



COMPANY

Country	United Kingdom
Number of Employees	1'689
Web	www.landsecurities.com

Share

Market cap (mil)	6'061
Currency	GBP
High 52 week	1'865.0
Low 52 week	1'098.0
Last Price	1'303.0

Key Data	2007	2008E
Sales (mil)	1'561	732
EPS	0.81	0.82
P/E Ratio	N/A	16.11

Source: Bloomberg / September 03, 2008

Sales in

Alcohol	No
Armaments	No
Firearms	No
Tobacco	No
Gambling	No

Source: EIRIS, SAM Research

COMPANY DESCRIPTION

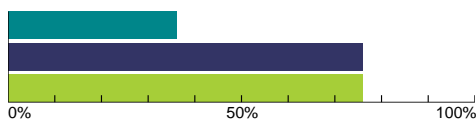
Land Securities Group Plc (Land Securities) is a UK-based Real Estate Investment Trust. It develops, manages and invests in commercial properties. The company has three business segments: Retail Portfolio, which includes commercial properties outside London, shops held through the Metro Shopping Fund LP and other regional properties; London Portfolio, which includes all London offices and London retail excluding assets held under Metro Shopping Fund LP and Trillium for total property services. This business segment is engaged in long-term property outsourcing partnerships with public sector organisations and corporate, such as Norwich Union, Barclays and Accor Hotels. Further, Trillium holds equity interest in or manages 137 Public Private Partnership (PPP) projects in areas, such as schools, hospitals, secure accommodation and offices.

SUSTAINABILITY PERFORMANCE

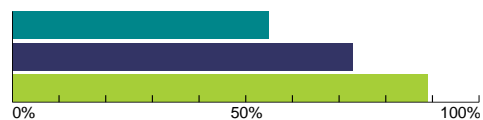
In 2007, Land Securities Plc was able to achieve a leading position in the real estate sector due to its corporate sustainability performance. Climate change remains the top priority of the company's corporate responsibility agenda. The initiatives taken by the company shows its dedication to creating and managing sustainable buildings. For example, the 'Energy Innovation Group' established by the company advance a number of projects, such as a knowledge transfer partnership and fuel cell technology, and regularly submits new ideas for energy conservation. Also, the group is exploring solutions that involve medium to large-scale off-site dedicated generation of electricity from renewable sources, and has introduced carbon-offsetting as a means of valuing carbon, which provides a mechanism for evaluating and promoting measures to reduce carbon emissions. The company also focuses on other industry specific challenges, such as recycling and reuse of demolition material, use of energy efficient products and biodiversity conservation. Furthermore, the company has recently won two prestigious awards, British Standards ISO14001 Award for its excellence in environmental management systems and Business Commitment to the Environment (BCE) Environmental Leadership Awards for its approach to sustainability in new developments. The company's performance in the social dimension can be attributed to its good social infrastructure, including shopping and community facilities as well as clean and safe living environments and also its effective supplier evaluation criteria.

SUSTAINABILITY SCORES

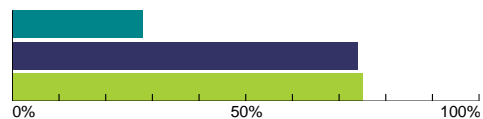
Total Score



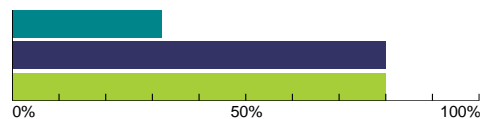
Economic Dimension



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.»

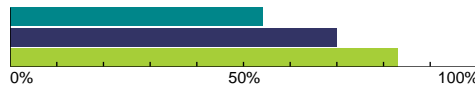
INDUSTRY DRIVING FORCES

The real estate sector comprises developers, maintenance professionals; and managers of and investors in residential or commercial buildings. Climate change and energy efficiency are the major concerns for this sector. The shortage of energy supply and increase in energy cost 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 cost and energy price volatility, resulting in an increased demand for residential, commercial and industrial green buildings. Furthermore, stringent regulations on energy efficiency of buildings, such as the introduction of energy performance certificates in Europe, are more likely to drive the demand for sustainable buildings. A similar trend, albeit at a lower level, can be expected with regard to water efficiency and green house gas emissions. Social integration of buildings and its constant monitoring will have to become part of the services offered by the sector

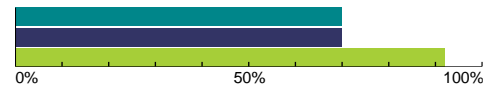
COMPANY PERFORMANCE FOR SELECTED CRITERIA

ECONOMIC

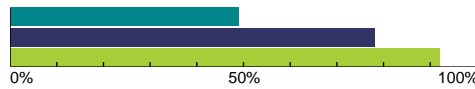
Codes of Conduct / Compliance



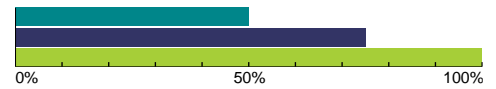
Corporate Governance



Risk & Crisis Management

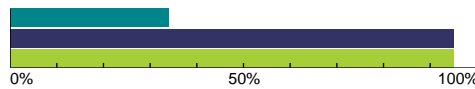


Stakeholder Engagement

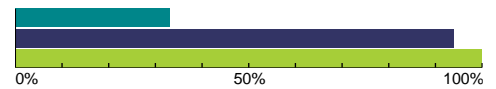


ENVIRONMENTAL

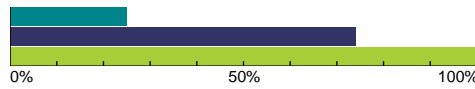
Biodiversity



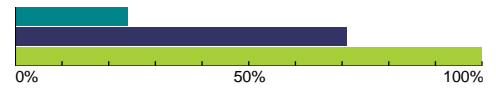
Building Materials



Environmental Reporting

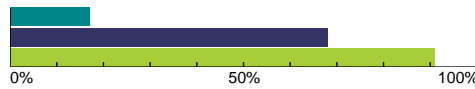


Resource Conservation and Efficiency

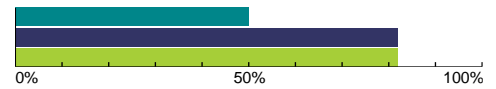


SOCIAL

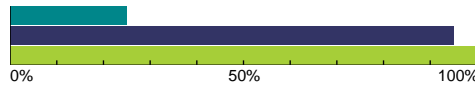
Human Capital Development



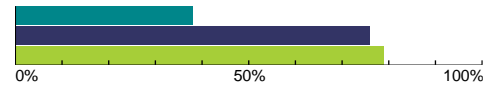
Labor Practice Indicators



Social Integration



Talent Attraction & Retention



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

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