

Shareholder Information

Analysis of shareholders – 31 March 2005

| Number of shares | Number of shareholders | % | Number of shares | % |
|--------------------------|------------------------|--------|------------------|--------|
| 1 – 1,000 | 6,797 | 61.59 | 2,980,493 | 0.58 |
| 1,001 – 5,000 | 2,866 | 25.97 | 6,132,075 | 1.18 |
| 5,001 – 20,000 | 643 | 5.83 | 6,446,940 | 1.24 |
| 20,001 – 50,000 | 223 | 2.02 | 7,199,188 | 1.39 |
| Over 50,000 | 506 | 4.59 | 495,548,324 | 95.61 |
| | 11,035 | 100.00 | 518,307,020 | 100.00 |
| Individuals | 7,217 | 65.40 | 10,416,378 | 2.01 |
| Banks or nominees | 3,452 | 31.28 | 475,395,412 | 91.72 |
| Insurance companies | 5 | 0.04 | 5,852,213 | 1.12 |
| Public Limited companies | 14 | 0.13 | 304,284 | 0.06 |
| Pension trusts | 4 | 0.04 | 8,751 | 0.01 |
| Other Limited companies | 234 | 2.12 | 7,651,259 | 1.48 |
| Other Corporate Body | 109 | 0.99 | 18,678,723 | 3.60 |
| | 11,035 | 100.00 | 518,307,020 | 100.00 |

Registrars

British Land's Share Registrars are Lloyds TSB Registrars, The Causeway, Worthing, West Sussex BN99 6DA.
Shareholder enquiry line: 0870 600 3984.

The Registrar's website is: www.shareview.co.uk. Registering on this site will enable you, amongst other features, to view your British Land shareholding online and to opt to receive shareholder mailings electronically.

In addition to being our Share Registrar, Lloyds TSB Registrars are also Registrars for the following British Land stock:

- 10½% First Mortgage Debenture Stock 2019/24
- 11¾% First Mortgage Debenture Stock 2019/24

JP Morgan Chase are Registrars of the following British Land stock:

- 8¾% First Mortgage Debenture Bonds 2035
- 9¾% First Mortgage Debenture Stock 2028

They can be contacted at: JP Morgan Chase Registrars (Capita), The Registry, 34 Beckenham Road, Beckenham, Kent BR3 4TU.
Bondholder enquiry line: 0870 162 3128.

Dividend Reinvestment Plan (DRIP)

The Company offers a Dividend Reinvestment Plan. Details of how to join, and relevant dates, can be found on page 104.

Share dealing service

Lloyds TSB Registrars offer Shareview dealing, a service which allows you to buy or sell British Land's shares if you are a UK resident.

You can deal in your shares on the internet or by phone. Log on to www.shareview.co.uk/dealing or call 0870 850 0852 between 8.30am and 4.30pm, Monday to Friday, for more information about this service and for details of the rates. If you are an existing shareholder, you will need your account/shareholder reference number which appears on your share certificate.