



COMPANY

Country	United Kingdom
Number of Employees	1'757
Web	www.landsecurities.com

Share

Market cap (mil)	8'044
Currency	GBp
High 52 week	2'357.0
Low 52 week	1'596.0
Last Price	1'725.0

Key Data 2006 2007E

Sales (mil)	1'829	N/A
EPS	76.94	82.52
P/E Ratio	2.29	22.42

Source: Bloomberg / August 13, 2007

Sales in

Alcohol	No
Armaments	No
Firearms	No
Tobacco	No
Gambling	No

Source: ISS, SAM Research

COMPANY DESCRIPTION

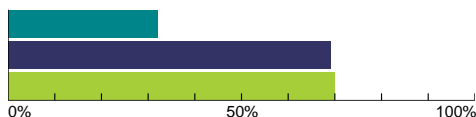
Land Securities Group Plc (Land Securities) operates solely in the UK, investing in property and developing shops, offices, warehouses, food superstores, retail, leisure, industrial and warehouse premises, together with the management of its properties. The company has created three business units, which include Portfolio Management, Development and Total Property Services (known as Land Securities Trillium). The company has a deal with the Private Sector Resource Initiative for the Management of the Estate (PRIME) contract, which combines property ownership and management, and involves the transfer of the majority of the property portfolio occupied by the Department for Work and Pensions (DWP) to Land Securities Trillium. The BBC and British Telecom have also partnered with Land Securities Trillium to deliver innovative property solutions for their estates.

SUSTAINABILITY PERFORMANCE

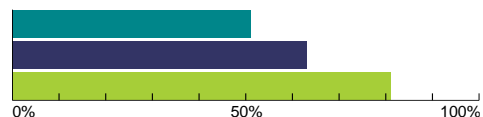
Land Securities has continuously improved its position within the real estate industry with respect to sustainability and now stands at the top its sector. The company continues to attach significant importance to various industry specific challenges including water consumption, energy efficiency and carbon emissions. Land Securities shows great flexibility in dealing with those problems and has also taken initiative not only to adapt to climate change by e.g. reconsidering geographical as well as physical parameters of its portfolio but also to mitigate the natural transition by increasingly sourcing electricity from renewable sources, reducing water consumption and implementing energy saving devices. Last but not least, Land Securities also considers social aspects with great care. Good social infrastructure within its investment portfolio, including shopping and community facilities as well as clean and safe living environments, are cases in point for that.

SUSTAINABILITY SCORES

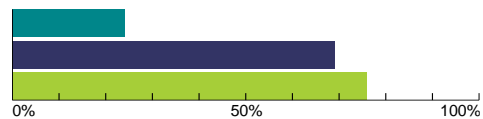
Total Score



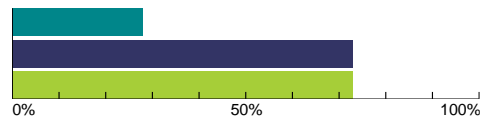
Economic Dimension



Environmental Dimension



Social Dimension



■ DJSI sector average on a global basis
■ Land Securities Group PLC
■ Best company on a global basis within DJSI sector



For information on assessment criteria, visit www.sustainability-indexes.com

«Corporate Sustainability is a business approach to create long term shareholder value by embracing opportunities and managing risks deriving from economic, environmental and social developments.»

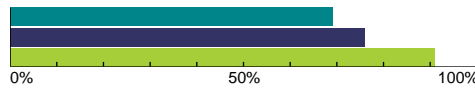
INDUSTRY DRIVING FORCES

The real estate sector comprises developers, maintainers and managers of and investors in residential or commercial buildings. Only few operate on a global or at least regionally diversified scale; most of its members operate locally or within a well-defined region. Global challenges are impacting the sector nevertheless. The sharp increase in energy costs for all usages has made the amount of operational energy used in buildings a distinctive factor for their attractiveness. Buildings with low energy intensity reduce the impact of energy costs and energy price volatility. A similar trend, albeit at a lower level, can be expected with regard to water efficiency and green house gas emissions. Developing and maintenance costs can furthermore be impacted by the level of acceptance of buildings by the local community. Social integration of buildings and its constant monitoring will have to become part of the services offered by the sector.

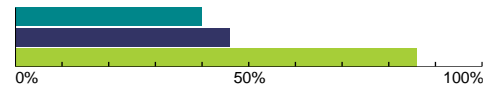
COMPANY PERFORMANCE FOR SELECTED CRITERIA

ECONOMIC

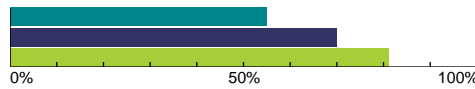
Corporate Governance



Risk & Crisis Management

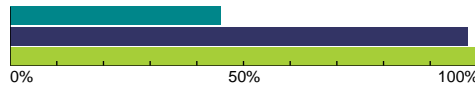


Codes of Conduct and Compliance

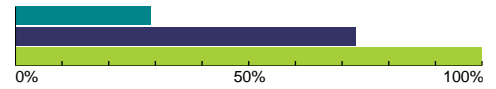


ENVIRONMENTAL

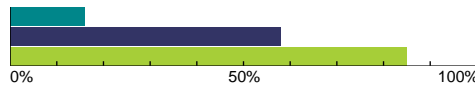
Environmental Policy / Management System



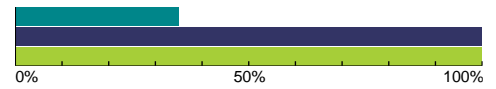
Building Materials



Resource Conservation and Efficiency

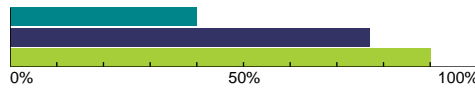


Biodiversity

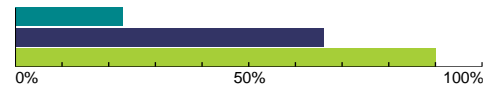


SOCIAL

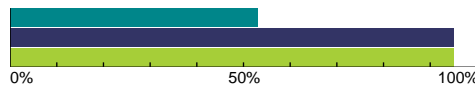
Standards for Suppliers



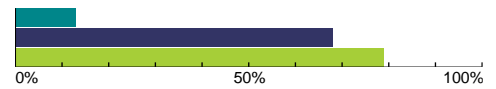
Social Integration



Labor Practice Indicators



Human Capital Development



- DJSI sector average on a global basis
- Land Securities Group PLC
- Best company on a global basis within DJSI sector

Contact
SAM Research AG
Seefeldstrasse 215
CH-8008 Zurich · Switzerland
Tel. +41 44 397 10 10
Fax +41 44 397 10 50
info@sam-group.com
www.sam-group.com



DISCLAIMER

No offer. The information and opinions contained in this publication constitutes neither a solicitation, nor a recommendation, nor an offer to buy or sell investment instruments or other services, or to engage in any other kind of transaction. The information described in this publication is not directed to persons in any jurisdiction where the provision of such information would run counter to local laws and regulation. No warranty. This publication is derived from sources believed to be accurate and reliable, but neither its accuracy nor completeness is guaranteed. The material and information in this publication are provided "as is" and without warranties of any kind, either expressed or implied. SAM Group Holding AG and its related, affiliated and subsidiary companies disclaim all warranties, expressed or implied, including, but not limited to, implied warranties of merchantability and fitness for a particular purpose. Any opinions and views in this publication reflect the current judgment of the authors and may change without notice. It is each reader's responsibility to evaluate the accuracy, completeness and usefulness of any opinions, advice, services or other information provided in this publication. Limitation of liability All information contained in this publication is distributed with the understanding that the authors, publishers and distributors are not rendering legal, accounting or other professional advice or opinions on specific facts or matters and accordingly assume no liability whatsoever in connection with its use. In no event shall SAM Group Holding AG and its related, affiliated and subsidiary companies be liable for any direct, indirect, special, incidental or consequential damages arising out of the use of any opinion or information expressly or implicitly contained in this publication. Copyright Unless otherwise noted, text, images and layout of this publication are the exclusive property of SAM Group Holding AG and/or its related, affiliated and subsidiary companies and may not be copied or distributed, in whole or in part, without the express written consent of SAM Group AG or its related, affiliated and subsidiary companies.