

SCIENCE AND TECHNOLOGY INVESTOR SEMINAR

Today British Land will host a Science and Technology seminar for investors and analysts at its Regent's Place campus in London's Knowledge Quarter.

Targeting fast growing customers is at the core of our Campus strategy. The Science and Technology sector represents around 15% of the UK economy¹ and is expected to continue to grow rapidly. The UK is expected to play a key role in addressing the global challenges presented by the growing health care demands of an ageing population and the need to decarbonise given its strong ecosystem of academic and research institutions, deep pool of talent, and improving political and regulatory environment.

The pace of scientific discovery is being accelerated by advances in artificial intelligence and data sciences, particularly in London's Knowledge Quarter where our 13 acre campus at Regent's Place is located, making us well positioned to benefit from this trend.

Today's event will consist of:

- presentations by British Land's senior management team on our Science and Technology strategy
- overview of The Knowledge Quarter by Professor Geraint Rees, University College London's Vice Provost for Research, Innovation and Global Engagement
- a panel of experts discussing London's innovation potential, moderated by Professor Lynn Gladden, Shell Professor of Chemical Engineering at the University of Cambridge, Chair of British Land's Innovation Advisory Council and Non-Executive Director of British Land
- followed by a tour of the campus.

We continue to gain momentum establishing ourselves as the real estate partner of choice in the Golden Triangle (London, Oxford and Cambridge), and today announce a collaboration with The Francis Crick Institute. The first phase will be to fit out and operate a 30,000 sq ft serviced lab offer at 20 Triton Street due to delivered in October 2024. The Crick will bring its operational expertise to help create the first of its kind facility in London which will provide highly serviced fitted lab and write up space with shared facilities for customers, as well as access to The Crick's scientific expertise.

This collaboration builds on the Memorandum of Understanding with University College London signed in May 2023, which gives our occupiers access to UCL's technical services and facilities, and creates the opportunity for British Land to support the growth of UCL spin outs. These partnerships further consolidate Regent's Place as an outstanding Science and Technology hub.

Presentation materials will be available on our website at www.britishland.com.

British Land will not be disclosing any material new information at the event.

-ENDS-

¹ Oxford Economics GVA

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About British Land

Our portfolio of high quality UK commercial property is focused on London Campuses and Retail & London Urban Logistics assets throughout the UK. We own or manage a portfolio valued at £12.7bn (British Land share: £8.7bn) as at 30 September 2023 making us one of Europe's largest listed real estate investment companies.

We create Places People Prefer, delivering the best, most sustainable places for our customers and communities. Our strategy is to leverage our best in class platform and proven expertise in development, repositioning and active management, investing behind two key themes: Campuses and Retail & London Urban Logistics.

Our three campuses at Broadgate, Paddington Central and Regent's Place are dynamic neighbourhoods, attracting growth customers and sectors, and offering some of the best connected, highest quality and most sustainable space in London. We are delivering our fourth Campus at Canada Water, where we have planning consent to deliver 5m sq ft of residential, commercial, retail and community space over 53 acres. Our Campuses account for 62% of our portfolio.

Retail & London Urban Logistics accounts for 38% of the portfolio and is focused on retail parks which are aligned to the growth of convenience, online and last mile fulfilment. We are complementing this with urban logistics primarily in London, focused on development led opportunities.

Sustainability is embedded throughout our business. Our approach is focused on three key pillars where British Land can create the most benefit: Greener Spaces, making our whole portfolio net zero carbon by 2030, Thriving Places, partnering to grow social value and wellbeing in the communities where we operate and Responsible Choices, advocating responsible business practices across British Land and throughout our supply chain, and maintaining robust governance structures. Further details can be found on the British Land website at www.britishland.com.