

LEGAL & GENERAL - MULTIPLE OPPORTUNITIES AND MANAGEABLE RISKS.

Bullish Cala acquires Banner

CONSTRUCTION

By Thomas Hale

Cala has acquired developer Banner, one of the fastest growing firms in the UK.

It expects to be able to deliver 2,000 homes a year by the 2017 financial year, at an average selling price of £400,000, and forecasts turnover exceeding £800m

areas of the UK. As of the end of January, its average selling price was £361,000. The acquisition of Banner - which sold 235 homes at a private average selling price of £511,000 over the 12 months ending in January, adding to its portfolio of 1,200 properties.

to 2020, driving the share price of a number of UK housebuilders.

According to Mr Cala has taken some of the industry through Help to Buy - which has limited exposure to the private sector - policy because of its focus on the public sector.

Clouds shift from eurozone to China

Kathryn Hopkins, Leo Lewis

The balance of global economic fortunes shifted in March as the eurozone finally looked to be on the road to recovery while China, the world's second-largest economy, showed signs of slowing down.

HSBC's purchasing managers showed a marked dip to 48.1 in February.

Chinese authorities face a number of challenges to the economic recovery that has delivered more than a decade of GDP growth. Levels of local government debt and the stability of the financial system that has lent heretofore to the country's rapid growth are under scrutiny.

Budget 2014

Pension pot plan sparks shares slide

Relaxation of rules causes concern among providers

purchase pension schemes by removing the cap on the amount they can take out of their pension pot. Anyone aged 55 or over can now take up to 25% of their pension pot as a lump sum.

Pension giants' shares lose £4bn

By James Salmon

AROUND £4billion was wiped off the value of the UK's biggest pensions firms yesterday after the Chancellor announced radical reforms to give more choice to savers when they retire. George Osborne said savers would be allowed to draw money from their pension pots as they wish.

ill health. Although they have been credited with providing a better alternative to the state pension, the reforms have caused a sharp fall in the share prices of the pension giants.

ings they have had in the past will be far from forgotten. Legislation to allow savers to take up to 25% of their pension pot as a lump sum has caused a sharp fall in the share prices of the pension giants.

Focus shifts from China worries to Fed policy

GLOBAL OVERVIEW

S&P 500 reaches intraday record

S&P 500 rose 0.1 per cent yesterday for a weekly gain of 1.8 per cent. Tokyo markets were closed yesterday.

ers have responded by imposing sanctions, these have been limited and targeted. Broad economic restrictions on Russia have been imposed.

porate bond defaults and a possible unwinding of "hot money" inflows amid a further depreciation of the renminbi. Last weekend, the Chinese government's trading ban on gold exports was frequently cited as a source of concern.

economist that fears credit crunch. "hard landing" is a possibility. "An environment of domestic sources of credit is needed to support the growth of the economy."

had already been priced in by markets. "This interpretation conveys a message of confidence."

supported risk assets." Indeed, the "Yellen wobble" proved shortlived. Equities quickly regained their poise while the 10-year Treasury yield was down 3 basis points at 2.74 per cent - with its 9bp rise over the week accounted for by the sharp post-Fed meeting rise.

Gold was up \$5 yesterday at \$1,333 an ounce, but down \$49, or 3.5 per cent, on the week. A strong post-Fed rally for the dollar also ran out of steam yesterday, with the US currency down 0.3 per cent against the yen at 102.06. The euro up 0.1 per cent at 1.2796.

MORGAN STANLEY
26 MARCH 2014

EVERY DAY MATTERS.

Crimea following a referendum there. "The overwhelming pro-Russian vote in Crimea was not a surprise, nor were the actions by Russian authorities to legitimise the referendum," said Soren Willebrand, a credit strategist at Barclays. "Although western powers have responded by imposing sanctions, these have been limited and targeted. Broad economic restrictions on Russia have been imposed. Corporate bond defaults and a possible unwinding of "hot money" inflows amid a further depreciation of the renminbi. Last weekend, the Chinese government's trading ban on gold exports was frequently cited as a source of concern. An environment of domestic sources of credit is needed to support the growth of the economy."

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BY MICHAEL BOW
INSURER Legal & General (L&G) yesterday upped its dividend by more than a fifth after a bumper set of half-year profits. L&G's board, led by chairman Stewart Ross, said the company had a strong performance in the first half of the year.

Legal & General Investment Management (LGIM), the insurer's money management arm led by Mark Zinkula, added to the upbeat figures with a seven per cent rise in the first half of the year.

Over the week, however, the FTSE 100 fell 0.7 per cent against the yen and the dollar. The pound was weaker against the dollar.

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FINANCIAL HIGHLIGHTS.

1. **Net cash generation up 16% to £1,002m (2012: £865m)**
2. **Operational cash generation up 9% to £1,042m (2012: £958m)**
3. **Operating profit up 7% to £1,158m (2012: £1,087m)**
4. **Profit before tax up 10% to £1,134m (2012: £1,033m)**
5. **Profit after tax up 12% to £896m (2012: £798m)**
6. **Earnings per share up 10% to 15.20p (2012: 13.84p)**
7. **Return on equity 16.1% (2012: 15.4%)**
8. **Full year dividend up 22% to 9.30p per share (2012: 7.65p per share)**
9. **Net cash dividend cover 1.8 times (2012: 1.9 times)**

STRATEGIC & FINANCIAL EVOLUTION.

	2009 AND ONGOING	2012	2013 AND BEYOND
	CASH: CERTAINTY AND SUSTAINABILITY	CASH + ORGANIC GROWTH	CASH + ORGANIC GROWTH + SELECTIVE ACQUISITIONS
STRATEGIC PROGRESS	<ul style="list-style-type: none"> Industrialised and automated processes Cost of new business reduced Capital efficiency increased 	<ul style="list-style-type: none"> Identification of five key macro drivers of growth Banks and governments excessive leverage create 'white spaces' to expand into No burning platforms 	<ul style="list-style-type: none"> Continue to accelerate growth in flow to annuities, direct investment and LGIM Six bolt on acquisitions Measured international expansion Increased digital capability
ORGANISATIONAL PROGRESS	<ul style="list-style-type: none"> One firm with shared culture, beliefs, values Every Day Matters 	<ul style="list-style-type: none"> Expansion of key roles - improving talent Strengthening our social purpose 	<ul style="list-style-type: none"> Five major profit centres in our new operational structure Becoming a destination for talent
OUTCOMES	<ul style="list-style-type: none"> Net cash: 213% growth 2008: £320m 2013: £1,002m Dividend: 129% growth 2008: 4.06p 2013: 9.30p 	<ul style="list-style-type: none"> UK Individual annuities up 26% UK Protection up 25% US Protection up 28% Direct investments £1.4bn Workplace net inflows £1.6bn 	<ul style="list-style-type: none"> LGIM International AUM: £59bn UK longevity insurance: £5bn UK Savings Assets: £109bn including Cofunds acquisition Direct investments: £2.9bn 1.5 times target dividend cover
	Cost of 2013 dividend £550m	Return on equity 15.4%	Return on equity 16.1%

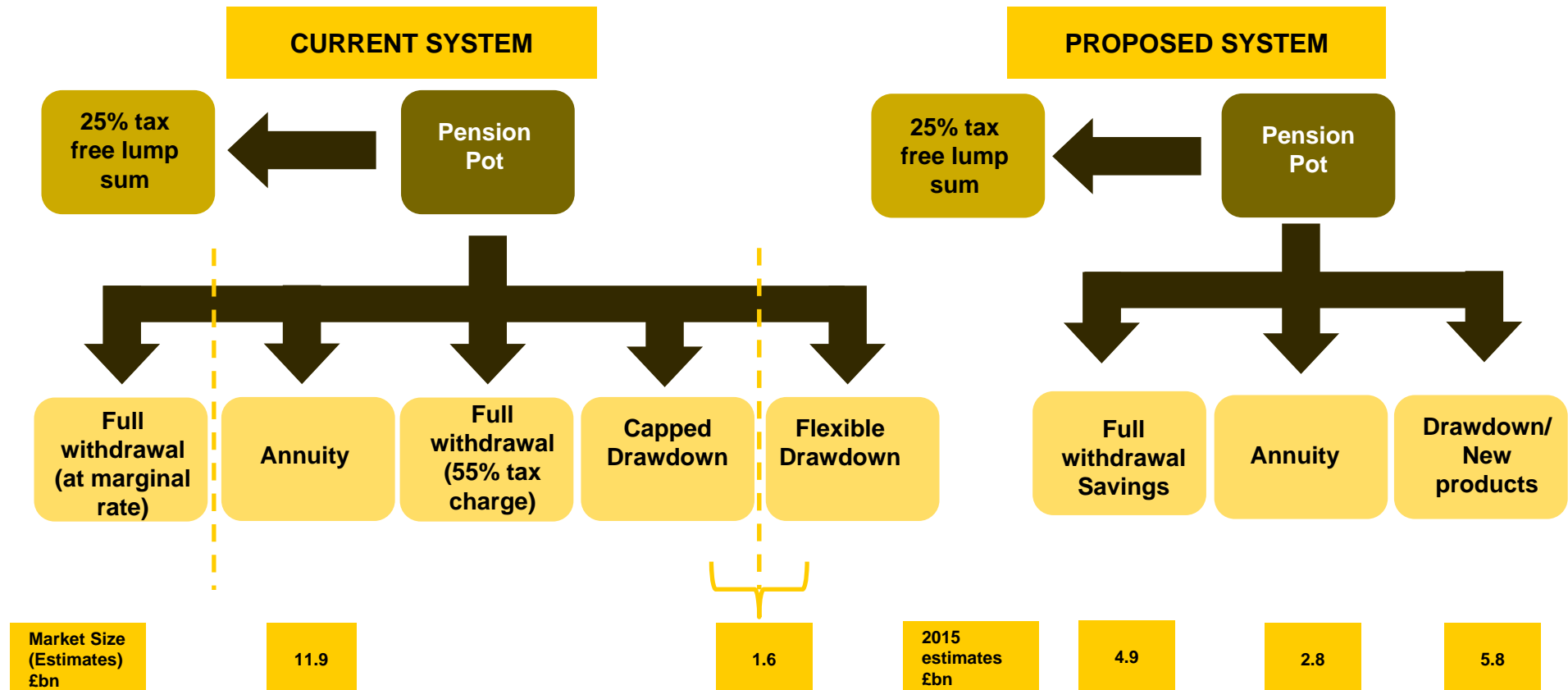
CREATIVE DESTRUCTION.

“NO ONE WILL HAVE TO BUY AN ANNUITY” – George Osborne, 19th March 2014

1. We have reconfirmed our cash and dividend guidance
2. In 2014 we plan to exceed the £4.1bn annuity transactions we achieved in 2013. We announced a £3bn transaction today – more to follow
3. Our acquisition of GIA a leading US DC provider has an unexpected bonus, as it will enable acceleration of our DC expansion in the UK
4. Our acquisition of Cofunds, with £64bn AUA the UK’s largest platform provider, will also assist our UK DC and retail expansion
5. The Chancellor’s idea to increase customer choice, encourage competition and innovation in the annuity market is a good one, however:
 - How advice will be provided and paid for is unknown
 - Customers who should buy an annuity may be discouraged from doing so
 - There will be less demand for gilts going forward
 - There will be a boost to: consumption, debt consolidation, housing, buy to let and tax as customers monetise their pension through cash withdrawal

GOVERNMENT PROPOSALS – DEFINED CONTRIBUTION MARKET.

- Full implementation April 2015, with transitional rules until then – many deferrals
- Current 55% tax charge on pension funds to be reviewed/reduced
- “Providers” will have to provide free and impartial guidance at retirement



IMPACT OF PROPOSALS – FOR DC MARKET.

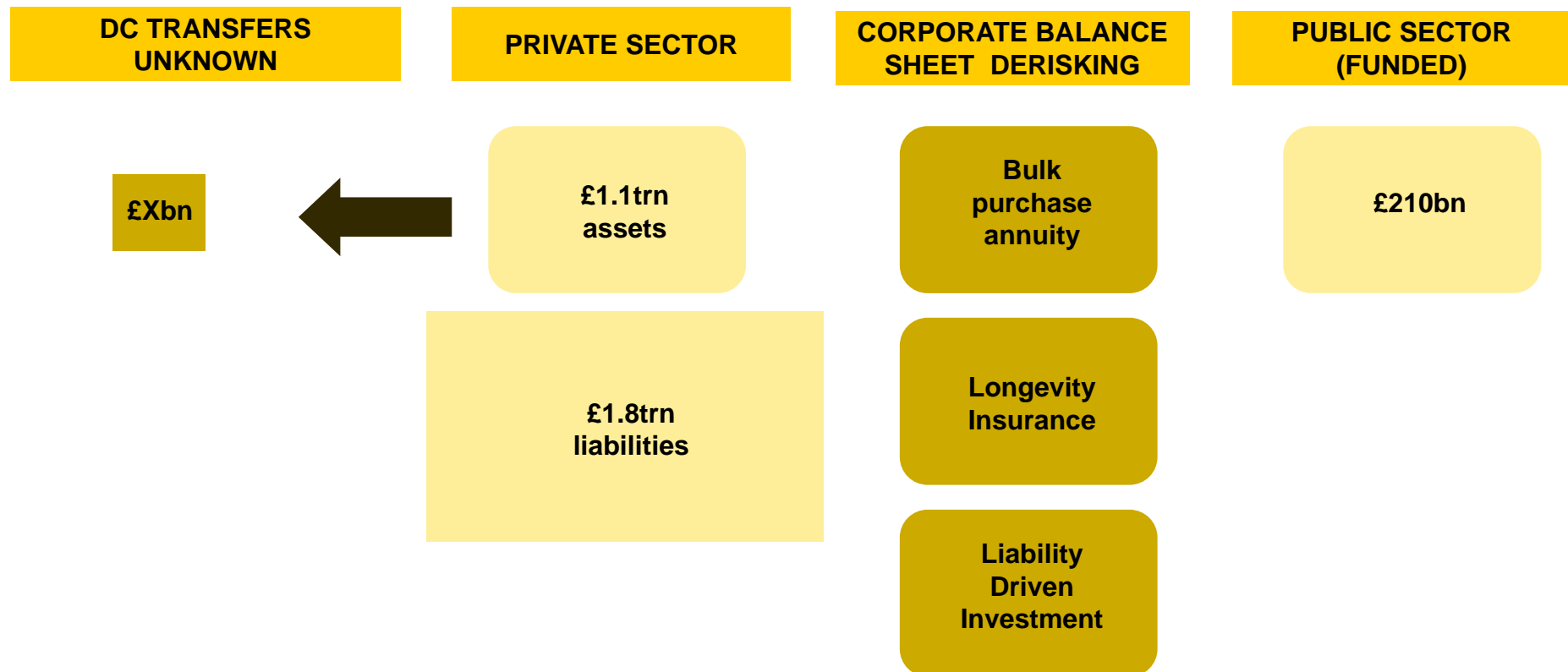
- 41% of sales from internal vestings (i.e. existing customers) and 32% non-standard products – likely to experience substantial reductions
- Lower margin and lower capital intensity investment drawdown products will increase rapidly
- Costs of “free & fair” guidance to retirees is unknown and no clear timetable
- Shorter duration/more liquid investments for flow of new DC vestings – impact on fixed income markets unknown
- Buy to let and Equity release will become more attractive to retirees

PENSIONS MARKET STRUCTURE – DC MARKET.

Customer pot size	2013 Market premium (£bn)	2013 Market Count (000's)	2015 Estimates		
			Cash/Savings	Annuities	Drawdown/New Product
<10k	0.5	101	0.4	0.1	0.0
10k – 30k	2.2	122	1.4	0.4	0.4
30k – 80k	4.2	92	2.1	0.8	1.3
>80k	5.0	38	1.0	1.5	2.5
Total	11.9	353	4.9	2.8	4.2
		Existing Drawdown			1.6

PENSIONS MARKET STRUCTURE.

- Private sector has £1.8trillion of liabilities to derisk through LDI, longevity insurance, buy in, buy out or managed retention



IMPACT OF PROPOSALS FOR DB MARKET.

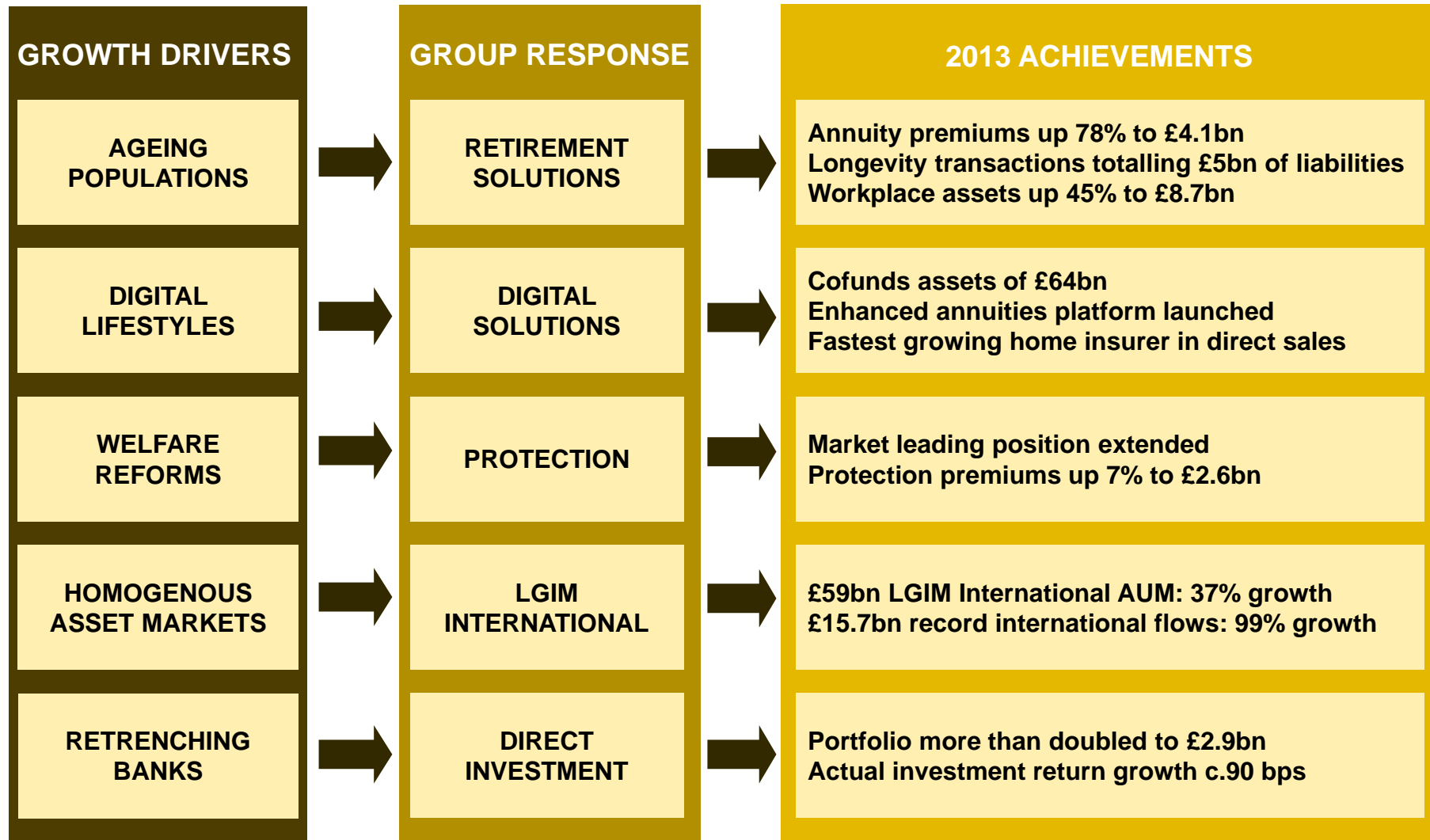
- Will not allow transfers from private DB to DC schemes if it damages the economy and/or makes it materially harder for UK companies to finance long-term investments
- Public sector DB will not be allowed to transfer
- Options for private sector DB schemes (subject to consultation):
 - 1) No right of transfer
 - 2) Transfer allowed, but ringfenced under current legislation
 - 3) Cap on annual transfers
 - 4) Transfers allowed, subject to DB trustee approval
 - 5) Full flexibility
- 12 week consultation period

LGR, LGIM AND LGAS: MULTIPLE GROWTH OPPORTUNITIES.

	LEVERS OF GROWTH	LEGAL & GENERAL'S DISTINCTIVE PROPOSITION	SIZE £bn
OUR OPPORTUNITIES	UK BULK ANNUITIES	<ul style="list-style-type: none"> • Unique link to LGIM's 2,800 client base (UK's largest pension fund manager) • Clear synergies with LDI de-risking to buy-out 	23.7*
	LONGEVITY INSURANCE	Twice the benefit: <ul style="list-style-type: none"> • Complements LDI expertise • Step towards buy-in / buy-out 	5.0
	UK INDIVIDUAL	Cofunds (LGAS) Individual Annuities (LGR) Suffolk Life (LGAS) Workplace Savings (LGAS)	64.0 13.3 6.0 8.7
	INTERNATIONAL	Potential for International expansion into the broader US pension de-risking market, facilitated by: <ul style="list-style-type: none"> • Existing longevity skills • LGIM America's LDI and investment skills 	0.4
	LGIM	<ul style="list-style-type: none"> • LDI – Leading Global LDI manager, #1 market share in the UK can deliver full journey buyout. • DC – Our strength in Index, Target Date Funds, Multi Asset and Income Funds should result in growth above industry's projected 12% growth rate 	70.0 31.0

* Includes £3.0bn from ICI transaction

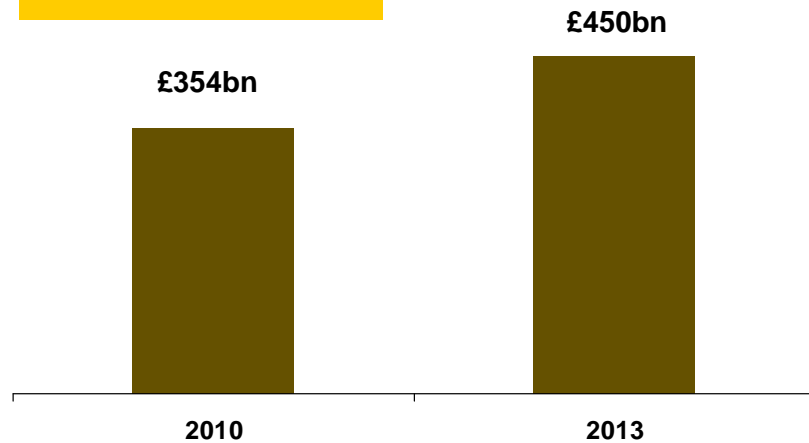
CLEAR STRATEGY, OUTSTANDING RESULTS.



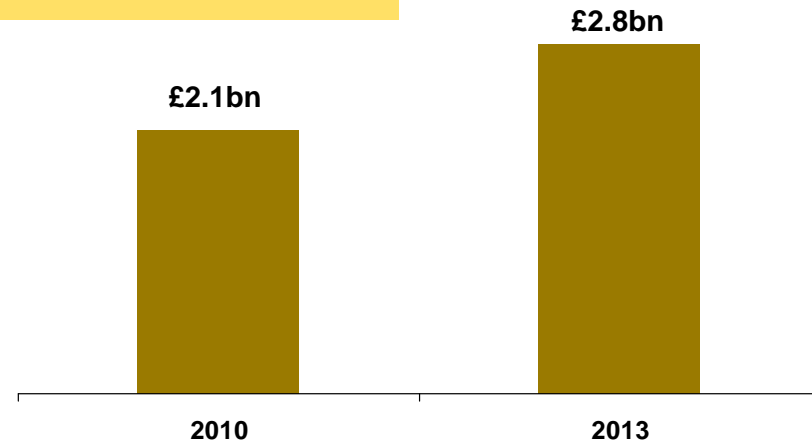
DRIVING CASH AND DIVIDENDS.

DRIVING GROWTH: INCREASING STOCK.

LGIM AUM GROWTH



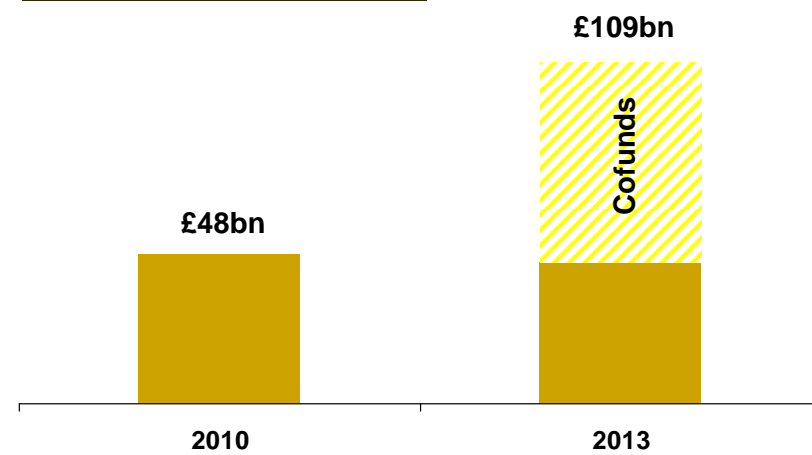
INSURANCE PREMIUMS GROWTH



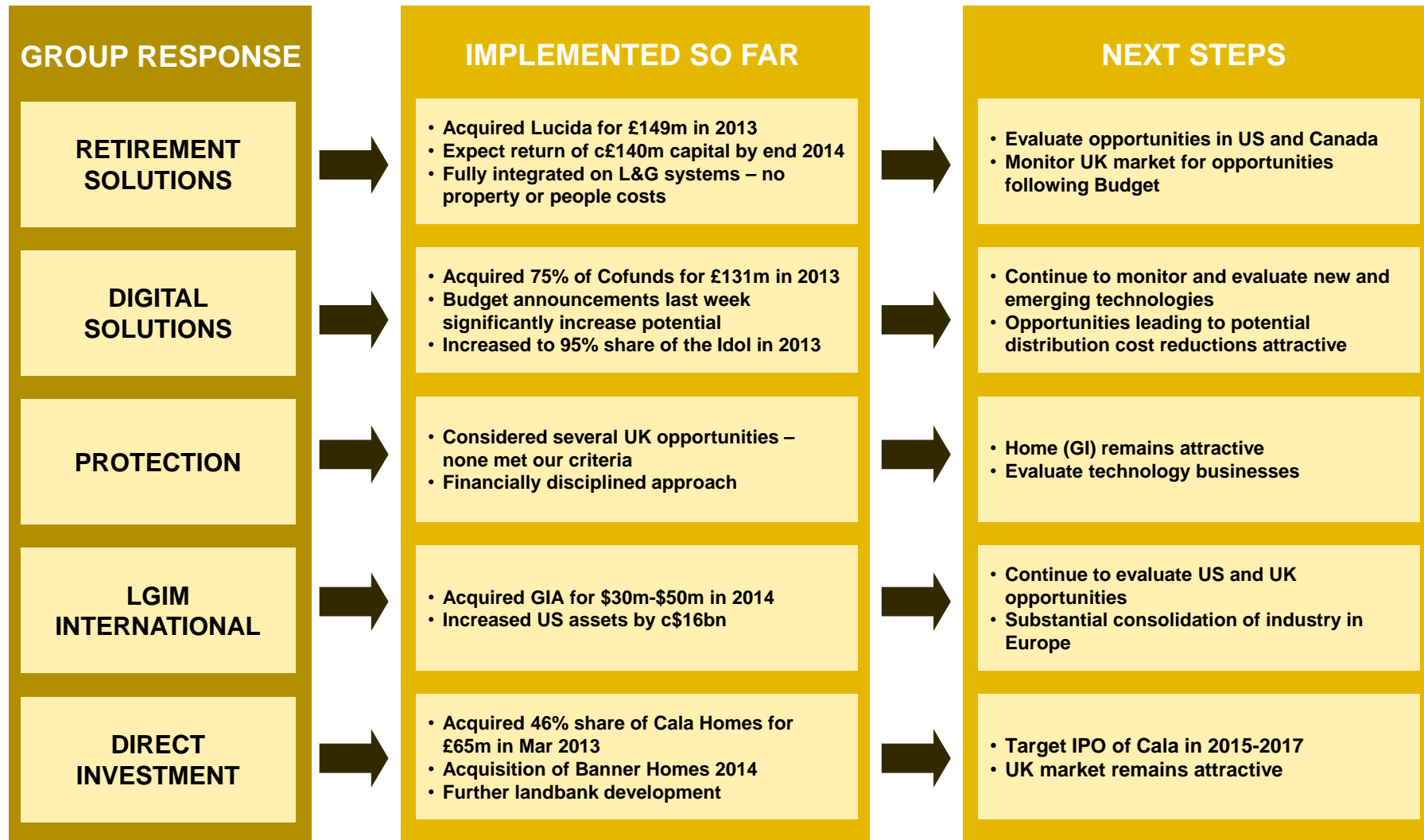
ANNUITIES ASSETS GROWTH



UK SAVINGS ASSETS GROWTH



ACQUISITIONS - CLEAR STRATEGY, OUTSTANDING RESULTS.



UK IS IN A PRE-ELECTION BOOM.

- Post 2015 election higher interest rates may cause an unstable UK economy alongside a volatile international economic background
- UK consumption growth driven by jobs growth, improved credit availability, coupled with windfall gains from £18bn of PPI payments and £28bn of mortgage interest cost savings – remortgaging will drive further growth
- Investment is following consumption – there remains huge potential growth opportunity which requires better policy intervention
- Government deficit remains “sticky” at around £100bn, cost of funding this deficit is likely to rise in 2015 as timing of US rates increase becomes more certain
- UK goods trade deficit remains “sticky” at around £100bn – lack of investment and poor export infrastructure remain a problem

 **We expect 1% rise in interest rates in 2015: results in a 1% decline in GDP growth**

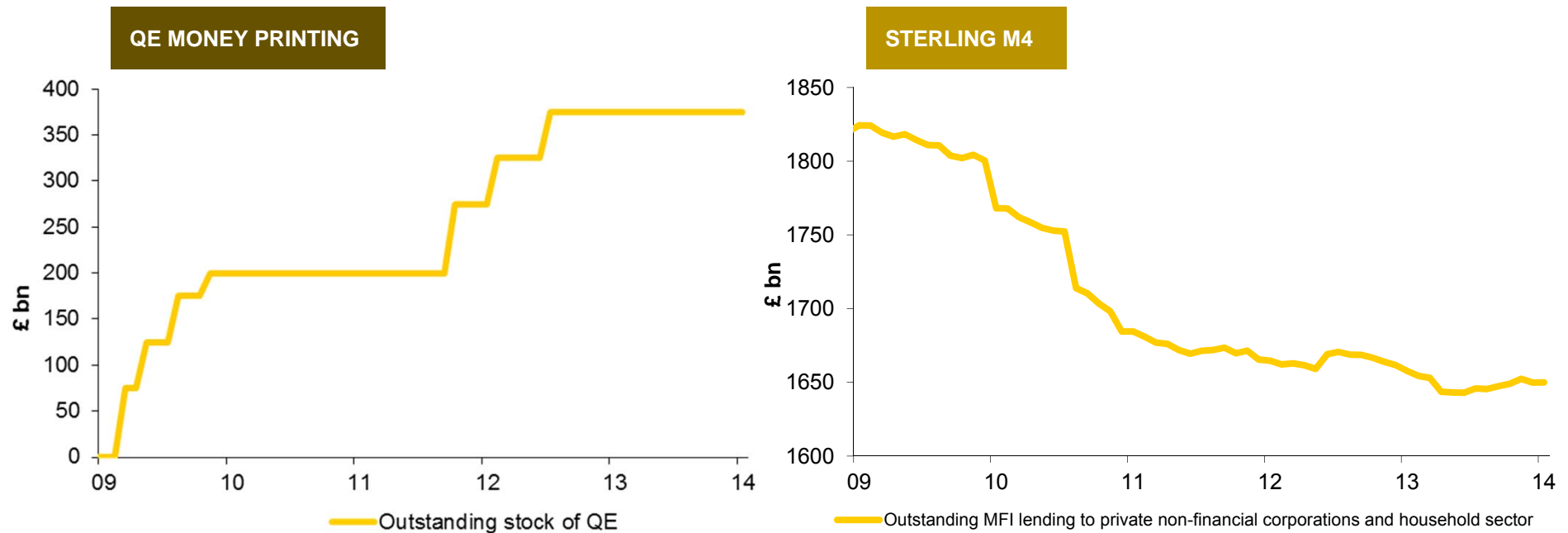
PERSISTENT MACRO ECONOMIC VOLATILITY WILL REMAIN.

The unwind of QE coupled with China slowdown and the fragility of many economies will put downward pressure on global growth

- Chancellor has performed well in persuading capital markets to buy gilts – an asset with a negative real return and the potential for substantial capital losses – this support for gilts may not continue
- Massive reforms are required and will be implemented in China which will undoubtedly have an impact on: commodity prices, trade balances, FX, inflation/deflation and asset prices
- The list of economies experiencing shocks is growing outside of the original “fragile five” – Fast money will continue to drive volatility
- The lack of real wage growth has been a problem for many DM economies – policy responses are being developed e.g. minimum wage increase.

 **Legal & General business model based on our five growth trends has performed well in an environment of continual economic shocks.**

FAST AND SLOW MONEY: WHAT HAPPENED.



- **QE probably prevented a more severe recession.**
- **More 'narrow money' doesn't compensate for 'broad money' destruction: if over-indebtedness was the problem, this cannot be the solution.**
- **Two-speed money is the result**
 - Different winners and losers
 - Less sustainable recovery
- **Have the laws of economics changed, or have they just been suspended?**

FAST AND SLOW MONEY: WINNERS AND LOSERS.

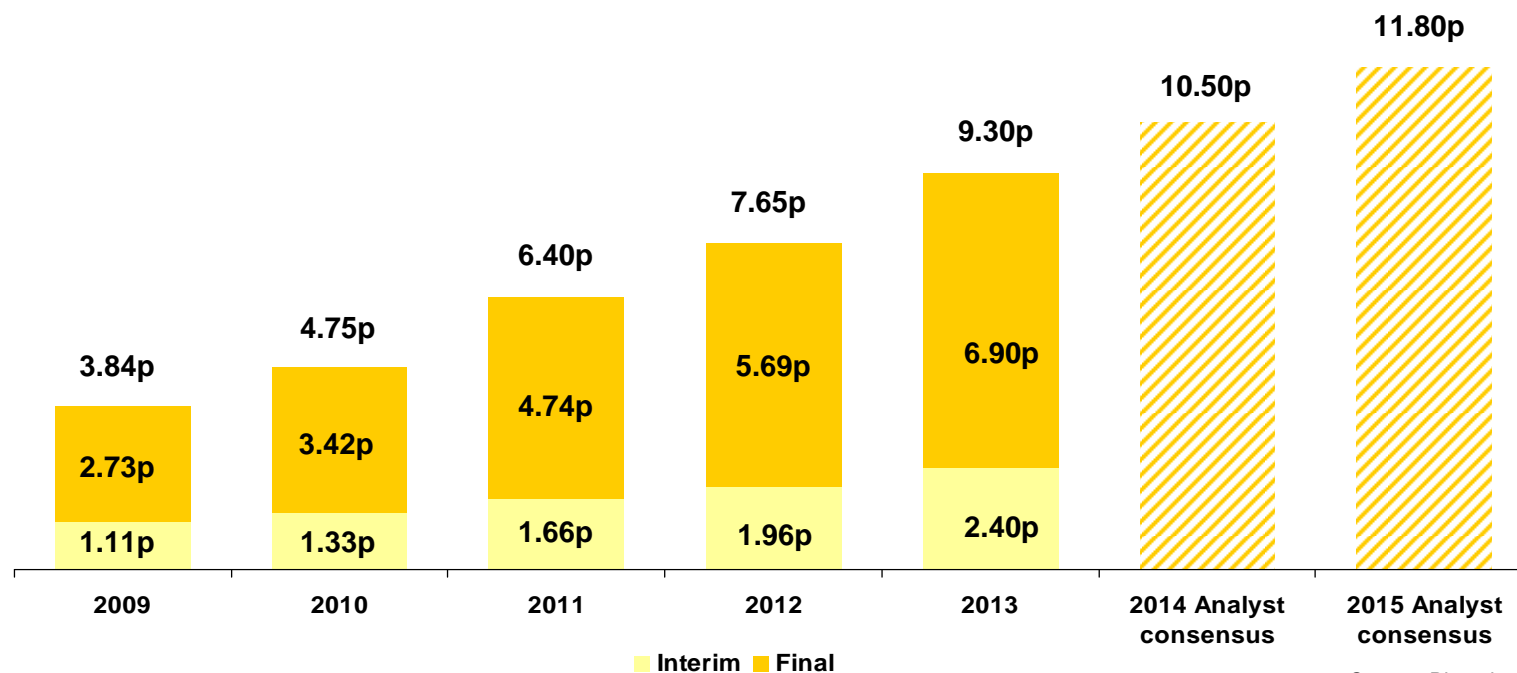
WINNERS	LOSERS
Rich people	Poor people
Assets	Real Wages
Financial Assets	Capital Goods
Baby Boomers (mostly)	Young people (mostly)
Consumers	Savers
Countries with own central bank	Countries in monetary union
Monetary Policy Specialists	Supply side economists

2014 – FURTHER PROGRESS IN ALL AREAS.

DIVISIONS	2014 OPERATIONAL CASH GUIDANCE £m	ACTIONS AND OPPORTUNITIES	PROGRESS TO DATE
LGR	290	<ul style="list-style-type: none"> • Increase net flows: 2012: £0.6bn, 2013: £2.1bn • Reduce unit costs. Improve risk adjusted yield • Continue to diversify sources of profit • Increase longevity transactions 	<ul style="list-style-type: none"> • £3bn BPA UK's largest transaction • Risk adjusted yield improved through £800m of direct investment • Plan to reduce unit costs being implemented in 2014
LGIM		<ul style="list-style-type: none"> • Improve performance in UK retail and DC • Accelerate international growth: organic and acquisitions • Accelerate external net flows 2012: £5.3bn, 2013: £9.3bn 	<ul style="list-style-type: none"> • Completed hiring team in multi asset, target date, and expanding sales force • Acquisition of GIA to focus on US and UK DC market
LGAS	430*	<ul style="list-style-type: none"> • Reduce operating costs in all areas • Maintain GI momentum • Halve Workplace losses from £(29)m • Improve digital profit performance and increase capability - Cofunds, IPS, Workplace 	<ul style="list-style-type: none"> • Further cost reduction identified • Performed well during the floods • Continued strong performance in digital retail protection
LGC		<ul style="list-style-type: none"> • Improve risk adjusted yield • Retain £1.5bn equity position • Active portfolio management via purchase and disposal of investments 	<ul style="list-style-type: none"> • £1bn plus of direct and infrastructure investments completed in Q1 • Acquisition of Banner Homes and increase in landbank
LGA	46	<ul style="list-style-type: none"> • Improve risk adjusted yield and unit costs • Continue to grow dividends at 10% per annum 	<ul style="list-style-type: none"> • \$300m high yield investment completed • 2014 ordinary dividend of \$73m paid

* LGAS actual operating cash and cash guidance excludes General Insurance.

2013 DIVIDEND UP 22% TO 9.30p.



Source: Bloomberg

Net cash (£m)	699	760	846	865	1,002
Dividend (£m)	225	279	375	452	550
Dividend coverage ¹	3.11	2.72	2.26	1.91	1.82

DIVIDEND GUIDANCE: Assuming we continue to anticipate a Solvency II surplus being no lower than Solvency I, we expect over the next two years to reduce our net cash coverage of dividend towards 1.5 times. We will provide dividend guidance for subsequent years when Solvency II clarity has emerged. The Board remains committed to a progressive dividend policy over the long term.

1. Dividend coverage based on net cash generation.

EVERY DAY MATTERS – OUR SOCIAL PURPOSE.

“Insurance has a **powerful social purpose**. We make a promise to our customers that we will be there to stand behind that **promise** when disaster or tragedy strikes. Our clear aim is to be a **force for good** in society, make every day matter for our customers and staff and live by the promises we make in our high **quality** products.”

