IMPORTANT NOTICE

July 28, 2026
To: Holders of Land Securities Group
Re: Cash Dividend - **Final Rate**

Security Name: Land Securities Group
Country of Incorporation: UNITED KINGDOM
CUSIP: 514674308
Ratio (Local Shares:DRs): 1:1

	Local Shares	**DRs**
Record Date:	Jun 19, 2026	Jun 18, 2026
Payable Date:	Jul 24, 2026	Aug 07, 2026
Exchange Rate:	1.3328	
Interim Dividend: Taxable	GBP0.222	
Gross Dividend Total:	GBP0.222	USD0.295881
Dividend Fee:		USD0.0591
Withholding Rate: 20.00%		USD0.059176
Net Dividend Rate:		USD0.177605

Foreign currency transaction was executed by BNY or its Affiliates.

Should you have any questions regarding this matter, please contact us at
Toll Free 1-888-BNY-ADRS(1-888-269-2377) or International Callers 1-201-680-6825.

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