

Hammerson plc  
(Incorporated in England and Wales)  
(Company number 360632)  
LSE and Euronext Dublin share code: HMSO JSE share code: HMN  
("Hammerson" or the "Company" and, together with its subsidiaries and its proportionally consolidated share of its non-wholly owned properties and joint ventures, the "Group")

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**2 June 2026**

## **Bond pricing update, RCF renewal and extension, and FY26 guidance maintained**

### **Successful pricing of 5-year EUR350m bond**

Hammerson announces the pricing of a EUR350m bond with a maturity of 5 years at 110 basis points over euro mid-swaps with an annual coupon of 3.875 per cent (the "**New Bonds**"). The issuance was over five times covered at peak.

The New Bonds represent the next stage of the refinancing of the Group's EUR700m 1.75 per cent. Sustainability-Linked bonds maturing in June 2027. After the new issuance, the weighted average maturity of the Group's debt stands at 4.7 years.

### **Renewal and extension of Revolving Credit Facilities**

In April, the Group refinanced its £463m Revolving Credit Facility with its existing lenders on terms unchanged from those previously in place. The facility is committed and undrawn, has an initial maturity date of April 2029 and includes two one-year extension options.

At the same time, the Group exercised the extension options in respect of its two additional committed Revolving Credit Facilities, totalling £150m, thereby extending their maturities by one year to April 2029 and increasing the Group's total committed and undrawn facilities to £613m.

### **FY26 guidance maintained**

The Company maintains its FY26 EPRA earnings guidance of c.£120m.

### **Enquiries**

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## **Additional Bond Information**

The New Bonds, which will be issued on 8 June 2026, are subject to final legal documentation and customary closing conditions.

The New Bonds will be issued under Hammerson's EMTN programme established in 2024 and most recently updated on 24 April 2026. The base prospectus dated 24 April 2026 published by the Company relating to the EMTN programme of the Company (the "**Prospectus**") is available on Hammerson's website at ([www.hammerson.com/investors/shareholder-information/debt-investors](http://www.hammerson.com/investors/shareholder-information/debt-investors)) and available to the public for inspection at <https://data.fca.org.uk/#/nsm/nationalstoragemechanism>.

Hammerson has ratings of BBB+ (issuer default rating) with a stable outlook and senior unsecured debt rating at A- from Fitch Ratings Limited ("**Fitch**") and Baa2 (long term debt) from Moody's Investors Services Limited ("**Moody's**"). The New Bonds are expected to be assigned an A- rating by Fitch and a Baa2 rating by Moody's.

**IMPORTANT DISCLAIMER:** This announcement does not constitute or form part of an offer to sell or the solicitation of an offer to sell or subscribe for or otherwise acquire any securities (including, without limitation, the New Bonds). Any investment decision to purchase any New Bonds should be made solely on the basis of the information contained in the Prospectus and the final terms to be published by the Company relating to the New Bonds, and no reliance is to be placed on any information given or any representations made in connection with the New Bonds other than those contained in the Prospectus and the final terms to be published by the Company relating to the New Bonds. This announcement is an advertisement and is not a prospectus for the purposes of the Prospectus Rules: Admission to Trading on a Regulated Market sourcebook. The Prospectus is available, and the final terms will, when published, be available on the website of the Company at <https://www.hammerson.com/investors/debt-investors>.

The New Bonds are not being, and will not be, offered or sold in the United States. Nothing in this announcement constitutes an offer to sell or the solicitation of an offer to buy the New Bonds in the United States or any other jurisdiction. Securities may not be offered, sold or delivered in the United States absent registration under, or an exemption from the registration requirements of, the Securities Act. The New Bonds have not been, and will not be, registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States and may not be offered, sold or delivered,

directly or indirectly, within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act).

No action has been or will be taken in any jurisdiction in relation to the New Bonds to permit a public offering of securities.

This announcement is directed only at (i) persons who are outside the United Kingdom (the “**UK**”), or (ii) persons who are in the UK who are (a) persons who have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the “**Order**”) or (b) otherwise, persons to whom this announcement may lawfully be communicated pursuant to the Order (all such persons together being referred to as “**relevant persons**”). This announcement is directed only at relevant persons and must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this announcement relates is available only to relevant persons and will be engaged in only with relevant persons. This electronic transmission may only be communicated to persons in the UK in circumstances where section 21(1) of the Financial Services and Markets Act 2000 does not apply to the Company.

Credit ratings referred to in this communication should not be taken as recommendations by a rating agency to buy, sell or hold the New Bonds. They may be revised, suspended or withdrawn at any time by the relevant rating agency.

Compliance information for the New Bonds:

EU MiFID II professionals/ECPs-only/No EU PRIIPs KID

UK MiFIR – professionals/ECPs-only / No DISC disclosure document

Manufacturer target market is eligible counterparties and professional clients only (all distribution channels). No EU PRIIPs key information document (KID) and no UK disclosure document required by the FCA Product Disclosure Sourcebook have been or will be prepared as the New Bonds are not available to retail investors in the European Economic Area or the UK. Relevant stabilisation regulations including FCA/ICMA will apply.

Hammerson has its primary listing on the London Stock Exchange and secondary inward listings on the Johannesburg Stock Exchange and Euronext Dublin.

Sponsor: Investec Bank Limited