

## press release

19 July 2011

### Land Securities sees a brighter outlook on the retail sector

- Land Securities reports increased retail demand
  - London remains key for the group
- The Share Centre continues to recommend investors 'hold' Land Securities

#### **As Land Securities reports positive performance Graham Spooner, investment adviser at The Share Centre, explains what this means for investors.**

"The UK's largest real estate investment trust has reported an increase in leasing activity and construction projects picking up, which has underpinned its confidence for 2011. The company maintains it has the financial strength to continue this increased level of activity throughout the year.

"Investors will be pleased to hear development in London continues to be attractive as the capital remains key for Land Securities. The company is benefitting from the recovery in the city as despite the difficult market conditions London is experiencing strong demand and record high house prices.

"Despite concerns over the fragile retail sector the company has seen a rise in demand largely from food and fashion retailers. Investors will be encouraged to see Land Securities' has increased its retail development activity and has a £275m pipeline of opportunities. As retailers look to move to the outskirts of towns, where floorspace increases and rental costs decrease, the company is seeing a positive response to its plans to develop new space.

"The company's share price has had a good run over the past year and the prospective dividend yield now stands at around 3.5%. Although Land Securities has attractions for those seeking both income and growth we continue to recommend investors to 'hold' for now. At the moment British Land remains our preferred play for new investors seeking exposure to the sector."

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**For further information please contact:**

The Share Centre

Rebecca Kempself

PR Executive

01296 439 426

[Rebecca.kempself@share.co.uk](mailto:Rebecca.kempself@share.co.uk)

Stephanie Reynolds

PR Manager

01296 439 256

[Stephanie.reynolds@share.co.uk](mailto:Stephanie.reynolds@share.co.uk)

Lansons Communications

Inez de Koning / Lisa Grando / Sarah Waterson

0207 294 3623 / 0207 294 3669 / 0207 294 3649

[Inezd@lansons.com](mailto:Inezd@lansons.com) / [Lisag@lansons.com](mailto:Lisag@lansons.com) / [SarahW@lansons.com](mailto:SarahW@lansons.com)

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**About The Share Centre:**

The Share Centre was established in 1990 to provide value-for-money share services for private investors. Its range of services includes buying and selling shares (by Internet, telephone and post) and a comprehensive share administration and safe custody service. Tax-efficient investment 'wrappers' including ISAs, CTFs and SIPP's are also available.

The Share Centre's Advice team provides comment on market sectors, individual shares and funds on [www.share.com](http://www.share.com). Access is available to customers and registered users of the site. Registration is free. To understand how our Advice team arrive at their views please read our [Investment Research Policy](#). The Share Centre blog is also available at <http://blog.share.com>.

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