

Director/PDMR Shareholding

The British Land Company PLC (the Company) has been notified that on 14 January 2026 the following Executive Directors and Persons Discharging Managerial Responsibilities purchased ordinary shares of 25 pence each in the Company, known as Partnership Shares, and were awarded Matching Shares under the Company's Share Incentive Plan.

| 1 Details of the person discharging managerial responsibilities/person closely associated | | | | | | | | | | | | | | | | |
|--|--|---|------------------|-----------|-------------|-------|-------------|-------|-------------|-------|-------------|-------|-------------|-------|-------------|-------|
| a) | Name | 1. Emma Cariaga 2. Simon Carter 3. Kelly Cleveland 4. David Lockyer 5. Brona McKeown 6. David Walker | | | | | | | | | | | | | | |
| 2 Reason for the notification | | | | | | | | | | | | | | | | |
| a) | Position/status | 1. PDMR - Executive Committee member 2. PDMR - Chief Executive Officer 3. PDMR - Executive Committee member 4. PDMR - Executive Committee member 5. PDMR - Executive Committee member 6. PDMR - Chief Financial Officer | | | | | | | | | | | | | | |
| b) | Initial notification/Amendment | Initial notification | | | | | | | | | | | | | | |
| 3 Details of the issuer; emission allowance market participant, auction platform, auctioneer or auction monitor | | | | | | | | | | | | | | | | |
| a) | Name | The British Land Company PLC | | | | | | | | | | | | | | |
| b) | LEI | RV5B68J2GV3QGMRPW209 | | | | | | | | | | | | | | |
| 4 Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | | | | | | | | | | | | | | | | |
| a) | Description of financial instrument, type of financial instrument Identification code | Ordinary shares of 25 pence each GB0001367019 | | | | | | | | | | | | | | |
| b) | Nature of the transaction | Monthly Purchase of Partnership Shares under the HMRC Approved Share Incentive Plan | | | | | | | | | | | | | | |
| c) | Price(s) and volume(s) | <table border="1"> <thead> <tr> <th>Price(s) (pence)</th><th>Volume(s)</th></tr> </thead> <tbody> <tr> <td>1. 395.1776</td><td>1. 38</td></tr> <tr> <td>2. 395.1776</td><td>2. 37</td></tr> <tr> <td>3. 395.1776</td><td>3. 38</td></tr> <tr> <td>4. 395.1776</td><td>4. 38</td></tr> <tr> <td>5. 395.1776</td><td>5. 37</td></tr> <tr> <td>6. 395.1776</td><td>6. 37</td></tr> </tbody> </table> | Price(s) (pence) | Volume(s) | 1. 395.1776 | 1. 38 | 2. 395.1776 | 2. 37 | 3. 395.1776 | 3. 38 | 4. 395.1776 | 4. 38 | 5. 395.1776 | 5. 37 | 6. 395.1776 | 6. 37 |
| Price(s) (pence) | Volume(s) | | | | | | | | | | | | | | | |
| 1. 395.1776 | 1. 38 | | | | | | | | | | | | | | | |
| 2. 395.1776 | 2. 37 | | | | | | | | | | | | | | | |
| 3. 395.1776 | 3. 38 | | | | | | | | | | | | | | | |
| 4. 395.1776 | 4. 38 | | | | | | | | | | | | | | | |
| 5. 395.1776 | 5. 37 | | | | | | | | | | | | | | | |
| 6. 395.1776 | 6. 37 | | | | | | | | | | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A (single transaction) | | | | | | | | | | | | | | |
| e) | Date of the transaction | 2026-01-14 | | | | | | | | | | | | | | |
| f) | Place of the transaction | London Stock Exchange (XLON) | | | | | | | | | | | | | | |

| 1 Details of the person discharging managerial responsibilities/person closely associated | | |
|--|-----------------|---|
| a) | Name | 1. Emma Cariaga 2. Simon Carter 3. Kelly Cleveland 4. David Lockyer 5. Brona McKeown 6. David Walker |
| 2 Reason for the notification | | |
| a) | Position/status | 1. PDMR - Executive Committee member 2. PDMR - Chief Executive Officer 3. PDMR - Executive Committee member 4. PDMR - Executive Committee member |

| | | 5. PDMR - Executive Committee member 6. PDMR - Chief Financial Officer | | | | | | | | | | | | | | |
|--|---|---|----------|-----------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|
| b) | Initial notification/Amendment | Initial notification | | | | | | | | | | | | | | |
| 3 Details of the issuer; emission allowance market participant, auction platform, auctioneer or auction monitor | | | | | | | | | | | | | | | | |
| a) | Name | The British Land Company PLC | | | | | | | | | | | | | | |
| b) | LEI | RV5B68J2GV3QGMRPW209 | | | | | | | | | | | | | | |
| 4 Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | | | | | | | | | | | | | | | | |
| a) | Description of financial instrument, type of financial instrument | Ordinary shares of 25 pence each | | | | | | | | | | | | | | |
| | Identification code | GB0001367019 | | | | | | | | | | | | | | |
| b) | Nature of the transaction | Monthly Award of Matching Shares under the HMRC Approved Share Incentive Plan | | | | | | | | | | | | | | |
| c) | Price(s) and volume(s) | <table border="1"> <thead> <tr> <th>Price(s)</th><th>Volume(s)</th></tr> </thead> <tbody> <tr> <td>1. Nil</td><td>1. 38</td></tr> <tr> <td>2. Nil</td><td>2. 37</td></tr> <tr> <td>3. Nil</td><td>3. 38</td></tr> <tr> <td>4. Nil</td><td>4. 38</td></tr> <tr> <td>5. Nil</td><td>5. 37</td></tr> <tr> <td>6. Nil</td><td>6. 37</td></tr> </tbody> </table> | Price(s) | Volume(s) | 1. Nil | 1. 38 | 2. Nil | 2. 37 | 3. Nil | 3. 38 | 4. Nil | 4. 38 | 5. Nil | 5. 37 | 6. Nil | 6. 37 |
| Price(s) | Volume(s) | | | | | | | | | | | | | | | |
| 1. Nil | 1. 38 | | | | | | | | | | | | | | | |
| 2. Nil | 2. 37 | | | | | | | | | | | | | | | |
| 3. Nil | 3. 38 | | | | | | | | | | | | | | | |
| 4. Nil | 4. 38 | | | | | | | | | | | | | | | |
| 5. Nil | 5. 37 | | | | | | | | | | | | | | | |
| 6. Nil | 6. 37 | | | | | | | | | | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | N/A (single transaction) | | | | | | | | | | | | | | |
| e) | Date of the transaction | 2026-01-14 | | | | | | | | | | | | | | |
| f) | Place of the transaction | Outside a trading venue | | | | | | | | | | | | | | |

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