

Investor information

The report and financial statements, share price information, company presentations, primary financial statements as Excel downloads, the financial calendar, Corporate Governance, contact details and other debt and equity investor information on the Group are available through the internet on www.landsecurities.com/investorrelations

Registrar

All general enquiries concerning holdings of ordinary shares in Land Securities Group PLC, should be addressed to: Equiniti, The Causeway, Worthing, West Sussex BN99 6DA. Telephone: 0870 600 3972 Textphone: 0870 600 3950 Website: www.shareview.co.uk

An online share management service is available, enabling shareholders to access details of their Land Securities shareholdings electronically. Shareholders wishing to view this information, together with additional information such as indicative share prices and information on recent dividends, should visit the online shareholder centre at www.landsecurities.com/investorrelations or www.shareview.co.uk

E-communication

UK shareholders may elect to receive communications electronically. Shareholders who opt to receive electronic communications can also submit their proxy votes electronically. To register for this service, shareholders should visit the online shareholder centre at www.landsecurities.com/investorrelations or www.shareview.co.uk

Payment of dividends

Shareholders whose dividends are not currently paid to mandated accounts may wish to consider having their dividends paid directly into their bank or building society account. This has a number of advantages, including the crediting of cleared funds into the nominated account on the dividend payment date. If shareholders would like their future dividends to be paid in this way, they should complete a mandate instruction available from the registrars. Under this arrangement tax vouchers are sent to the shareholder's registered address.

Dividend reinvestment plan (DRIP)

The Company offers shareholders the option to participate in a DRIP. This enables shareholders to reinvest their cash dividends in Land Securities Group PLC shares.

For further details, contact: The Share Dividend Team, Equiniti, The Causeway, Worthing, West Sussex BN99 6DA Telephone: 0870 241 3018 International dialing: +44 121 415 7049

For participants in the plan, key dates can be found in the online financial calendar at www.landsecurities.com/investorrelations

REIT dividend payments

A detailed note on the tax consequences for shareholders and forms to enable certain classes of shareholder to claim exemption from withholding tax are available on our website at www.landsecurities.com

Low cost share dealing facilities

Shareview provides both existing and prospective UK shareholders with simple, low cost ways of buying and selling Land Securities Group PLC ordinary shares by telephone, internet or post.

For telephone dealing, call 0870 850 0852 between 8.00am and 4.30pm Monday to Friday. For internet dealing, log on to www.shareview.co.uk/dealing For postal dealing, call 0870 242 4244 for full details and a form.

Existing shareholders will need to provide the account/shareholder reference number, shown on the share certificate.

ShareGift

Shareholders with a small number of shares, the value of which makes it uneconomic to sell them, may wish to consider donating them to the charity ShareGift, (registered charity 1052686) which specialises in using such holdings for charitable benefit. A ShareGift Donation form can be obtained from: Equiniti, The Causeway, Worthing, West Sussex BN99 6DA

Further information about ShareGift is available at www.sharegift.org or by writing to: ShareGift, 46 Grosvenor Street, London W1K 3HN Telephone: 020 7828 1151

Corporate Individual Savings Accounts (ISAs)

The Company has arranged for a Corporate ISA to be managed by Equiniti, who can be contacted at: The Causeway, Worthing, West Sussex BN99 6UY Telephone: 0870 242 4244

Capital gains tax

For the purpose of capital gains tax, the price of the Company's ordinary shares at 31 March 1982, adjusted for the capitalisation issue in November 1983, was 205p.

The appropriate values to be used as base costs in respect of shares in Land Securities Group PLC issued under the Scheme of Arrangement in September 2002 are: Ordinary shares – 769p B shares – 101p so that the new ordinary shares and the B shares received in respect of the old ordinary shares in Land Securities PLC will attract 86.99% and 13.01% respectively of the base cost of those old ordinary shares.

Unclaimed Assets Register

The Company participates in the Unclaimed Assets Register, which provides a search facility for financial assets which may have been forgotten. For further information, contact: The Unclaimed Assets Register, Cardinal Place, 6th Floor, 80 Victoria Street, London SW1E 5JL Telephone: 0870 241 1713 Website: www.uar.co.uk

Share price information

The latest information on Land Securities Group PLC share price is available on our website www.landsecurities.com

Registered office

5 Strand, London WC2N 5AF Registered in England and Wales No. 4369054

Offices

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