

OBJ3/P1/A1-4

Transport and Works (Inquiries Procedure) Rules 2004

Proposed London Underground (Victoria Station Upgrade) Order

LAND SECURITIES PLC AND OTHERS (Objector No. 3)

APPENDICES 1 – 4 to PROOF of EVIDENCE of COLETTE O'SHEA of
LAND SECURITIES plc

OBJ3/P1/A1

Transport and Works (Inquiries Procedure) Rules 2004
Proposed London Underground (Victoria Station Upgrade) Order

LAND SECURITIES PLC AND OTHERS (Objector No. 3)

COLETTE O'SHEA - APPENDICES:

EXTRACT FROM ANNUAL REPORT AND ACCOUNTS

London Portfolio

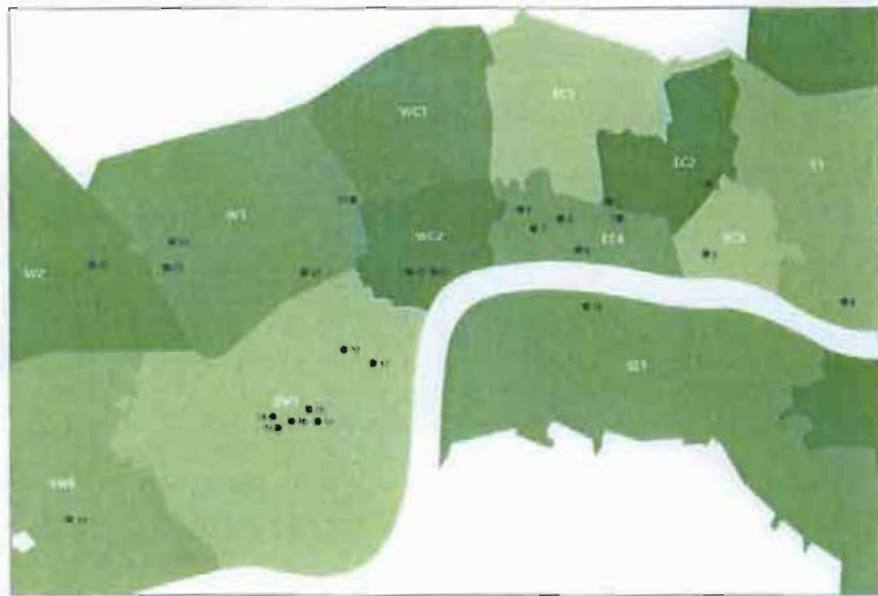
Table 34
Top 12 properties



Top 12 Properties

Top London Portfolio properties
Over £100m by location

- a Cardinal Place, SW1
Landmark offices, with ground floor retail anchored by Marks & Spencer.
- b New Street Square, EC4
Innovative offices around a public square, with retail and restaurants.
- c 50 Queen Anne's Gate, SW1
Refurbished former Home Office building now occupied by Ministry of Justice.
- d Portland House, SW1
Offices in Victoria let to American Express, Government and others.
- e Bankside 2&3, SE1
Contemporary office, retail and leisure space in thriving Southbank.
- f Times Square, EC4
We now hold a 95% interest in this substantial City office asset.
- g Portman House, W1
Prime retail space in the heart of the West End with modern offices above.
- h Empress State Building, SW6
Office tower building, with Metropolitan Police as tenant.
- i Piccadilly Circus Lights, W1
Offices, retail, leisure and a world famous advertising landmark.
- j Eland House, SW1
Victoria offices benefiting from Cardinal Place redevelopment.
- k 455/475 Oxford Street, W1
Our Park House development will create a mixed-use scheme in the West End.
- l Ashdown House, SW1
Office and retail space in prominent Victoria location.



- EC2
1. One Wood Street
2. Doshwood House*
 - EC3
3. 20 Fenchurch Street*
 - EC4
4. New Street Square*
5. One New Change*
6. 30 Ludgate Hill and 26 Old Bailey
7. H&S House
8. Times Square
 - E1
9. Thames Nine Square Estate
 - E14
10. 2-9 Harbour Exchange
 - SW1
11. New Scotland Yard
12. 50 Queen Anne's Gate*
13. Portland House
14. Eland House
15. Kingsgate House
16. Cardinal Place
17. Ashdown House
 - SE1
18. Bankside 2&3
 - SW6
19. Empress State building
 - W2
20. 40 Strand
21. Arundel Green Court*
 - W1
22. 2/50 Oxford Street
23. 8/17 Tottenham Court Road
24. 455/475 and 475/497 Oxford Street and Park House*
25. Piccadilly Circus Lights
 - W2
26. 10/20/30/40/50 Eastbourne Terrace*
- *In the development pipeline
† Landflex building

OBJ3/P1/A2

Transport and Works (Inquiries Procedure) Rules 2004
Proposed London Underground (Victoria Station Upgrade) Order

LAND SECURITIES PLC AND OTHERS (Objector No. 3)

COLETTE O'SHEA - APPENDICES:

LS PROPERTY IN THE VICTORIA AREA

APPENDIX []

1. ***VTI Properties***

(a) *Lakeview Court, 9/75 Buckingham Palace Road and 29 Bressenden Place SW1*

170,000 sq.ft. (15,794 m²) in total, including 55,430 sq.ft. (5,150 m²) offices, a 136-bedroom hotel, 30 flats and 7 shops.

This was originally built in 1964 and was acquired by Land Securities in 1983. The offices were fully refurbished in 1994.

The property has been held as an investment since it was acquired. Lease determinations have been arranged to be consistent with the proposed redevelopment scheme.

(b) *1 Warwick Row*

A 36,895 sq.ft. (3,428 m²) office building

This was originally constructed in 1970 by Land Securities and has been held as a standing investment since its construction. Arrangements have been made for lease determinations to be consistent with the proposed redevelopment scheme.

(c) *Stag Public House*

7,000 sq.ft. (650 m²) public house.

This property was acquired in 2001 and has been held as an investment since purchase. It is now on a lease to 2010 with a landlord's rolling break.

(d) *Elliot House, Bressenden Place*

29,241 sq.ft. (2,717 m²) offices 7,642 sq.ft. (710 m²) retail.

This was acquired in 1999 with planning permission for a 90,000 sq.ft. scheme with no residential accommodation being required, although this permission has now lapsed. The Council indicated that it would not allow renewal of this permission as they supported the larger regeneration of the whole site. The property has been held and managed as a standing investment with a view to incorporation in the current scheme. Vacant possession is available to suit the timing of the scheme.

(e) *120/124 Victoria Street*

16,252 sq.ft. (1,510 m²) retail and ancillary or office accommodation to upper floors

This is a retail property with offices to the upper floors of older construction. It was acquired in two parts, 124 Victoria Street in 2000 and 120/122 Victoria Street in 2002. This is let short-term as retail and offices with lease determinations to facilitate the scheme.

(f) *Allington House, 50 Victoria Street*

37,688 sq.ft. (3,501 m²) offices and 10,000 sq.ft. (930 m²) retail

This was a new building constructed by Land Securities from 1997. The property was acquired in 1995 for redevelopment. It has been held as a standing investment since the completion of the development. It has achieved good investment performance in line with the general Victoria market for modern accommodation both in terms of rent and capital value returns. It provides good quality modern offices and retail premises.

(g) *152/154 Victoria Street*

6,513 sq.ft. (605.3 m²) retail and ancillary accommodation, on basement, ground and three upper floors.

This is a retail property acquired in 2008 and has been held since acquisition as an investment property under management. Discussions are in hand with tenants to provide appropriate vacant possession for the scheme.

(h) *Sutton House, 156/158 Victoria Street*

7,067 sq.ft. (657 m²) retail property on basement, ground and five upper floors.

The property was acquired in 2006. The property is let to a single tenant until December 2023. Negotiations with the tenant are underway to achieve early vacant possession to accommodate the scheme.

(i) *160/162 Victoria Street*

6,118 sq.ft. (568 m²) retail property used as two restaurants with ancillary upper parts.

The property was acquired in 2007 and has been managed as an investment since acquisition.

The tenant is on a lease term until 2016 and discussions with the tenant are underway to achieve early vacant possession to accommodate the scheme.

(j) *166/172 Victoria Street*

Freehold retail and office property let on a head lease until 2147 at a gearing of 5% of rent received.

The property was acquired in 2008.

Negotiations have been continuing with the head tenant with a view to acquiring the head lease interest.

(k) *77 Buckingham Palace Road, The King's Arms PH*

The Public House was acquired in 2008. It is let on a 25-year lease to Spirit Managed Pubs Limited with Landlord's rolling breaks to allow vacant possession for the scheme with no further compensation payment.

(l) *Allington Towers, 17-19 Allington Street*

59,254 sq.ft. (5,505 m²) office property and 12 flats with 30 car park spaces.

The property was acquired in 2003 and has been managed as an investment since acquisition.

The main tenant, UK Government, is on a lease term until March 2012 which is consistent with the required timetable for the scheme.

(m) *Allington Court, 5-12 Allington Street*

A residential block comprising 20 flats and 6 retail units to the ground floor and a fitness centre to the basement.

The freehold interest was acquired in 2008, subject to a head lease running until 2034. The head lease is now under offer to be acquired.

(n) *3 Allington Street, The Stage Door PH*

The Public House was acquired in 2008. It is let on a 25-year lease to Spirit Managed Pubs Limited with Landlord's rolling breaks to allow vacant possession for the scheme with no further compensation payment.

2 Wider Victoria Masterplan area

(a) *Eland House, Stag Place*

251,947 sq.ft. (23,407 m²) offices. The property was originally acquired in 1958 and this building was constructed in 1995.

This is a modern building with a Government tenant (ODPM) until 2020 but with a tenant's break at 2015. This property is held as a high quality investment providing very secure medium-term income.

(b) *Portland House Stag Place*

302,636 sq.ft. (28,116 m²) offices and 16,253 (1,510 m²) basement restaurant.

The building was constructed in 1959 and acquired by Land Securities in 1963. Part of the building was fully refurbished in 1986/87 with the remainder refurbished in two further phases in 1992/95 and 1996/99 with subsequent rolling refurbishment to Grade A specification upon vacancy.

The property has been held as an investment since its acquisition. It provides spectacular views at the upper levels over the whole of this part of the West End and is the most prominent building in Victoria. The building has been let on a variety of leases and continues to provide scope for active asset management to improve rental and capital values.

(c) *Cardinal Place*

560,896 sq.ft. (52,109 m²) of office accommodation and 95,103 sq.ft. (8,835 m²) of retail and ancillary accommodation.

The holding was originally acquired as part of the Stag Site in 1958. The current buildings were constructed in 2005 and are the leading scheme in the Victoria area, providing very high quality accommodation on large office floorplates. The property is multi-let with various lease determination dates.

(d) *Roebuck House (now The View)*

174,000 sq.ft. (16,165 m²) residential accommodation, comprising 120 flats with a fitness centre of 5,463 sq.ft. (508 m²) fitness centre.

The site was originally acquired as part of the Stag Site in 1958. The original residential building was constructed in 1960. The block was completely refurbished back to frame in 2004/5 and sold off on long leases to private owners. The freehold remains within Land Securities ownership and the fitness centre is let on a commercial basis.

(e) *Kingsgate House and Parade, 66/74 Victoria Street*

152,417 sq.ft. (14,160 m²) offices and 18 shops comprising in total 44,036 sq.ft. (4,091 m²).

The building was constructed in 1958 upon acquisition by Land Securities and substantially refurbished in 1987.

The offices are wholly let to Government, being occupied by DTI on a lease until March 2012. The property has been held as an investment since construction and has provided satisfactory investment performance over the years. The property will be available for redevelopment from 2012 as part of the Masterplan scheme.

(f) *Westminster City Hall, 62/64 Victoria Street*

179,115 sq.ft. (16,640 m²) offices and retail/former bank unit to the ground floor of 6,863 sq.ft. (638 m²).

The building was constructed in 1965, and is wholly let to Westminster City Council, the main lease on the office accommodation running to 2071. This lease has an

upwards and downwards rent review clause. The lower part is used as a "one-stop shop" for Council services and is let to September 2008. The property has been held as an investment since its original construction.

(g) *Selborne House, 54/60 Victoria Street*

119,291 sq.ft. (11,083 m²) offices.

The property was constructed in 1959. It is wholly let to Government (DTI) on a lease expiring in September 2009. A redevelopment proposal is in hand for the property as part of the Masterplan scheme upon vacant possession at lease determination.

(h) *50 Queen Anne's Gate, London SW1*

353,680 sq. ft (32,858 m²) after refurbishment - office building

This prominent building was constructed in 1972 and was designed by the renowned British post-war architect Sir Basil Spence as the new Home Office, which it remained for most of the subsequent years. The lease of the property was extended in 2003 and the building passed within Government. The building was completely refurbished back to frame by Land Securities in 2007/8 to provide the new headquarters of the Ministry of Justice. It is now let to 2028. The property has been held since its original construction as an investment.

(i) *New Scotland Yard, Victoria Street and Broadway, London SW1*

408,263 sq. ft (37,929 m²) - office building

This notable building was constructed in 1965 as the headquarters of the Metropolitan Police, and has been occupied by the Met. since that time. The building has been subject to rolling refurbishment by the tenant. The property has been held as an investment since its original construction.

(j) *Ashdown House, 107/1153 Victoria Street, London SW1*

Total 228,455 sq. ft (21,224 m²) including offices of 197,150 sq. ft (18,316 m²); and retail of 31,305 sq. ft (2,908 m²)

This is a prominent building on the south side of Victoria Street adjacent to Westminster Cathedral. The offices were let long term to Government, and housed part of various Departments, including DEFRA. In 2008, a lease surrender was

agreed and the property provides short-term flexible accommodation for Government and private sector tenants following refurbishment. The property was acquired in January 2006.

(k) *Wilton Plaza, Wilton Road and Gillingham Street, London SW1*

71,133 sq. ft (6,608 m2) - mixed residential, student housing and retail

This is a new development currently under construction comprising private and affordable residential accommodation, student accommodation and retail to the ground floor. The affordable housing was pre-sold to an RSL, the Student Accommodation was pre-sold to University College London, and the private residential accommodation has now been block sold to an investor. We acquired the property which constituted the site in September 2005.

OBJ3/P1/A3

Transport and Works (Inquiries Procedure) Rules 2004
Proposed London Underground (Victoria Station Upgrade) Order

LAND SECURITIES PLC AND OTHERS (Objector No. 3)

COLETTE O'SHEA - APPENDICES:

PRESS RELEASES



LandSecurities

PRESS RELEASE

Page 1 of 2

3 November 2005

For immediate release

Land Securities creates retail oasis in the heart of Victoria

**Brings on board high street shops, restaurants and art gallery
to create alternative shopping destination outside of central London**

Marks & Spencer, Zara, Boots, Lloyds Bank, Bar Ha Ha and EAT are just some of the major retailers that have moved in to Cardinal Place, a new shopping centre in SW1.

Land Securities, the UK property company behind the development, focused on targeting retailers who didn't already have a presence in Victoria, to let space in the new retail centre.

The striking building, on Victoria Street, forms one of three mixed use (office and retail) buildings that make up the SW1 development. It incorporates 100,000 sq ft of retail space, of which 35,000 sq ft has been let to Marks and Spencer for a flagship store alongside 24 other retail outlets.

Unusually, it also houses a 3,000 sq ft dedicated public art gallery with its own curator, landscaped gardens, covered walkways and outside space in which local residents and staff can relax.

Public art around the development has been designed by Royal Academy of Art artists, including Joy Gerrard and Charlotte Ginsborg.

The buildings also accommodate office space - floors have been taken by 3i and P&O to date - and a 120 unit luxury apartment block behind the main building on Stag Place.

Mike Hussey, managing director of the London portfolio at Land Securities said:

"Victoria has been seen as no more than a terminus or transport hub for far too long. We expect this major new development to help regenerate the whole area, making it a real shopping alternative to nearby Oxford Street and Covent Garden.

-Ends-

For further information please contact:

Debbie Silton/Adam Newton
+44 20 7340 0430
Blue Rubicon

Mike Hussey
+44 20 7024 3800
Land Securities

www.bankside123.co.uk

Notes to Editors

Land Securities Group PLC

Land Securities is a FTSE 100 company, quoted on the London Stock Exchange. It has been at the forefront of the UK's commercial property industry for over 60 years. Today, the Group maintains its market leading position as the UK's largest quoted property company by providing commercial accommodation and property services to a wide range of occupiers. The Group's objective is to create attractive and sustainable returns for its shareholders through its activities, which include property investment, development and property outsourcing.

Land Securities holds a market leading position in three areas of the UK commercial property market:

- Retail,
- London offices and
- Property outsourcing

Its £9.4 billion combined investment portfolio includes over 10 million sq feet of office and retail space in Central London and 21 shopping centres and 26 retail parks located across the UK.

It has a substantial development programme with a number of development projects including major retail-led urban regeneration schemes and Central London mixed-use developments. The Group is also master planning one of Europe's largest regeneration schemes in Kent Thameside.

The Group leads the market in property outsourcing where, through Land Securities Trillium, it provides accommodation and property-related services to the Department for Work and Pensions, the BBC, Norwich Union, Barclays Bank, DVLA and through a joint venture, Telereal, to BT.

The Group is committed to environmental initiatives and community involvement recognised by the Group's inclusion in the BITC Corporate Responsibility Index, FTSE4Good Index and the Dow Jones Sustainability Index.

For more information on Land Securities visit www.landsecurities.com



Document library

Press releases

Press releases 2008

Press releases 2007

Press releases 2006

Press releases 2005

RNS news feed

Press release archive

Information kits

Email service

© 2008 Land Securities Group

You are here: > Home > Media > Press releases > Press release archive

Press release archive

Please find below our latest press releases. To search our news archive, click on a date to view news articles issued in that month. Grey months do not have any news.

2001	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
2002	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
2003	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
2004	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov

Land Securities enters into agreement with Government for refurbishment of 50 Queen Anne's Gate SW1 18 May 2004

Land Securities has entered into an agreement with Government for the refurbishment of Anne's Gate, the current Home Office building constructed in 1977. The new occupant of 305,000 sq ft building will be the Department for Constitutional Affairs (DCA), formerly the Chancellor's Department.

Under the new agreement, the building will be refurbished in a contract run by Land Securities specification prepared by its professional team and approved by the DCA. Land Securities undertake the refurbishment on a full risk sharing arrangement. A new extended lease to Government has already been agreed to allow the project to proceed.

Francis Salway, Chief Operating Officer at Land Securities, commented, "Together with the Department for Constitutional Affairs, we will revitalise and bring into full modern condition a building that is both part of Land Securities holdings and, through the current lease, part of a Government estate. Through the mechanism agreed, the Government will enjoy good quality accommodation and we obtain a satisfactory return for our shareholders.

"We will undertake the refurbishment of 50 Queen Anne's Gate, on a full risk-sharing basis building maintenance and services programme for the term of the lease contract. We are using our financial strength, development and FM expertise in a way that is unique within the property sector to generate earnings for the Group over the longer term. All areas of the business are working together on the project demonstrating our breadth of skills and ability to provide high quality accommodation and a full range of property services."

Adam Skinner, Programme Director, HQ Estate at the Department for Constitutional Affairs commented, "We are delighted to enter this agreement with Land Securities, which is one of the best private lessors in London. This enables us to revitalise a major Government asset and convert it into modern accommodation of good quality for the longer term. It will provide flexibility for the Department in dealing with the demands that are faced by a large Government organisation. This agreement forms an important part of our long-term accommodation strategy for the Department which we have developed over a number of years within the existing Government Estate. The agreement incorporates a risk-sharing mechanism in accordance with Government policy. This scheme is another demonstration in practice of the Government's commitment to productive partnerships with the private sector on market terms."

For further information please contact:

Land Securities
Emma Denne/Melissa Winsor
Tel: 020 7413 9000

Stephanie Highet/Dido Laurimore
Financial Dynamics
Tel: 020 7831 3113

Source:

Related Documents: *There are no related documents for this article.*

[Back](#)



LandSecurities

PRESS RELEASE

Page 1 of 2
5 April 2005
For immediate release

Land Securities completes deal with 3i for new London headquarters

Land Securities Group PLC announces that it has exchanged contracts with 3i for the letting of their new headquarters at 16 Palace Street, part of the Cardinal Place development in SW1.

3i will occupy 60,000 sq ft over part ground, first, second and third floors upon relocating from its current head quarters in Waterloo and is the biggest transaction in the West End for the first quarter of 2005. The office letting is the first in the Cardinal Place mixed-use development and comes two months after 16 Palace Street was completed.

Mike Hussey, Land Securities' Managing Director, London Portfolio added " 3i decision to commit to 16 Palace Street over other buildings across Central London is a strong endorsement of the work being carried out by Land Securities to create one of London's high quality managed estates as well as endorsing Victoria as a corporate headquarter location. We are delighted to welcome 3i."

The 3i letting leaves approximately 40,000 sq ft available in the building, part of the ground floor and the 4th and 5th floors. The remainder of the Cardinal Place development, approximately 470,000 sq ft of office and 100,000 sq ft of retail and restaurant space, will be completed in the Autumn of this year.

Jones Lang LaSalle and CBRE advised Land Securities. Colliers CRE advised 3i

-Ends-

For further information please contact:
Melissa Winsor
+ 44 20 7024 5462
Land Securities Group PLC

Notes to Editors

Land Securities Group PLC

Land Securities is a FTSE 100 company, quoted on the London Stock Exchange. It has been at the forefront of the UK's commercial property industry for 60 years. Today, the Group maintains its market leading position as the UK's largest quoted property company by providing commercial accommodation and property services to a wide range of occupiers. The Group's objective is to create attractive and sustainable returns for its shareholders through its activities, which include property investment, development and property outsourcing.

Land Securities holds a market leading position in three areas of the UK commercial property market:

- Retail,
- London offices and
- Property outsourcing

Its £8.7 billion investment portfolio includes more than 810,000 m² of office space in Central London and substantial retail holdings in Oxford Street, Tottenham Court Road and Notting Hill Gate. In addition the Group owns 18 shopping centres and 25 retail parks located across the UK.

It has a substantial development programme with a number of development projects including major retail-led urban regeneration schemes and Central London mixed-use developments. The Group is also master planning one of Europe's largest regeneration schemes in Kent Thameside.

For more information on Land Securities visit www.landsecurities.com



PRESS RELEASE

Page 1 of 2
27 October 2004

SW1 CELEBRITY HAUNT BACK ON MARKET

Roebuck House, an iconic 60s building which was home to more than its fair share of celebrity residents, is being completely refurbished and is being offered to the market under a new name -- The View SW1.

The 16-storey development, which was home to Peter Sellers and Lord Olivier among others, boasts fantastic views across London and Buckingham Palace as a near neighbour.

The 120 one, two, three and four-bed apartments range in size from 506 sq ft to 1690 sq ft and each benefits from its own private balcony and newly fitted, high quality kitchens and bathrooms. Apartments will sell for between £265,000 and £1.22 million and are available exclusively through FPDSavills.

The View SW1 benefits from an outstanding central London location with St James's Park a short walk away and transport links from Victoria just a few minutes away, providing bus, train and tube links throughout London, to Gatwick airport, and the South Coast. Shopping on Oxford Street is only 10 minutes away and the apartments, which will be completed in Autumn 2005, are next to the new Cardinal Place development which from Summer 2005 will be home to a large number of some of the UK's best known retail outlets.

Mike Hussey, Managing Director, London Portfolio at Land Securities, the organisation behind the refurbishment said:

"The View is an exciting development in the heart of London, which offers accommodation to suit a wide range of budgets and requirements either as a full-time home or a pied-à-terre for non-London residents and international visitors. Its proximity to Cardinal Place adds to its appeal, so it is likely to prove popular with buyers."

John Gow of FPDSavills comments:

"The location of this development is ideal and residents will enjoy spectacular views from many of the apartments. The competitive prices will also ensure that it has wide appeal. We are delighted to have been instructed on this prestigious scheme."

People interested in viewing the apartments should contact FPDSavills on 020 7931 9007.

- ends -

For further information about the development please contact:

Emma Denne
Land Securities Group
020 7413 9000

Debbie Sifton
Blue Rubicon
020 7340 0430

Note to Editors

The View SW1 has been refurbished by Land Securities in association with Freshwater Group of Companies and the property is available to buy exclusively through FPDSavills.

About The View SW1

- 120 one, two, three and four-bedroom apartments
- Sizes range from 506 sq ft to 1690 sq ft
- Prices start at £265,000 and penthouses apartments are on offer at £1.22 million.
- High quality fittings, including kitchens and bathrooms

About Land Securities

Land Securities is a FTSE 100 company, quoted on the London Stock Exchange. The Group's objective is to create attractive and sustainable returns for its shareholders through its activities, which include property investment, development and property outsourcing.

It has a substantial development programme with a number of developments underway. Projects include regeneration schemes in historical British cities, three major retail-led urban regeneration schemes and eight Central London developments.

About FPDSavills

FPDSavills is the trading name for the principal property subsidiaries of Savills plc, a UK company with a full listing on the Stock Exchange. Founded in 1855, the business is one of the leading firms of international property consultants and real estate agents in the world.



LandSecurities

PRESS RELEASE

Page 1 of 2
30 November 2005
For immediate release

LANDSEC TAKES 'CLIENT' HONOURS AT THE BUILDING DESIGN AWARDS

Land Securities was last night acknowledged as the 'Client of the Year' at the annual Building Design awards held at The Hilton, Park Lane.

The award, voted by the readers of Building Design magazine, is a genuine reflection of the views of the architects and other property and construction people who make up the readership of the UK's leading design publication.

Decisions on all other awards were made by a jury and Bennetts Associates, Land Securities architect for New Street Square, was recognised with the 'Architect of the Year' award.

Steve McGuckin, Head of Project Management at Land Securities, commented;

"It is a great achievement for everyone associated with development within Land Securities. It is recognition by architects and the design community of just how far the relationships and skills required in achieving a successful development have progressed."

Land Securities has engaged many UK and internationally renowned designers for its development schemes including;

- Atelier-Jean Nouvel and Sidell Gibson – One New Change, EC2
- Allies and Morrison – Bankside 123, SE1
- EPR Architects Limited - Cardinal Place, SW1
- Bennetts Associates - New Street Square
- Chapman Taylor - Merchants Quarter, Bristol
- Panter Hudspith and Wilkinson Eyre – Princesshay, Exeter
- Richard Rogers Partnership – Ebbsfleet, Kent.

This prestigious award is a reflection of the strong development programme being progressed by the Group and reinforces Land Securities' position as the UK's leading property company.

- Ends -

For further information please contact:

Melissa Winsor
Land Securities Group
Tel: 020 7413 9000

Note to Editors

Land Securities is a FTSE 100 company, quoted on the London Stock Exchange. It has been at the forefront of the UK's commercial property industry for over 60 years.

Today, the Group maintains its market leading position as the UK's largest quoted property company by providing commercial accommodation and property services to a wide range of occupiers. The Group's objective is to create attractive and sustainable returns for its shareholders through its activities, which include property investment, development and property outsourcing.

Land Securities holds a market leading position in three areas of the UK commercial property market:

- Retail,
- London offices and
- Property outsourcing

Its £11.5 billion combined investment portfolio totals over six million sq feet, including office and retail space in Central London, 28 shopping centres, 33 retail parks and 11 supermarket properties located across the UK.

It has a substantial development programme including major retail-led urban regeneration schemes and Central London mixed-use developments. The Group is also master planning one of Europe's largest regeneration schemes in Kent Thameside.

The Group leads the market in property outsourcing where, through Land Securities Trillium, it provides accommodation and property-related services to the Department for Work and Pensions, the BBC, Norwich Union, Barclays Bank, DVLA and through Telereal to BT.

The Group is committed to environmental initiatives and community involvement recognised by the Group's inclusion in the BiTC Corporate Responsibility Index, FTSE4Good Index and the Dow Jones Sustainability Index.

For more information on Land Securities visit www.landsecurities.com

Press Release

Page 1 of 2
01 October 2007
For immediate release

LAND SECURITIES TAKE OFFICES HONOURS AT THE ESTATES GAZETTE AWARDS 2007

At the Estates Gazette Property Awards 2007, Land Securities was acknowledged as *"Property Company of the Year - Offices"*, voted by its peers in the property industry.

The 'Offices' accolade is an acknowledgement of the success the London portfolio has enjoyed over the past year with its development schemes and the strength of its asset management activity. Land Securities achievements include the transformation of the Victoria area through the successful completion and letting of Cardinal Place, progress with schemes in the London development programme as well as creating plans for some of the city's most architecturally inspiring properties.

The Estates Gazette Awards is one of the biggest occasions on the industry calendar and was this year attended by over 1,400 at London's Grosvenor House Hotel. Comedian Jack Dee hosted the evening.

This award reinforces Land Securities' position as the UK's leading property company.

- Ends -

For further information please contact:

Melissa Winsor
Land Securities Group
Tel: 020 7413 9000

Notes to editors

Land Securities is the UK's leading Real Estate Investment Trust with a national portfolio of commercial property worth over £14 billion, which includes some of Britain's best-known shopping centres as well as London landmarks such as the Piccadilly Lights. Our multi billion pound development programme is transforming regional city centres, key sites in Central London and delivering long-term, large-scale regeneration projects in the south-east. We are also the principal name in property outsourcing and partnerships through Land Securities Trillium.



LandSecurities

PRESS RELEASE

Page 1 of 2
30th November 2005
For immediate release

Its time to get your skates on!

Don't miss the chance to come and skate in London's newest shopping venue, Cardinal Place, Victoria. This stunning new addition to the SW1 area will have its very own ice rink in the run up to Christmas to encourage shoppers to ditch the hustle and bustle of Oxford Street and try somewhere new.

The ice rink is situated in Cardinal Gardens, above the development's flagship Marks and Spencer store, and is open from December 12th to 19th February 2006. Installed by Land Securities PLC, the property development company behind Cardinal Place, it will be open from 12noon until 8pm daily for one hour sessions (closed between 4pm and 5pm) and places should be pre-booked early via ticketmaster.co.uk to avoid disappointment.

When you visit the rink, you will also have the chance to test out the Cardinal Place shopping experience: covered walkways, modern architecture, and a host of compelling public art exhibits make Cardinal Place more than simply an ice skating venue.

Below the rink, the choice of shops means there is something for everyone, whether you are ticking off names on your Christmas gift list or bargain hunting in the January sales. Marks & Spencer, Zara, Top Shop, Molton Brown, Accessorise, Monsoon, Hawes and Curtis, Goldsmiths, Hobbs, Jones the Bootmakers, Boots, Thorntons, Bar Ha Ha, La Tasca are just some of the major retailers who are part of Cardinal Place.

Ends

For further information please contact Sarah Jaconelli/ Julia Muir, Debbie Silton at Blue Rubicon on firstname.lastname@bluerubicon.com

Note to Editors:

Land Securities is the property company behind Cardinal Place. Artists selected to provide works for the site include Anthony Burke – who has created a stunning sculpture made of twisting stacks of self-supporting glass strips that rise nine metres from the ground – and Nathaniel Rackowe, whose five-metre-high 'sandwich' of steel and neon aims to change the viewer's experience of architectural space.

Listing's Information

Tickets go on sale 7th November

Ice Rink Location

Address: Cardinal Place, London, SW1

Nearest tube: Victoria Station (District & Circle Line, Victoria Line, British Rail)

Opening Dates

12th December to 19th February.

Times

12 noon to 8pm but closed between 4pm and 5pm.

Booking

Online Booking: www.ticketmaster.co.uk For exact link please copy and paste this into your browser:

<http://www.ticketmaster.co.uk/venue/197532>

Telephone booking via Ticketmaster can be made 24 hours a day, 7 days a week on 0870 4000 660.

Ticket prices

£9.50 adult, £8 concessions (UB40, Student cardholders and Senior Citizens)

£7 child under 16

£28.50 family of 4

Land Securities Group PLC

Land Securities is a FTSE 100 company, quoted on the London Stock Exchange. It has been at the forefront of the UK's commercial property industry for over 60 years. Today, the Group maintains its market leading position as the UK's largest quoted property company by providing commercial accommodation and property services to a wide range of occupiers. The Group's objective is to create attractive and sustainable returns for its shareholders through its activities, which include property investment, development and property outsourcing.

For more information on Land Securities visit www.landsecurities.com

For more information on Cardinal Place visit www.cardinalplace.co.uk

Press Release

Page 1 of 2

09 June 2008

Final for immediate release

LAND SECURITIES GROUP PLC ("Land Securities")

LAND SECURITIES GROUP SCOOPS TOP AWARD FOR ENVIRONMENTAL MANAGEMENT

Land Securities Group PLC has been presented with the prestigious BSI British Standards ISO14001 Award which drives excellence in environmental management systems to reduce environmental impact.

The BSI awards are presented to organisations who have implemented an environmental management system and achieved certification to ISO14001 – the world's only international environmental management system standard.

The Group, which took the prize in the Large Organisation category, was one of four organisations to be given accolades at the second annual ISO 14001 Awards, presented at the Institute of Environmental Management and Assessment (IEMA) annual conference. The awards are open to any UK organisation certified to ISO 14001.

Francis Salway, Group Chief Executive, said: "We have a strong corporate commitment to good environmental practice. We have embedded this environmental management system into our business framework and it has helped us deliver great environmental performance."

Mike Low, Director of BSI British Standards, who presented the awards, said, "BSI British Standards is delighted to recognize the achievements of the four winners of the ISO 14001 Awards. They have demonstrated the environmental impact of implementing ISO 14001 and also the marked improvements that ISO 14001 has made to their operations. We were pleased to receive so many entries in the competition this year. It is a great opportunity for organizations to demonstrate their environmental credentials and achieve recognition for the work they have put into implementing the standard."

Martin Baxter, IEMA's Deputy Chief Executive, said, "Using ISO 14001 gives organisations the opportunity to make environmental performance improvements that they otherwise wouldn't achieve. These awards help to distinguish the best environmental performers."

The awards were judged by an independent panel of environmental experts, led by Ossie Dodds MBE, head of the UK delegation to the ISO body responsible for the 14000 series of standards.

Page 2 of 2

At the same event, the first IEMA Graduate Award was presented. This award is sponsored by Land Securities.

-Ends-

For further information, please contact:
Alison Flynn/Dave Farebrother
Land Securities Group PLC
T +44 (0)20 7413 9000

Notes to Editors:

Please find attached photographs to accompany this release.

- Land Securities is the UK's leading Real Estate Investment Trust with a national portfolio of commercial property worth more than over £14 billion. Our investment portfolio also has around 60 retail parks and shopping centres including Birmingham's Bullring centre and Exeter's award-winning Princesshay site.
- Half our portfolio is in London, where we own many landmark buildings such as the Piccadilly Lights and Westminster City Hall, and are developing some of the capital's most innovative mixed-use schemes through our large scale regeneration projects in Victoria, Southbank, Mid-town and the City.
- Land Securities' multi billion pound development programme is transforming regional city centres including Bristol, Cardiff, Glasgow and Leeds, key sites in Central London and delivering long-term, large-scale regeneration projects in the South East.
- Land Securities is the principal name in property outsourcing and partnerships through Land Securities Trillium, which is one of the most established and innovative names in property outsourcing. We focus on understanding our customers' business and property requirements and meeting them through excellent service and innovation. We manage and provide services to numerous commercial properties nationwide, for a growing number of companies and government departments.
- BSI British Standards is the UK's national standards organization, recognized globally for its independence, integrity and innovation in the production of standards and information products that promote and share best practice. BSI works with businesses, consumers and government to represent UK interests and to make sure **About BSI British Standards** that British, European and international standards are useful, relevant and authoritative. For further information please visit www.bsigroup.com/britishstandard

Press Release

Page 1 of 3

17 June 2008

Musical evenings bring entertainment to everyone at Cardinal Place

Dreaming of sipping cocktails whilst listening to the dulcet tones of some of the city's hottest acts? A series of FREE musical events this summer at Cardinal Place, the shopping destination near Victoria Station, offers something for everyone.

The music nights will take place every Thursday evening from 5:30pm until late at Cardinal Place with a varied line of events including:

- Jazz from the highly acclaimed *Ray Rich Band* on 26 June
- Blues from the sultry tones of *Natalie Williams* on 3 July
- Classical elegance from *Monaco String Quartet* on 10 July
- Cuban beats from *Manteca* on 17 July.

All of the above will take place surrounded by bars and restaurants at Cardinal Place.

James Leech, Senior Estates Manager, Cardinal Place, said:

"This summer's jam-packed programme of activities really shows Cardinal Place is a place for work, rest and play. We're looking forward to welcoming office workers and locals alike to join in the activities."

For more information about the Cardinal Place Summer Programme please visit

www.cardinalplace.co.uk

- Ends -

Notes to editors

About Ray Rich Band

The Ray Rich Band's combination of great versatility and superior musicianship adds up to a swinging, rocking, grooving package that will have all your guests crying out for more! The band usually kicks off an evening's entertainment with a sophisticated set of jazz and swing classics. With tight arrangements and Ray's laid-back contributions on vocal numbers, the band covers jazz hits from Duke Ellington's Mood Indigo to Herbie Hancock's Watermelon Man – perfect for creating a party atmosphere and suitable for some gentle dancing.

The band's members are all top London musicians whose work includes current collaborations with Maggie Reilly, Candi Staton, The Stylistics and Howard Jones, and recent work with Nick Heyward, Edwyn Collins, The Rockingbirds, The Lighthouse Family, Level 42, Squeeze, Tangerine Dream, The International Blues Brothers Tribute Show, and Cliff Richard.

About Natalie Williams

In April 2003, Natalie's debut album "Yours Truly" was released. The album has been classed in the Nu soul section alongside artists such as Terri Walker and there have been comparisons to US artists such as Jill Scott and India Arie. It has received radio support from BBC Radio 1's Trevor Nelson, BBC 1Xtra's Ronnie Herel and Ras Kwame, CK Flash and Sound Radio among others.

Natalie's versatility and ability to fuse styles has made her a singer to watch out for. Williams' talent has been warmly welcomed and praised by critics. She is a natural live performer, comfortable on stage, and has a knack for engaging her audience. Her relaxed style and rapport with her accompanying musicians always guarantees a night to remember!

About the Monaco String Quartet

Since studying at the Guildhall School of Music, the Monaco String Quartet have individually and collectively performed in numerous musical areas – from orchestras and various chamber engagements, to television appearances and live performances with well known popular artists. European engagements together with a multitude of private and corporate events in the London area ensure their growing popularity as one of the leading string quartets who guarantee to add an extra dimension to special events. The Monaco Quartet combine exceptional musical skills with elegant presentation and individually their list of live concerts, recording credits, TV shows and tours bears testament to their reputation as first class musicians. Live concerts with Robbie Williams, Stevie Wonder, Van Morrison, Whitney Houston and Madonna – to name but a few. They have also featured on many top programmes such as TOTP, MTV awards and the Lottery Show.

About Manteca

Formed and led by Colombian lead singer Martha Acosta-Nino, Manteca add some Latin spice to an event. The all-live band, with no sequencers or other electronic backing tracks, enable it to have maximum flexibility of repertoire and providing that unbeatable live sound. This is a dynamic, all-singing, all-dancing show, playing salsa, merengue, cumbia, cha-cha, bossa and Latin jazz. Martha and her band have performed at numerous corporate functions, parties, wedding receptions and other

Page 3 of 3

celebrations. Corporate clients include Channel 4, Carlton Television, Saatchi & Saatchi, Cornhill, British Gas and Touche Ross; and venues played at include Gleneagles Golf Club, The Royal Academy of Art, The Natural History Museum, Mezzo restaurant and the Fashion Café.

About Cardinal Place

Cardinal Place is a mixed use commercial, retail and residential estate with generous public space. It has created a cultural and social hub at the heart of one of London's most famous neighbourhoods. Marks & Spencer let 40% for their flagship store. Remaining shops are occupied by leading high street names and restaurants who did not previously have a presence in the area including Zara, Topshop, Hobbs, Molton Brown, Jones the Bootmaker, Goldsmiths, Wagamamas and Zizzi's.

Buses 11, 24, 211 and 507 regularly stop at Victoria Street.

It is a 2 minute walk from Victoria Station and a 4 minute walk from St James's Park

In a cab, it is a 2 drive from Hyde Park Corner, Embankment and Sloane Street.

About Land Securities

Land Securities is the UK's leading Real Estate Investment Trust with a national portfolio of commercial property worth almost £14bn. Half our portfolio is in London, where we own many landmark buildings such as the Piccadilly Lights and Westminster City Hall and are developing some of the capital's most innovative mixed-use schemes, such as 20 Fenchurch Street in the City of London and Park House on Oxford Street.

For further information, please contact:

Blue Rubicon:

Victoria Greenyer & Lotte Jones

Tel: 020 7260 2700

Email: firstname.lastname@bluerubicon.com

Press Release

Page 1 of 2

August 2008

Continue the Olympic Games this summer at Cardinal Place

Having watched the Olympics, do you fancy yourself as the next Rebecca Romero or Zac Purchase? A series of FREE events this summer at Cardinal Place, the shopping destination near Victoria Station, will help you decide.

Cardinal Place will host its very own mini Olympics every day at 12pm from 15th-19th September. Using the latest innovative technology from Nintendo Wii, players can test their sporting prowess and compete against colleagues in a range of different games – the perfect stress-buster.

Just a 2 minute walk from Victoria Station or a 4 minute walk from St James's Park Station , all of the events will take place surrounded by the array of bars and restaurants on offer at Cardinal Place.

Whether you're keen to try out your skills and agility or want to cheer on your friends and colleagues, there couldn't be a better way to spend lunchtime!

James Leech, Senior Estates Manager, Cardinal Place, said:

"We have a series of activities planned this summer showing that Cardinal Place is somewhere to work, shop, eat and generally enjoy yourself."

For more information about the Cardinal Place Summer Programme please visit

www.cardinalplace.co.uk

- Ends -

Notes to editors

About Cardinal Place

Cardinal Place is a mixed use commercial, retail and residential estate with generous public space. It has created a cultural and social hub at the heart of one of London's most famous neighbourhoods. Marks & Spencer let 40% for their flagship store. Remaining shops are occupied by leading high street names and restaurants who did not previously have a presence in the area including Zara, Topshop, Hobbs, Molton Brown, Jones the Bootmaker, Goldsmiths, Wagamamas and Zizzis.

Buses 11, 24, 211 and 507 regularly stop at Victoria Street.

It is a 2 minute walk from Victoria Station and a 4 minute walk from St James's Park

In a cab, it is a 2 drive from Hyde Park Corner, Embankment and Sloane Street.

About Land Securities

Land Securities is the UK's leading Real Estate Investment Trust with a national portfolio of commercial property worth almost £14bn. Half our portfolio is in London, where we own many landmark buildings such as the Piccadilly Lights and Westminster City Hall and are developing some of the capital's most innovative mixed-use schemes, such as 20 Fenchurch Street in the City of London and Park House on Oxford Street.

For further information, please contact:

Blue Rubicon:

Victoria Greenyer & Lotte Jones

Tel: 020 7260 2700

Email: firstname.lastname@bluerubicon.com

Press Release

Page 1 of 3

Kids Get Their Own Summer Season of Events at Cardinal Place

Cardinal Place creates a series of weekends of horse races, motor sport, flower show and Carnival

Cardinal Place, the shopping destination near Victoria Station, invites families to a series of FREE local family festivals as it recreates some of Britain's favourite summer events.

Cardinal Place will play host to its very own family-friendly celebrations of motor sports, horse races, a flower show and Carnival throughout July and August. The garden area will be completely transformed, offering children an opportunity to do anything from pot painting and gardening through to racing in Formula 1 car simulators!

Cardinal Place is just a 2 minute walk from Victoria Station or a 4 minute walk from St James's Park Station. The mix of retail and restaurants means that parents can do some shopping, have lunch and entertain the children all at the same time.

The Family Weekends Out programme includes:

26- 27 July 2008

Mini Horse Races

Have a flutter or become the next Phillip Treacy as Berkshire comes to London. Place your bets on a selection of horse races or those with a more creative flare can play designer for the day and help the kids take part in hat making sessions.

Open:

Sat - 10.00am - 4.00pm

Sun - 11.00am - 4.00pm

2-3 August 2008

Mini Flower Festival

From roses and rhododendrons, sunflowers to snapdragons: families can enjoy an explosion of colours and fun. Those with green fingers can take part in flower making classes or planting, whilst parents can unwind and enjoy a cold beverage.

Open:

Sat - 10.00am - 4.00pm

Sun - 11.00am - 4.00pm

9 – 10 August 2008

Mini Motor Festival

It's a celebration of speed and sport, but this event is not just for petrol heads! Children and adults alike can become the next Schumacher as they experience life in the fast lane in a simulated Formula 1 car; try their hand at remote control speedboat racing and even play on the giant Scaletrix!

Open:

Sat - 10.00am - 4.00pm

Sun - 11.00am - 4.00pm

16 – 17 August 2008

Mini Carnival

The whole family can enjoy the Caribbean festival vibe as Notting Hill comes to Victoria for one weekend only. Steel brass band music and stilt walkers in bright costumes will entertain audiences. Face painting, mask making and musical instrument workshops are just some of the activities on offer for children.

Open:

Sat - 10.00am - 4.00pm

Sun - 11.00am - 4.00pm

James Leech, Senior Estates Manager, Cardinal Place, said:

"Building on the success of last year's holiday events programme, we want to give families the opportunity to have a second chance of summer fun. Whilst enjoying the shopping and array of restaurants, for four weekends we will also bring a taster of the summer season's key events."

For further information about the Cardinal Place Family Weekends Out please visit www.cardinalplace.co.uk

- Ends -

Notes to editors

About Cardinal Place

Cardinal Place is a mixed use commercial, retail and residential estate with generous public space. It has created a cultural and social hub at the heart of one of London's most famous neighbourhoods. Marks & Spencer let 40% for their flagship store. Remaining shops are occupied by leading high street names and restaurants who did not previously have a presence in the area including Zara, Topshop, Hobbs, Molton Brown, Jones the Bootmaker, Goldsmiths, Wagamamas and Zizzis.

Buses 11, 24, 211 and 507 regularly stop at Victoria Street.
It is a 2 minute walk from Victoria Station and a 4 minute walk from St James's Park
In a cab, it is a 2 drive from Hyde Park Corner, Embankment and Sloane Street.

About Land Securities

Land Securities is the UK's leading Real Estate Investment Trust with a national portfolio of commercial property worth almost £14bn. Half our portfolio is in London, where we own many landmark buildings such as the Piccadilly Lights and Westminster City Hall and are developing some of the capital's most innovative mixed-use schemes, such as 20 Fenchurch Street in the City of London and Park House on Oxford Street.

For further information, please contact:

Blue Rubicon:

Victoria Greenyer & Lotte Jones
Tel: 020 7260 2700
Email: firstname.lastname@bluerubicon.com

Press Release

Page 1 of 3
02 July 2008

LAND SECURITIES GROUP PLC ("Land Securities")

LAND SECURITIES SCOOPS ACCOLADE IN TOP UK ENVIRONMENTAL AWARDS

Land Securities has won a Major Commendation at the Business Commitment to the Environment (BCE) Environmental Leadership Awards for its approach to sustainability in new developments.

The Group's submission highlighted its approach to sustainable development and used its Wood Street, London, development case study in its awards submission to showcase its philosophy of partnership with its clients and contractors in creating and managing sustainable buildings.

The (BCE) Environmental Leadership Awards represents all that is innovative and cutting edge in environmental sustainability in the context of modern business practices. They are awarded only to those businesses that can actually demonstrate that they are making a real difference to their impact on the environment without affecting their ability to make a profit and develop the business for the future.

This latest environmental endorsement comes just weeks after the company was presented with prestigious BSI British Standards ISO14001 Award which drives excellence in environmental management systems to reduce environmental impact.

Land Securities' Environmental Director Dave Farebrother received the Major Commendation award from Pat McFadden, Minister of State for Employment Relations and Postal Affairs, at the awards event in London.

Dave Farebrother said: "We are delighted to have been recognised by BCE which is testament to our Group's efforts to strive for environmental excellence and leadership in the property sector. Last year Land Securities averaged more than 80% for the reuse or recycling of its demolition and construction waste – with our Princesshay scheme in Exeter achieving more than 90% - and we've set a target of 85% for 2008/09.

"Our submission showed our dedication to creating and managing sustainable buildings. One Wood Street was the first commercial scheme in the world to be certified under the new Forestry Stewardship Council's Project-Specific protocol and we have set this as a target for all of our new developments."

The BCE Awards are managed and sponsored by AEA. Other business sponsors include Brunswick Group LLP, Blake Lapthorn Tarlo Lyons, E.ON, Gazeley, the Nuclear Decommissioning Authority, Acorn Press Swindon Ltd, JP Morgan Climate Care, Saint Gobain and Veolia Environmental Services.

ENDS

For further information, please contact:

Alison Flynn/Dave Farebrother
Land Securities Group PLC
T +44 (0)20 7413 9000

Notes to Editors:

Please find attached photograph to accompany this release.

- Land Securities is the UK's leading Real Estate Investment Trust with a national portfolio of commercial property worth more than over £14 billion. Our investment portfolio also has around 60 retail parks and shopping centres including Birmingham's Bullring centre and Exeter's award-winning Princesshay site.
- Half our portfolio is in London, where we own many landmark buildings such as the Piccadilly Lights and Westminster City Hall, and are developing some of the capital's most innovative mixed-use schemes through our large scale regeneration projects in Victoria, Southbank, Mid-town and the City.
- Land Securities' multi billion pound development programme is transforming regional city centres including Bristol, Cardiff, Glasgow and Leeds, key sites in Central London and delivering long-term, large-scale regeneration projects in the South East.
- Land Securities is the principal name in property outsourcing and partnerships through Land Securities Trillium, which is one of the most established and innovative names in property outsourcing. We focus on understanding our customers' business and property requirements and meeting them through excellent service and innovation. We manage and provide services to numerous commercial properties nationwide, for a growing number of companies and government departments.

OBJ3/P1/A4

Transport and Works (Inquiries Procedure) Rules 2004
Proposed London Underground (Victoria Station Upgrade) Order

LAND SECURITIES PLC AND OTHERS (Objector No. 3)

COLETTE O'SHEA - APPENDICES:

LS CORPORATE STRUCTURE

