

Financial Calendar

Dividends on ordinary shares

The British Land Company PLC

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| First Interim Dividend | declared August |
| Second Interim Dividend | declared November |
| Third Interim Dividend | declared February |
| Final Dividend | declared May |

The final dividend for 2007/8 of 8.75 pence per share being paid on 15 August 2008 is 100% Property Income Distribution (PID), see note 19 on page 96.

PID dividend payments will generally be paid out after deduction of withholding tax at the basic rate (20%). However, certain classes of shareholder may be able to claim exemption from deduction of withholding tax. Examples of such classes are:

- UK Pension Schemes
- Local Authorities
- UK Companies
- Managers of PEPs, ISAs and Child Trust Funds
- Charities

It is expected that overseas shareholders and individual private shareholders will not be eligible to claim exemption from deduction of withholding tax. For more information and forms for claiming exemption from withholding tax on PID dividend payments, please visit www.britishland.com/investors

Interest payments

The British Land Company PLC

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|--|------------------------|
| 6.75% First Mortgage Debenture Bonds 2011 | 31 March, 30 September |
| 6.75% First Mortgage Debenture Bonds 2020 | 31 March, 30 September |
| 5.357% First Mortgage Debenture Bonds 2028 | 31 March, 30 September |
| 5.0055% First Mortgage Amortising Debenture Bonds 2035 | 24 March, 24 September |
| 5.264% First Mortgage Debenture Bonds 2035 | 24 March, 24 September |

BLD Property Holdings Limited

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|--|------------------------|
| 10.3125% First Mortgage Debenture Stock 2011 | 1 April, 1 October |
| 6.125% First Mortgage Debenture Stock 2014 | 31 March, 30 September |
| 9.125% First Mortgage Debenture Stock 2020 | 30 June, 31 December |

Broadgate Financing PLC

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

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| Interest on each Class of Bond is payable quarterly on | 12 January, 12 April, 12 July, 12 October |
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