

J.P.Morgan CAZENOVE

To: The Board of Directors
Hammerson plc
Kings Place
90 York Way
London
N1 9GE

6 August 2020

Dear Sirs/Madams

Hammerson plc (the *Company*)

We refer to the combined prospectus and circular dated 6 August 2020 (the ***Prospectus***) to be published by the Company in connection with the proposed Rights Issue and the Disposal (as defined in the Prospectus).

We hereby confirm that we have given and not withdrawn our consent to the publication of the Prospectus with the inclusion of our name and references to "J.P. Morgan Securities plc" and "J.P. Morgan Cazenove" in the form and context in which they appear therein.

Yours faithfully



Paul Hewlett

For and on behalf of

J.P. Morgan Securities plc