**Land Securities Group PLC**

**Annual General Meeting – 10 July 2025 (“AGM”)**

**Special business resolutions passed at the AGM**

At the AGM held on 10 July 2025, in addition to the resolutions concerning ordinary business, the following resolutions concerning special business were duly passed. Resolution 17 was passed as an Ordinary Resolution and resolutions 18 to 20 were passed as Special Resolutions. This information is being provided in compliance with paragraphs 6.4.1 and 6.4.3 of the FCA Listing Rules and 4.1 of the FCA Disclosure Guidance and Transparency Rules ("DTR").

**17. Authority to allot securities (Ordinary Resolution)**

Pursuant to section 551 of the 2006 Act, to authorise the Directors generally and unconditionally to allot shares in the Company and to grant rights to subscribe for or convert any security into shares in the Company:

(i) up to an aggregate nominal amount of £26,486,856; and

(ii) in so far as such shares comprise equity securities (as defined in section 560 of the 2006 Act) up to a further nominal amount of £26,486,856 in connection with a pre-emptive offer (including an offer by way of a rights issue or open offer):

(a) to ordinary shareholders in proportion (as nearly as may be practicable) to their

existing holdings; and

(b) to holders of other equity securities as required by the rights of those securities or

as the Directors otherwise consider necessary,

and so that the Directors may impose any limits or restrictions and make any arrangements which they consider necessary or appropriate to deal with treasury shares, fractional entitlements, record dates, legal, regulatory or practical problems in, or under the laws of, any territory or any other matter.

This authority shall expire at the earlier of the conclusion of the next AGM of the Company

or 15 months from the date this Resolution is passed (unless previously renewed, varied or

revoked by the Company in a general meeting), provided that the Company may make

offers and enter into agreements before this authority expires which would, or might,

require equity securities to be allotted or subscription or conversion rights to be granted

after the authority ends and the Directors may allot equity securities or grant rights to

subscribe for or convert securities into ordinary shares under any such offer or agreement as if the authority had not expired. This authority replaces all previous authorities.

**18. General authority to disapply pre-emption rights (Special Resolution)**

Subject to Resolution 17 being passed, to authorise the Directors to allot equity securities

(pursuant to sections 570 and 573 of the 2006 Act) for cash under the authority given by

Resolution 17 and/or to sell treasury shares as if section 561(1) of the 2006 Act did not apply to any such allotment or sale, provided that this power shall be limited to:

(i) the allotment of equity securities and sale of treasury shares for cash in connection with

an offer of, or invitation to apply for, equity securities made to (but in the case of the

authority granted under paragraph (ii) of Resolution 17, by way of a pre-emptive offer

(including a rights issue or open offer)):

(a) ordinary shareholders in proportion (as nearly as may be practicable) to their existing

holdings; and

(b) holders of other equity securities, as required by the rights of those securities or,

if the Directors consider it necessary, as permitted by the rights of those securities,

and so that the Directors may impose any limits or restrictions and make any arrangements which they consider necessary or appropriate to deal with treasury shares, fractional entitlements, record dates, legal, regulatory or practical problems in, or under the laws of, any territory or any other matter;

(ii) in the case of the authority granted under paragraph (i) of Resolution 17 and/or in the

case of any sale of treasury shares, to the allotment (otherwise than under paragraph

(i) of this Resolution) of equity securities or sale of treasury shares up to a nominal

amount of £7,946,057 (being 10% of the Company’s issued ordinary share capital,

excluding treasury shares as at 16 May 2025); and

(iii) to the allotment of equity securities or sale of treasury shares (otherwise than under

paragraph (i) or paragraph (ii) of this Resolution) up to a nominal amount equal to 20%

of any allotment of equity securities or sale of treasury shares from time to time under

paragraph (ii) of this Resolution, such power to be used only for the purposes of making

a follow-on offer which the Directors determine to be of a kind contemplated by

paragraph 3 of Section 2B of the Statement of Principles on Disapplying Pre-Emption

Rights most recently published by the Pre-Emption Group prior to the date of this Notice.

This power shall expire at the earlier of the conclusion of the next AGM of the Company

or 15 months from the date this Resolution is passed, provided that the Company may

make offers and enter into agreements before this authority expires which would, or might, require equity securities to be allotted (and treasury shares to be held) after the authorisation expires and the Directors may allot equity securities (and sell treasury shares) under any such offer or agreement as if the authority had not expired.

**19. Additional authority to disapply pre-emption rights for purposes of acquisitions or capital investments (Special Resolution)**

Subject to Resolution 17 being passed and in addition to any authority granted under

Resolution 18 to allot equity securities (pursuant to the 2006 Act) for cash under the

authority given by that Resolution, to authorise the Directors to allot equity securities

(pursuant to sections 570 and 573 of the 2006 Act) for cash under the authority given

by Resolution 17 and/or to sell treasury shares as if section 561(1) of the 2006 Act did not

apply to any such allotment or sale, provided that this power shall be:

(i) limited, in the case of the authority granted under paragraph (i) of Resolution 17 and/or in the case of any sale of treasury shares, to the allotment of equity securities or sale of treasury shares up to a nominal amount of £7,946,057 (being 10% of the Company’s issued ordinary share capital, excluding treasury shares as at 16 May 2025), such power to be used only for the purposes of financing (or refinancing, if the authority is to be used within 12 months after the original transaction) a transaction which the Directors determine to be either an acquisition or a specified capital investment of a kind contemplated by the Statement of Principles on Disapplying Pre-Emption Rights most recently published by the Pre-Emption Group prior to the date of this Notice; and

(ii) limited to the allotment of equity securities or sale of treasury shares (otherwise than

under paragraph (i) of this Resolution) up to a nominal amount equal to 20% of

any allotment of equity securities or sale of treasury shares from time to time under

paragraph (i) of this Resolution, such power to be used only for the purposes of making

a follow-on offer which the Directors determine to be of a kind contemplated by

paragraph 3 of Section 2B of the Statement of Principles on Disapplying Pre-Emption

Rights most recently published by the Pre-Emption Group prior to the date of this Notice.

This power shall expire at the earlier of the conclusion of the next AGM of the Company

or 15 months from the date this Resolution is passed, provided that the Company may

make offers and enter into agreements before this authority expires which would, or might, require equity securities to be allotted (and treasury shares to be held) after the authorisation expires and the Directors may allot equity securities (and sell treasury shares) under any such offer or agreement as if the authority had not expired.

**20. Authority to purchase own shares (Special Resolution)**

Pursuant to section 701 of the 2006 Act, to authorise the Company generally and

unconditionally to make market purchases (as defined in section 693(4) of the 2006 Act)

of its ordinary shares on such terms as the Directors think fit, provided that:

(i) the maximum number of ordinary shares that may be acquired is 74,494,283 (being 10% of the Company’s issued ordinary share capital, excluding treasury shares as at 16 May 2025);

(ii) the minimum price (exclusive of expenses) which may be paid for an ordinary share

is 102/3p; and

(iii) the maximum price (exclusive of expenses) which may be paid for each ordinary share

is the higher of:

(a) 105% of the average of the middle-market quotations of an ordinary share of the

Company as derived from the London Stock Exchange Daily Official List for the five

business days immediately preceding the day on which the ordinary share is contracted

to be purchased; and

(b) an amount equal to the higher of the price of the last independent trade of an ordinary share and the highest current independent purchase bid for an ordinary share on the trading venues where the purchase is carried out.

This authority shall expire at the earlier of the conclusion of the next AGM of the Company

or 15 months from the date this Resolution is passed, provided that the Company shall be

entitled, at any time prior to the expiry of this authority, to make a contract of purchase

which would or might be executed wholly or partly after the expiry of this authority and to

purchase ordinary shares in accordance with such contract as if the authority had not expired.