

DRIVING PERFORMANCE TOGETHER

CORPORATE RESPONSIBILITY
SUMMARY DATA REPORT 2010

MEDIUM-TERM TARGETS

THIS YEAR, WE HAVE ADDED EVEN MORE CHALLENGING TARGETS FOR THE NEXT FEW YEARS TO DRIVE PERFORMANCE FURTHER.

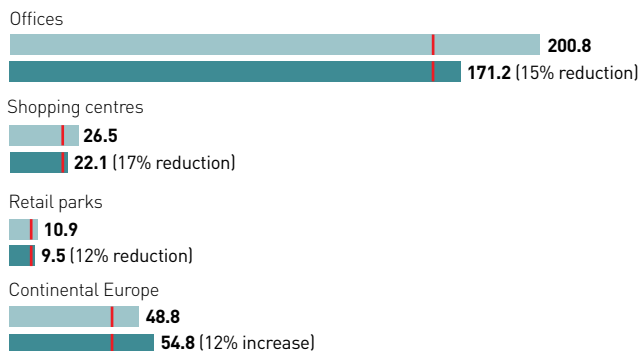
All facts and figures in this Report cover the period from 1 April 2009 until 31 March 2010. The data and performance targets have been independently assured by Bureau Veritas, so you can be confident that we are reporting accurately – and on those issues most material to our business and our stakeholders. For our full Corporate Responsibility Report: britishland.com/crReport2010



NATURAL RESOURCES

TO REDUCE MANAGED ENERGY USE BY 20% PER M² FOR EACH PROPERTY TYPE BY 2012, COMPARED TO 2009

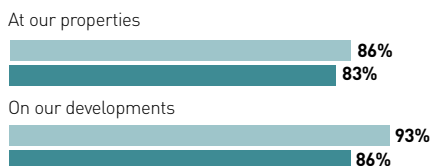
Energy intensity per m² (kWh) ■ 2009 ■ 2010 | 2012 target



British Land controlled energy use across our entire managed portfolio, comprising small power and lighting, as well as heating and cooling from the central plant.

TO SEND ZERO MANAGED WASTE TO LANDFILL FROM ALL OUR PROPERTIES AND DEVELOPMENTS BY 2012

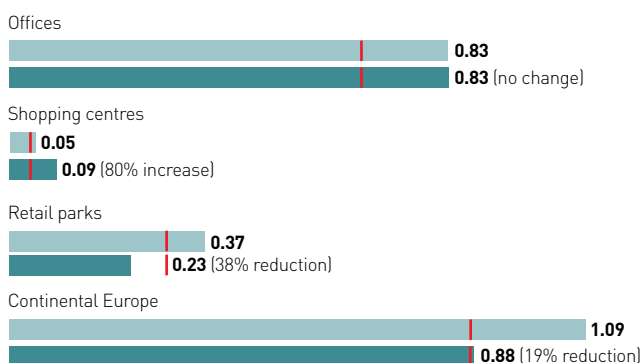
Waste diverted from landfill (%) ■ 2009 ■ 2010



We more than doubled the number of properties managing and reporting waste, as well as increasing the proportion of waste recycled. The reduction in waste diverted from landfill was largely due to lower incineration rates, particularly at new properties. We did not undertake any demolition projects; this affected the proportion of development waste diverted from landfill as the demolition phase typically offers the biggest opportunities for re-use. We will continue working with our development and management teams to divert waste from landfill. 2009 figures for properties and developments were restated to reflect improvements in data accuracy.

TO REDUCE MANAGED WATER USE BY 20% PER M² FOR EACH PROPERTY TYPE BY 2015, COMPARED TO 2009

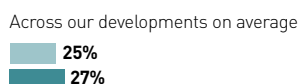
Water use per m² (cubic metres) ■ 2009 ■ 2010 | 2015 target



Water use across British Land's office portfolio and the common parts of British Land's retail portfolio. Water intensity increased at our shopping centres due to the inclusion of new properties that do not benefit from the rainwater harvesting and borehole water systems present at some of our existing properties. We will focus on reducing water use at these new properties.

TO ACHIEVE PLANNING CONSENT FOR A ZERO CARBON COMMERCIAL BUILDING BY 2015

More carbon efficient design than current standards (%) ■ 2009 ■ 2010



Current standards are Building Regulations Part L2A 2006.

HIGHLIGHTS

12%

LESS ENERGY USE across our like-for-like managed portfolio, saving 11.1 million kWh and £700,000 for us and our occupiers.

BREEAM

EXCELLENT ratings for all of our new office developments.

11,000

TONNES OF WASTE RECYCLED or re-used at our properties and developments, equivalent to £445,000 in landfill taxes.

13%

LESS WATER USE across our like-for-like managed portfolio, saving 54.7 million litres of water and £70,000 for us and our occupiers.

23%

RECYCLED CONTENT across our new developments by value.



MEDIUM-TERM TARGETS

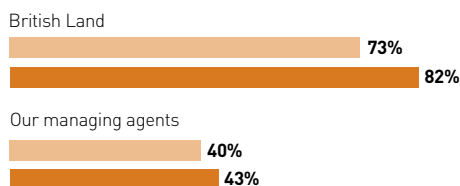
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CUSTOMERS

TO ACHIEVE 80% CUSTOMER SATISFACTION WITH US AND OUR MANAGING AGENTS BY 2013

UK customers rating as good or excellent (%) 2007 2009



Based on independent surveys carried out with 50 occupiers in 2009 and 54 occupiers in 2007.

HIGHLIGHTS

LANDLORD OF THE YEAR 2009 and Best Service Charge Provider, as voted by UK retailers.

£3m

FORECAST SAVINGS for occupiers on service charges, with average savings of 6% per m².

TOP QUARTILE for customer service in the RealService Best Practice Index 2009.

RESOURCE REDUCTION PARTNERSHIPS

with 30% of occupiers across our multi-let managed offices.

COMMUNITIES

TO SET A 2015 TARGET FOR LOCAL SATISFACTION WITH BRITISH LAND AS A DEVELOPER.

Next year, we will establish a methodology to measure local satisfaction with British Land as a developer.

HIGHLIGHTS

£717,000

COMMUNITY INVESTMENT across our portfolio through cash contributions, in-kind donations and time spent supporting community projects.

70,000

YOUNG PEOPLE participated in projects we supported, including a cricket league, chess tournaments and creative projects.

£490,000

FUNDRAISING thanks to the efforts and generosity of our staff, suppliers, occupiers and shoppers.

LORD MAYOR'S DRAGON AWARDS 2009 for British Land and Broadgate Estates.

STAFF AND SUPPLIERS

TO SET A 2015 TARGET FOR STAFF SATISFACTION WITH BRITISH LAND AS AN EMPLOYER.

Next year, we will carry out a survey to measure staff satisfaction.

HIGHLIGHTS

360°

FEEDBACK process established for all our Head Office staff.

2,944

TRAINING HOURS for Broadgate Estates staff, equivalent to 18 hours per person.

PROMPT PAYMENT – we signed up to the Government's new Prompt Payment Code.

ALL GOLD AWARDS or better for service charge management at our properties audited by the Property Managers Association.

We continue to monitor and report our progress against the long-term targets we set in 2007 britishland.com/crReport2010

PROGRESS AGAINST 2009/10 TARGETS

Progress statements were provided by external consultants Arup and all 32 performance-based targets were independently reviewed by Bureau Veritas.



ENERGY USE

PROGRESS

We reduced like-for-like energy use by 12% across our managed portfolio, exceeding our 5% target.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
30% of occupiers in our multi-let office buildings signed up to carbon reduction agreements, meeting our target.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
We reviewed our longer-term targets and set eight new medium-term targets to drive performance.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
We held a sustainability workshop with retailers through the Property Managers Association. Next year, our property management teams will work with individual retailers across our portfolio.	<div style="width: 50%;"><div style="width: 50%;"></div></div>	50%
We offset 20,769 tonnes of carbon emissions through the First Climate project, verified under the Voluntary Carbon Standard.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%

WASTE MANAGEMENT TARGETS

PROGRESS

We recycled 39% of managed retail waste, compared to our 50% target.	<div style="width: 79%;"><div style="width: 79%;"></div></div>	79%
We diverted 74% of managed retail waste from landfill, compared to our 80% target.	<div style="width: 77%;"><div style="width: 77%;"></div></div>	77%
We recycled 50% of managed office waste, compared to our 60% target.	<div style="width: 84%;"><div style="width: 84%;"></div></div>	84%
We diverted 99.5% of managed office waste from landfill, compared to our zero waste to landfill target.	<div style="width: 99.5%;"><div style="width: 99.5%;"></div></div>	99.5%
We recycled 97% of fit-out waste for major fit-out projects in common parts, exceeding our 90% target.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
All five major office fit-out projects undertaken by occupiers adopted our Fit-out Waste Guidelines, exceeding our 50% target.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
We diverted 86% of construction waste from landfill, exceeding our 85% target. There were no demolition projects.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
We worked with our development supply chain to review ways to achieve zero demolition waste to landfill and to reduce overall waste. There is more work to be done to establish robust waste reduction targets.	<div style="width: 67%;"><div style="width: 67%;"></div></div>	67%

WATER USE, BIODIVERSITY AND TRAVEL

PROGRESS

We reduced like-for-like water use by 13% across our managed portfolio, exceeding our 2% target.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
We identified that 12% of our properties sourced non-mains water, primarily from rainwater harvesting or a borehole. We are installing meters so that we can achieve our aim of monitoring usage and setting targets for the proportion of water from non-mains sources.	<div style="width: 10%;"><div style="width: 10%;"></div></div>	10%
31% of our managed assets were covered by Biodiversity Action Plans, exceeding our 15% target.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
19% of our managed assets were covered by Green Travel Plans, compared to our 25% target.	<div style="width: 76%;"><div style="width: 76%;"></div></div>	76%
Two of our completed major developments achieved an improvement in site biodiversity, with the remaining four all designed to do so.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
We are reviewing CIRIA guidance to set intensity targets for water use by property type.	<div style="width: 30%;"><div style="width: 30%;"></div></div>	30%

SUSTAINABLE DEVELOPMENT

PROGRESS

All of our new office developments achieved BREEAM Excellent ratings, or are designed to do so, in line with our target. Our two planned major office refurbishments are targeting Excellent ratings, exceeding our target of Very Good. Our one new major retail development is also targeting BREEAM Excellent.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
Our target to achieve Code for Sustainable Homes Level Four was not applicable as no new residential developments commenced design this year or gained planning consent after 2009.		N/A
Our developments are designed to be 27% more energy efficient on average than current regulations, with our new office developments 30% more energy efficient, exceeding our 10% target. Two of our three refurbishments are designed to achieve Energy Performance Certificate ratings better than 60.	<div style="width: 84%;"><div style="width: 84%;"></div></div>	84%
23% of materials in our new developments by value comprised recycled content, compared to our 25% target.	<div style="width: 92%;"><div style="width: 92%;"></div></div>	92%
None of our London office developments undertook Considerate Constructors Scheme (CCS) audits and so our target CCS score was not applicable.		N/A
We measured the carbon footprint of our on-site development activity at Ropemaker Place.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%
We partnered with Bovis Lend Lease to review the environmental impacts arising from our development supply chain.	<div style="width: 100%;"><div style="width: 100%;"></div></div>	100%

PROGRESS AGAINST 2009/10 TARGETS

CONTINUED



CUSTOMERS

PROGRESS

91% average occupier satisfaction on post occupancy surveys at 201 Bishopsgate and The Broadgate Tower, exceeding our 80% target.	100%
100% recommendation rating from occupiers on post occupancy surveys at 201 Bishopsgate and The Broadgate Tower, exceeding our 85% target.	100%
75% occupier satisfaction ratings for lease flexibility and 57% for lease assignments, significantly exceeding industry averages of 38% and 25% respectively.	100%
We maintained our high occupancy rates, with 43% retention of occupiers reaching break clauses, short of our 55% target.	77%

COMMUNITY

PROGRESS

71% of major staffed assets implemented an employment and training initiative for the local community.	71%
Head Office made cash contributions of £506,000 to support good community causes, exceeding our £350,000 target.	100%
57% of major staffed assets engaged in local fundraising initiatives raising more than £10,000.	57%
Pre-application stakeholder consultation undertaken on all four new developments.	100%
Sustainability Brief template updated to include more systematic recording and reporting on stakeholder engagement.	100%

SUPPLIERS

PROGRESS

Service charge costs reduced by 6% per m ² on average across our entire portfolio, exceeding our 5% target.	100%
98% compliance with the Service Charge Code, as defined by the RealService industry benchmark, exceeding our 95% target.	100%
All seven Property Managers Association service charge audits achieved Gold or better, with Broughton Shopping Park achieving the UK's first Platinum Award.	100%
98% of properties achieved our health and safety management standards, exceeding our 90% target.	100%
Reportable accident frequency rate of 0.26 per 100,000 hours worked on our development sites, better than 0.30 last year but not meeting our 0.25 target. Lost-day accident frequency rate of 0.47, compared to our 0.20 target.	48%
We believe that our agents complied with our Service Charge Procurement Policy but did not formally measure this. We will address this going forward.	0%

STAFF

PROGRESS

27% of all Head Office staff participated in community volunteering, exceeding our 25% target.	100%
11% reduction in Head Office electricity use per person, exceeding our 5% target.	100%
No reduction in Head Office waste per person. We will increase our focus on waste reduction.	0%
75% of Head Office waste recycled, exceeding our 65% target. 98% diverted from landfill, just short of our zero waste to landfill target.	99%
Staff London taxi travel increased to 16% of all business trips from 15%. We will look at further ways to address this.	0%
Established Staff Environmental Working Group and quarterly corporate responsibility updates.	100%

TARGETS FOR NEXT YEAR

ENERGY USE

- Reduce British Land controlled energy intensity per m² by 5% for each property type.
- Reduce total building energy intensity per m² by 3% across our office portfolio.
- Pilot a system to collect energy data from occupiers where we do not provide the supply.
- Provide occupiers with detailed energy statements for their buildings, where data is available.

WASTE MANAGEMENT

- Recycle 55% of managed waste.
- Divert 90% of managed waste from landfill.
- Divert 97% of demolition and strip-out waste from landfill.
- Divert 90% of construction and fit-out waste from landfill.
- Ask all occupiers to apply our guidelines to their fit-out projects, targeting 50% acceptance.
- 25% of materials by value in new buildings to comprise recycled content.

WATER

- Reduce total mains water use by 2% per m².

SUSTAINABLE DEVELOPMENT

- All major office developments and refurbishments to achieve BREEAM Excellent ratings.
- All major retail developments to support BREEAM Very Good ratings in areas we control.
- All residential developments to achieve Code for Sustainable Homes Level Four or Ecohomes Excellent ratings.
- Apply our Sustainability Brief, or an equivalent, to developments conducted through joint ventures or partnerships, and all developments with a construction cost over £500,000.
- Update the Sustainability Brief for Developments.

BIODIVERSITY

- Invest £30,000 in initiatives to improve biodiversity.
- All major developments to result in a net improvement in site biodiversity.

TRAVEL

- Provide guidance to staff and suppliers on appropriate modes of business travel.

CUSTOMERS

- 90% of UK customers to rate us as an owner as good or excellent.
- 60% of UK customers to rate our managing agents as good or excellent.
- 70% of all customers surveyed to rate our understanding of their needs as good or excellent.

COMMUNITIES

- Make cash contributions of £650,000 to support good community causes.
- All office estates and retail properties with on-site management to engage in at least two community initiatives.
- All properties to support local fundraising, with each shopping centre raising more than £50,000 and all office estates and shopping parks with on-site management raising over £20,000 each.
- Evaluate stakeholder and community satisfaction with at least 50% of our significant development activity.

STAFF

- Undertake an independent staff survey and publish the results.
- 25% of all Head Office staff to participate in community volunteering.
- Reduce Head Office electricity use by 5% per person (full-time equivalent).
- Reduce Head Office managed waste by 5% per person (full-time equivalent).
- Recycle 75% of Head Office managed waste.

SUPPLIERS

- Achieve 100% compliance on the Service Charge Code, as defined by the RealService benchmark.
- All Property Managers Association retail service charge audits to achieve Gold or better, with each managing agent achieving at least one Platinum.
- Participate in the Corporate Health and Safety Performance Index.
- Reportable accident rate on our development sites not to exceed 0.25 per 100,000 hours worked, and lost-day accident rate not to exceed 0.20.