

Hammerson plc (the "Company")

Notification of Transactions of Persons Discharging Managerial Responsibilities ("PDMRs")

11 December 2025

The award of nil-cost options over ordinary shares of five pence each in the Company ("Shares") granted to Rita-Rose Gagné on 2 November 2020 under the Hammerson plc Restricted Share Scheme (the "Award"), ceased to be subject to a holding period and became exercisable on 2 November 2025. On 9 December 2025, Rita-Rose exercised the Award and sold 416,131 Shares to cover her tax and national insurance liability in respect of the Award. Rita-Rose has retained the remaining 452,295 Shares which were subject to the Award.

This announcement is made in accordance with the requirements of the UK Market Abuse Regulation.

The notification of dealing form can be found below.

| Notification of dealing form | | | | | | | | | |
|------------------------------|--|---|--|-----------------|------------------|-----------------|----------|----------|---------------|
| 1 | Details of the person discharging managerial responsibilities / person closely associated | | | | | | | | |
| a) | Name | Rita-Rose Gagné | | | | | | | |
| 2 | Reason for the notification | | | | | | | | |
| a) | Position/status | Chief Executive and Executive Director | | | | | | | |
| b) | Initial notification /Amendment | Initial notification | | | | | | | |
| 3 | Details of the issuer | | | | | | | | |
| a) | Name | Hammerson plc | | | | | | | |
| b) | LEI | 213800G1C9KKV/DN1A60 | | | | | | | |
| 4 | Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | | | | | | | | |
| a) | Description of the financial instrument, type of instrument. | Ordinary shares of 5 pence each | | | | | | | |
| | Identification code | ISIN: GB00BRJQ8J25 | | | | | | | |
| b) | Nature of the transaction | Exercise of options over ordinary shares of 5 pence each under the Hammerson plc Restricted Share Scheme | | | | | | | |
| c) | Price(s) and volume(s) | <table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>£0.00</td> <td>868,426</td> </tr> </tbody> </table> | | Price(s) | Volume(s) | £0.00 | 868,426 | | |
| Price(s) | Volume(s) | | | | | | | | |
| £0.00 | 868,426 | | | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | <table border="1"> <thead> <tr> <th>Aggregate Price</th> <th>Aggregate Volume</th> <th>Aggregate Total</th> </tr> </thead> <tbody> <tr> <td>£0.00</td> <td>868,426</td> <td>£0.00</td> </tr> </tbody> </table> | | Aggregate Price | Aggregate Volume | Aggregate Total | £0.00 | 868,426 | £0.00 |
| Aggregate Price | Aggregate Volume | Aggregate Total | | | | | | | |
| £0.00 | 868,426 | £0.00 | | | | | | | |
| e) | Date of the transaction | 9 December 2025 | | | | | | | |
| f) | Place of the transaction | Outside a trading venue | | | | | | | |
| 5 | Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | | | | | | | | |
| a) | Description of the financial instrument, type of instrument. | Ordinary shares of 5 pence each | | | | | | | |
| | Identification code | ISIN: GB00BRJQ8J25 | | | | | | | |
| b) | Nature of the transaction | Sale of ordinary shares of 5 pence each to cover tax and national insurance arising on the exercise of the above award under the Hammerson plc Restricted Share Scheme | | | | | | | |
| c) | Price(s) and volume(s) | <table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>£3.08264</td> <td>279,905</td> </tr> <tr> <td>£3.06946</td> <td>136,226</td> </tr> </tbody> </table> | | Price(s) | Volume(s) | £3.08264 | 279,905 | £3.06946 | 136,226 |
| Price(s) | Volume(s) | | | | | | | | |
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| £3.06946 | 136,226 | | | | | | | | |
| d) | Aggregated information - Aggregated volume - Price | <table border="1"> <thead> <tr> <th>Aggregate Price</th> <th>Aggregate Volume</th> <th>Aggregate Total</th> </tr> </thead> <tbody> <tr> <td>£3.07833</td> <td>416.131</td> <td>£1.280.988.54</td> </tr> </tbody> </table> | | Aggregate Price | Aggregate Volume | Aggregate Total | £3.07833 | 416.131 | £1.280.988.54 |
| Aggregate Price | Aggregate Volume | Aggregate Total | | | | | | | |
| £3.07833 | 416.131 | £1.280.988.54 | | | | | | | |

| | | |
|----|--------------------------|---|
| | | |
| e) | Date of the transaction | 279,905 Shares sold on 9 December 2025 136,226 Shares sold on 10 December 2025 |
| f) | Place of the transaction | London Stock Exchange (XLON) |

Richard Crowle
Deputy Company Secretary
+44 (0) 20 7887 1000

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

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