



The Directors  
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**Your Ref**  
**Our Ref**

10 February 2015

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 2014 (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 01 January, 26 January 2014, 20 January 2014 (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 2014.

We confirm that the valuations have been prepared in accordance with the appropriate sections of the Professional Standards ("PS"), RICS Global Valuation Practice Statements ("VPS"), RICS Global Valuation Practice Guidance – Applications ("VPGAs") and United Kingdom Valuation Standards ("UKVS") contained within the RICS Valuation - Professional Standards 2014 UK Edition, (the "Red Book"). It follows that the valuations are compliant with International Valuation Standards.

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 PS 2.8 and UKVS 4, we are required to make certain disclosures in connection with this valuation instruction and our relationship with the Company.

Jonathan Goode has been the signatory of Valuation Reports provided to Hammerson plc for the same purpose as the purpose of this Valuation Report for a continuous period since 2006. Ben Nicholson has been the signatory of Valuation Reports provided to Hammerson plc for the same purpose as the purpose of this Valuation Report since June 2014. DTZ Debenham Tie Leung has been carrying out this valuation instruction since 1999.

Jean-Philippe Carmarans is the signatory for the French Portfolio (including properties held in Joint Ventures). Jean-Philippe Carmarans has been the signatory of valuation reports provided to the Company for a continuous period since June 2012. DTZ Debenham Tie Leung has been carrying out this valuation instruction for the Company since June 2012.

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A list of directors' names is open to inspection at address opposite  
DTZ Debenham Tie Leung Limited Registered in England No 2757768  
Registered office 125 Old Broad Street London EC2N 1AR



Chris Hessel has been one of the principal joint signatories to the retail property valuations provided to Hammerson plc for the same purpose as this Report since 2012, and to Silverburn, Glasgow since December 2009 and to the Hammerson UK Properties PLC, Spitalfields Developments Ltd and RT Group Property Investments Ltd since December 2014.

Anne Burnett has been one of the principal signatories to the retail property 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 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 UGL Company until 5 November 2014. In UGL's financial year ending 30 June 2014, the proportion of fees payable by Hammerson plc to the total fee income of UGL was less than 5%. DTZ became a stand alone, private global property services company on 5 November 2014, following the sale to TPG Capital Management. DTZ's financial year end is 30 June. We anticipate that the proportion of fees payable by Hammerson plc to DTZ in the financial year to 30 June 2015 will remain at less than 5%.

The value of each of the properties has been assessed in accordance with the relevant parts of RICS Valuation – Professional Standards 2014. 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 VPS4 1.5. 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 2014 and in these cases the Company has advised us of the amount of the outstanding costs, which have been incorporated into our valuations.



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 2014, 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:

**£ 6,673,828,000**

**(Six billion six hundred and seventy three million, eight hundred and twenty eight 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