

HAMMERSON PLC ("Hammerson" or the "Company")

TRANSACTIONS IN SHARES BY PERSONS DISCHARGING MANAGERIAL RESPONSIBILITY ("PDMRS")

15 DECEMBER 2025

Following the appointment of Rob Wilkinson as Chief Executive Officer Designate on 15 December 2025, and as Chief Executive Officer with effect from 1 January 2026, share awards pursuant to Listing Rule 9.3.2 have been made to Rob over ordinary shares of 5 pence each in Hammerson, to compensate him for remuneration arrangements forfeited on leaving his former employer. As set out in the announcement released on 9 September 2025 confirming Rob's appointment, the forfeited remuneration arrangement subject to the compensatory Hammerson buyout award relates to the annual bonuses (including deferred bonuses) for 2023, 2024, 2025 and 2026 Rob forfeited on leaving his former employer. The awards will vest and become exercisable in March of 2026, 2027, 2028 and 2029 respectively.

The price used to calculate the number of shares awarded was £3.1366 per share, this being the Company's average closing share price over the ten business days from 1 December 2025 to 12 December 2025 inclusive.

All remuneration arrangements are consistent with the terms of the Directors' Remuneration Policy approved by shareholders at the Company's AGM in May 2023.

The following disclosure is made in accordance with UK MAR.

1	Details of the person discharging managerial responsibilities / person closely associated																	
a)	Name	Robert Wilkinson																
2	Reason for the notification																	
a)	Position/status	Chief Executive Officer Designate / PDMR																
b)	Initial notification /Amendment	Initial Notification																
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor																	
a)	Name	Hammerson plc																
b)	LEI	213800G1C9KKVVDN1A60																
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 Identification code	Ordinary shares of 5 pence each ("Shares") ISIN: GB00BRJQ8J25																
b)	Nature of the transaction	Awards of nil cost options pursuant to Listing Rule 9.3.2. Performance conditions do not apply to these awards.																
c)	Price(s) and volume(s)	<table><tr><th>Price(s)</th><th>Volume</th><th>Vesting date</th></tr><tr><td>£0.00</td><td>153,350</td><td>15 March 2026</td></tr><tr><td>£0.00</td><td>86,399</td><td>15 March 2027</td></tr><tr><td>£0.00</td><td>55,792</td><td>15 March 2028</td></tr><tr><td>£0.00</td><td>28,693</td><td>15 March 2029</td></tr></table>		Price(s)	Volume	Vesting date	£0.00	153,350	15 March 2026	£0.00	86,399	15 March 2027	£0.00	55,792	15 March 2028	£0.00	28,693	15 March 2029
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d)	Aggregated information - Aggregated volume - Price	<table><tr><th>Aggregate Price</th><th>Aggregate Volume</th><th>Aggregate Total</th></tr><tr><td>£0.00</td><td>324,234</td><td>£0.00</td></tr></table>		Aggregate Price	Aggregate Volume	Aggregate Total	£0.00	324,234	£0.00									
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£0.00	324,234	£0.00																

		20.00	027,207	20.00
e)	Date of the transaction	15 December 2025		
f)	Place of the transaction	Outside a trading venue		

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