

## Supplementary prospectus dated 2 February 2024

### LAND SECURITIES CAPITAL MARKETS PLC

*(incorporated in England and Wales with limited liability under registered number 5193511)*

**£7,000,000,000**

### **Multicurrency Programme for the issuance of Notes**

This supplement (the “**Supplement**”, which definition shall also include all information incorporated by reference herein) to the base prospectus dated 8 August 2023 (the “**Base Prospectus**”, which definition includes the base prospectus as supplemented, amended or updated from time to time and includes all information incorporated by reference therein) constitutes a supplementary prospectus for the purposes of Article 23 of Regulation (EU) 2017/1129 (the “**EU Prospectus Regulation**”) and is prepared in connection with the £7,000,000,000 Multicurrency Programme for the issuance of Notes established by Land Securities Capital Markets PLC (the “**Issuer**”). Terms defined in the Base Prospectus have the same meaning when used in this Supplement.

This Supplement is supplemental to, updates, must be read in conjunction with and forms part of the Base Prospectus and any other supplements to the Base Prospectus issued by the Issuer.

This Supplement has been approved by the Central Bank of Ireland (the “**Central Bank**”), which is a competent authority under the EU Prospectus Regulation. The Central Bank only approves this Supplement as meeting the standards of completeness, comprehensibility and consistency imposed by the EU Prospectus Regulation. Such approval by the Central Bank should not be considered as an endorsement of the Issuer or of the quality of the Notes that are the subject of this Supplement. Investors should make their own assessment as to the suitability of investing in the Notes.

The Issuer accepts responsibility for the information contained in this Supplement and declares that, to the best of its knowledge, the information contained in this Supplement is in accordance with the facts and makes no omission likely to affect its import.

Each of Land Securities Group PLC and Land Securities PLC accepts responsibility for the Land Securities Information and declares that, to the best of its knowledge, the Land Securities Information contained in this Supplement is in accordance with the facts and makes no omission likely to affect its import.

## **1. Purpose**

The purposes of this Supplement may be summarised as follows:

- (A) to incorporate by reference:
  - (i) Land Securities Group PLC’s Half-yearly Report for the six months ended 30 September 2023 (which contains the financial statements of the Land Securities Group) (the “**Half-yearly Report 2023**”);

- (ii) the following documents released in connection with the Half-yearly Report 2023: (a) the appendices (the “**Half-yearly 2023 Appendices**”); and (b) the presentation (the “**Half-yearly 2023 Presentation**”); and
  - (iii) the Issuer’s investor report for the period 31 March 2023 to 30 September 2023 (the “**Half-yearly 2023 Investor Report**”);
- (B) to update the list of the major shareholders of Land Securities Group PLC; and
- (C) to reflect certain appointments and resignations of certain of the Obligors’ directors,

each as more fully set out below.

## 2. **Half-yearly Report 2023**

On 14 November 2023, Land Securities Group PLC published the Half-yearly Report 2023. A copy of the Half-yearly Report 2023 has been filed with the Central Bank and, by virtue of this Supplement, the Half-yearly Report 2023 is incorporated in, and forms part of, the Base Prospectus.

The Half-yearly Report 2023 is available for viewing on the following website: <https://landsec.com/sites/default/files/2023-11/2023%20Half%20Year%20Announcement.pdf>.

The Half-yearly Report 2023 has not been prepared in accordance with International Financial Reporting Standards as endorsed in the EU based on Regulation (EC) No 1606/2002 on the Application of International Accounting Standards (“**IFRS**”). The Half-yearly Report 2023 has been prepared in accordance with United Kingdom adopted International Accounting Standards (“**UKIAS**”). There are no material differences between UKIAS as applied by Land Securities Group PLC and IFRS.

## 3. **Half-yearly 2023 Appendices**

The Half-yearly 2023 Appendices are available for viewing on the following website: <https://landsec.com/sites/default/files/2023-11/2023%20Half%20Year%20Appendices.pdf>.

## 4. **Half-yearly 2023 Presentation**

The Half-yearly 2023 Presentation is available for viewing on the following website: <https://landsec.com/sites/default/files/2023-11/2023%20Half%20Year%20Presentation.pdf>.

## 5. Half-yearly 2023 Investor Report

On 22 December 2023, the Issuer published the Half-yearly 2023 Investor Report. By virtue of this Supplement, the Half-yearly Investor Report 2023 is incorporated in, and forms part of, the Base Prospectus.

The Half-yearly 2023 Investor Report is available for viewing on the following website: <https://landsec.com/sites/default/files/2024-01/Investor%20Report%20September%202023%20-%20Final.pdf>.

## 6. Major Shareholders of Land Securities Group PLC

The section titled “Major Shareholders” on page 244 of the Base Prospectus (Chapter 8 “*Land Securities Group PLC*”) is updated and replaced with the following:

### **Major Shareholders**

The principal shareholders of the Land Securities Group PLC as at 29 December 2023 are as follows:

Blackrock, Inc.	12.43%
The Vanguard Group, Inc	4.98%
State Street Corporation	4.74%
Schroders	4.74%
Government of Norway (via its funds)	4.50%
Legal & General Group	4.02%
Jupiter Investment Management Holdings	3.68%

## 7. Board appointments and resignations

The list of directors of Land Securities Capital Markets PLC on page 240 of the Base Prospectus (Chapter 6 “*The Issuer*”) is amended to include Duncan Holder as a director. There is no potential conflict of interest between any of his duties to the Issuer and his private interests and/or other duties.

The list of directors of Land Securities Group PLC on pages 244-245 of the Base Prospectus (Chapter 8 “*Land Securities Group PLC*”) is amended to:

- (A) include James Bowling (business address: 100 Victoria Street, London SW1E 5JL) as a Non-executive Director. There is no potential conflict of interest between any of his duties to Land Securities Group PLC and his private interests and/or other duties;
- (B) include Moni Mannings (business address: 100 Victoria Street, London SW1E 5JL) as a Non-executive Director. There is no potential conflict of interest between any of her duties to Land Securities Group PLC and her private interests and/or other duties; and

(C) remove Nicholas Cadbury as a Non-executive Director.

The list of directors of Land Securities PLC on page 246 of the Base Prospectus (Chapter 9 “*Main Obligors*”) is be amended to include Duncan Holder (business address: 100 Victoria Street, London SW1E 5JL) as a director. There is no potential conflict of interest between any of his duties to Land Securities PLC and his private interests and/or other duties.

## 8. General

There has been no significant change in the financial performance or position of Land Securities Group PLC since 30 September 2023, the date of the last published interim financial statements of Land Securities Group PLC.

Copies of all documents incorporated by reference in the Base Prospectus and this Supplement may be obtained (without charge) from the website of the Issuer at: <https://landsec.com/investors/results-presentations>.

Any information contained in any of the documents incorporated by reference which is not incorporated in and does not form part of this Supplement is either not relevant for investors or is covered elsewhere in the Base Prospectus.

If documents which are incorporated by reference into this Supplement themselves incorporate any information or other documents therein, either expressly or implicitly, such information or other documents will not form part of this Supplement for the purposes of the EU Prospectus Regulation except where such information or other documents are specifically incorporated by reference into this Supplement.

To the extent that there is any inconsistency between: (a) any statement in, or statement incorporated by reference into, this Supplement; and (b) any statement in, or incorporated by reference (other than pursuant to this Supplement) into, the Base Prospectus, the statements in (a) above will prevail.

Save as disclosed in this Supplement, there has been no other significant new factor, material mistake or inaccuracy relating to information included in the Base Prospectus since the publication of the Base Prospectus.