

FORM 8 (OPD)

PUBLIC OPENING POSITION DISCLOSURE BY A PARTY TO AN OFFER
Rules 8.1 and 8.2 of the Takeover Code (the "Code")

1. KEY INFORMATION

(a) Full name of discloser:	THE BRITISH LAND COMPANY PLC
(b) Owner or controller of interests and short positions disclosed, if different from 1(a): <i>The naming of nominee or vehicle companies is insufficient. For a trust, the trustee(s), settlor and beneficiaries must be named.</i>	N/A
(c) Name of offeror/offeree in relation to whose relevant securities this form relates: <i>Use a separate form for each offeror/offeree</i>	THE BRITISH LAND COMPANY PLC (OFFEROR)
(d) Is the discloser the offeror or the offeree?	OFFEROR
(e) Date position held: <i>The latest practicable date prior to the disclosure</i>	3 FEBRUARY 2026
(f) In addition to the company in 1(c) above, is the discloser making disclosures in respect of any other party to the offer? <i>If it is a cash offer or possible cash offer, state "N/A"</i>	YES <i>If YES, specify which:</i> LIFE SCIENCE REIT PLC (OFFEREE)

2. POSITIONS OF THE PARTY TO THE OFFER MAKING THE DISCLOSURE

If there are positions or rights to subscribe to disclose in more than one class of relevant securities of the offeror or offeree named in 1(c), copy table 2(a) or (b) (as appropriate) for each additional class of relevant security.

(a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates

Class of relevant security:	Ordinary shares of 25p			
	Interests		Short positions	
	Number	%	Number	%
(1) Relevant securities owned and/or controlled:	Nil		Nil	
(2) Cash-settled derivatives:	Nil		Nil	
(3) Stock-settled derivatives (including options) and agreements to purchase/sell:	Nil		Nil	
TOTAL:	Nil		Nil	

All interests and all short positions should be disclosed.

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

(b) Rights to subscribe for new securities

Class of relevant security in relation to	N/A
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which subscription right exists:	
Details, including nature of the rights concerned and relevant percentages:	N/A

3. POSITIONS OF PERSONS ACTING IN CONCERT WITH THE PARTY TO THE OFFER MAKING THE DISCLOSURE

Details of any interests, short positions and rights to subscribe (including directors' and other employee options) of any person acting in concert with the party to the offer making the disclosure:

a) Interests in The British Land Company PLC ('British Land') shares held by British Land Directors (together with their close relatives and the related trusts of any of them):

Name	Total Number of British Land shares	Percentage of existing issued share capital of British Land*
William Rucker	79,000	0.01%
Simon Carter**	734,234	0.07%
David Walker**	119,913	0.01%
	77,533	0.01%
Mark Aedy		0.01%
Lynn Gladden	18,339	0.00%
	21,893	0.00%
Alastair Hughes		0.00%
Amanda James	11,848	0.00%
Amanda Mackenzie	-	0.00%
Mary Ricks	11,848	0.00%
Lorraine Woodhouse	27,130	0.00%

*Percentages are calculated using the Total Voting Rights of the Company at the latest practicable date of 3 February 2026, being 999,863,228 shares.

**Shareholdings include beneficial interests in shares held within British Land's all employee Share Incentive Plan.

Partnership Shares				
Name	Scheme	Date of Grant	Number of Partnership Shares	Vesting Date
Simon Carter	Long Term Incentive Plan	23/06/2025	515,160	23/06/2028
Simon Carter	Long Term Incentive Plan	20/06/2024	450,101	21/06/2027
Simon Carter	Long Term Incentive Plan	15/06/2023	571,375	15/06/2026
David Walker	Long Term Incentive Plan	23/06/2025	317,250	23/06/2028
David Walker	Long Term Incentive Plan	20/06/2024	122,357	21/06/2027
David Walker	Long Term Incentive Plan	15/06/2023	142,381	15/06/2026

Grants of Partnership Shares under the Long-Term Incentive Plan are conditional awards of shares, subject to performance conditions. Actual vesting amounts are determined by the achievement of Performance Conditions assessed over a three-year performance period.

Share Options					
Name	Scheme	Date of Grant	Number of Options	Option Price	Vesting Date
Simon Carter	Save As You Earn	22/06/2022	4,275	421p	01/09/2025
Simon Carter	Save As You Earn	25/06/2025	5,843	314p	01/09/2028
David Walker	Save As You Earn	22/06/2022	2,137	421p	01/09/2025
David Walker	Save As You Earn	03/07/2024	2,634	352p	01/09/2027

Details of any open stock-settled derivative positions (including traded options), or agreements to purchase or sell relevant securities, should be given on a Supplemental Form 8 (Open Positions).

Details of any securities borrowing and lending positions or financial collateral arrangements should be disclosed on a Supplemental Form 8 (SBL).

4. OTHER INFORMATION

(a) Indemnity and other dealing arrangements

<p>Details of any indemnity or option arrangement, or any agreement or understanding, formal or informal, relating to relevant securities which may be an inducement to deal or refrain from dealing entered into by the party to the offer making the disclosure or any person acting in concert with it:</p> <p><i>Irrevocable commitments and letters of intent should not be included. If there are no such agreements, arrangements or understandings, state "none"</i></p>
None

(b) Agreements, arrangements or understandings relating to options or derivatives

<p>Details of any agreement, arrangement or understanding, formal or informal, between the party to the offer making the disclosure, or any person acting in concert with it, and any other person relating to:</p> <p>(i) the voting rights of any relevant securities under any option; or</p> <p>(ii) the voting rights or future acquisition or disposal of any relevant securities to which any derivative is referenced:</p> <p><i>If there are no such agreements, arrangements or understandings, state "none"</i></p>
None

(c) Attachments

Are any Supplemental Forms attached?

Supplemental Form 8 (Open Positions)	NO
Supplemental Form 8 (SBL)	NO

Date of disclosure:	4 February 2026
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Public disclosures under Rule 8 of the Code must be made to a Regulatory Information Service.

The Panel's Market Surveillance Unit is available for consultation in relation to the Code's disclosure requirements on +44 (0)20 7638 0129.

The Code can be viewed on the Panel's website at www.thetakeoverpanel.org.uk.

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