

The Directors
Hammerson
10 Grosvenor Street
London
W1K 4BJ

27 February 2013

Dear Sirs

OVERVIEW OF VALUATION REPORTS PROVIDED BY DTZ DEBENHAM TIE LEUNG

In accordance with your instructions, we have undertaken a valuation of the various freehold and leasehold property interests as at 31 December 2012 (the "date of valuation") either held directly by Hammerson plc (the "Company") or held in a Joint Venture where the Company holds a share, as referred to in our valuation reports dated 15 January 2013, 28 January 2013, 29 January 2013 and 6 February 2013 (the "Reports"). This Overview Report has been prepared for inclusion in the Company's accounts.

Properties have been subject to annual inspections in accordance with our instructions, the majority of which were last inspected internally during 2012.

We confirm that the valuations have been made in accordance with the appropriate sections of the current Valuation Standards ("VS"), and United Kingdom Valuation Standards ("UKVS") contained within the current RICS Valuation - Professional Standards (the "Red Book"). We confirm that we have undertaken the valuations acting as External Valuers, qualified for the purpose of the valuation.

We confirm that the valuations have been undertaken in accordance with the International Valuations Standards (IVS) and compliance with the RICS Standards also gives assurance of compliance with IVS.

In accordance with VS 1.9 and UKVS 4.3, we are required to make certain disclosures in connection with this valuation instruction and our relationship with the Company.

John Bareham is the signatory for the UK Office Portfolio (including properties held in Joint Ventures). John Bareham has been the signatory of valuation reports provided to the Company for a continuous period since March 2006. DTZ Debenham Tie Leung has been carrying out this valuation instruction for the Company since June 2002.

Jonathan Goode is the signatory for the properties held in The Bull Ring Limited Partnership and The Martineau Galleries Limited Partnership (the "Retail Partnerships"). Jonathan Goode has been the signatory of Valuation Reports provided to the Retail Partnerships for a continuous period since September 2006. DTZ Debenham Tie Leung has been carrying out the valuation instruction since December 1999.

Chris Hessel has been one of the principal joint signatories to valuations provided to Hammerson plc for the same purpose as this Report since 2012, and to Silverburn, Glasgow since December 2009.

Anne Burnett has been one of the principal signatories to valuations provided to Hammerson plc for the same purpose as this Report since 2010.

DTZ has continuously been carrying out this valuation instruction since 2002. DTZ has been undertaking management and agency instructions, including valuation instructions for Hammerson plc for over 30 years.

We confirm that DTZ have certain current, anticipated and previous recent involvement with certain of the properties in that DTZ act as letting agents and development consultants to the Company in respect of certain of the assets. We confirm that this factor has been discussed with the Company who has agreed for DTZ to act.

DTZ Debenham Tie Leung was a wholly owned subsidiary of DTZ Holdings plc (the "Group") until 5 December 2011, when all the trading subsidiaries of the Group (the "Subsidiaries") were sold to UGL Limited ("UGL"). In the UGL's financial year ending 30 June 2012, the proportion of fees payable by the Company to the total fee income of the Group was less than 5%. UGL's financial year end is 30 June.

The value of each of the properties has been assessed in accordance with the relevant parts of RICS Valuation – Professional Standards 2012. Valuations were reported either on the basis of Market Value or Fair Value and our opinion of the Market Value and Fair Value of each of the properties has been primarily derived using comparable recent market transactions on arm's length terms. With reference to IFRS 13, we confirm that valuations undertaken on either basis are consistent. For the purposes of this Overview Report, we have reported on the basis of Fair Value.

We have assessed the Fair Value of the properties in accordance with VS3.5 item 2. Under these provisions, the term "Fair Value" means "The price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date"

We have not made any allowance for vendor's sale costs nor for any tax liabilities which may arise upon the disposal of any of the properties. We have made deductions to reflect purchasers' normal acquisition costs.

A full explanation of the Assumptions made in our valuations and details of the sources of information are contained within our Reports.

The Company has provided us with the floor areas of the properties that are relevant to our valuations. As instructed, we have relied on these areas and have not checked them on site. We have made an Assumption that the floor areas supplied to us have been calculated in accordance with the current Code of Measuring Practice, prepared by the Royal Institution of Chartered Surveyors.

We have read all the leases and related documents provided to us by the Company and their various legal advisers. We have made an Assumption that copies of all relevant documents have been sent to us and that they are complete and up to date. Where leases have not been provided we have relied on tenancy information provided by the Company.

Certain properties were subject to works of repair, refurbishment or construction as at 31 December 2012 and in these cases the Company has advised us of the amount of the outstanding costs, which have been incorporated into our valuations.

At the request of the Company, we have excluded from the totals below, that element of value of the Company's long leasehold interest in 10 Grosvenor Street that relates to their occupational lease. In order to do this we have undertaken a notional apportionment of the reported Fair Value. The amounts arising from our notional apportionment do not necessarily represent the Fair Value of the two elements of this property.

In respect of the properties held in Joint Ventures, our Reports included our opinion of the Market Value/Fair Value of the interests held by the Joint Ventures. In the figure below, we have included an apportionment of the Values based on the Company's share of the property interest in the Joint Venture.

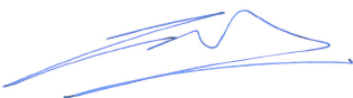
Having regard to the foregoing, we are of the opinion that the aggregate of the Fair Values, as at 31 December 2012, of the freehold and long leasehold property interests owned by the Company and their shares of the freehold and leasehold interests held by the various Joint Ventures, subject to the Assumptions and comments in our Reports were as follows:-

£5,652,189,000

(Five billion six hundred and fifty two million one hundred and eighty nine thousand pounds)

A breakdown of the freehold, part freehold and part long leasehold and long leasehold values is included in the Reports. A long lease is one with an unexpired term in excess of 50 years.

The contents of this Overview Report are confidential to Hammerson plc for the specific purpose to which it refers and are for its use only. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of the contents of our Reports or this summary. Before our Reports or this summary, or any part thereof, are reproduced or referred to, in any document, circular or statement, and before their contents, or any part thereof, are disclosed orally or otherwise to a third party, the valuer's written approval as to the form and context of such publication or disclosure must first be obtained. For the avoidance of doubt such approval is required whether or not DTZ Debenham Tie Leung are referred to by name and whether or not the contents of our Reports or this summary are combined with others.



Chris Hessel FRICS
Director
DTZ Debenham Tie Leung Limited
International Property Advisors



Anne Burnett MRICS
Director
DTZ Debenham Tie Leung Limited
International Property Advisors