IMPORTANT NOTICE

November 17, 2026
To: Holders of Land Securities Group
Re: Cash Dividend - **Approximate Rate**

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

	Local Shares	**DRs**
Record Date:	Nov 27, 2026	Nov 27, 2026
Payable Date:	Jan 08, 2027	Jan 25, 2027
Approximate Exchange Rate:	1.3183	
Interim Dividend: Taxable	GBP0.061	
Gross Dividend Total:	GBP0.061	USD0.080416
Dividend Fee:		USD0.016083
Withholding Rate: 20.00%		USD0.016083
Net Dividend Rate:		USD0.04825

Addendum: - see below
BNY ANNOUNCING PRELIMINARY ANNOUNCEMENT, CITI WILL FINALIZE.

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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