

**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:                                                                                    | 13 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:<br><br>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      |              |                  |              |
|------------------------------------------------------------------------------------|-------------------|--------------|------------------|--------------|
|                                                                                    | Interests         |              | Short Positions  |              |
|                                                                                    | Number            | (%)          | Number           | (%)          |
| (1) Relevant securities owned and/or controlled:                                   | 8,702,977         | 0.87%        | 5,765,826        | 0.58%        |
| (2) Cash-settled derivatives:                                                      | 5,384,038         | 0.54%        | 3,609,018        | 0.36%        |
| (3) Stock-settled derivatives (including options) and agreements to purchase/sell: | 0                 | 0.00%        | 0                | 0.00%        |
| <b>TOTAL:</b>                                                                      | <b>14,087,015</b> | <b>1.41%</b> | <b>9,374,844</b> | <b>0.94%</b> |

- (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      | 714,279              | 4.0380 GBP     |
| 25p ordinary               | Purchase      | 280,337              | 4.0264 GBP     |
| 25p ordinary               | Purchase      | 213,248              | 4.0083 GBP     |
| 25p ordinary               | Purchase      | 139,470              | 4.0382 GBP     |
| 25p ordinary               | Purchase      | 107,318              | 4.0113 GBP     |
| 25p ordinary               | Purchase      | 100,138              | 4.0208 GBP     |
| 25p ordinary               | Purchase      | 87,194               | 4.0059 GBP     |

|              |          |         |            |
|--------------|----------|---------|------------|
| 25p ordinary | Purchase | 80,372  | 3.9880 GBP |
| 25p ordinary | Purchase | 75,000  | 3.9747 GBP |
| 25p ordinary | Purchase | 48,923  | 4.0074 GBP |
| 25p ordinary | Purchase | 38,035  | 4.0110 GBP |
| 25p ordinary | Purchase | 37,585  | 4.0101 GBP |
| 25p ordinary | Purchase | 37,451  | 4.0085 GBP |
| 25p ordinary | Purchase | 34,257  | 4.0195 GBP |
| 25p ordinary | Purchase | 33,510  | 3.9943 GBP |
| 25p ordinary | Purchase | 30,545  | 3.9961 GBP |
| 25p ordinary | Purchase | 22,579  | 3.9963 GBP |
| 25p ordinary | Purchase | 10,526  | 4.0211 GBP |
| 25p ordinary | Purchase | 9,439   | 4.0173 GBP |
| 25p ordinary | Purchase | 7,472   | 4.0204 GBP |
| 25p ordinary | Purchase | 5,530   | 4.0099 GBP |
| 25p ordinary | Purchase | 5,272   | 4.0016 GBP |
| 25p ordinary | Purchase | 5,247   | 4.0162 GBP |
| 25p ordinary | Purchase | 4,545   | 4.0200 GBP |
| 25p ordinary | Purchase | 4,018   | 3.9944 GBP |
| 25p ordinary | Purchase | 3,574   | 4.0359 GBP |
| 25p ordinary | Purchase | 3,534   | 4.0178 GBP |
| 25p ordinary | Purchase | 2,628   | 3.9867 GBP |
| 25p ordinary | Purchase | 2,554   | 4.0141 GBP |
| 25p ordinary | Purchase | 2,523   | 4.0156 GBP |
| 25p ordinary | Purchase | 2,025   | 4.0183 GBP |
| 25p ordinary | Purchase | 2,018   | 4.0080 GBP |
| 25p ordinary | Purchase | 2,001   | 4.0360 GBP |
| 25p ordinary | Purchase | 1,701   | 4.0017 GBP |
| 25p ordinary | Purchase | 1,642   | 4.0220 GBP |
| 25p ordinary | Purchase | 1,600   | 4.0120 GBP |
| 25p ordinary | Purchase | 1,337   | 4.0240 GBP |
| 25p ordinary | Purchase | 1,072   | 4.0280 GBP |
| 25p ordinary | Purchase | 1,017   | 4.0340 GBP |
| 25p ordinary | Purchase | 1,015   | 4.0140 GBP |
| 25p ordinary | Purchase | 963     | 3.9960 GBP |
| 25p ordinary | Purchase | 933     | 3.9500 GBP |
| 25p ordinary | Purchase | 600     | 4.0180 GBP |
| 25p ordinary | Purchase | 532     | 4.0100 GBP |
| 25p ordinary | Purchase | 445     | 4.0000 GBP |
| 25p ordinary | Purchase | 366     | 3.9980 GBP |
| 25p ordinary | Purchase | 365     | 4.0130 GBP |
| 25p ordinary | Purchase | 294     | 4.0420 GBP |
| 25p ordinary | Purchase | 189     | 4.0070 GBP |
| 25p ordinary | Purchase | 183     | 4.0160 GBP |
| 25p ordinary | Purchase | 2       | 4.0300 GBP |
| 25p ordinary | Sale     | 262,733 | 4.0372 GBP |
| 25p ordinary | Sale     | 245,171 | 4.0380 GBP |
| 25p ordinary | Sale     | 160,000 | 4.0177 GBP |
| 25p ordinary | Sale     | 124,424 | 3.9760 GBP |
| 25p ordinary | Sale     | 93,226  | 4.0297 GBP |
| 25p ordinary | Sale     | 70,296  | 4.0078 GBP |
| 25p ordinary | Sale     | 45,088  | 3.9778 GBP |
| 25p ordinary | Sale     | 25,000  | 3.9981 GBP |
| 25p ordinary | Sale     | 23,286  | 4.0120 GBP |
| 25p ordinary | Sale     | 21,279  | 4.0091 GBP |
| 25p ordinary | Sale     | 15,482  | 3.9891 GBP |
| 25p ordinary | Sale     | 11,055  | 4.0141 GBP |
| 25p ordinary | Sale     | 10,648  | 4.0312 GBP |
| 25p ordinary | Sale     | 9,816   | 4.0113 GBP |
| 25p ordinary | Sale     | 8,759   | 4.0158 GBP |
| 25p ordinary | Sale     | 8,609   | 4.0371 GBP |
| 25p ordinary | Sale     | 6,566   | 4.0128 GBP |
| 25p ordinary | Sale     | 6,016   | 3.9998 GBP |
| 25p ordinary | Sale     | 5,819   | 4.0220 GBP |
| 25p ordinary | Sale     | 5,236   | 4.0111 GBP |
| 25p ordinary | Sale     | 5,109   | 4.0031 GBP |
| 25p ordinary | Sale     | 5,002   | 4.0280 GBP |
| 25p ordinary | Sale     | 4,673   | 4.0319 GBP |
| 25p ordinary | Sale     | 4,614   | 3.9775 GBP |
| 25p ordinary | Sale     | 4,582   | 4.0204 GBP |
| 25p ordinary | Sale     | 4,492   | 4.0100 GBP |
| 25p ordinary | Sale     | 4,195   | 4.0075 GBP |
| 25p ordinary | Sale     | 2,256   | 3.9910 GBP |
| 25p ordinary | Sale     | 2,001   | 4.0360 GBP |
| 25p ordinary | Sale     | 1,538   | 4.0085 GBP |
| 25p ordinary | Sale     | 1,529   | 3.9959 GBP |
| 25p ordinary | Sale     | 1,500   | 3.9850 GBP |
| 25p ordinary | Sale     | 1,447   | 4.0175 GBP |
| 25p ordinary | Sale     | 1,410   | 3.9824 GBP |
| 25p ordinary | Sale     | 1,017   | 4.0340 GBP |
| 25p ordinary | Sale     | 1,016   | 4.0080 GBP |
| 25p ordinary | Sale     | 1,015   | 4.0140 GBP |
| 25p ordinary | Sale     | 848     | 4.0070 GBP |
| 25p ordinary | Sale     | 804     | 4.0000 GBP |
| 25p ordinary | Sale     | 725     | 4.0332 GBP |
| 25p ordinary | Sale     | 680     | 4.0115 GBP |
| 25p ordinary | Sale     | 499     | 4.0314 GBP |
| 25p ordinary | Sale     | 442     | 3.9560 GBP |

|              |      |     |            |
|--------------|------|-----|------------|
| 25p ordinary | Sale | 365 | 4.0130 GBP |
| 25p ordinary | Sale | 308 | 4.0160 GBP |
| 25p ordinary | Sale | 268 | 3.9979 GBP |
| 25p ordinary | Sale | 220 | 4.0044 GBP |
| 25p ordinary | Sale | 204 | 4.0180 GBP |
| 25p ordinary | Sale | 192 | 4.0110 GBP |
| 25p ordinary | Sale | 43  | 3.9758 GBP |
| 25p ordinary | Sale | 20  | 4.0076 GBP |
| 25p ordinary | Sale | 18  | 3.9980 GBP |
| 25p ordinary | Sale | 2   | 4.0300 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   | 442                            | 3.9560 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 43                             | 3.9756 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 124,424                        | 3.9760 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 4,614                          | 3.9775 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 45,088                         | 3.9778 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 1,410                          | 3.9824 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 3,508                          | 3.9870 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 15,482                         | 3.9892 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 2,256                          | 3.9910 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 1,529                          | 3.9960 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 268                            | 3.9979 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 6,000                          | 4.0066 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 20                             | 4.0076 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 5,236                          | 4.0111 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 9,816                          | 4.0113 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 3,397                          | 4.0124 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 16                             | 4.0170 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 5,709                          | 4.0299 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 499                            | 4.0314 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 300                            | 4.0359 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 8,609                          | 4.0371 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 661                            | 4.0372 USD     |
| 25p ordinary               | SWAP                | Increasing Long   | 1,297                          | 4.0378 GBP     |
| 25p ordinary               | SWAP                | Increasing Long   | 207                            | 4.0380 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 75,000                         | 3.9747 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 93                             | 3.9763 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 168                            | 3.9820 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 33,510                         | 3.9943 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 4,018                          | 3.9944 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 30,545                         | 3.9961 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 22,579                         | 3.9963 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 348                            | 3.9980 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 26,846                         | 3.9988 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 399                            | 4.0039 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 213,248                        | 4.0083 GBP     |
| 25p ordinary               | SWAP                | Decreasing Long   | 65,909                         | 4.0106 GBP     |

|              |      |                 |         |            |
|--------------|------|-----------------|---------|------------|
|              |      |                 |         | GBP        |
| 25p ordinary | SWAP | Decreasing Long | 107,318 | 4.0113 GBP |
| 25p ordinary | SWAP | Decreasing Long | 185     | 4.0122 GBP |
| 25p ordinary | SWAP | Decreasing Long | 48,910  | 4.0123 GBP |
| 25p ordinary | SWAP | Decreasing Long | 3,190   | 4.0157 GBP |
| 25p ordinary | SWAP | Decreasing Long | 3,534   | 4.0178 GBP |
| 25p ordinary | SWAP | Decreasing Long | 8,730   | 4.0184 GBP |
| 25p ordinary | SWAP | Decreasing Long | 2,240   | 4.0195 GBP |
| 25p ordinary | SWAP | Decreasing Long | 27,565  | 4.0206 GBP |
| 25p ordinary | SWAP | Decreasing Long | 50,784  | 4.0263 GBP |
| 25p ordinary | SWAP | Decreasing Long | 29,829  | 4.0281 GBP |
| 25p ordinary | SWAP | Decreasing Long | 2       | 4.0300 GBP |
| 25p ordinary | SWAP | Decreasing Long | 33,438  | 4.0347 GBP |
| 25p ordinary | SWAP | Decreasing Long | 3,574   | 4.0359 GBP |
| 25p ordinary | SWAP | Decreasing Long | 72,774  | 4.0377 GBP |
| 25p ordinary | SWAP | Decreasing Long | 211,534 | 4.0380 GBP |
| 25p ordinary | SWAP | Decreasing Long | 139,470 | 4.0382 GBP |
| 25p ordinary | CFD  | Increasing Long | 70,296  | 4.0078 GBP |
| 25p ordinary | CFD  | Increasing Long | 6,566   | 4.0128 GBP |
| 25p ordinary | CFD  | Increasing Long | 5,819   | 4.0220 GBP |
| 25p ordinary | CFD  | Increasing Long | 66,482  | 4.0298 GBP |
| 25p ordinary | CFD  | Increasing Long | 46,066  | 4.0380 GBP |
| 25p ordinary | CFD  | Decreasing Long | 30,643  | 3.9818 GBP |
| 25p ordinary | CFD  | Decreasing Long | 8,955   | 3.9898 GBP |
| 25p ordinary | CFD  | Decreasing Long | 128,747 | 4.0380 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**

|                                                                                   |
|-----------------------------------------------------------------------------------|
| Details of any indemnity or option arrangement, or any agreement or understanding |
|-----------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| understanding,<br>formal or informal, relating to relevant securities which may be an inducement<br>to deal<br>or refrain from dealing entered into by the exempt principal trader making the disclosure<br>and any party<br>to the offer or any person acting in concert with a party to the offer: |
| <b>NONE</b>                                                                                                                                                                                                                                                                                          |

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

|                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Details of any agreement, arrangement or understanding, formal or informal,<br>between<br>the person making the disclosure and any other person relating to:<br><br>(i) the voting rights of any relevant securities under any option; or<br><br>(ii) the voting rights of future acquisition or disposal of any relevant securities<br>to which<br>any derivative is referenced: |
| <b>NONE</b>                                                                                                                                                                                                                                                                                                                                                                       |

(c) Attachments

|                                                     |                                      |
|-----------------------------------------------------|--------------------------------------|
| Is a Supplemental Form 8 (Open Positions) attached? | NO                                   |
| Date of disclosure:                                 | 16 Feb 2026                          |
| Contact name:                                       | Large Holdings Regulatory Operations |
| Telephone number:                                   | 020 3134 7213                        |

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