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The Directors
Hammerson Plc (the “**Company**”)
Kings Place
90 York Way
London
N1 9GE

J.P. Morgan Securities plc (“**J.P. Morgan**”)
25 Bank Street
Canary Wharf
London
E14 5JP

Morgan Stanley & Co. International plc (“**Morgan Stanley**”)
25 Cabot Square
Canary Wharf
London
E14 4QA

Barclays Bank PLC (“**Barclays**”)
5 North Colonnade
Canary Wharf
London
E14 4BB

Lazard & Co., Limited (“**Lazard**”)
50 Stratton Street
London
W1J 8LL

Investec Bank Limited (“**Investec**”)
100 Grayston Drive
Sandown
Sandton
2196 South Africa

Dear Sirs,

PROSPECTUS TO BE PUBLISHED BY THE COMPANY

We refer to the combined prospectus and circular (the “**Prospectus**”) to be published by the Company.

We confirm that we have given and not withdrawn our consent to:

- (i) the publication of the Prospectus and the references to our name in the attached final version of the Prospectus initialled for identification;



(ii) the inclusion of our valuation report dated 6 August 2020 in respect of property owned by the Company (the “**Valuation Report**”) in the attached final version of the Prospectus initialled for identification;

We also hereby consent to the inclusion in the Prospectus of a declaration, as required by paragraph 5.3.2R(2)(f) of the Prospectus Regulation Rules and item 1.2 of Annex 1 to the Commission Delegated Regulation (EU) no. 2019/980, that, to the best of our knowledge, the information contained in those parts of the Prospectus for which we are responsible is, to the best of our knowledge, in accordance with the facts and contains no omission likely to affect its import.

We confirm that our Valuation Report complies with Rule 5.4.5G of the Prospectus Regulation Rules and paragraphs 128 to 130 of the ESMA update of the CESR recommendations for the consistent implementation of the European Commission Regulation (EC) No 809/2004 implementing the Prospectus Directive (as now applicable to the Prospectus Regulation (EU) 2017/ 1129) (ESMA/2013/319).

We confirm that the items in the Prospectus that have been extracted from the Valuation Report have been properly and accurately extracted from the Valuation Report.

We confirm that we have acted as an external valuer (as defined in the RICS Valuation – Professional Standards (latest edition)) for the purpose of valuing the Property pursuant to the terms of the letter of engagement with the Addressees dated 03 August 2020.

We further hereby consent to the Valuation Report being put on public display in accordance with item 21.1 of Annex I to the Commission Delegated Regulation (EU) 2019/980.

Yours faithfully,

For and on behalf of Jones Lang LaSalle Limited

A handwritten signature in black ink, appearing to read "Christian Luft", written in a cursive style.

Christian Luft
Director