

Land Securities Group Plc (LAND:LN)



London
Stock Exchange

Real Estate/Diversified REITs

Price: 499.95 GBX

Report Date: September 23, 2020

Business Description and Key Statistics

Land Securities Group is a real estate investment trust. Co. buys, sells, develops and manages commercial property in the U.K. Co.'s operations are organized into two operating segments, the London Portfolio and the Retail Portfolio. The London Portfolio includes all Co.'s London offices and central London shops and the Retail Portfolio includes all Co.'s shopping centers and shops (excluding central London shops), hotels and leisure assets and retail park properties.

Website: www.landsec.com
ICB Industry: Real Estate
ICB Subsector: Diversified REITs
Address: 100 Victoria Street
 London
 GBR
Employees: 568

	Current	YTY % Chg
Revenue LFY (M)	741	-2.1
Operating EPS LFY	-1.12	-100.0
Market Value (M)	3,707	
Shares Outstanding (000)	741,474	
Book Value Per Share	11.80	
EBITDA Margin %	-71.90	
Net Margin %	-112.3	
Long-Term Debt / Capital %	33.2	
Dividends and Yield TTM	0.35 - 6.96%	
Payout Ratio TTM %	0.0	
60-Day Average Volume (000)	2,358	
52-Week High & Low	1,001.50 - 499.95	
Price / 52-Week High & Low	0.50 - 1.00	

Price, Moving Averages & Volume



Land Securities Group Plc is currently trading at 499.95 which is 10.4% below its 50 day moving average price of 557.87 and 28.7% below its 200 day moving average price of 701.30.

LAND:LN is currently 50.1% below its 52-week high price of 1,001.50 and is trading at its 52-week low price of 499.95. Over the past 52-weeks, LAND:LN is down 40.5% while on a calendar year-to-date basis it is down 49.5%.

The Relative Strength Index (RSI) indicator for LAND:LN is currently 30.22. An RSI value of 70 and above is considered overbought and 30 and below oversold.

Land Securities Group Plc (LAND:LN)



London
Stock Exchange

Real Estate/Diversified REITs

Price: 499.95 GBX

Report Date: September 23, 2020

Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	-1.18	-2.35	50-Day Average Price	557.87
1-Week %	-10.34	-7.12	Price / 50-Day Average	0.90
4-Week %	-12.75	-9.29	200-Day Average Price	701.30
52-Week %	-40.47	-21.71	Price / 200-Day Average	0.71
Quarter-to-Date %	-9.59	-5.81	RSI - Relative Strength Index	30.22
Year-to-Date %	-49.50	-27.61	Risk Metrics	
Last Month %	0.26	-1.53	Price Volatility	22.75
Last Quarter %	-0.68	-10.20	Sharpe Ratio	-0.18
Last Calendar Year %	23.07	8.90	Sortino Ratio	-0.25

5-Year Price Performance vs. FTSE 350

Land Securities Group Plc
FTSE 350 Index

Current: 0.51 CAGR: -20.0%
Current: 0.92 CAGR: -1.6%



Over the past five years, Land Securities Group Plc's stock price is down 48.6% which is 40.9% below the FTSE 350 Index performance of -7.7% over the same period. Land Securities Group Plc's cumulative annualized growth rate (CAGR) over the five year period has been -20.0% while that of the FTSE 350 Index has been -1.6%.

Over the past year, Land Securities Group Plc's stock price performance of -40.5% has underperformed that of the FTSE 350 Index by 21.7%. On a year-to-date basis, Land Securities Group Plc's stock price performance of -49.5% has underperformed the FTSE 350 Index by 27.6%.

Over the past week, Land Securities Group Plc's stock price performance of -10.3% has underperformed that of the FTSE 350 Index by 7.1%.

Land Securities Group Plc (LAND:LN)



London
Stock Exchange

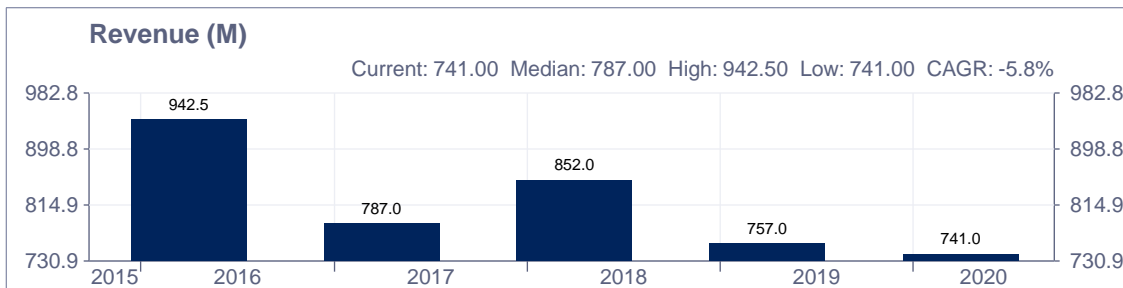
Real Estate/Diversified REITs

Price: 499.95 GBX

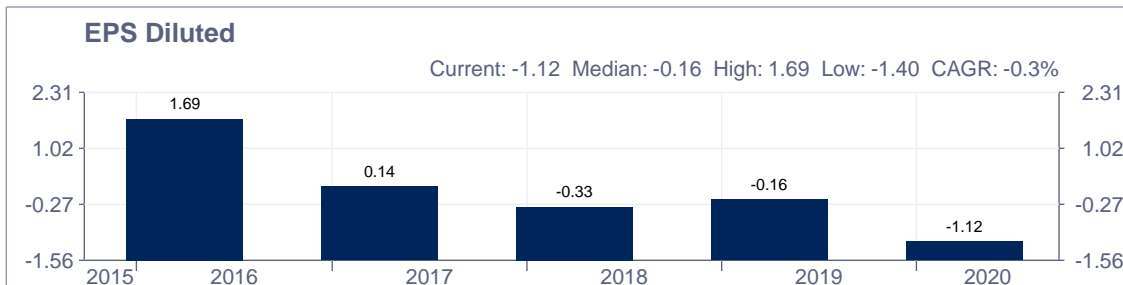
Report Date: September 23, 2020

Growth and Profitability Metrics

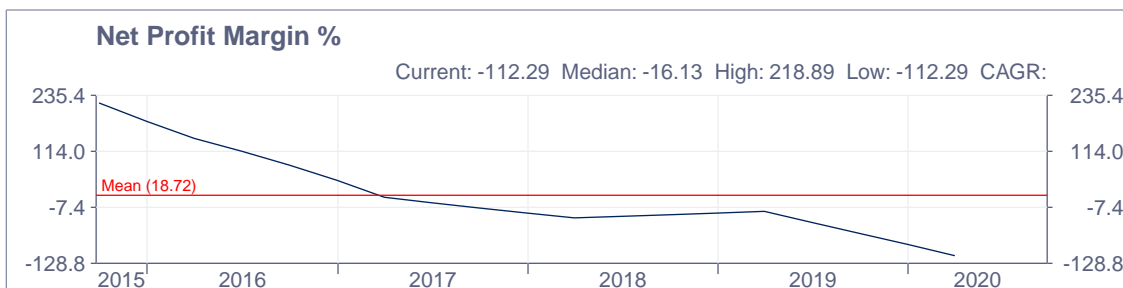
Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	-2.0	-0.8	-1.2	Gross Margin %	63.0	61.8	61.8
Revenues Per Share %	0.3	0.5	-3.8	EBITDA Margin %	-71.9	49.0	101.9
EBITDA %	-100.0	-100.0	-100.0	Pre-Tax Margin %	-92.6	15.4	74.6
Operating EPS %	-100.0	-100.0	-100.0	Net Margin %	-112.3	18.7	86.1
Free Cash Flow %				Return on Equity %	-8.7	1.6	8.4
Cash from Operations %	1.3	11.4	8.4	Return on Capital %	-6.5	1.3	5.8
Book Value %	-6.8	-2.5	4.6	Return on Assets %	-5.9	1.2	5.5



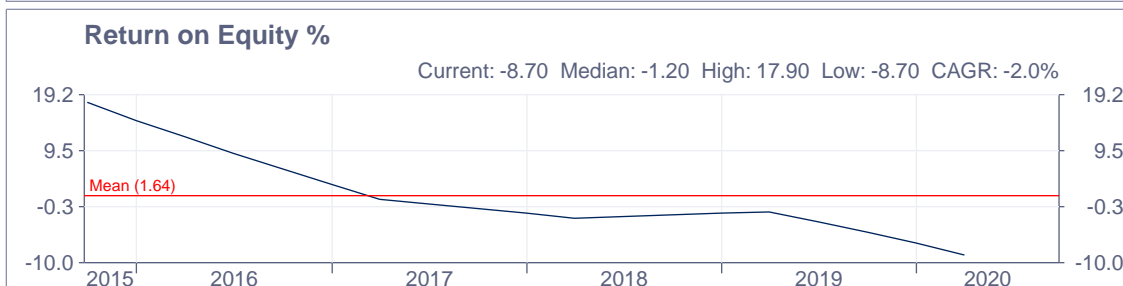
Land Securities Group Plc's cumulative annualized revenue growth rate over the charted period is -5.8%. This compares to revenue growth of -2.1% last fiscal year and cumulative annualized growth of -2.0% over the past 3 years.



Land Securities Group Plc's cumulative annualized EPS growth rate over the charted period is -0.3%. This compares to EPS growth of -100.0% last fiscal year and cumulative annualized growth of -100.0% over the past 3 years.



Land Securities Group Plc's net profit margin last fiscal year of -112.3% is 131.0% below the period's mean net margin of 18.7%. During the charted period, the observed net profit margin high and low were 218.9% and -112.3% respectively.



Land Securities Group Plc's return on equity of -8.7% is 10.3% below the period's mean return on equity of 1.6%. During the charted period, the observed ROE high and low were 17.9% and -8.7% respectively.

Land Securities Group Plc (LAND:LN)



London
Stock Exchange

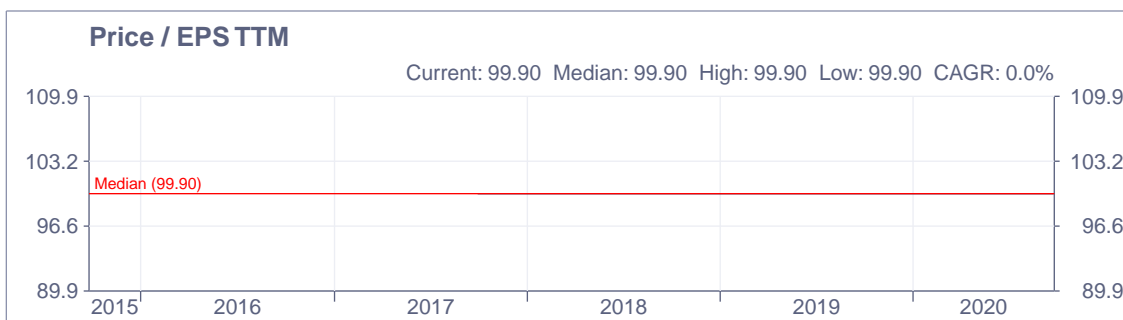
Real Estate/Diversified REITs

Price: 499.95 GBX

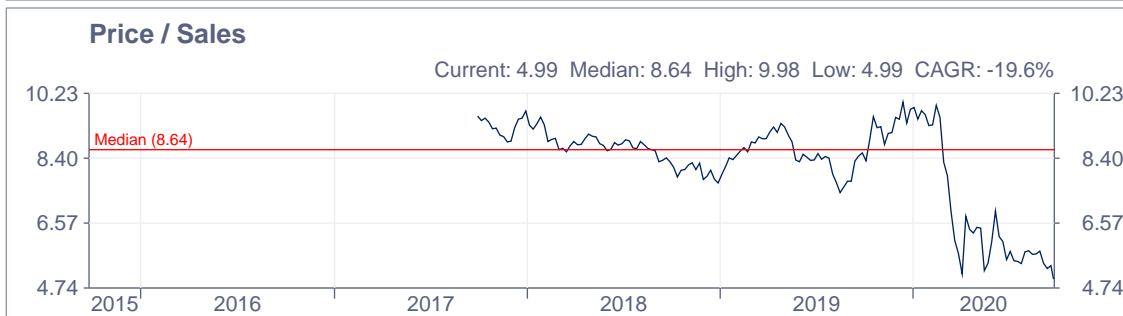
Report Date: September 23, 2020

Valuation Metrics

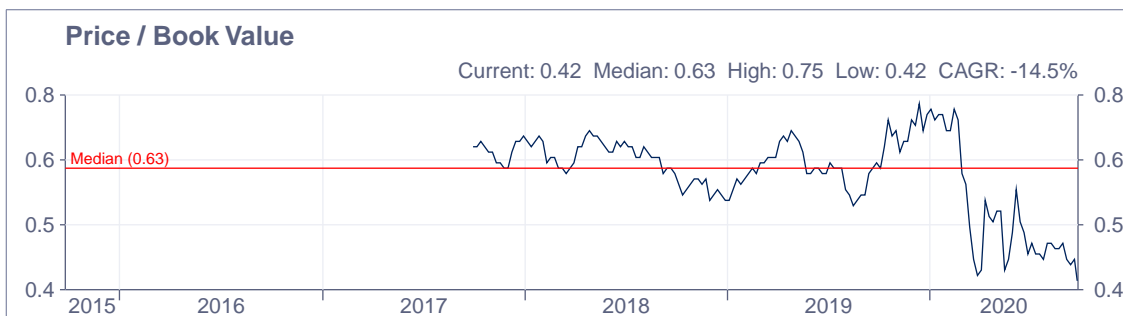
	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	99.9			Earnings Yield %	-19.44		
Price / Sales	5.0			Free Cash Flow Yield %	19.25		
Price / Operating Cash Flow	3.0			Dividend Yield %	6.96		
Price / Book Value	0.4			Enterprise Value / EBITDA	50.0		



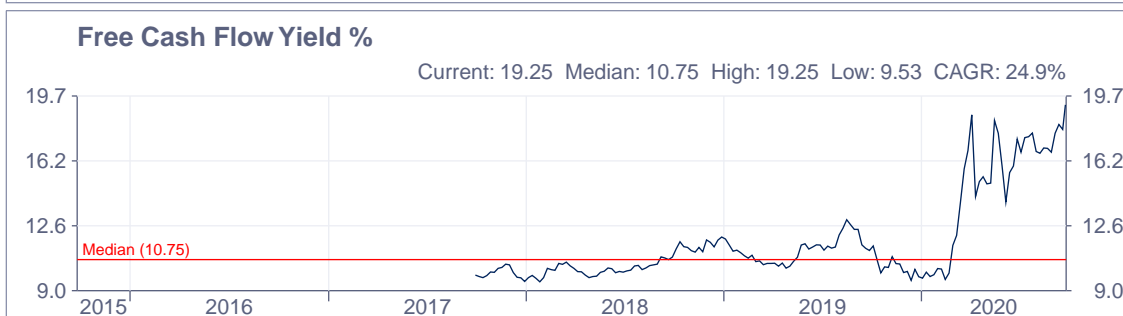
Land Securities Group Plc is trading at 99.90 times its EPS generated during the latest fiscal year. This multiple is equal to the historically observed median of 99.90, while high and low observations have been 99.90 and 99.90.



Land Securities Group Plc is trading at a Price to Sales ratio of 4.99 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 8.64, while high and low observations have been 9.98 and 4.99.



Land Securities Group Plc is trading at a Price to Book ratio of 0.42 based on book value at the latest fiscal year end. This ratio is below the historically observed median of 0.63, while high and low observations have been 0.75 and 0.42.



Land Securities Group Plc has a Free Cash Flow Yield of 19.25% based on free cash flow generated during the latest fiscal year. This value is above the historically observed median yield of 10.75%, while high and low observations have been 19.25 and 9.53.

Land Securities Group Plc (LAND:LN)



London
Stock Exchange

Real Estate/Diversified REITs

Price: 499.95 GBX

Report Date: September 23, 2020

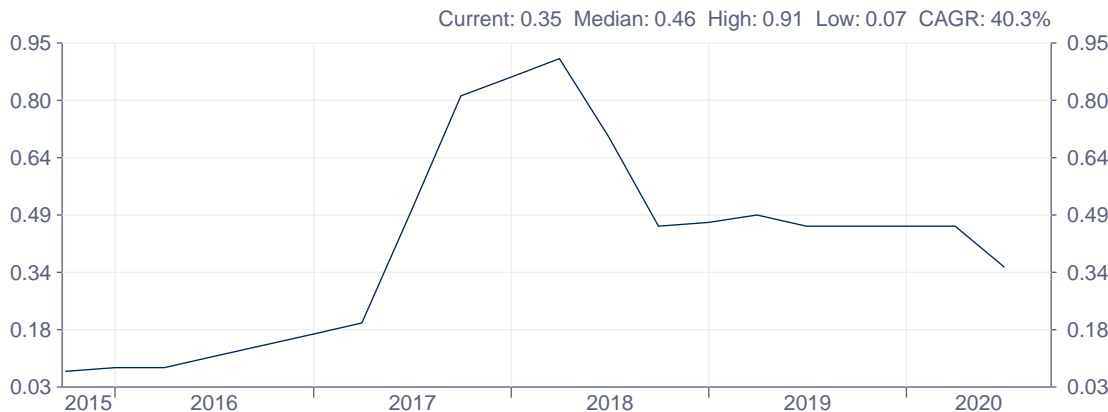
Dividends Data

Dividends Per Share TTM 0.35 **Payout Ratio TTM %** 0.00% **Dividend Yield TTM %** 6.96%

Rate	Ex Date	Record Date	Payment Date	Currency	Note
0.116	12-03-2020	13-03-2020	09-04-2020	GBP	BOARD HAS DECIDED TO CANCEL THE THIRD INTERIM DIVIDEND
0.116	28-11-2019	29-11-2019	03-01-2020	GBP	2ND QUARTER 100% PID
0.116	05-09-2019	06-09-2019	04-10-2019	GBP	1ST QUARTER 100% PID
0.117	20-06-2019	21-06-2019	25-07-2019	GBP	FINAL 100% PID
0.113	14-03-2019	15-03-2019	12-04-2019	GBP	3RD QUARTER 100% PID
0.113	29-11-2018	30-11-2018	04-01-2019	GBP	2ND QUARTER 100% PID
0.113	06-09-2018	07-09-2018	05-10-2018	GBP	1ST QUARTER 100% PID
0.147	21-06-2018	22-06-2018	27-07-2018	GBP	FINAL 100% PID
0.099	08-03-2018	09-03-2018	06-04-2018	GBP	3RD QUARTER 100% PID
0.099	30-11-2017	01-12-2017	05-01-2018	GBP	2ND QUARTER GROSS NON PID

Dividend Growth and Yield

Dividends Per Share TTM



Land Securities Group Plc's trailing 12-month dividend per share is 0.35 and its dividend has grown at a cumulative annualized rate of 40.3% over the charted period. This compares to dividend growth of -23.60% over the past year and cumulative annualized growth of -11.70% over the past 3 years.

Dividend Yield TTM %



Land Securities Group Plc's current dividend yield is 6.96% based on trailing 12 month dividends. The current yield is above the historically observed median of 6.04% and, over the charted time period, the observed high yield has been 9.78% and the observed low yield has been 4.58%.

Land Securities Group Plc (LAND:LN)



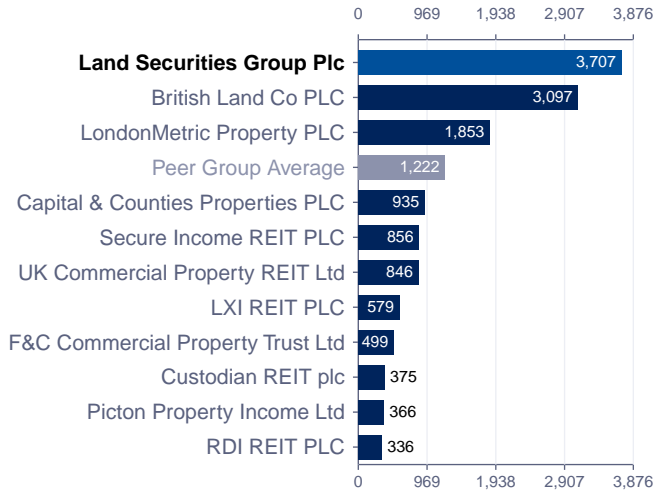
Real Estate/Diversified REITs

Price: 499.95 GBX

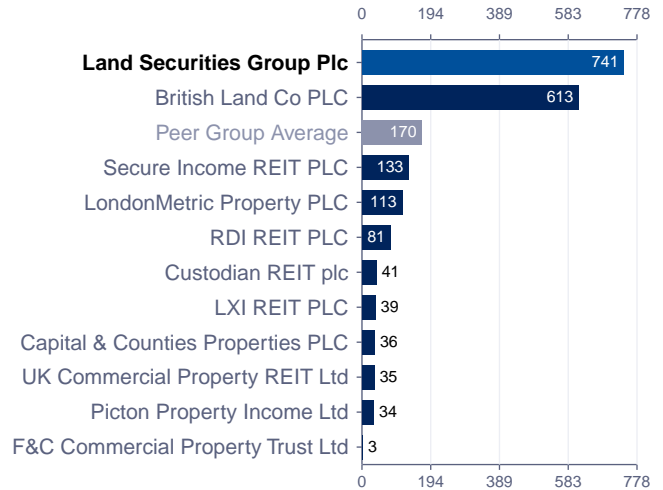
Report Date: September 23, 2020

Subsector Peer Comparisons

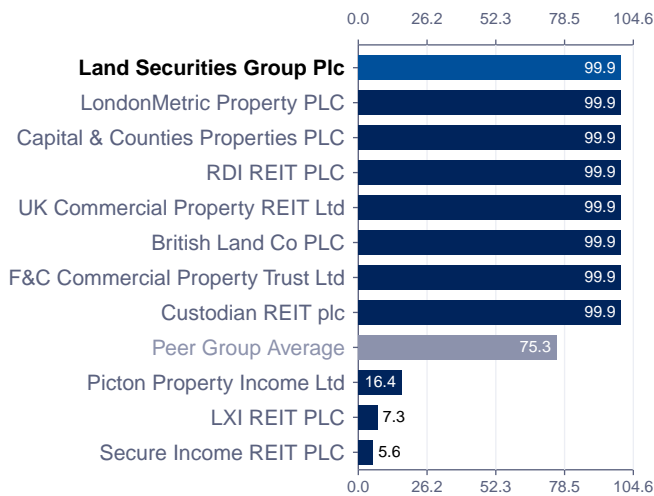
Market Value (M)



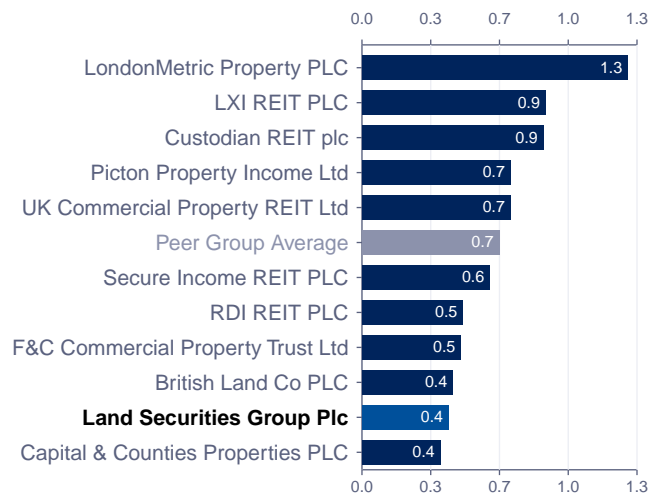
Revenue LFY (M)



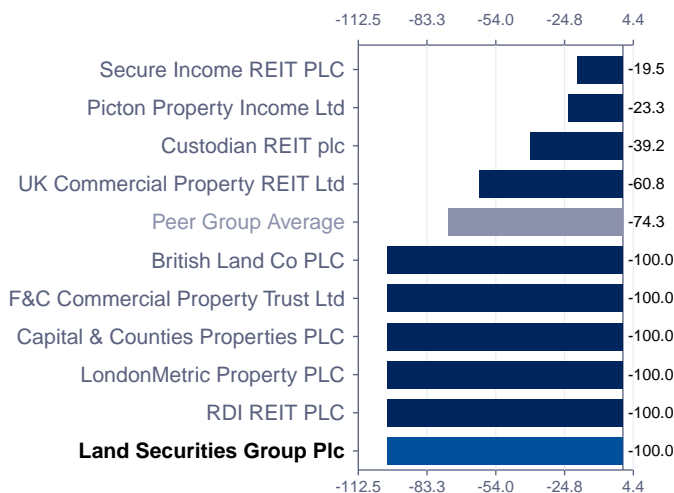
Price / EPS TTM



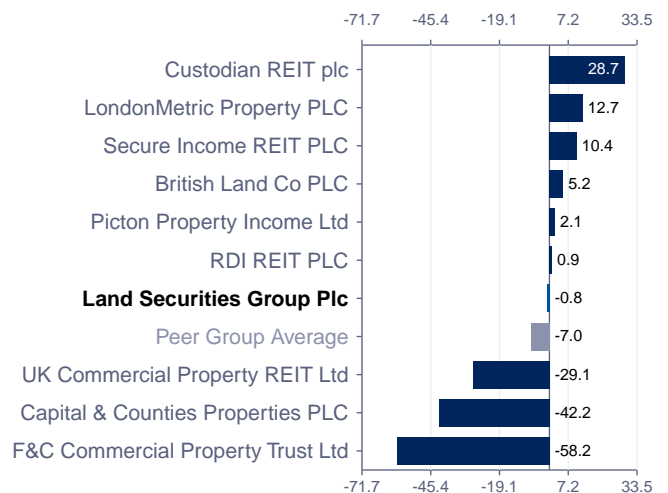
Price / Book Value



EPS 5-Year Growth Rate %



Revenue 5-Year Growth Rate %



Land Securities Group Plc (LAND:LN)



Real Estate/Diversified REITs

Price: 499.95 GBX

Report Date: September 23, 2020

Abbreviations:

CAGR	- Cumulative annual growth rate.
EBIT	- Earnings before interest and taxes.
EBITDA	- Earnings before interest, taxes, depreciation & amortization.
LFY	- Last fiscal year
M	- Million
LON	- London Stock Exchange

Definitions:

Market Value - Weekly Price times latest Shares Outstanding times any applicable ADR factor.

Revenue - Sum of the last four quarters of Revenues.

Revenue Per Share - Sum of the last four quarters of Total Revenue divided by Weighted Average Shares Outstanding.

Operating EPS LFY - EPS excluding non-recurring, non-operating items, fiscal year aligned TTM value.

60-Day Average Volume (000) - The average of the last 60 daily volume values in thousands of shares.

Price 52-Week High - The high closing price from the last 52 weeks of daily closing prices.

Price 52-Week Low - The low closing price from the last 52 weeks of daily closing prices.

Price / 52-Week High - Latest price divided by the high price from the past 52 weeks of daily closing prices.

Price / 52-Week Low - Latest price divided by the low price from the past 52 weeks of daily closing prices.

50-Day Average Price - Mean of last 50 daily closing prices.

200-Day Average Price - Mean of last 200 daily closing prices.

Price / 50-Day Average Price - Latest closing price divided by mean of last 50 daily closing prices, as a percentage.

Price / 200-Day Average Price - Latest closing price divided by mean of last 200 daily closing prices, as a percentage.

Relative Strength Index - Relative Strength Index or RSI measures the magnitude of gains over a given time period against the magnitude of losses over that period. The equation is $RSI = 100 - 100 / (1 + RS)$ where $RS = (\text{total gains} / n) / (\text{total losses} / n)$ and $n = \text{number of RSI periods}$. In this item, 14 days is used and one year of daily prices are considered. A value of 30 or below may imply oversold and 70 or above may imply overbought.

Price Volatility - The standard deviation of the last 20 days of daily closing prices.

Sharpe Ratio - The 5 year average of the excess monthly return over the risk - free rate(1 - month T - bill) over the 5 year standard deviation of the same series.

Sortino Ratio - The same calculation as the Sharpe Ratio but with positive excess returns set to zero for the standard deviation denominator, so only negative volatility weighs in.

Dividends Per Share TTM - Sum of the last four quarters of Dividends Per Share.

Payout Ratio - Dividends Per Share TTM divided by Operating EPS TTM.

Dividend Yield TTM % - Sum of the last four quarter of Dividends Per Share divided by Weekly Price.

EBITDA - Sum of the last four quarters of EBITDA (Operating Income + Depreciation & Amortization).

Free Cash Flow - Sum of the last four quarters Net Cash from Operations minus Capital Expenditures (Purchase of Property, Plant & Equipment), from the Cash Flow Statement.

Book Value - Total Common Equity last quarter divided by Shares Outstanding last quarter.

Book Value Per Share - Total Common Equity last quarter divided by Shares Outstanding last quarter.

Gross Margin % - Sum of the last four quarters Gross Profit divided by the sum of the last four quarters Revenues.

EBITDA Margin % - Sum of the last four quarters EBITDA divided by the sum of the last four quarters Revenues.

Pre-Tax Margin % - Sum of the last four quarters of Earnings Before Taxes divided by sum of the last four quarters Revenues.

Net Profit Margin % - Sum of the last four quarters of Operating EPS divided by sum of the last four quarters Revenues Per Share.

Return on Equity % - Sum of the last four quarters of Operating EPS divided by the average of the last four quarters Book Value.

Return on Capital % - Sum of the last four quarters of Operating EPS divided by the average of the last four quarters Total Capital Per Share.

Return on Assets % - Sum of the last four quarters of Operating EPS divided by the average of the last four quarters Total Assets Per Share.

Price / EPS TTM - Weekly Price divided by the sum of the last four quarters of Operating EPS (capped at 99.9).

Price / Sales - Weekly Price divided by Revenues Per Share TTM.

Price / Book Value - Weekly Price divided by Book Value Per Share last quarter. Book Value Per Share is Total Common Equity last quarter divided by Shares Outstanding last quarter (capped at 49.9).

Free Cash Flow Yield % - Free Cash Flow Per Share TTM divided by Weekly Price.

Enterprise Value - Market Value plus Total Debt last year plus Preferred Equity last year minus Cash & Cash Equivalents last year.

Enterprise Value / Sales - Enterprise Value divided by the sum of the last four quarters of Revenue.

Enterprise Value / EBITDA - Enterprise Value divided by EBITDA TTM.

Enterprise Value / EBIT - Enterprise Value divided by trailing four quarters of Operating Income.

Enterprise Value / Free Cash Flow - Enterprise Value divided by the sum of the last four quarters of Free Cash Flow.

Russell 1000 Index - The largest 1,000 stocks by market cap, the index comprehensively covers the US large cap universe.

EPS 5-Year Growth Rate % is capped at 999.9%.

Revenue 5-Year Growth Rate % is capped at 999.9%.

Land Securities Group Plc (LAND:LN)



Real Estate/Diversified REITs

Price: 499.95 GBX

Report Date: September 23, 2020

Disclaimer:

© 2020 London Stock Exchange Group plc and its applicable group undertakings (the "LSE Group"). The LSE Group includes (1) FTSE International Limited ("FTSE"), (2) Frank Russell Company ("Russell"), (3) FTSE Global Debt Capital Markets Inc. and FTSE Global Debt Capital Markets Limited (together, "FTSE Canada"), (4) MTSNext Limited ("MTSNext"), (5) Mergent, Inc. ("Mergent"), (6) FTSE Fixed Income LLC ("FTSE FI") and (7) The Yield Book Inc ("YB"). All rights reserved.

FTSE Russell® is a trading name of FTSE, Russell, FTSE Canada, MTSNext, Mergent, FTSE FI, YB. "FTSE®", "Russell®", "FTSE Russell®", "MTS®", "FTSE4Good®", "ICB®", "Mergent®", "The Yield Book®" and all other trademarks and service marks used herein (whether registered or unregistered) are trademarks and/or service marks owned or licensed by the applicable member of the LSE Group or their respective licensors and are owned, or used under licence, by FTSE, Russell, MTSNext, FTSE Canada, Mergent, FTSE FI, YB. FTSE International Limited is authorised and regulated by the Financial Conduct Authority as a benchmark administrator.

All information is provided for information purposes only. All information and data contained in this publication is obtained by the LSE Group, from sources believed by it to be accurate and reliable. Because of the possibility of human and mechanical error as well as other factors, however, such information and data is provided "as is" without warranty of any kind. No member of the LSE Group nor their respective directors, officers, employees, partners or licensors make any claim, prediction, warranty or representation whatsoever, expressly or impliedly, either as to the accuracy, timeliness, completeness, merchantability of any information or of results to be obtained from the use of FTSE Russell indexes or data or the fitness or suitability of the FTSE Russell indexes or data for any particular purpose to which they might be put. Any representation of historical data accessible through FTSE Russell indexes or data is provided for information purposes only and is not a reliable indicator of future performance.

No responsibility or liability can be accepted by any member of the LSE Group nor their respective directors, officers, employees, partners or licensors for (a) any loss or damage in whole or in part caused by, resulting from, or relating to any error (negligent or otherwise) or other circumstance involved in procuring, collecting, compiling, interpreting, analysing, editing, transcribing, transmitting, communicating or delivering any such information or data or from use of this document or links to this document or (b) any direct, indirect, special, consequential or incidental damages whatsoever, even if any member of the LSE Group is advised in advance of the possibility of such damages, resulting from the use of, or inability to use, such information.

No member of the LSE Group nor their respective directors, officers, employees, partners or licensors provide investment advice and nothing contained in this document or accessible through FTSE Russell indexes or data, including statistical data and industry reports, should be taken as constituting financial or investment advice or a financial promotion.

No part of this information may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior written permission of the applicable member of the LSE Group. Use and distribution of the LSE Group data requires a licence from FTSE, Russell, FTSE Canada, MTSNext, Mergent, FTSE FI, YB, and/or their respective licensors.