

LAND SECURITIES GROUP PLC

VOTING RIGHTS AND CAPITAL

2 February 2026

In accordance with the Disclosure Guidance and Transparency Rules, Land Securities Group PLC confirms that, as at the close of business on 30 January 2026, its issued ordinary share capital consisted of 751,820,293 shares of 10 2/3 p each.

As at 30 January 2026 the number of shares held by the Company in Treasury is 6,789,236. The voting rights and dividend entitlements have been waived for the shares held by Treasury.

Accordingly, the total number of voting rights in Land Securities Group PLC as at 30 January 2026 is 745,031,057.

This figure may be used by shareholders as the denominator for calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, Land Securities Group PLC under the Disclosure Guidance and Transparency Rules.

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