

Share Incentive Plan ("SIP") Dividend Share Purchase

The British Land Company PLC (the "Company") announces that it has been notified by Equiniti Share Plan Trustees Limited, trustees of the British Land SIP, of the purchase on 14 January 2026 of Dividend Shares at a price of 395.18 pence per share on behalf of the Company's Executive Directors and Persons Discharging Managerial Responsibilities ("PDMRs").

Details of the Dividend Shares purchased following the payment of the Interim Dividend for 2026, are outlined below:

PDMRs	SIP Dividend Shares
E Cariaga	540
S Carter	361
K Cleveland	681
D Lockyer	699
R Madelin	145
B McKeown	389
D Walker	323

These transactions took place on the London Stock Exchange (XLON).

This notification is made in accordance with the requirements of the UK Market Abuse Regulation.

The Identification Code for ordinary shares of 25 pence each in the Company is GB0001367019.

Enquiries:

Company Secretariat

020 7486 4466

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. Roger Madelin 6. Brona McKeown 7. 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 - Executive Committee member 7. 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 the financial instrument, type of instrument	Ordinary shares of 25 pence each
	Identification code	ISIN: GB0001367019
b)	Nature of the transaction	Purchase of Dividend Reinvestment Shares

c)	Price(s) and volume(s)	Nature of Transaction	Price(s) (pence)	Volume(s)	
		Purchase	1.	1.	540
		Purchase	395.18	2.	361
		Purchase	2.	3.	681
		Purchase	395.18	4.	699
		Purchase	3.	5.	145
		Purchase	395.18	6.	389
		Purchase	4.	7.	323
			395.18		
			5.		
			395.18		
			6.		
			395.18		
			7.		
			395.18		
d)	Aggregated information				
	- Aggregated volume	N/A			
	- Price	N/A			
e)	Date of the transaction	2026-01-14			
f)	Place of the transaction	London Stock Exchange (XLON)			

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