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**16 November 2006**

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**LSL PROPERTY SERVICES PLC COMPLETES ITS PLACING  
Market capitalisation of £211 million at the Placing Price**

LSL Property Services plc (the "Company" or "LSL" and together with its subsidiaries, the "Group"), one of the UK's leading property services companies, today announces that it has completed its placing (the "Placing") to institutional investors and will be publishing its prospectus in connection with the application for admission of its ordinary shares to the Official List of the UK Listing Authority and to trading on the London Stock Exchange plc's market for listed securities ("Admission").

- Placing price set at £2.025 per ordinary share (the "Placing Price")
- The market capitalisation of the Company at the Placing Price will be approximately £211 million
- The Placing of 40 million existing shares will raise approximately £81 million in gross proceeds for the selling shareholders and attracted strong demand from institutional investors in the UK
- The Group's Directors and employees will own approximately 33 per cent. of the issued share capital of the Company following the Placing
- Conditional dealings are expected to commence on the London Stock Exchange at 8.00 a.m. today. Admission and commencement of unconditional dealings on the London Stock Exchange are expected to occur at 8.00 a.m. on 21 November 2006, under the ticker symbol LSL.L
- ABN AMRO Rothschild is global co-ordinator and bookrunner, N M Rothschild & Sons Limited is sponsor and Hoare Govett Limited together with Numis Securities Limited are joint corporate brokers. N M Rothschild & Sons Limited together with Lexicon Partners Limited are acting as joint financial advisers to the Company.

Commenting on the flotation, Simon Embley, Chief Executive of the Company, said:

***"We are pleased with the investor response to our flotation and want to welcome all the new shareholders to our register. The flotation of LSL will raise our corporate profile and will also provide flexibility to the Group in our strategy of development through organic growth together with selective acquisitions. We continue to be committed to providing an excellent service to our clients and the flotation will help us retain and attract the quality people that have helped us build the business we have today."***

***For further information please contact:***

Richard Darby/Mark Edwards/ Nicola Cronk 020 7466 5000  
Buchanan Communications (for LSL Property Services PLC)

Adam Young / Tim Rowntree / John MacGowan 020 7678 8000  
ABN AMRO Rothschild

## **Notes to editors**

### **OVERVIEW**

LSL is one of the leading residential property services companies in the UK. LSL's principal operations are its surveying business, which operates under the e.surv and Chancellors Associates brands, its estate agency business, which operates under the your-move and Reeds Rains brands, and its financial services business. LSL provides a broad range of property related services to its customers, who are principally mortgage lenders and buyers and sellers of residential property in Great Britain.

### ***Surveying***

The Group's surveying business provides panel management, valuation and surveying services to mortgage lenders and, to a lesser extent, private individuals. LSL is one of the UK's largest distributors of residential valuations and the Directors estimate that it managed approximately 25 per cent of residential valuations in the UK for the six months ended 30 June 2006.

### ***Estate Agency and Financial Services***

As at 1 September 2006, LSL's estate agency business had a nationwide network of 322 owned branches and 85 franchised branches operating under two well known brands, your-move and Reeds Rains. It is the third largest estate agent in the UK by number of branches operated under its brands. The Group's estate agency network allows it access to a significant number of buyers and sellers of residential property in Great Britain which provides an opportunity for it to cross-sell financial services and other products to these consumers.

LSL's financial services business, working in parallel with the estate agency business, distributes financial products, principally mortgages, mortgage protection insurance and home insurance. Since the management buy-out of e.surv and your-move from Norwich Union in 2004, the Group has made a number of smaller investments in property services businesses as strategic investments or development businesses.

*The contents of this announcement, which has been prepared by and is the sole responsibility of the Company, have been approved solely for the purposes of section 21(2)(b) of the FSMA by NM Rothschild & Sons Limited, New Court, St Swithin's Lane, London EC4P 4DU.*

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*No offer or invitation to purchase or subscribe for securities of the Company is being made at this time. Any such offer or invitation will be made solely in or by reference to the Prospectus expected to be published later today and any acquisition of securities of the Company should be made only on the basis of the information contained in the Prospectus. This announcement does not constitute a recommendation concerning the Placing. The value of shares can go down as well as up. Potential investors should consult a professional advisor as to the suitability of the Placing for the individual concerned.*

*The Ordinary Shares have not been, and will not be, registered under the United States Securities Act of 1933 (as amended), or under the securities laws, or with any securities regulatory authority, of any state or other jurisdiction of the United States or of any province or territory of Canada, Australia or Japan and, accordingly, may not be offered or sold within these jurisdictions. Subject to certain exceptions, the Ordinary Shares may not, directly or indirectly, be offered, sold, taken up or delivered in, into or from the United States, Canada, Australia or Japan or to or for the account or benefit of any national, resident or citizen of the United States, or any person resident in Australia, Canada or Japan. This announcement does not constitute an offer to sell or a solicitation of an offer to purchase or subscribe for Ordinary Shares in any jurisdiction in which such offer or solicitation is unlawful or would impose any unfulfilled registration, publication or approval requirements on the Company, ABN AMRO Bank N.V., Hoare Govett Limited, NM Rothschild & Sons Limited and/or Numis Securities Limited.*

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### **Stabilisation**

*In connection with the Placing, ABM AMRO Rothschild may (but will be under no obligation to) effect stabilisation transactions with a view to supporting the market price of the Ordinary Shares or any options, warrants or rights with respect to, or interests in, the Ordinary Shares or other securities of the Company, in each case at a higher level than that which might otherwise prevail in the open market. Such stabilisation activities may be effected on any securities market, over-the-counter market, stock exchange or otherwise and may be undertaken at any time during the period commencing on the date of publication of this announcement and ending no later than 30 calendar days thereafter. However, there is no obligation on ABN AMRO Rothschild (or any of its agents) to effect stabilising transactions and no assurance that stabilising transactions will be undertaken. Such stabilisation, if commenced, may be discontinued at any time without prior notice. In no event will measures be taken to stabilise the market price of the Ordinary Shares above the Placing Price.*

### **Forward-looking statements**

*Certain statements contained in this document are or may constitute "forward-looking statements". Such forward-looking statements involve risks, uncertainties and other factors, which may cause the actual results, performance or achievements of the Company, or industry results, to be materially different from any future results, performance or achievements express or implied by such forward-looking statements. Such risks, uncertainties and other factors include, among others: general economic and business conditions, particularly in the United Kingdom, changes in technology, government policy, and ability to attract and retain personnel. These forward-looking statements speak only as at the date of this announcement. Except as required by the rules of the FSA, the London Stock Exchange or by law, the Company expressly disclaims any obligation or undertaking to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in the Company's expectations with regard thereto or any change in events, conditions or circumstances on which any such statement is based.*