



PROXY CARD

Annual General Meeting
Thursday, 6 July 2023 at 10.00am

Be a greener shareholder

If you receive shareholder communications by post, you can do your bit for the environment by not only reading our 2023 Annual Report online, but also by choosing to receive your voting instructions via e-mail and voting electronically.

To sign up for this service please visit shareview.co.uk and click on 'Register' under the 'Portfolio' section.

Even though you have received a paper version of your Form of Proxy, you can still vote electronically.

Visit sharevote.co.uk and follow the on-screen instructions.

If you attend the meeting, please bring this Attendance Card with you and hand it in on arrival.

To be held at:
Land Securities Group PLC
80 Victoria Street
London
SW1E 5JL



FORM OF PROXY

Land Securities Group PLC
2023 Annual General Meeting



| | | |
|-----------|---------|------------------------------------|
| Voting ID | Task ID | Shareholder Reference Number (SRN) |
|-----------|---------|------------------------------------|

I/We the undersigned, being (a) holder(s) of ordinary shares in the Company, hereby appoint the Chair of the Meeting or

| | | |
|------|---|--|
| Name | Tick here if one of multiple proxy appointments | Number of shares (if not full voting entitlement). (See notes 1 and 2 overleaf.) |
|------|---|--|

as my/our proxy to attend, speak and vote for me/us on my/our behalf at the Annual General Meeting of the Company to be held at 80 Victoria Street, London SW1E 5JL at 10.00am on Thursday, 6 July 2023 and at any adjournment thereof. I/We direct that my/our vote(s) be cast on the specified resolutions as indicated by an 'X' in the appropriate boxes below. For guidance on how to complete the Form of Proxy, including how to vote using the internet, please see the notes overleaf.

Resolutions

(the full text of the Resolutions is set out in the Notice of Meeting).

| | For | Against | Vote withheld | | For | Against | Vote withheld |
|---|--------------------------|--------------------------|--------------------------|---|--------------------------|--------------------------|--------------------------|
| 1 To receive the 2023 Annual Report | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11 To re-elect Christophe Evain as a Director | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 To approve the Annual Report on Remuneration | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12 To re-elect Manjiry Tamhane as a Director | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 To declare a final dividend of 12p per ordinary share | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13 To re-appoint Ernst & Young LLP as auditor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 To elect Sir Ian Cheshire as a Director | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 14 To authorise the Audit Committee (on behalf of the Board) to determine the remuneration of the auditor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 To elect Miles Roberts as a Director | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 15 To authorise the Company to make political donations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 To re-elect Mark Allan as a Director | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 16 To authorise the Directors to allot securities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 To re-elect Vanessa Simms as a Director | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17 To approve the Company's 2023 Share Incentive Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 To re-elect Edward Bonham Carter as a Director | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 18 To authorise the Directors to disapply pre-emption rights* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 To re-elect Nicholas Cadbury as a Director | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 19 To authorise the Directors to disapply pre-emption rights for the purposes of acquisitions or capital investments* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 To re-elect Madeleine Cosgrave as a Director | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 20 To authorise the Company to make market purchases of its own shares* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

*Special Resolutions

| | |
|-----------|------|
| Signature | Date |
|-----------|------|



NOTES

For further information, please see our Notice of Meeting.

- 1 Only holders of ordinary shares, or their duly appointed representatives, are entitled to attend and vote at the AGM. A member so entitled may appoint one or more proxy(ies) (who need not be (a) shareholder(s) but who must attend the AGM in person to represent them) to exercise all or any of their rights to attend, speak and vote on their behalf.
 - 2 You can appoint the Chair of the meeting, or anyone else, to be your proxy at the AGM. You can also, if you wish, appoint an individual or more than one proxy provided that each proxy is appointed to exercise the rights attached to a different share or shares held by you. No proxy may be authorised to exercise votes which any other proxy has been authorised to exercise.
 - To appoint the Chair as your sole proxy in respect of all your shares, fill in any voting instructions and sign and date the Form of Proxy, but leave all other proxy appointment details blank.
 - To appoint a single proxy in respect of all your shares other than the Chair, cross out the words 'the Chair of the Meeting or' and insert the name of your proxy. Then complete the rest of the Form of Proxy.
 - To appoint more than one proxy, you should photocopy the Form of Proxy. Please indicate in the box underneath the proxy holder's name the number of shares in relation to which you authorise them to act as your proxy. If left blank, your proxy will be deemed to be authorised in respect of your full voting entitlement (or if this Form of Proxy has been issued in respect of a designated account for a shareholder, the full voting entitlement for that designated account). Please also indicate by marking the box on the Form of Proxy if the proxy instruction is one of multiple instructions being given. All Forms of Proxy must be signed and returned together to Equiniti in the envelope provided
 - 3 Please indicate with an 'X' in the boxes how you wish your vote to be cast. Unless otherwise instructed, the person appointed as your proxy will exercise their discretion as to how they vote or whether they abstain from voting on any particular resolution and on any other business (including amendments to resolutions and any procedural business) which may come before the Meeting.
 - 4 The 'Vote withheld' option on the Form of Proxy is provided to enable you to abstain on any particular resolution. However, a vote withheld is not a vote in law and will not be counted in the calculation of the proportion of votes 'For' and 'Against' a resolution.
 - 5 The Form of Proxy must be signed. If the Form of Proxy is signed by someone else on your behalf, their authority to sign it must be returned with the Form of Proxy. In the case of a joint holding, any holder may sign. If the shareholder is a corporation, the form may be executed under its common seal or by the signature of a duly authorised officer, attorney or other authorised person whose capacity should be stated.
 - 6 In the case of joint holders, only one holder needs to sign this Form of Proxy, but the vote of the first holder who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint holders.
 - 7 If you submit more than one valid proxy appointment, the latest received before the closing date/time will take precedence.
 - 8 To be valid, the Form of Proxy, together with any power of attorney or authority (if applicable) under which it is signed or a copy of such certified copy by a notary, must reach the Company's Registrar, Equiniti, by no later than 10.00am on 4 July 2023.
 - 9 You can register your vote electronically via the Sharevote website: sharevote.co.uk. To vote, you will need to enter the series of numbers quoted on this Form of Proxy and follow the instructions on the website.
 - 10 The CREST electronic proxy appointment service is available for CREST members, who should transmit a CREST proxy instruction using the procedures described in the CREST Manual. This is available via euroclear.com. CREST Personal Members or other CREST sponsored members and those CREST members who have appointed a service provider(s), should refer to their CREST sponsor or voting service provider(s), who will be able to take the appropriate action on their behalf.
 - 11 In order for a proxy appointment or instruction made using the CREST service to be valid, the appropriate CREST message (a 'CREST Proxy Instruction') must be properly authenticated in accordance with Euroclear UK & Ireland Limited's specifications, and must contain the information required for such instruction, as described in the CREST Manual. The message, regardless of whether it constitutes the appointment of a proxy or is an amendment to the instruction given to a previously appointed proxy, must, in order to be valid, be transmitted so as to be received by the Company's Registrar, Equiniti (CREST participant ID RA19) by no later than 10.00am on 4 July 2023. For this purpose, the time of receipt will be taken to be the time (as determined by the time stamp applied to the message by the CREST Application Host) from which the issuer's agent is able to retrieve the message by enquiry to CREST in the manner prescribed by CREST. After this time, any change of instructions to proxies appointed through CREST should be communicated to the appointee through other means.
 - 12 The Company may treat a CREST Proxy Instruction as invalid in the circumstances set out in Regulation 35(5)(a) of the Uncertified Securities Regulations 2001.
 - 13 If you are an institutional investor, you may be able to appoint a proxy electronically via the Proxymity platform. For further information regarding Proxymity, please refer to the Notice of Meeting. Your proxy must be lodged by no later than 10.00am on 4 July 2023 in order to be valid.
 - 14 You may not use any electronic address provided in this Form of Proxy, the Notice of Meeting or in any related documents to communicate with the Company for any purposes other than those expressly stated.
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