

Financial Calendar

Dividends on ordinary shares

The British Land Company PLC

Interim ordinary	declared November
Final ordinary	declared May

Dividend Reinvestment Plan

The Company offers shareholders the option to participate in a Dividend Reinvestment Plan (DRIP). This enables shareholders to reinvest their cash dividends automatically in the Company's shares. Details of the plan are available on the Investors section of the Company's website at www.britishland.com or by calling Lloyds TSB Registrars' DRIP helpline on 0870 241 3018.

For participants in the plan the key dates for the final dividend are:

19 July 2006	Ex-dividend date
21 July 2006	Record date
28 July 2006	Last date for DRIP applications (for new applicants only)
18 August 2006	Payment date/dividend reinvestment date
1 September 2006	New share certificates posted
4 September 2006	CREST member accounts credited

Interest payments

The British Land Company PLC

8¼% First Mortgage Debenture Bonds 2035	24 March, 24 September
9% First Mortgage Debenture Stock 2028	31 March, 30 September
10½% First Mortgage Debenture Stock 2019/24	31 March, 30 September
10¼% Bonds 2012	26 March
11¾% First Mortgage Debenture Stock 2019/24	31 March, 30 September

BL Universal PLC

6¼% First Mortgage Debenture Bonds 2011 and 2020	31 March, 30 September
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Broadgate Financing PLC

Interest on each Class of Bond is payable quarterly on	5 January, 5 April, 5 July, 5 October
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BL Superstores Finance PLC

Interest on each Class of Bond is payable quarterly on	4 January, 4 April, 4 July, 4 October
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MSC (Funding) PLC

Interest on each Class of Note is payable quarterly on	12 January, 12 April, 12 July, 12 October
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Taxation of capital gains

The market value at 31 March 1982 of an ordinary 25p share of the Company, for the purpose of capital gains tax indexation allowance, was 85.5p prior to adjustment for capitalisation or rights issues.