

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 gives a true and fair view of the assets, liabilities, financial position and loss of the Group, and that the Half Yearly Report 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 2008. Paul Myners subsequently resigned as a Director of the Company on 3 October 2008.

By the order of the Board
P M Dudgeon
Secretary
11 November 2008