

31 July 2025

Hammerson plc (the "Company")
TRANSACTION IN OWN SHARES

The Company announces that, in accordance with the terms of its share buyback programme announced on 16 October 2024 (the "**Share Buyback Programme**"), the Company has purchased the following number of its ordinary shares of 5 pence each from Morgan Stanley & Co. International plc. Such purchase was effected pursuant to instructions issued by the Company on 16 October 2024. Following today's separate announcement regarding a proposed placing to fund the acquisition of the remaining 50% interest in Bullring and Grand Central, the Company is suspending the Share Buyback Programme. Any recommencement of the Share Buyback Programme will be announced to the market.

Date of purchase:	30 July 2025
Number of ordinary shares purchased:	39,197
Highest price paid per share (pence):	300.00
Lowest price paid per share (pence):	293.60
Volume weighted average price paid per share (pence):	295.99

The Company will cancel the purchased shares.

In accordance with Article 5(1)(b) of Regulation (EU) No 596/2014 as incorporated into and implemented under English law (including by virtue of the European Union (Withdrawal) Act 2018), a full breakdown of the individual trades made by Morgan Stanley & Co. International plc on behalf of the Company as part of the Share Buyback Programme is attached to this document and can be accessed through the link provided below.

http://www.ms-pdf.londonstockexchange.com/ms/2709T_1-2025-7-30.pdf

Since 16 October 2024 pursuant to the Share Buyback Programme, the Company has purchased 16,425,961 ordinary shares.

This announcement does not constitute, or form part of, an offer or any solicitation of an offer for securities in any jurisdiction.

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The announcement above has also been released on the SENS system of the Johannesburg Stock Exchange and on Euronext Dublin.

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