

The Directors Land Securities Group PLC 5 The Strand London WC2N 5AF

17 December 2013

Dear Sirs,

## Statement of Circumstances connected with ceasing to hold office as Auditors

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In accordance with Section 519 of the Companies Act 2006, we confirm that there are no circumstances connected with our ceasing to hold office as auditors of the companies as listed in Appendix 1 (the "Companies") effective from 17 December 2013, which we consider should be brought to the notice of the Companies' shareholders or creditors

Yours faithfully,

PricewaterhouseCoopers LLP

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## Appendix 1: Companies to which this letter relates

Land Securities (Finance) Limited 00680609 Shree Limited 02092754 Wallace City Limited 07449344 Land Securities Intermediate Limited 05075691 LS Portfolio Investments Limited 04161225 Land Securities Property Holdings Limited 05075022 Land Securities Portfolio Management Limited 03934750 Land Securities Partnerships Limited 03874007 Land Securities Partnerships Limited 04365195 Land Securities SPV's Limited 04161301 LS Property Finance Company Limited 05163698 LS Fenchurch Development Management Limited 07324378 LS Centre Properties Limited 03685506 LS Easton Park Investments Limited 05026762 LS Wilton Plaza Limited 04164222 Gunwharf Quays Limited 04056210 Land Securities Trading Limited 049056210 Land Securities Trading Limited 04221928 Ebbsfleet Investment (GP) Limited 04221928 Ebbsfleet Valley Property Services Limited 04161160 LS Martineau Limited 04161246 LS Lewisham Limited 042307553 Vegaplace Limited 00900178 LS London Holdings One Limited 06452679	Company Name	Registered number
Wallace City Limited  Land Securities Intermediate Limited  LS Portfolio Investments Limited  LS Portfolio Investments Limited  Land Securities Property Holdings Limited  Land Securities Portfolio Management Limited  D3934750  Land Securities Partnerships Limited  Land Securities Partnerships Limited  Land Securities Partnerships Limited  D4365195  Land Securities Corporate Services Limited  LS Property Finance Company Limited  LS Property Finance Company Limited  D5163698  LS Fenchurch Development Management Limited  D324378  LS Centre Properties Limited  D30685506  LS Easton Park Investments Limited  D5026762  LS Wilton Plaza Limited  D4164222  Gunwharf Quays Limited  D4056210  Land Securities Trading Limited  D4056210  Land Securities Trading Limited  D4056210  Land Securities Trading Limited  D4056210  LS Bbsfleet Limited Partnership  LP007664  Ebbsfleet Investment (GP) Limited  D4221928  Ebbsfleet Valley Property Services Limited  D4161160  LS Martineau Limited  D4161246  LS Lewisham Limited  D2307553  Vegaplace Limited  O6452679	Land Securities (Finance) Limited	00680609
Land Securities Intermediate Limited  LS Portfolio Investments Limited  LS Portfolio Investments Limited  Land Securities Property Holdings Limited  Land Securities Portfolio Management Limited  Jay34750  Land Securities Partnerships Limited  Jay34750  Land Securities Partnerships Limited  Jay34750  Land Securities Partnerships Limited  Jay365195  Land Securities Corporate Services Limited  LS Property Finance Company Limited  Jay36598  LS Fenchurch Development Management Limited  Jay34378  LS Centre Properties Limited  Jay34378  LS Centre Properties Limited  Jay34378  LS Wilton Plaza Limited  Jay34376  LP007664  Ebbsfleet Limited Partnership  LP007664  Ebbsfleet Limited Partnership  LP007664  Ebbsfleet Valley Property Services Limited  Jay34376  LS Martineau Limited  Jay3476  LS Martineau Galleries Limited  Jay3476  LS Buchanan Limited  Jay3476  Jay3477  Jay347  Jay3	Shirec Limited	02092754
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Land Securities Property Holdings Limited  Land Securities Portfolio Management Limited  O3934750  Land Securities Partnerships Limited  O3874007  Land Securities SPV's Limited  Land Securities Corporate Services Limited  Land Securities Corporate Services Limited  Land Securities Company Limited  LS Property Finance Company Limited  LS Property Finance Company Limited  LS Fenchurch Development Management Limited  O368598  LS Centre Properties Limited  O3685506  LS Easton Park Investments Limited  O3026762  LS Wilton Plaza Limited  O4164222  Gunwharf Quays Limited  O4056210  Land Securities Trading Limited  O4056210  Land Securities Trading Limited  O4056210  Land Securities Trading Limited  O407664  Ebbsfleet Limited Partnership  LP007664  Ebbsfleet Investment (GP) Limited  O4221928  Ebbsfleet Valley Property Services Limited  O4161160  LS Martineau Limited  O4161246  LS Lewisham Limited  O2307553  Vegaplace Limited  O6452679	Land Securities Intermediate Limited	05075691
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	Vegaplace Limited	00900178
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LS London-Holdings Three Limited 06452685	-LS London-Holdings-Three Limited	06452685
LS Victoria Circle LP1 Limited 07801730	LS Victoria Circle LP1 Limited	07801730
LS Victoria Circle LP2 Limited 07801708	LS Victoria Circle LP2 Limited	07801708
Victoria Circle GP Limited 07804055	Victoria Circle GP Limited	07804055
LS Victoria Circle Development Management Limited 07802109	LS Victoria Circle Development Management Limited	07802109
Victoria Circle Developer Limited 07804121		07804121
Victoria Circle Business Manager Limited 07847593	Victoria Circle Business Manager Limited	07847593



Victoria Circle Limited Partnership	LP014733
LC25 Limited	04364850
Martshear Properties Limited	00492685
Roebuck House (GP) Limited	04764989
LS Roebuck House (LP) Limited	04161157
LS Cardiff (Holdings) Limited	08075096
LS Harvest 2 Limited	07900597
GEP16 Limited	04364857