

## Hammerson plc (the "Company")

### Dividend Currency Conversion Announcement

**27 August 2025**

On 31 July 2025, the Company announced that the Board of Directors had declared an interim dividend of 7.94 pence per ordinary share ("Share") for the period ending 31 December 2025 (the "Interim 2025 Dividend").

The Interim 2025 Dividend will be treated as a Property Income Distribution ("PID") and will be subject to a 20% UK withholding tax unless exemptions apply.

The Company will not be offering a scrip dividend alternative but, for shareholders who wish to receive their dividend in the form of Shares, the Dividend Reinvestment Plan ("DRIP") will be available. The terms and conditions of the DRIP can be found at <https://uk.investorcentre.mpms.mufig.com/Login/Login>. Shareholders registered on the South African Branch Register should contact their CSDP or Broker for further information.

The Interim 2025 Dividend is payable on Thursday, 16 October 2025 to shareholders registered on the UK principal register ("UK Shareholders") and the South African branch register ("SA Shareholders") who have elected to receive the dividend in cash. The Record Date for both UK Shareholders and SA Shareholders is at the close of business on Friday, 5 September 2025. The DRIP purchases settlement date (subject to market conditions and the purchase of shares in the open market) is Monday, 20 October 2025 in the UK and Thursday, 30 October 2025 in South Africa.

The Interim 2025 Dividend should be regarded as a "foreign dividend" for SA income and SA dividend tax purposes and the funds will be paid from the United Kingdom.

### Shareholders receiving the Interim 2025 Dividend in cash

The Company confirms that the South African Rand exchange rate for the Interim 2025 Dividend will be ZAR 23.7988 to GBP 1. The Interim 2025 Dividend is payable in South African Rand to SA Shareholders. Shareholders who do not elect the DRIP will be paid as follows:

PID	UK Shareholders (GBP pence)	SA Shareholders (ZAR cents)
Gross amount of PID	7.94	188.96247
Less 20% UK withholding tax/20% SA dividends tax	1.588	37.79249
Net PID dividend payable*	6.352	151.16998
Less 5% SA Shareholders excess reclaim	n/a	9.44812
Net PID dividend payable**	n/a	141.72185

\*Net position after SA Shareholders have claimed back 5% from HMRC under the double tax agreement between the United Kingdom and South Africa.

\*\* Before SA shareholders have claimed back 5% from HMRC under the double tax agreement between the United Kingdom and South Africa.

### Cash PIDs

The information below is intended as a general guide only and is based on Hammerson Plc's understanding of the law and practice currently in force. Any shareholder who is in any doubt as to their tax position should seek independent professional advice.

The Interim 2025 Dividend should be regarded as a 'foreign dividend' for SA income tax and dividends tax purposes.

A 20% UK withholding tax is applicable to the Interim 2025 dividend as it will be paid as a PID. After payment of the PID South African shareholders may apply to HMRC for a refund of the difference between the 20% UK withholding tax and the UK/South African Double Tax Treaty rate of 15%, i.e. 5% of the tax withheld.

The Interim 2025 cash dividend will be exempt from SA income tax but it will be subject to SA Dividends Tax as it will be declared in respect of a share listed on the exchange operated by the JSE. SA Dividends Tax will apply to the Interim 2025 cash dividend, at a rate of 20%, unless the beneficial owner of the dividend is exempt from SA Dividends Tax or qualifies for a reduction of the SA Dividends Tax liability to 5% (if they can claim a credit for the effective 15% UK withholding tax suffered against the 20% SA Dividends Tax rate). The applicability of the exemption or reduced rate will be subject to the prescribed requirements for effecting the exemption or reduction being in place by the requisite date.

### Shareholders electing the DRIP

Partial elections are not permitted under the DRIP.

SA Shareholders electing the DRIP should note that, in respect of fractional entitlements that may arise, all allocations of shares will be rounded down to the nearest whole number, and any residual amounts that are not used to reinvest in shares (as a result of rounding down) will be paid out to those SA Shareholders in cash.

to reinvest in shares (as a result of rounding down) will be paid out to these SA Shareholders in cash.

It is the Company's understanding that the residual cash paid to SA Shareholders who have made DRIP elections would already have been taxed prior to the calculation of the number of shares and any residual cash owing to such SA Shareholders. Accordingly, no further tax should be payable on the cash paid to SA Shareholders as a result of any fractional entitlements.

The above information and the guidelines on the taxation of dividends are provided as a general guide based on the Company's understanding of the law and practice currently in place. Any shareholder who is in any doubt as to their tax position should seek independent professional advice.

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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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