

B #:	4032-16 REVISED STATUTE
Date:	May 09, 2018
To:	All Participants
Category:	Dividends
From:	International Services
Attention:	Operations, Reorg & Dividend Managers, Partners & Cashiers
Subject:	<u>Tax Country:</u> United Kingdom British Land <u>CUSIP:</u> 110828100 <u>Payment Date:</u> 02/22/2016

NOT CA WEB ELIGIBLE

The Depository Trust Company has received from GlobeTax on the attached information regarding certain tax refunds on the above captioned dividend.

As directed in the notice, participants that have qualified beneficial holders that expect to benefit from this procedure should secure the required documentation. Any questions, please call GlobeTax at 212- 747-9100.

Important Legal Information: The Depository Trust Company (“DTC”) does not represent or warrant the accuracy, adequacy, timeliness, completeness or fitness for any particular purpose of the information contained in this communication, which is based in part on information obtained from third parties and not independently verified by DTC and which is provided as is. The information contained in this communication is not intended to be a substitute for obtaining tax advice from an appropriate professional advisor. In providing this communication, DTC shall not be liable for (1) any loss resulting directly or indirectly from mistakes, errors, omissions, interruptions, delays or defects in such communication, unless caused directly by gross negligence or willful misconduct on the part of DTC, and (2) any special, consequential, exemplary, incidental or punitive damages. To ensure compliance with Internal Revenue Service Circular 230, you are hereby notified that: (a) any discussion of federal tax issues contained or referred to herein is not intended or written to be used, and cannot be used, for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code; and (b) as a matter of policy, DTC does not provide tax, legal or accounting advice and accordingly, you should consult your own tax, legal and accounting advisor before engaging in any transaction.

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Non-Confidential

REVISED STATUTE OF LIMITATIONS

**DOCUMENTATION DEADLINE UPDATED TO:
MARCH 1, 2020 5:00 P.M.**

**FOR RESIDENTS OF AUSTRIA, THE DEADLINE IS:
NOVEMBER 1, 2019 5:00 P.M.**

BRITISH LAND has announced a cash dividend and BNY Mellon acts as Depositary for the Depositary Receipt (“DR”) program. Holders may be eligible to receive reduced withholding tax relief. Further details on eligibility, documentation, limitations, fees, charges and deadlines are included below.

All eligible holders will have the opportunity to receive accurate entitlement as outlined in the “Tax Refund Eligibility Matrix”. An unfranked portion of the dividend was paid on pay date net of the statutory withholding tax rate of 20% with the possibility to reclaim through the standard long form process.

DIVIDEND EVENT DETAILS

COUNTRY OF ISSUANCE	UNITED KINGDOM
COMPANY	BRITISH LAND
CUSIP#	110828100
DEPOSITARY	BNY MELLON
DR RECORD DATE	JANUARY 8, 2016
DR PAY DATE	FEBRUARY 22, 2016
ORD PAY DATE	FEBRUARY 12, 2016
ORD GROSS DIVIDEND RATE ON PAY DATE	GBP 0.0709
RATIO	1 ORD : 1 DR
STATUTORY WHT RATE	20%

FEES & DEADLINES

FILING METHOD	BATCH	PAYMENT METHOD	FEES	MINIMUM FEE PER BENEFICIAL OWNER	DOCUMENTATION RECEIPT DEADLINE (ALL TIMES EST)
LONG FORM	POST PAY DATE; ONGOING	VIA CHECK	Up to \$0.01 per DR	\$25.00	March 1, 2020 5:00 P.M. *For residents of Austria, deadline is November 1, 2019.

Agreements, Fees, Representations and Indemnification

We hereby agree that this tax relief assistance service is wholly voluntary and discretionary and outside the terms and conditions of any applicable deposit agreement. BNY Mellon undertakes no duty or obligation to provide this service, and may reject or decline any or all proposed electing participants or holders in its sole discretion. We hereby accept and agree to pay the fees of BNY Mellon of up to \$0.01 per Depositary Receipt for the Long Form (with a minimum of \$25), and any other charges, fees or expenses payable by or due to BNY Mellon or its agents, including any custodian, in connection with the tax reclaim process, or to tax authorities or regulators (which fees, charges or expenses may be deducted from the dividend or any other distribution or by billing or otherwise in BNY Mellon’s discretion). We hereby agree that any such fees, charges or expenses may be due and payable whether or not a successful reduction in rate or reclamation is obtained. We hereby acknowledge that fees paid to BNY Mellon may be shared with its agents and affiliates.

We hereby agree that in addition to statutory and documentation requirements, and the deduction of fees, tax relief benefits will be subject to review and approval, and potential audits by the applicable custodian and applicable tax regulators, and that BNY Mellon is not providing any legal, tax, accounting or other professional advice on these matters and has expressly disclaimed any liability whatsoever for any loss howsoever arising from or in reliance hereto. Participants and/or investors should seek advice based upon their own particular circumstances from an independent tax advisor.

We certify that to the best of our knowledge that each of the beneficial owners identified are eligible for the preferential rates as stated and we declare that we have performed all the necessary due diligence to satisfy ourselves as to the accuracy of the information submitted to us by these beneficial owners.

We will be fully liable for any and all claims, penalties and / or interest, including without limitation, any foreign exchange fluctuations associated therewith. BNY Mellon shall not be liable for the failure to secure any tax relief. We expressly agree that BNY Mellon and its agents or affiliates shall not have any liability for, and we shall indemnify, defend and hold each of BNY Mellon and its agents and affiliates harmless from and against, any and all loss, liability, damage, judgment, settlement, fine, penalty, demand, claim, cost or expense (including without limitation fees and expenses of defending itself or enforcing this agreement) arising out of or in connection herewith.

LONG FORM ELIGIBILITY MATRIX

RATE DESCRIPTION	RECLAIM RATE	ELIGIBLE RESIDENTS	DOCUMENTATION REQUIRED
EXEMPT 0%	20%	BELIZE, BRUNEI DARUSSALAM, CYPRUS, FINLAND, GAMBIA, INDONESIA, JAMAICA, KENYA, KIRIBATI, MALAWI, MAURITIUS, MOROCCO, SOLOMON ISLANDS, THAILAND, TRINIDAD & TOBAGO, TUVALU, ZIMBABWE	<ol style="list-style-type: none"> 1. COVER LETTER 2. TAX FORM 3. CERTIFICATION OF DIVIDEND PAYMENT 4. POA(s)
		GOVERNMENT ENTITIES IN CHINA, NORWAY, OMAN, PANAMA	
		CHARITIES IN IRELAND & NETHERLANDS	
*EXEMPT (PENSION FUNDS ONLY) 0%	20%	ARMENIA, BAHRAIN, BARBADOS, BELGIUM, BULGARIA, CANADA, CROATIA, FAROE ISLANDS, GEORGIA, HONG KONG, HUNGARY, ICELAND, IRELAND, JAPAN, KOSOVO, LIBYA, LIECHTENSTEIN, MACEDONIA, MEXICO, MOLDOVA (REPUBLIC OF), NETHERLANDS, NORWAY, OMAN, PANAMA, QATAR, SAUDI ARABIA, SPAIN, SWITZERLAND, UNITED STATES	<ol style="list-style-type: none"> 1. COVER LETTER 2. TAX FORM 3. U.S. RESIDENTS ONLY- ORIGINAL 6166 (FIRST TIME FILERS, ONLY) 4. CERTIFICATION OF DIVIDEND PAYMENT 5. POA(s)
FAVORABLE 5%	15%	PENSION FUNDS IN ALBANIA & TAJIKISTAN	<ol style="list-style-type: none"> 1. COVER LETTER 2. TAX FORM 3. CERTIFICATION OF DIVIDEND PAYMENT 4. POA(s)
FAVORABLE 10%	10%	FALKLAND ISLANDS (MALVINAS), GERMANY (PENSION FUNDS ONLY), JAPAN, JORDAN, LESOTHO, MALAYSIA, MOLDOVA (REPUBLIC OF), POLAND, RUSSIAN FEDERATION, TAIWAN (PROVINCE OF CHINA), UKRAINE, UZBEKISTAN, VENEZUELA (BOLIVARIAN REPUBLIC OF)	<ol style="list-style-type: none"> 1. COVER LETTER 2. TAX FORM 3. CERTIFICATION OF DIVIDEND PAYMENT 4. POA(s)
FAVORABLE 12%	8%	BOTSWANA	<ol style="list-style-type: none"> 1. COVER LETTER 2. TAX FORM 3. CERTIFICATION OF DIVIDEND PAYMENT 4. POA(s)
FAVORABLE 15%	5%	ALBANIA, ARGENTINA, ARMENIA, AUSTRALIA, AUSTRIA, AZERBAIJAN, BAHRAIN, BANGLADESH, BARBADOS, BELGIUM, BOLIVIA, BOSNIA & HERZEGOVINA, BULGARIA, CANADA, CHILE, CHINA, COTE D'IVOIRE, CROATIA, CZECHIA, DENMARK, ESTONIA, ETHIOPIA, FAROE ISLANDS, FIJI, FRANCE, GEORGIA, GERMANY, GHANA, GUYANA, HONG KONG, HUNGARY, ICELAND, INDIA, IRELAND, ISRAEL, ITALY, KAZAKHSTAN, KOREA THE REPUBLIC OF (SOUTH), KOSOVO, KUWAIT, LATVIA, LIBYA, LIECHENSTEIN, LITHUANIA, LUXEMBOURG, MACEDONIA, MEXICO, MONGOLIA, MONTENEGRO, NETHERLANDS, NEW ZEALAND, NIGERIA, NORWAY, OMAN, PANAMA, PORTUGAL, QATAR, ROMANIA, SAUDI ARABIA, SERBIA, SINGAPORE, SLOVAKIA, SLOVENIA, SOUTH AFRICA, SPAIN, SRI LANKA, SUDAN, SWAZILAND, SWEDEN, SWITZERLAND, TAJIKISTAN, UGANDA, UNITED STATES, VIETNAM, ZAMBIA	<ol style="list-style-type: none"> 1. COVER LETTER 2. TAX FORM 3. ORIGINAL 6166 (FIRST TIME FILERS, ONLY) 4. CERTIFICATION OF DIVIDEND PAYMENT 5. POA(s) 6. U.S RESIDENTS ONLY - PARTNERSHIP LISTING (IF APPLICABLE)
FAVORABLE 17%	3%	PAPUA NEW GUINEA	<ol style="list-style-type: none"> 1. COVER LETTER 2. TAX FORM 3. CERTIFICATION OF PAYMENT 4. POA(s)

DESCRIPTION OF VARIOUS DOCUMENTATION

DOCUMENT NAME	DESCRIPTION	ORIGINAL / COPY	SIGNATURE REQUIREMENT
TAX FORM (UK-REIT)	<p>There are four possible tax forms. Beneficiary should complete one of the following forms, depending upon entity type and country of residence:</p> <ol style="list-style-type: none"> 1. FORM UK-REIT DT-INDIVIDUAL (all individuals) 2. FORM US-COMPANY UK-REIT (US entities, other than individuals) 3. FORM JAPAN-4-DT (Japanese entities, other than individuals) 4. FORM UK-REIT DT-COMPANY (for all other countries/entity types not covered by the above forms) <p>For non-US entities, the forms must be certified by the beneficial owner's local tax office (stand-alone CORs are not accepted). If the beneficiary has already had a claim paid by HMRC and been issued a unique beneficiary ID (this must be provided), the certification is not required.</p> <p>*Please contact GlobeTax for form templates.*</p>	ORIGINAL	DTC PARTICIPANT OR FINAL BENEFICIAL OWNER
COVER LETTER (APPENDIX A)	Must be submitted for each security and record date, on participant letterhead.	ORIGINAL	DTC PARTICIPANT
CERTIFICATION OF DIVIDEND PAYMENT (APPENDIX B)	Must be submitted for each beneficial owner with each long form claim, on participant letterhead.	ORIGINAL	DTC PARTICIPANT
POWER OF ATTORNEY (APPENDIX C)	<p>If the beneficial owner signs the tax form (UK-REIT), then only 1 POA is required:</p> <ul style="list-style-type: none"> • Between the DTC participant & depository (DTC letterhead) (Appendix C) <p>If the DTC participant signs the tax form on behalf of the beneficial owner, then 2 POA's are required:</p> <ul style="list-style-type: none"> • Between the DTC participant & depository (DTC letterhead) (Appendix C) • Between beneficial owner & DTC participant (BO letterhead) 	COPY	DTC PARTICIPANT AND/OR BENEFICIAL OWNER
IRS FORM 6166	<p>Issued by the Internal Revenue Service, stating the name and Taxpayer Identification number of the beneficial owner. The "Tax Year" of the 6166 must refer to the tax year of 2014. For U.S. Pensions the 6166 must certify that the pension plan is qualified under Section 401 (A) and is tax exempt under Section 501 (A).</p> <p>If the beneficiary has already had a claim paid by HMRC and been issued a unique beneficiary ID (this must be provided), the Form 6166 is not required.</p>	ORIGINAL	IRS REPRESENTATIVE
PARTNERSHIP LISTING	<p>Where the partnership or LLC is established in the United States and all of the partners are resident for tax purposes in the United States, a list of each partner's name and address must be included with the claim.</p> <p>If any of the partners are located outside of the United States, the listing must also include the percentage holding for each partner, and all non-US residents must claim separately.</p>	COPY	DTC PARTICIPANT

CONTACT DETAILS

PRIMARY CONTACT	NICOLE BRODIE
DOMESTIC PHONE (U.S.)	1-800-915-3536
DOMESTIC FAX (U.S.)	1-800-929-3536
INTERNATIONAL PHONE	1-212-747-9100
INTERNATIONAL FAX	1-212-747-0029
EMAIL ADDRESS	UKESP@GLOBETAX.COM
COMPANY	GLOBETAX SERVICES, INC.
STREET ADDRESS	ONE NEW YORK PLAZA, 34 TH FLOOR
CITY/STATE/ZIP	NEW YORK, NY 10004
ADDITIONAL CONTACTS	DIANA CAMEJO

FREQUENTLY ASKED QUESTIONS (FAQs)

QUESTION	ANSWER
CAN I SUBMIT A TRUST AGREEMENT IN LIEU OF A POA SIGNED BY THE BENEFICIAL OWNER?	YES, BUT A LIMITED POA SIGNED BY THE PARTICIPANT MUST BE ACCOMPANIED BY THE TRUST AGREEMENT
ARE FORM 6166S WITH IRS CODE RULING 81-100 ACCEPTED?	YES, WITH A TAX DETERMINATION LETTER
DOES THE BENEFICIARY'S NAME ON THE FORM 6166 NEED TO MATCH THE POA?	YES, THE BENEFICIARIES NAME ON BOTH DOCUMENTS SHOULD BE IDENTICAL.
DOES THE LONG FORM PROCESS HAVE A MINIMUM POSITION REQUIREMENT PER BENEFICIAL OWNER?	NO, THERE IS A MINIMUM FEE OF \$25 PER BENEFICIAL OWNER WHICH MAY BE WAIVED ON AN EXCEPTIONAL BASIS FOR CLIENTS RECLAIMING LESS THAN \$50. IN SUCH INSTANCES A FEE OF 50% OF THE RECLAIMED AMOUNT WILL BE APPLIED.
WHAT IS THE STATUTE OF LIMITATIONS FOR FILING UK REIT RECLAIMS?	FOR MOST BENEFICIARIES, IT IS 4 YEARS FROM THE END OF THE UK TAX YEAR IN WHICH THE DIVIDEND IS PAID. THE UK TAX YEAR ENDS APRIL 5 TH . FOR RESIDENTS OF AUSTRIA, THE STATUTE IS 3 YEARS FROM THE END OF THE CALENDAR YEAR IN WHICH THE DIVIDEND WAS PAID. CLAIMS RECEIVED AFTER OUR SUBMISSION DEADLINE WILL BE FILED ON A BEST EFFORT BASIS.

FREQUENTLY ASKED QUESTIONS (FAQs)

QUESTION	ANSWER
WILL BNY MELLON ACCEPT CLAIMS FILED DIRECTLY TO THEM BY THE BENEFICIAL OWNERS?	BNY MELLON ONLY ACCEPTS CLAIMS FILED BY THE DTC PARTICIPANT WHO WAS HOLDING THE SECURITIES THROUGH DTC AND ONLY TO THE EXTENT THAT DTC HAS REPORTED THESE HOLDINGS TO US AS VALID RECORD DATE HOLDINGS. BENEFICIAL OWNERS ARE REQUIRED TO FILE THEIR CLAIMS THROUGH THE CUSTODY CHAIN TO THE DTC PARTICIPANT OF RECORD. ALL CLAIMS NOT RECEIVED DIRECTLY FROM THE DTC PARTICIPANT WILL BE RETURNED TO THE BENEFICIAL OWNER.
IS THE PROCESS FOR TAX RELIEF OFFERED BY BNY MELLON AN OPTIONAL PROCESS?	YES, THIS IS A DISCRETIONARY, OPTIONAL SERVICE.
IS THIS LONG FORM PROCESS FREE OF CHARGE?	NO. THIS TAX RECLAIM ASSISTANCE SERVICE IS WHOLLY VOLUNTARY AND DISCRETIONARY AND OUTSIDE THE TERMS AND CONDITIONS OF ANY APPLICABLE DEPOSIT AGREEMENT. BNY MELLON UNDERTAKES NO DUTY OR OBLIGATION TO PROVIDE THIS SERVICE, AND MAY REJECT OR DECLINE ANY OR ALL PROPOSED ELECTING PARTICIPANTS OR HOLDERS IN ITS SOLE DISCRETION. FEES WILL BE CHARGED FOR THIS ASSISTANCE SERVICE OF UP TO \$0.01 PER DR FOR STANDARD LONG FORM RECLAIMS WITH A MINIMUM OF \$25.00. RECLAIMS RECEIVED POST DEADLINE CANNOT BE ASSURED AND MAY BE SUBJECT TO A PER BENEFICIARY FEE AS WELL AS OTHER CHARGES, FEES OR EXPENSES PAYABLE BY OR DUE TO BNY MELLON OR ITS AGENTS, INCLUDING THE CUSTODIAN OR TAX AUTHORITIES. IN ADDITION, CHARGES MAY APPLY TO ANY LONG FORM CLAIMS REJECTED OR NOT ACCEPTED BY THE CUSTODIAN. FEES PAID TO BNY MELLON MAY BE SHARED WITH ITS AGENTS.

Warning and Disclaimer:

BNY Mellon will not be responsible for the truth or accuracy of any submissions received by it and all Participants and holders, whether or not following the procedures set forth herein or otherwise submitting any information, agree to indemnify and hold harmless BNY Mellon and its agents for any and all losses, liabilities and fees (including reasonable fees and expenses of counsel) incurred by any of them in connection herewith or arising herefrom. BNY Mellon and its agents will be relying upon the truth and accuracy of any and all submissions received by them in connection with the tax relief process and shall hold all participants and DR holders liable and responsible for any losses incurred in connection therewith or arising there from. There is no guarantee that the applicable tax authorities will accept submissions for relief. Neither BNY Mellon nor its agents shall be responsible or liable to any holders of DRs in connection with any matters related to, arising from, or in connection with the tax relief process described herein. See also “**Agreements, Fees, Representations and Indemnification**” above

APPENDIX A – COVER LETTER

(DTC Participant’s Letterhead)

GlobeTax
One New York Plaza - 34th Floor
New York, NY 10004-1936
ATTN: DCI – UK REIT

Re: Withholding Certification for **BRITISH LAND ; CUSIP# 110828100**

Enclosed please find tax reclamation documents, which we are submitting on behalf of our clients who have had excess tax withheld from dividends paid on UK REIT DRs. We, (DTC Participant Name) holding shares at Cede & Co. under DTC# (DTC PTS Number) hereby state that each beneficial owner cited below held the respective amount of shares on the record date of **08 JANUARY 2016** for the security **BRITISH LAND (the “Issuer”)** ; **CUSIP# 110828100**.

Below is the list of beneficial owners and their holdings, which total **[TOTAL NUMBER OF DRs CITED BELOW]** DRs. As required the following documents are attached: UK REIT claim form, Certification of payment, Certification of Residency and a Power of Attorney for each beneficial owner. **The ratio for BRITISH LAND is 1 ORD: 1 DR.** The information is as follows:

Name of Beneficiary	Complete Address	Tax ID Number	# DRs	# ORDS

For submissions including 6 or more beneficial owners, please submit a spreadsheet to Nicole Brodie.

We ask that BNY Mellon apply to the United Kingdom HMRC for the reduced withholding tax rate on the above beneficial owners' behalf. Please contact the undersigned at [SIGNATORY'S TELEPHONE NUMBER] or via email at [SIGNATORY'S EMAIL ADDRESS] should you have any questions.

Agreements, Representations and Indemnification

We hereby agree that this tax reclaim assistance service is wholly voluntary and discretionary and outside the terms and conditions of any applicable deposit agreement. BNY Mellon undertakes no duty or obligation to provide this service, and may reject or decline any or all proposed electing participants or holders in its sole discretion. We hereby accept and agree to pay the fees of BNY Mellon of up to \$0.01 per Depository Receipt for the standard Long Form tax reclaims (with a minimum of \$25.00), and any other charges, fees or expenses payable by or due to BNY Mellon or its agents, including the (respective) custodian, in connection with the tax reclaim process, or to tax authorities or regulators (which fees, charges or expenses may be deducted from the dividend or any other distribution or by billing or otherwise in BNY Mellon's discretion). We hereby agree that any such fees, charges or expenses may be due and payable whether or not a successful reduction in rate or reclamation is obtained. We hereby acknowledge that fees paid to BNY Mellon may be shared with its agents and affiliates.

We hereby agree that in addition to statutory and documentation requirements and the deduction of fees, tax reclaim benefits will be subject to review and approval by the applicable custodian and the applicable tax regulators, and that BNY Mellon is not providing any legal, tax, accounting or other professional advice on these matters and has expressly disclaimed any liability whatsoever for any loss howsoever arising from or in reliance hereto.

We certify that to the best of our knowledge each of the beneficial holders identified hereby are eligible for the preferential rates as stated herein and we declare that we have performed all the necessary due diligence to satisfy ourselves as to the accuracy of the information submitted to us by these beneficial holders.

We will be fully liable for any and all claims, penalties and / or interest, including without limitation, any foreign exchange fluctuations associated therewith. BNY Mellon shall not be liable for the failure to secure any refund. In consideration of the assistance of BNY Mellon and the custodian in processing such claims, we expressly agree that BNY Mellon and its agents or affiliates shall not have any liability for, and we shall indemnify, defend and hold each of BNY Mellon and its agents and affiliates harmless from and against, any and all loss, liability, damage, judgment, settlement, fine, penalty, demand, claim, cost or expense (including without limitation fees and expenses of defending itself or enforcing this agreement) arising out of or in connection herewith.

Sincerely,

[Signature of authorized signatory for DTC Participant]

[NAME AND TITLE OF AUTHORIZED OFFICER FOR DTC PARTICIPANT]

PAYMENT ADDRESS: _____

APPENDIX B – CERTIFICATION OF DIVIDEND PAYMENT

*****THIS DOCUMENT MUST BE PREPARED ON COMPANY LETTERHEAD*****

ALL AMOUNTS MUST BE IN GBP

(Important – DTC Participants must complete a separate Certificate of Payment for each beneficial owner)

CERTIFICATION OF PAYMENT

[DTC Participant Name] hereby certifies that the following beneficial owner (holding the security **BRITISH LAND**) DRs (CUSIP **110828100**) was a holder of record on **08 JANUARY 2016**. The beneficial owner was paid the dividend less the [Withheld %] withholding tax at source and is entitled to the [Refund %] tax refund stipulated under the provisions of the “[Residence Country of Beneficial Owner]” – United Kingdom Tax Treaty Convention.

We hereby certify that we have paid the dividend to the beneficial owner of the following securities on 22 FEBRUARY 2016

Agent:	[DTC Participant Name] [DTC Participant Number]
Beneficial Owner:	[Beneficial Owner Name] [B/O Address] [B/O City, State, Zip Code] [B/O Country of Residence]
Security:	BRITISH LAND
Ordinary Pay Date:	12 FEBRUARY 2016
Shares held:	[Number of Ordinary Shares Held]
Dividend Rate:	GBP 0.0709 per share
Gross Dividend:	[Gross Dividend]
Amount of Tax Withheld (Withheld 20%):	[Amount of Tax Withheld]
Refund Amount Due (Reclaim %):	[Amount of Refund]

Certified By
Authorized Signature **[Sign Here]** _____ Date
NAME _____
TITLE _____
INSTITUTION _____

APPENDIX C – POWER OF ATTORNEY

*****THIS DOCUMENT MUST BE PREPARED ON COMPANY LETTERHEAD*****

POWER OF ATTORNEY

(Broker’s Letterhead)

Power of Attorney

(Name of Broker), with address in **(City, State, Country)** hereby appoints BNY Mellon (“Bank”) and/or the Bank’s designated standing proxy(ies) as its true and lawful attorney with full Power of Attorney to do all or any of the following acts with respect to the American Depository Receipts representing shares in **BRITISH LAND** (“Securities”) that the Bank holds in its safe custody on behalf of the Undersigned broker/agent.

- i. To sign and file required forms with competent tax authorities in order to secure any tax privileges and benefits such as tax reduction or tax-exemption at source.
- ii. To receive on behalf of the Undersigned tax repayments made by competent tax authorities as a result of lodging reclaim forms.
- iii. To perform any other act as may be necessary to execute the acts mentioned herein

The Undersigned also authorizes the Bank and/or the Bank’s designated standing proxy(ies) to submit this power of attorney or a photocopy of it to competent tax authorities.

(The Name of the broker representative)

<Place and Date>
representative> _____
Place and Date

<Signature of broker
Authorized Signature(s)/Title(s)