

ATTENDANCE CARD

Annual General Meeting
Thursday, 23 July 2015 at 11.00am



Mountbatten Room,
The Queen Elizabeth II Conference Centre,
Broad Sanctuary,
Westminster,
London
SW1P 3EE

If you attend the Meeting, please sign this Attendance Card and hand it in on arrival. Please read the attendance notes overleaf.

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SHAREHOLDER COMMUNICATION



The purpose of this form is to ask how you would like to receive shareholder communications in the future. Please choose one of the following options:

Option 1 To receive written notifications by post when (written) shareholder documents are available on our website at www.landsecurities.com
→ No action required

Option 2 To receive email notifications when (email) shareholder documents are available on our website at www.landsecurities.com
→ Register at www.shareview.co.uk

Option 3 To continue to receive paper shareholder (paper) documents through the post. Tick box and return this form to our Registrar, Equiniti, in the reply paid envelope provided. ☐

Please see overleaf for further information.

If we do not hear from you by 11.00am on Tuesday, 21 July 2015, you will be deemed to have agreed to Option 1.

FORM OF PROXY

2015 Annual General Meeting



Shareholder Reference number

Voting ID

Task ID

I/We the undersigned, being a holder(s) of ordinary shares in the Company, hereby appoint the Chairman of the Meeting or

Name

☐

Tick here if one of multiple proxy appointments

Number of shares (if not full voting entitlement). (See notes 1 and 2 overleaf.)

as my/our proxy to attend, speak and vote for me/us on my/our behalf at the Annual General Meeting of the Company to be held in the Mountbatten Room at The Queen Elizabeth II Conference Centre, Broad Sanctuary, Westminster, London SW1P 3EE at 11.00am on Thursday, 23 July 2015 and at any adjournment thereof. I/We direct that my/our vote(s) be cast on the specified resolutions as indicated by an 'X' in the appropriate boxes below.

For guidance on how to complete the Form of Proxy, including how to vote using the internet, please see the notes overleaf.

Resolutions

(the full text of the resolutions are set out in the Notice of Meeting).

	Vote				Vote		
	For	Against	withheld		For	Against	withheld
1 To receive the 2015 Annual Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11 To re-elect Stacey Rauch as a Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 To approve the Directors' Remuneration – Policy Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12 To re-elect Cressida Hogg CBE as a Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 To approve the Directors' Remuneration – Annual Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13 To re-elect Edward Bonham Carter as a Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 To declare a final dividend of 8.15 pence per ordinary share	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14 To authorise the Directors to adopt a new Long-Term Incentive Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 To re-elect Dame Alison Carnwath as a Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	15 To re-appoint Ernst & Young LLP as auditor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 To re-elect Robert Noel as a Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16 To authorise the Directors to determine the remuneration of the auditor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 To re-elect Martin Greenslade as a Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	17 To authorise the Company to make political donations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 To re-elect Kevin O'Byrne as a Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	18 To authorise the Directors to allot securities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 To re-elect Simon Palley as a Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	19 To authorise the Directors to disapply pre-emption rights*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 To re-elect Christopher Bartram as a Director	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20 To authorise the Company to make market purchases of its own shares*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Special Resolutions

Signature

Date

Be a greener shareholder

If you receive shareholder communications by post, you can do your bit for the environment by not only reading our 2015 Annual Report online, but also by choosing to receive your Form of Proxy voting instructions via e-mail and voting electronically, rather than having paper versions sent by post. It certainly makes environmental sense.

Go online! How to send your Proxy voting instruction electronically

Land Securities Group PLC is committed to electronic communications and we are pleased to be able to offer our shareholders the opportunity to submit Forms of Proxy using the internet. Even though you have received a paper version of your Form of Proxy, you can still vote electronically.

Visit www.sharevote.co.uk and follow the on-screen instructions.

NOTES, MAP AND DIRECTIONS

Attending the Annual General Meeting

- If you are attending the Meeting please sign this card, bring it with you and hand it to the Registrar on arrival. It will speed up your admission to the Meeting.
- For your safety and security, there may be checks and bag searches of those attending the Meeting. We recommend you arrive a little early to allow time for these procedures.
- Tea and coffee will be available before the Meeting.
- Cameras, recording equipment and other items which might interfere with the good order of the Meeting will not be permitted.
- The Queen Elizabeth II Conference Centre offers access for disabled shareholders and a loop system for the hearing impaired.

Access by Public Transport



Rail
London Victoria
Charing Cross



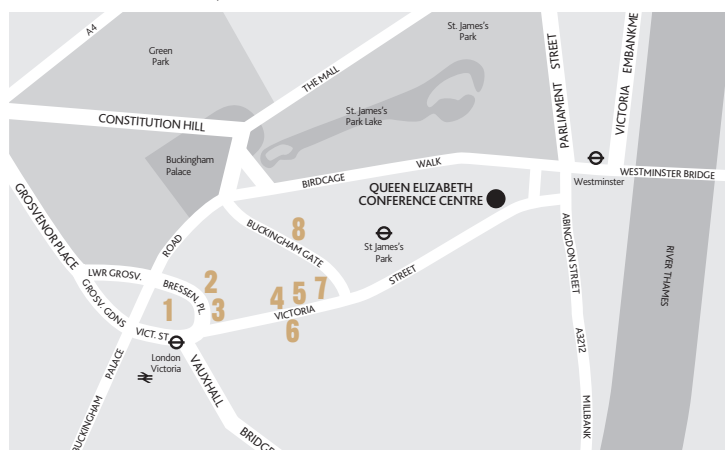
Bus
Buses around Parliament Square: 11, 24, 53, 77A and 88
(Many buses are adapted for wheelchair users.)



Underground
Westminster: District, Circle and Jubilee Lines (Exit 6 towards Parliament Square.
This is a step-free station.)

St James's Park: District and Circle Lines (Broadway exit)

Victoria: Victoria, District and Circle Lines



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|------------------|------------------------|-----------------------|----------------------|
| 1 NOVA, VICTORIA | 3 CARDINAL PLACE | 5 KINGS GATE | 7 62 BUCKINGHAM GATE |
| 2 PORTLAND HOUSE | 4 THE ZIG ZAG BUILDING | 6 123 VICTORIA STREET | 8 WELLINGTON HOUSE |

NOTES

Completing the Form of Proxy

- 1 Only holders of ordinary shares, or their duly appointed representatives, are entitled to attend and vote at the Meeting. A member so entitled may appoint one or more proxy(ies) (who need not be (a) shareholder(s) but who must attend the Meeting in person to represent him/her) to exercise all or any of his/her rights to attend, speak and vote on his/her behalf.
- 2 You can appoint the Chairman of the Meeting or anyone else to be your proxy at the AGM. You can also, if you wish, appoint more than one proxy provided that each proxy is appointed to exercise the rights attached to a different share or shares held by you. No proxy may be authorised to exercise votes which any other proxy has been authorised to exercise.
 - To appoint the Chairman as your sole proxy in respect of all your shares, fill in any voting instructions and sign and date the Form of Proxy, but leave all other proxy appointment details blank.
 - To appoint a single proxy in respect of all your shares other than the Chairman, cross out the words 'the Chairman of the Meeting or' and insert the name of your proxy. Then complete the rest of the Form of Proxy.
 - To appoint more than one proxy, you should photocopy the Form of Proxy. Please indicate in the box underneath the proxy holder's name, the number of shares in relation to which you authorise them to act as your proxy. If left blank your proxy will be deemed to be authorised in respect of your full voting entitlement (or if this Form of Proxy has been issued in respect of a designated account for a shareholder, the full voting entitlement for that designated account). Please also indicate by marking the box on the Form of Proxy if the proxy instruction is one of multiple instructions being given. All Forms of Proxy must be signed and returned together to Equiniti in the envelope provided.
- 3 Please indicate with an 'X' in the boxes how you wish your vote to be cast. Unless otherwise instructed, the person appointed as your proxy will exercise his/her discretion as to how he/she votes or whether he/she abstains from voting on any particular resolution and on any other business (including amendments to resolutions and any procedural business), which may come before the Meeting.
- 4 The 'Vote withheld' option on the Form of Proxy is provided to enable you to abstain on any particular resolution. However, a vote withheld is not a vote in law and will not be counted in the calculation of the proportion of votes 'For' and 'Against' a resolution.
- 5 If you complete and return the Form of Proxy, this will not prevent you from attending in person and voting at the Meeting should you subsequently decide to do so. If you have appointed a proxy and attend the Meeting in person, your proxy appointment will automatically be terminated.
- 6 The Form of Proxy must be signed. If the Form of Proxy is signed by someone else on your behalf, their authority to sign it must be returned with the Form of Proxy.

In the case of a joint holding, any holder may sign. If the shareholder is a corporation, the form may be executed under its common seal or by the signature of a duly authorised officer, attorney or other authorised person whose capacity should be stated.

- 7 In the case of joint holders, only one holder needs to sign this Form of Proxy, but the vote of the first holder who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint holders.
- 8 If you submit more than one valid proxy appointment, the latest received before the closing date/time will take precedence.
- 9 To be valid, the Form of Proxy, together with the power of attorney or authority (if any) under which it is signed or a copy of such certified copy by a notary, must reach the Company's Registrar, Equiniti, by no later than 11.00am on 21 July 2015.
- 10 You can register your vote electronically via the Sharevote website at www.sharevote.co.uk. To vote, you will need to enter the series of numbers quoted on this Form of Proxy and follow the instructions on the website.
- 11 The CREST electronic proxy appointment service is available for CREST members, who should transmit a CREST proxy instruction using the procedures described in the CREST Manual. This is available via www.euroclear.com. CREST Personal Members or other CREST sponsored members and those CREST members who have appointed a service provider(s), should refer to their CREST sponsor or voting service provider(s), who will be able to take the appropriate action on their behalf.
- 12 In order for a proxy appointment or instruction made using the CREST service to be valid, the appropriate CREST message (a "CREST Proxy Instruction") must be properly authenticated in accordance with Euroclear UK & Ireland Limited's specifications, and must contain the information required for such instruction, as described in the CREST Manual. The message, regardless of whether it constitutes the appointment of a proxy or is an amendment to the instruction given to a previously appointed proxy must, in order to be valid, be transmitted so as to be received by the Company's Registrar, Equiniti (CREST participant ID RA19) by no later than 11.00am on 21 July 2015. For this purpose, the time of receipt will be taken to be the time (as determined by the time stamp applied to the message by the CREST Application Host) from which the issuer's agent is able to retrieve the message by enquiry to CREST in the manner prescribed by CREST. After this time any change of instructions to proxies appointed through CREST should be communicated to the appointee through other means.
- 13 The Company may treat a CREST Proxy Instruction as invalid in the circumstances set out in Regulation 35(5)(a) of the Uncertified Securities Regulations 2001.
- 14 You may not use any electronic address provided in this Form of Proxy, the Notice of Meeting or in any related documents to communicate with the Company for any purposes other than those expressly stated.