

FORM 8.3
PUBLIC OPENING POSITION DISCLOSURE/DEALING DISCLOSURE BY
A PERSON WITH INTERESTS IN RELEVANT SECURITIES REPRESENTING 1% OR
MORE

Rule 8.3 of the Takeover Code (the "Code")

1.

KEY INFORMATION

| | |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| (a) Full name of discloser: | Barclays PLC. |
| (b) Owner or controller of interest and short positions disclosed, if different from 1(a): | |
| (c) Name of offeror/offeree in relation to whose relevant securities this form relates: | BRITISH LAND COMPANY PLC, THE |
| (d) If an exempt fund manager connected with an offeror/offeree, state this and specify identity of offeror/offeree: | |
| (e) Date position held/dealing undertaken: | 11 Feb 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? | YES: LIFE SCIENCE REIT PLC |

2.

POSITIONS OF THE PERSON MAKING THE DISCLOSURE

- (a) Interests and short positions in the relevant securities of the offeror or offeree to which the disclosure relates following the dealing(if any)

| Class of relevant security: | 25p ordinary | | Short Positions | |
|------------------------------------------------------------------------------------|-------------------|--------------|------------------|--------------|
| | Interests | Number (%) | Number | (%) |
| (1) Relevant securities owned and/or controlled: | 7,990,682 | 0.80% | 5,902,632 | 0.59% |
| (2) Cash-settled derivatives: | 5,678,882 | 0.57% | 2,947,400 | 0.29% |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: | 0 | 0.00% | 0 | 0.00% |
| TOTAL: | 13,669,564 | 1.37% | 8,850,032 | 0.89% |

- (b) Rights to subscribe for new securities (including directors and other executive options)

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

3.

DEALINGS (IF ANY) BY THE PERSON MAKING THE DISCLOSURE

- (a) Purchases and sales

| Class of relevant security | Purchase/sale | Number of securities | Price per unit |
|----------------------------|---------------|----------------------|----------------|
| 25p ordinary | Purchase | 248,275 | 4.1624 GBP |
| 25p ordinary | Purchase | 227,258 | 4.1593 GBP |
| 25p ordinary | Purchase | 186,530 | 4.1700 GBP |
| 25p ordinary | Purchase | 110,653 | 4.1343 GBP |
| 25p ordinary | Purchase | 72,415 | 4.1622 GBP |
| 25p ordinary | Purchase | 59,454 | 4.1844 GBP |
| 25p ordinary | Purchase | 40,186 | 4.1506 GBP |

| | | | |
|--------------|----------|---------|------------|
| 25p ordinary | Purchase | 33,737 | 4.0878 GBP |
| 25p ordinary | Purchase | 29,402 | 4.1376 GBP |
| 25p ordinary | Purchase | 24,953 | 4.1698 GBP |
| 25p ordinary | Purchase | 24,853 | 4.1130 GBP |
| 25p ordinary | Purchase | 24,104 | 4.1840 GBP |
| 25p ordinary | Purchase | 21,982 | 4.1864 GBP |
| 25p ordinary | Purchase | 20,093 | 4.1477 GBP |
| 25p ordinary | Purchase | 20,093 | 4.1474 GBP |
| 25p ordinary | Purchase | 16,233 | 4.1503 GBP |
| 25p ordinary | Purchase | 14,178 | 4.1162 GBP |
| 25p ordinary | Purchase | 10,200 | 4.1115 GBP |
| 25p ordinary | Purchase | 10,043 | 4.1133 GBP |
| 25p ordinary | Purchase | 9,924 | 4.1839 GBP |
| 25p ordinary | Purchase | 8,711 | 4.1300 GBP |
| 25p ordinary | Purchase | 8,451 | 4.1368 GBP |
| 25p ordinary | Purchase | 8,424 | 4.1337 GBP |
| 25p ordinary | Purchase | 7,251 | 4.1126 GBP |
| 25p ordinary | Purchase | 6,350 | 4.1363 GBP |
| 25p ordinary | Purchase | 5,763 | 4.1117 GBP |
| 25p ordinary | Purchase | 5,634 | 4.1289 GBP |
| 25p ordinary | Purchase | 5,105 | 4.1143 GBP |
| 25p ordinary | Purchase | 3,967 | 4.1625 GBP |
| 25p ordinary | Purchase | 3,916 | 4.1860 GBP |
| 25p ordinary | Purchase | 2,832 | 4.1470 GBP |
| 25p ordinary | Purchase | 2,624 | 4.1856 GBP |
| 25p ordinary | Purchase | 2,571 | 4.1812 GBP |
| 25p ordinary | Purchase | 2,520 | 4.1164 GBP |
| 25p ordinary | Purchase | 2,373 | 4.1437 GBP |
| 25p ordinary | Purchase | 2,244 | 4.1272 GBP |
| 25p ordinary | Purchase | 2,133 | 4.1387 GBP |
| 25p ordinary | Purchase | 1,949 | 4.1180 GBP |
| 25p ordinary | Purchase | 1,752 | 4.1088 GBP |
| 25p ordinary | Purchase | 1,750 | 4.1849 GBP |
| 25p ordinary | Purchase | 1,646 | 4.0900 GBP |
| 25p ordinary | Purchase | 1,400 | 4.1170 GBP |
| 25p ordinary | Purchase | 1,073 | 4.1212 GBP |
| ADR | Purchase | 820 | 5.6300 USD |
| 25p ordinary | Purchase | 739 | 4.1797 GBP |
| 25p ordinary | Purchase | 737 | 4.1800 GBP |
| 25p ordinary | Purchase | 465 | 4.1150 GBP |
| 25p ordinary | Purchase | 303 | 4.1419 GBP |
| 25p ordinary | Purchase | 280 | 4.1260 GBP |
| 25p ordinary | Purchase | 177 | 4.1880 GBP |
| 25p ordinary | Purchase | 173 | 4.1780 GBP |
| 25p ordinary | Purchase | 88 | 4.1820 GBP |
| 25p ordinary | Purchase | 86 | 4.1298 GBP |
| 25p ordinary | Purchase | 70 | 4.1146 GBP |
| 25p ordinary | Purchase | 66 | 4.1200 GBP |
| 25p ordinary | Purchase | 44 | 4.1760 GBP |
| 25p ordinary | Purchase | 6 | 4.1696 GBP |
| 25p ordinary | Purchase | 2 | 4.1500 GBP |
| 25p ordinary | Sale | 294,221 | 4.1699 GBP |
| 25p ordinary | Sale | 238,326 | 4.0820 GBP |
| 25p ordinary | Sale | 230,656 | 4.1700 GBP |
| 25p ordinary | Sale | 104,660 | 4.1051 GBP |
| 25p ordinary | Sale | 87,957 | 4.1444 GBP |
| 25p ordinary | Sale | 76,169 | 4.1412 GBP |
| 25p ordinary | Sale | 71,537 | 4.1512 GBP |
| 25p ordinary | Sale | 38,897 | 4.1229 GBP |
| 25p ordinary | Sale | 37,161 | 4.1315 GBP |
| 25p ordinary | Sale | 29,281 | 4.1415 GBP |
| 25p ordinary | Sale | 20,600 | 4.1695 GBP |
| 25p ordinary | Sale | 19,597 | 4.1454 GBP |
| 25p ordinary | Sale | 11,794 | 4.1348 GBP |
| 25p ordinary | Sale | 9,826 | 4.0963 GBP |
| 25p ordinary | Sale | 9,269 | 4.0967 GBP |
| 25p ordinary | Sale | 7,541 | 4.1295 GBP |
| 25p ordinary | Sale | 7,492 | 4.0890 GBP |
| 25p ordinary | Sale | 6,612 | 4.1640 GBP |
| 25p ordinary | Sale | 2,526 | 4.1728 GBP |
| 25p ordinary | Sale | 2,423 | 4.1218 GBP |
| 25p ordinary | Sale | 1,735 | 4.0828 GBP |
| 25p ordinary | Sale | 1,616 | 4.0745 GBP |
| 25p ordinary | Sale | 1,526 | 4.1180 GBP |
| 25p ordinary | Sale | 1,455 | 4.1800 GBP |
| 25p ordinary | Sale | 1,282 | 4.1660 GBP |
| 25p ordinary | Sale | 1,253 | 4.1446 GBP |
| 25p ordinary | Sale | 1,183 | 4.1248 GBP |
| 25p ordinary | Sale | 917 | 4.1350 GBP |
| ADR | Sale | 820 | 5.6300 USD |
| 25p ordinary | Sale | 694 | 4.1300 GBP |
| 25p ordinary | Sale | 679 | 4.1440 GBP |
| 25p ordinary | Sale | 236 | 4.1840 GBP |
| 25p ordinary | Sale | 177 | 4.1880 GBP |
| 25p ordinary | Sale | 173 | 4.1780 GBP |
| 25p ordinary | Sale | 88 | 4.1820 GBP |
| 25p ordinary | Sale | 86 | 4.1302 GBP |

| | | | |
|--------------|------|----|------------|
| 25p ordinary | Sale | 70 | 4.1150 GBP |
| 25p ordinary | Sale | 66 | 4.1204 GBP |
| 25p ordinary | Sale | 44 | 4.1760 GBP |
| 25p ordinary | Sale | 2 | 4.1500 GBP |

(b) **Cash-settled derivative transactions**

| Class of relevant security | Product description | Nature of dealing | Number of reference securities | Price per unit |
|----------------------------|---------------------|-------------------|--------------------------------|----------------|
| 25p ordinary | SWAP | Increasing Long | 238,326 | 4.0820 GBP |
| 25p ordinary | SWAP | Increasing Long | 59 | 4.1180 GBP |
| 25p ordinary | SWAP | Increasing Long | 536 | 4.1259 GBP |
| 25p ordinary | SWAP | Increasing Long | 3,696 | 4.1312 GBP |
| 25p ordinary | SWAP | Increasing Long | 37,161 | 4.1315 GBP |
| 25p ordinary | SWAP | Increasing Long | 11,794 | 4.1348 GBP |
| 25p ordinary | SWAP | Increasing Long | 76,169 | 4.1412 GBP |
| 25p ordinary | SWAP | Increasing Long | 29,281 | 4.1414 GBP |
| 25p ordinary | SWAP | Increasing Long | 17,953 | 4.1415 GBP |
| 25p ordinary | SWAP | Increasing Long | 1,696 | 4.1444 GBP |
| 25p ordinary | SWAP | Increasing Long | 470 | 4.1564 GBP |
| 25p ordinary | SWAP | Increasing Long | 2,432 | 4.1620 GBP |
| 25p ordinary | SWAP | Increasing Long | 1,282 | 4.1660 GBP |
| 25p ordinary | SWAP | Increasing Long | 93,330 | 4.1700 GBP |
| 25p ordinary | SWAP | Decreasing Long | 10,200 | 4.1115 GBP |
| 25p ordinary | SWAP | Decreasing Long | 664 | 4.1184 GBP |
| 25p ordinary | SWAP | Decreasing Long | 1,371 | 4.1218 GBP |
| 25p ordinary | SWAP | Decreasing Long | 280 | 4.1260 GBP |
| 25p ordinary | SWAP | Decreasing Long | 100 | 4.1280 GBP |
| 25p ordinary | SWAP | Decreasing Long | 961 | 4.1297 GBP |
| 25p ordinary | SWAP | Decreasing Long | 7,981 | 4.1299 GBP |
| 25p ordinary | SWAP | Decreasing Long | 8,424 | 4.1337 GBP |
| 25p ordinary | SWAP | Decreasing Long | 110,653 | 4.1343 GBP |
| 25p ordinary | SWAP | Decreasing Long | 8,451 | 4.1368 GBP |
| 25p ordinary | SWAP | Decreasing Long | 29,402 | 4.1375 GBP |
| 25p ordinary | SWAP | Decreasing Long | 6,299 | 4.1393 GBP |
| 25p ordinary | SWAP | Decreasing Long | 2,982 | 4.1397 GBP |
| 25p ordinary | SWAP | Decreasing Long | 9,731 | 4.1477 GBP |
| 25p ordinary | SWAP | Decreasing Long | 90 | 4.1583 GBP |
| 25p ordinary | SWAP | Decreasing Long | 55,600 | 4.1610 GBP |
| 25p ordinary | SWAP | Decreasing Long | 40,010 | 4.1617 GBP |
| 25p ordinary | SWAP | Decreasing Long | 1,715 | 4.1622 GBP |
| 25p ordinary | SWAP | Decreasing Long | 267 | 4.1643 GBP |
| 25p ordinary | SWAP | Decreasing Long | 15,100 | 4.1669 GBP |
| 25p ordinary | SWAP | Decreasing Long | 120,693 | 4.1700 GBP |
| 25p ordinary | SWAP | Decreasing Long | 3,303 | 4.1714 GBP |
| 25p ordinary | SWAP | Decreasing Long | 52 | 4.1778 GBP |
| 25p ordinary | SWAP | Decreasing Long | 666 | 4.1831 GBP |
| 25p ordinary | CFD | Increasing Long | 7,541 | 4.1295 |

| 25p ordinary | CFD | Increasing Long | 1,071 | 7,120 GBP |
|--------------|-----|-----------------|---------|------------|
| 25p ordinary | CFD | Increasing Long | 10,581 | 4.1465 GBP |
| 25p ordinary | CFD | Increasing Long | 820 | 4.1497 GBP |
| 25p ordinary | CFD | Increasing Long | 10,652 | 4.1700 GBP |
| 25p ordinary | CFD | Decreasing Long | 204 | 4.0882 GBP |
| 25p ordinary | CFD | Decreasing Long | 1,949 | 4.1179 GBP |
| 25p ordinary | CFD | Decreasing Long | 16,233 | 4.1503 GBP |
| 25p ordinary | CFD | Decreasing Long | 126,549 | 4.1854 GBP |

(c) Stock-settled derivative transactions (including options)

(i) Writing, selling, purchasing or varying

| Class of relevant security | Product description | Writing, purchasing, selling, varying etc | Number of securities to which option relates | Exercise price per unit | Type | Expiry date | Option money paid/received per unit |
|----------------------------|---------------------|-------------------------------------------|----------------------------------------------|-------------------------|------|-------------|-------------------------------------|
| | | | | | | | |

(ii) Exercise

| Class of relevant security | Product description | Exercising/exercised against | Number of securities | Exercise price per unit |
|----------------------------|---------------------|------------------------------|----------------------|-------------------------|
| | | | | |

(d) Other dealings (including subscribing for new securities)

| Class of relevant security | Nature of Dealings | Details | Price per unit (if applicable) |
|----------------------------|--------------------|---------|--------------------------------|
| | | | |

4. OTHER INFORMATION

(a) Indemnity and other dealings arrangements

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 exempt principal trader making the disclosure and any party to the offer or any person acting in concert with a party to the offer: |
| NONE |

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

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|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Details of any agreement, arrangement or understanding, formal or informal, between the person making the disclosure and any other person relating to: |
| (i) the voting rights of any relevant securities under any option; or |
| (ii) the voting rights of future acquisition or disposal of any relevant securities to which any derivative is referenced: |

NONE

(c) Attachments

| | |
|-----------------------------------------------------|---------------------------------------------|
| Is a Supplemental Form 8 (Open Positions) attached? | NO |
| Date of disclosure: | 12 Feb 2026 |
| Contact name: | Large Holdings Regulatory Operations |
| Telephone number: | 020 3134 7213 |

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