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FOR IMMEDIATE RELEASE

13 February 2026

The British Land Company PLC
("British Land")

Rule 2.9 Announcement

Following the announcement of the recommended cash and share offer by British Land for the entire issued and to be issued share capital of Life Science REIT plc, British Land confirms that on 12 February 2026, 8,928 ordinary shares of 25 pence each in the share capital of British Land were allotted and issued to satisfy the exercise of certain share options granted under British Land's SAYE Share Option Scheme.

In accordance with Rule 2.9 of the City Code on Takeovers and Mergers, British Land confirms that at the date of this announcement, it had in issue 1,011,150,900 ordinary shares of 25 pence each. British Land holds 11,266,245 ordinary shares in treasury. Accordingly, the total number of voting rights in British Land is 999,884,655. British Land's ordinary shares are admitted to trading on the London Stock Exchange and their International Securities Identification Number ("ISIN") code is GB0001367019.

The above figure of 999,884,655 may be used by shareholders and others for the calculations by which they will determine if they are required to notify British Land and the FCA of the percentage of voting rights they hold, or a change in this percentage, under the FCA's Disclosure Guidance and Transparency Rules.

British Land has a sponsored American Depository Receipts ("ADR") programme for which Bank of New York Mellon acts as the sponsored depositary bank. One ADR represents one ordinary share of British Land. The ADRs trade on the US OTC market under the symbol BTLCY. The CUSIP number is 110828100 and the ISIN is US1108281007.

Enquiries:

British Land

Jonty McNuff (Investors)	+44 (0)7931 684 272
Harriet Scott (Media)	+44 (0)7977 572 190
Charlotte Whitley (Media)	+44 (0)7887 802 535

UBS (Financial Adviser to British Land) **+44 (0)20 7567 8000**

Fergus Horrobin
Jonathan Retter
Sandip Dhillon
Aadhar Patel

FGS Global (PR Adviser to British Land) **+44 (0)20 7251 3801**

Oli Sherwood

Important notices relating to the financial advisers

UBS is authorised and regulated by the Financial Market Supervisory Authority in Switzerland. It is authorised by the Prudential Regulation Authority and subject to regulation by the FCA and limited regulation by the Prudential Regulation Authority in the United Kingdom. UBS is acting as financial adviser to British Land and no one else in connection with the matters set out in this Announcement. In connection with such matters, UBS, its affiliates, and its or their respective directors, officers, employees and agents will not regard any other person as its client, nor will it be responsible to any other person for providing the protections afforded to its clients or for providing advice in relation to the contents of this Announcement or any other matter referred to herein.

Disclosure requirements

Under Rule 8.3(a) of the Code, any person who is interested in 1% or more of any class of relevant securities of an offeree company or of any securities exchange offeror (being any offeror other than an offeror in respect of which it has been announced that its offer is, or is likely to be, solely in cash) must make an Opening Position Disclosure following the commencement of the offer period and, if later, following the Announcement in which any securities exchange offeror is first identified. An Opening Position Disclosure must contain details of the person's interests and short positions in, and rights to subscribe for, any relevant securities of each of (i) the offeree company and (ii) any securities exchange offeror(s). An Opening Position Disclosure by a person to whom Rule 8.3(a) applies must be made by no later than 3.30 pm (London time) on the 10th business day following the commencement of the offer period and, if appropriate, by no later than 3.30 pm (London time) on the 10th business day following the Announcement in which any securities exchange offeror is first identified. Relevant persons who deal in the relevant securities of the offeree company or of a securities exchange offeror prior to the deadline for making an Opening Position Disclosure must instead make a Dealing Disclosure.

Under Rule 8.3(b) of the Code, any person who is, or becomes, interested in 1% or more of any class of relevant securities of the offeree company or of any securities exchange offeror must make a Dealing Disclosure if the person deals in any relevant securities of the offeree company or of any securities exchange offeror. A Dealing Disclosure must contain details of the dealing concerned and of the person's interests and short positions in, and rights to subscribe for, any relevant securities of each of (i) the offeree company and (ii) any securities exchange offeror(s), save to the extent that these details have previously been disclosed under Rule 8. A Dealing Disclosure by a person to whom Rule 8.3(b) applies must be made by no later than 3.30 pm (London time) on the business day following the date of the relevant dealing.

If two or more persons act together pursuant to an agreement or understanding, whether formal or informal, to acquire or control an interest in relevant securities of an offeree company or a securities exchange offeror, they will be deemed to be a single person for the purpose of Rule 8.3.

Opening Position Disclosures must also be made by the offeree company and by any offeror and Dealing Disclosures must also be made by the offeree company, by any offeror and by any persons acting in concert with any of them (see Rules 8.1, 8.2 and 8.4).

Details of the offeree and offeror companies in respect of whose relevant securities Opening Position Disclosures and Dealing Disclosures must be made can be found in the Disclosure Table on the Takeover Panel's website at www.thetakeoverpanel.org.uk, including details of the number of relevant securities in issue, when the offer period commenced and when any offeror was first identified. You should contact the Panel's Market Surveillance Unit on +44 (0)20 7638 0129 if you are in any doubt as to whether you are required to make an Opening Position Disclosure or a Dealing Disclosure.

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