

## Investor information

**Table 78**

### Financial calendar

	Date
Ex-dividend date – 2008/09 final dividend	17 June 2009
Record date – 2008/09 final dividend	19 June 2009
Payment date – 2008/09 final dividend	24 July 2009
Quarter One Interim Management Statement announcement	15 July 2009
AGM – London	16 July 2009
Ex-dividend date – 1st interim dividend	September 2009
Payment date – 1st interim dividend	October 2009
2009/10 Half-yearly results announcement	November 2009
Ex-dividend date – 2nd interim dividend	December 2009
Payment date – 2nd interim dividend	January 2010
Quarter Three Interim Management Statement announcement	January 2010
Ex-dividend date – 3rd interim dividend	March 2010
Payment date – 3rd interim dividend	April 2010
2009/10 Preliminary results announcement	May 2010

**Table 79**

### REIT balance of business tests

	For the year ended/as at 31/03/09			For the year ended/as at 31/03/08		
	Tax-Exempt Business	Residual Business	Adjusted Results	Tax-Exempt Business	Residual Business	Adjusted Results
Adjusted profit before tax (£m)	174.8	(83.2)	91.6	351.1	9.7	360.8
Balance of business – 75% profits test	190.8%	(90.8)%		97.3%	2.7%	
Adjusted total assets (£m)	9,229.5	2,487.3	11,716.8	14,766.8	1,962.9	16,729.7
Balance of business – 75% assets test	78.8%	21.2%		88.3%	11.7%	

### REIT dividend payments

As a UK REIT, the Company is exempted from corporation tax on rental income and gains on its property rental business but is required to pay Property Income Distributions (PIDs). UK shareholders will generally be taxed on PIDs received at their full marginal tax rates. A REIT may in addition pay normal dividends and the Company currently expects that its first three quarterly dividends will be paid entirely as PIDs, while its final dividend may have both a PID and a normal dividend element.

For most shareholders, PIDs will be paid after deducting withholding tax at the basic rate. However, certain categories of shareholder are entitled to receive PIDs without withholding tax, principally UK resident companies, UK public bodies, UK pension funds and managers of ISAs, PEPs and Child Trust Funds. 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 in the 'Investor' area at [www.landsecurities.com](http://www.landsecurities.com)

### Balance of business tests

REIT legislation specifies conditions in relation to the type of business a REIT may conduct, which the Group is required to meet in order to retain its REIT status. In summary, at least 75% of the Group's profits must be derived from REIT qualifying activities (the 75% profits test) and 75% of the Group's assets must be employed in REIT qualifying activities (the 75% assets test). Qualifying activities means a property rental business. For the results of these tests for the Group for the financial year, and at the balance sheet date, see [Table 79](#).

### Our website

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 in the 'Investor' area of our website [www.landsecurities.com](http://www.landsecurities.com)

### Registrar

All general enquiries concerning holdings of ordinary shares in Land Securities Group PLC, should be addressed to:

Equiniti,  
Aspect House, Spencer Road,  
Lancing, West Sussex BN99 6DA  
Telephone: 0871 384 2128  
Textphone: 0871 384 2255  
International dialling: +44 (0)121 415 7049  
Website: [www.shareview.co.uk](http://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 'Investor' area at [www.landsecurities.com](http://www.landsecurities.com) or [www.shareview.co.uk](http://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 'Investor' area at [www.landsecurities.com](http://www.landsecurities.com) or [www.shareview.co.uk](http://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.

#### **Dividends for shareholders resident outside the UK**

Instead of waiting for a sterling cheque to arrive by mail, you can ask us to send your dividends direct to your bank account. This is a service our Registrar can arrange in over 30 different countries worldwide and it normally costs less than paying in a sterling cheque. For more information contact the Company's Registrar, Equiniti, on +44 (0)121 415 7047 or download an application form online at [www.shareview.co.uk](http://www.shareview.co.uk) or by writing to our Registrars at the address given.

#### **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,  
Aspect House, Spencer Road,  
Lancing, West Sussex BN99 6DA  
Telephone: 0871 384 2268  
International dialling: +44 (0)121 415 7049

For participants in the plan, key dates can be found in the online financial calendar in the 'Investor' area at [www.landsecurities.com](http://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 0845 603 7037 between 8.00am and 4.30pm Monday to Friday. For internet dealing, log on to [www.shareview.co.uk](http://www.shareview.co.uk)/dealing. For postal dealing, call 0871 384 2248 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, Aspect House, Spencer Road, Lancing, West Sussex BN99 6DA

Further information about ShareGift is available at [www.sharegift.org](http://www.sharegift.org) or by writing to:

ShareGift,  
17 Carlton House Terrace,  
London SW1Y 5AH  
Telephone: 020 7930 3737

#### **Corporate Individual Savings Accounts (ISAs)**

The Company has arranged for a Corporate ISA to be managed by Equiniti Financial Services Limited, who can be contacted at: Aspect House, Spencer Road, Lancing, West Sussex BN99 6UY  
Telephone: 0871 384 2244

#### **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 and the Scheme of Arrangement in September 2002, was 203p. The appropriate value to be used as a base cost in respect of these shares, assuming you took up the 5 for 8 Rights Issue in full, is 229p.

#### **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,  
PO Box 9501, Nottingham NG80 1WD  
Telephone: 0870 241 1713  
Fax: 0115 976 8785  
Website: [www.uar.co.uk](http://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](http://www.landsecurities.com)

#### **Unsolicited mail**

The Company is obliged by law to make its share register available on request to other organisations. This may result in you receiving unsolicited mail. If you wish to limit the receipt of unsolicited mail you can write to the Mailing Preference Service, an independent organisation whose services are free to you. If you would like more details, you should write to:

The Mailing Preference Service  
FREEPOST 29  
LON 20771  
London W1E 0ZT  
Or telephone their helpline on 0845 703 4599 or register on their website at [www.mpsonline.org.uk](http://www.mpsonline.org.uk)

#### **Registered office**

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

#### **Offices**

5 Strand, London WC2N 5AF  
and at:  
City Exchange, 11 Albion Street, Leeds LS1 5ES  
120 Bath Street, Glasgow G2 2EN