

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 (X LON).

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 Identification code Ordinary shares of 25 pence each ISIN: GB0001367019
b)	Nature of the transaction Purchase of Dividend Reinvestment Shares

c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th data-bbox="631 78 853 145">Nature of Transaction</th><th data-bbox="853 78 1012 145">Price(s) (pence)</th><th data-bbox="1012 78 1190 145">Volume(s)</th></tr> </thead> <tbody> <tr> <td data-bbox="631 145 853 190">Purchase</td><td data-bbox="853 145 1012 190">1.</td><td data-bbox="1012 145 1190 190">1. 540</td></tr> <tr> <td data-bbox="631 190 853 235">Purchase</td><td data-bbox="853 190 1012 235">395.18</td><td data-bbox="1012 190 1190 235">2. 361</td></tr> <tr> <td data-bbox="631 235 853 280">Purchase</td><td data-bbox="853 235 1012 280">2.</td><td data-bbox="1012 235 1190 280">3. 681</td></tr> <tr> <td data-bbox="631 280 853 325">Purchase</td><td data-bbox="853 280 1012 325">395.18</td><td data-bbox="1012 280 1190 325">4. 699</td></tr> <tr> <td data-bbox="631 325 853 370">Purchase</td><td data-bbox="853 325 1012 370">3.</td><td data-bbox="1012 325 1190 370">5. 145</td></tr> <tr> <td data-bbox="631 370 853 415">Purchase</td><td data-bbox="853 370 1012 415">395.18</td><td data-bbox="1012 370 1190 415">6. 389</td></tr> <tr> <td data-bbox="631 415 853 460">Purchase</td><td data-bbox="853 415 1012 460">4.</td><td data-bbox="1012 415 1190 460">7. 323</td></tr> <tr> <td data-bbox="631 460 853 505"></td><td data-bbox="853 460 1012 505"></td><td data-bbox="1012 460 1190 505"></td></tr> <tr> <td data-bbox="631 505 853 550"></td><td data-bbox="853 505 1012 550"></td><td data-bbox="1012 505 1190 550"></td></tr> <tr> <td data-bbox="631 550 853 595"></td><td data-bbox="853 550 1012 595"></td><td data-bbox="1012 550 1190 595"></td></tr> <tr> <td data-bbox="631 595 853 640"></td><td data-bbox="853 595 1012 640"></td><td data-bbox="1012 595 1190 640"></td></tr> <tr> <td data-bbox="631 640 853 685"></td><td data-bbox="853 640 1012 685"></td><td data-bbox="1012 640 1190 685"></td></tr> <tr> <td data-bbox="631 685 853 729"></td><td data-bbox="853 685 1012 729"></td><td data-bbox="1012 685 1190 729"></td></tr> </tbody> </table>	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																		
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d)	Aggregated information - Aggregated volume - Price	N/A N/A																																										
e)	Date of the transaction	2026-01-14																																										
f)	Place of the transaction	London Stock Exchange (XON)																																										

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