

Directors' statement of responsibilities

The Directors confirm that this condensed set of financial statements has been prepared in accordance with IAS 34 Interim Financial Reporting, as adopted by the European Union, and that the Interim Announcement herein includes a fair review of the information as required by 4.2.7 and 4.2.8 of the Disclosure and Transparency Rules.

The Directors of Land Securities Group PLC are stated in the Group's Annual Report for the year ended 31 March 2007.

By the order of the Board

P M Dudgeon

Secretary

14 November 2007