

Press Release

15 May 2013

Financial results for the year ended 31 March 2013

"We have delivered a strong set of financial results with a 4.6% increase in net asset value and dividend growth of 2.8%. Our strategy to focus on developing early in the cycle led to success at Trinity Leeds and Buchanan Street, Glasgow which both opened their doors close to fully let in March. In London, 20 Fenchurch Street is now 56% pre-let or in solicitors' hands, a year ahead of completion, demonstrating clear demand for the right space in the right location. In addition, our relentless asset management has reduced voids even further, helping to achieve outperformance for our shareholders.

"Our development window remains open. A strong balance sheet combined with discipline in recycling capital allow us to take advantage of that window, as shown by our announcement today to commit, with our partner CPPIB, to the £768m first phase of Victoria Circle, a mixed-use development in London's West End.

"While the trading environment remains tough for retailers, we continue to see appetite for the right space in the right location. Our digital proposition, combined with more leisure across our retail assets, means we are providing customers with the full experience they want, increasing dwell time and average spend.

"There has been no let up in the pace of our activity in the new financial year and I am confident of delivering success," said Land Securities' Chief Executive Robert Noel.

Results summary

	31 March 2013	31 March 2012	Change
Valuation surplus ⁽¹⁾	£217.5m	£190.9m	2.0%
Basic NAV per share	959p	921p	Up 4.1%
Adjusted diluted NAV per share ⁽²⁾	903p	863p	Up 4.6%
Group LTV ratio ⁽¹⁾	36.9%	38.0%	
Profit before tax	£533.0m	£515.7m	Up 3.4%
Revenue profit ⁽¹⁾	£290.7m	£299.4m	Down 2.9%
Basic EPS	68.4p	67.5p	Up 1.3%
Adjusted diluted EPS	36.8p	38.5p	Down 4.4%
Dividend	29.8p	29.0p	Up 2.8%

1. Including our proportionate share of subsidiaries and joint ventures

2. Our key valuation measure

A year of action.....

- £31.7m of development lettings
- £26.4m of investment lettings, 3.1% ahead of ERV (excludes pre-development properties)
- Sales of £65.9m including Cathedral Plaza, Worcester
- Acquisitions of £529.4m including X-Leisure and The Printworks, Manchester
- Development and refurbishment expenditure of £356.5m
- 86,600 sq m of retail space completed at Trinity Leeds and Buchanan Street, Glasgow
- 20 Fenchurch Street, EC3, now 56% pre-let or in solicitors' hands
- Over 100,000 sq m of further development committed in six schemes

.....delivering results

- Ungeared total property return 7.8%, outperforming IPD Quarterly Universe at 3.2%
- Total business return (dividends and adjusted diluted NAV growth) of 8.0%
- Combined portfolio valued at £11.45bn, with a valuation surplus of 2.0% in the year
- Properties in the development programme up 16.8%
- Revenue profit at £290.7m, down 2.9% due to sales last year
- Voids in the like-for-like portfolio reduced to 2.0% from 2.8% at 31 March 2012

Strong financial structure

- Group LTV ratio at 36.9%, based on adjusted net debt of £4.29bn
- Weighted average maturity of debt at 9.7 years
- Weighted average cost of debt at 4.9%
- Cash and undrawn facilities of £1.0bn
- Recommended increase in final dividend to 7.6p (from 7.4p)

-Ends-

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Notes to editors

A live video webcast of the presentation will be available on <http://www.landsecurities.com/prelims2013> at 9.00am BST. Please also note that there will be an interactive Q&A facility on the webcast. A downloadable copy of the webcast will then be available at the same address from 3pm.

We will also offer an audio conference call line. We recommend that you dial in to the call 10-15 minutes before the start of the presentation due to the large volume of callers expected. Dial-in details are as follows:

Dial-in number: +44 (0) 1452 555 566

Call title: Land Securities' preliminary results

Conference ID number: 44810873

There will be a replay facility available four hours after the call's completion for 7 days following the results. The replay facility details are as follows:

Replay dial-in number: +44 (0) 1452 55 00 00

Replay conference ID number: 44810873#

A short interview with Robert Noel, Chief Executive, and Martin Greenslade, Chief Financial Officer, is available at <http://www.landsecurities.com/investors/results>