

Hammerson plc
(Incorporated in England and Wales)
(Company number 360632)
LSE and Euronext Dublin share code: HMSO JSE share code: HMN
ISIN: GB00BRJQ8J25
(‘Hammerson’ or ‘the Company’)

Dividend Declaration

30 July 2026

The Board of Directors of the Company has declared an interim dividend of 9.67 pence per ordinary share (‘Share’) for the financial year ending 31 December 2026 (the ‘Interim 2026 Dividend’). The Interim 2026 Dividend is payable on Thursday, 15 October 2026 to shareholders on the register at the close of business on Friday, 4 September 2026.

The Interim 2026 Dividend will be paid as a Property Income Distribution (‘PID’), net of withholding tax where appropriate.

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.mufg.com/Login/Login>. Shareholders registered on the South African Branch Register should contact their CSDP or Broker for further information.

Expected Timetable of Events

The expected timetable for the payment of the Interim 2026 Dividend is set out below.

		2026
1. Currency conversion date	UK & SA	Tuesday, 25 August
2. Currency conversion announcement released by 9.00 am (UK Time) / 10.00 am (SA time)	UK & SA	Wednesday, 26 August
3. Last day to effect removal of shares between the United Kingdom (‘UK’) and South African (‘SA’) Registers	UK & SA	Tuesday, 1 September
4. Last day to trade on the JSE to qualify for the dividend	SA	Tuesday, 1 September
5. Shares become “ex-dividend” on the JSE at the commencement of trading	SA	Wednesday, 2 September
6. Last day to trade on the LSE and on Euronext Dublin to qualify for the dividend	UK	Wednesday, 2 September
7. Shares become “ex-dividend” on the LSE and on Euronext Dublin at the commencement of trading	UK	Thursday, 3 September
8. Record date	UK & SA	Friday, 4 September
9. Date on which removal of shares between the UK and SA registers becomes permissible	UK & SA	Monday, 7 September

10. Last day for receipt of DRIP elections by UK Registrar	UK	Thursday, 24 September
11. Last day for receipt of DRIP mandates by SA Transfer Secretaries	SA	Friday, 25 September
12. Interim 2026 Dividend Payment Date	UK & SA	Thursday, 15 October
13. DRIP purchases settlement date (subject to market conditions and the purchase of shares in the open market)	UK	Monday, 19 October
14. DRIP purchases settlement date SA (subject to market conditions and the purchase of shares in the open market)	SA	Thursday, 29 October
15. Results of Dividend Reinvestment Plan Announcement	UK & SA	Thursday, 29 October

Notes:

1. The removal of shares to and from the UK principal register and the SA branch register will not be permitted between Wednesday, 2 September 2026 to Friday, 4 September 2026, both dates inclusive.
2. Shareholders registered on the SA branch register should note that, in accordance with the requirements of Strate, no dematerialisation or rematerialisation of shares will be possible from Wednesday, 2 September 2026 to Friday, 4 September 2026, both dates inclusive.
3. Shareholders registered on the SA branch register will be paid in SA Rand.
4. The information below is intended as a general guide only and is based on Hammerson'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 2026 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 2026 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 2026 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 2026 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.

5. Those shareholders who hold their shares on the UK principal register and already participate in the DRIP need not complete a DRIP mandate form for each dividend as such forms provide an ongoing authority to participate in the DRIP until cancelled in writing or online at <https://uk.investorcentre.mpms.mufg.com/Login/Login>. If you are unsure whether you have submitted a DRIP election you can check your account online at: <https://uk.investorcentre.mpms.mufg.com/Login/Login>. Alternatively, you can contact the UK Registrar, MUFG, by email at Shares.uk@cm.mpms.mufg.com or by phone on 0371 664 0300 or +44 (0) 371 664 0300 from overseas. Calls are charged at the standard geographic rate and will vary by provider. Calls from outside the UK will be charged at the applicable international rate. Lines are open between 9.00 am and 5.30 pm, Monday to Friday excluding public holidays in England and Wales.
6. Shareholders on the UK principal register who wish to participate in the DRIP should complete an application form online at: <https://uk.investorcentre.mpms.mufg.com/Login/Login>.
7. Shareholders registered on the SA branch register who hold their shares through the Strate system and who wish to participate in the DRIP should contact their CSDP or Broker.
8. As at Thursday, 30 July 2026, being the declaration date of the Interim 2026 Dividend, the Company had a total of 532,054,593 ordinary shares in issue, with 9,032 of those ordinary shares held in Treasury.
9. The dates above are subject to change. Any changes made will be communicated as soon as practicably possible.
10. The Board retains the discretion to withdraw or modify the terms of the Interim 2026 Dividend at any time, because there are certain situations in which the Board may decide that it is no longer appropriate to pay the Interim 2026 Dividend, or it may not be permissible for the Company to do so.

For further information contact:

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

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