

# Hammerson plc (HMSO:LN)



Real Estate/Retail REITs

Price: 3.50

Report Date: June 23, 2026

## Business Description and Key Statistics

Hammerson plc is a pure-play owner and manager of prime retail and leisure anchored city destinations across the United Kingdom, France and Ireland. The Company owns, manages and invests in landmark city destinations integrating retail, leisure and community hubs. The Company's destinations include Brent Cross; Bullring & Grand Central; Cabot Circus; Dundrum Town Centre; Les 3 Fontaines, Cergy-Pontoise; Les Terrasses du Port; Swords Pavilions; The Oracle; The Ilac and Westquay. Its developments (land promotion projects) include Bishopsgate Goodyard, Dublin Central, Grand Central, and Martineau Galleries. Its developments (existing destinations) include Brent Cross, Dundrum Village, Bristol Broadmead, and Pavilions Phase 3. Its subsidiaries include Grantchester Group Limited, Grantchester Holdings Limited, Grantchester Properties (Gloucester) Limited, Hammerson (Bristol) Limited, Hammerson Cergy 2 SCI, Hammerson Highcross Investments Limited, and Hammerson Bull Ring 2 Limited.

**Website:** <https://www.hammerson.com/>

**ICB Industry:** Real Estate

**ICB Subsector:** Retail REITs

**Address:** Marble Arch House;66 Seymour Street, NaN  
LONDON, ENG W1H 5BX  
GBR

**Employees:** 124

	Current	YTY % Chg
<b>Revenue LFY (M)</b>	211	74.6
<b>EPS Diluted LFY</b>	0.46	
<b>Market Value (M)</b>	1,862	
<b>Shares Outstanding LFY (000)</b>	531,622	
<b>Book Value Per Share</b>	3.94	
<b>EBITDA Margin %</b>	124.30	
<b>Net Margin %</b>	107.5	
<b>Long-Term Debt / Capital %</b>	42.2	
<b>Dividends and Yield TTM</b>	0.25 - 7.02%	
<b>Payout Ratio TTM %</b>	35.3	
<b>60-Day Average Volume (000)</b>	1,039	
<b>52-Week High &amp; Low</b>	3.71 - 2.68	
<b>Price / 52-Week High &amp; Low</b>	0.94 - 1.31	

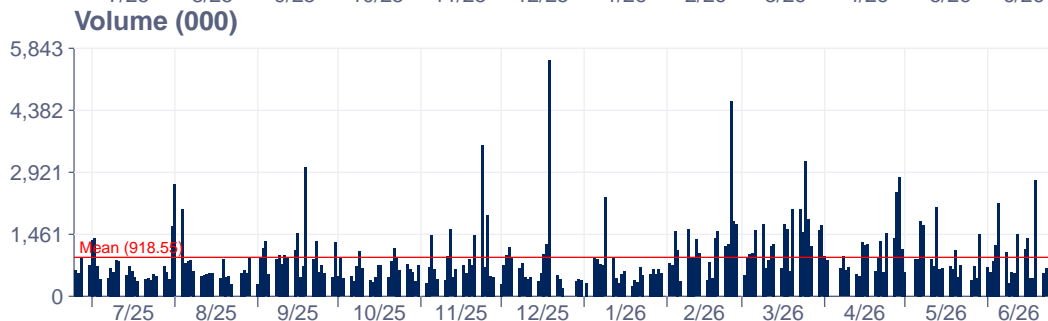
## Price, Moving Averages & Volume



Hammerson plc is currently trading at 3.50 which is 4.8% above its 50 day moving average price of 3.34 and 8.4% above its 200 day moving average price of 3.23.

HMSO:LN is currently 5.6% below its 52-week high price of 3.71 and is 30.7% above its 52-week low price of 2.68. Over the past 52-weeks, HMSO:LN is up 19.1% while on a calendar year-to-date basis it is up 6.1%.

The Relative Strength Index (RSI) indicator for HMSO:LN is currently 61.27. An RSI value of 70 and above is considered overbought and 30 and below oversold.



— Price — Price (50-Day Simple Moving Average) — Price (200-Day Simple Moving Average)

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## Price Performance, Technical Indicators & Risk Metrics

Price Performance	% Change	Difference vs FTSE 350	Technical Indicators	
1-Day %	-0.45	-0.25	50-Day Average Price	3.34
1-Week %	0.69	1.43	Price / 50-Day Average	1.05
4-Week %	3.36	4.08	200-Day Average Price	3.23
52-Week %	19.12	1.44	Price / 200-Day Average	1.09
Quarter-to-Date %	18.87	15.82	RSI - Relative Strength Index	61.27
Year-to-Date %	6.12	1.45	<b>Risk Metrics</b>	
Last Month %	4.74	4.03	Price Volatility	0.07
Last Quarter %	-10.73	-12.31	Sharpe Ratio	-0.17
Last Calendar Year %	18.03	-1.89	Sortino Ratio	-0.25

## 5-Year Price Performance vs. FTSE 350

Hammerson plc  
FTSE 350 Index

Current: 0.91 CAGR: -1.9%  
Current: 1.39 CAGR: 6.8%



Over the past five years, Hammerson plc's stock price is down 9.3% which is 47.8% below the FTSE 350 Index performance of 38.5% over the same period. Hammerson plc's cumulative annualized growth rate (CAGR) over the five year period has been -1.9% while that of the FTSE 350 Index has been 6.8%.

Over the past year, Hammerson plc's stock price performance of 19.1% has outperformed that of the FTSE 350 Index by 1.4%. On a year-to-date basis, Hammerson plc's stock price performance of 6.1% has outperformed the FTSE 350 Index by 1.5%.

Over the past week, Hammerson plc's stock price performance of 0.7% has outperformed that of the FTSE 350 Index by 1.4%.

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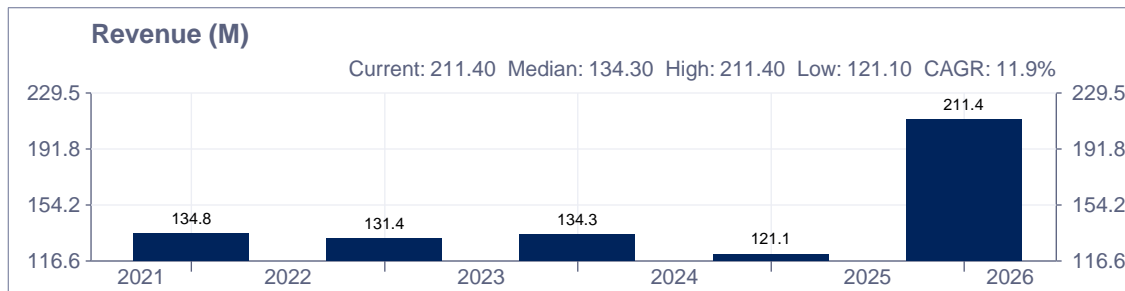
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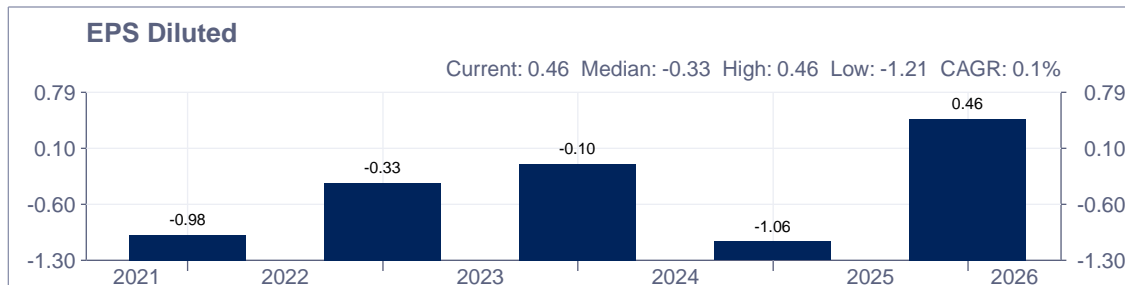
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## Growth and Profitability Metrics

Historical Growth	3-Year	5-Year	10-Year	Profitability	Current	5-Year Average	10-Year Average
Revenues %	17.2	2.9	-1.1	Gross Margin %	61.3	64.5	73.4
Revenues Per Share %	15.5	-16.2	-11.2	EBITDA Margin %	124.3	-74.7	-125.3
EBITDA %	999.9	999.9	-10.9	Pre-Tax Margin %	110.3	-113.0	-171.8
EPS Diluted %	999.9	999.9	-20.0	Net Margin %	107.5	-92.4	-150.7
Free Cash Flow %	22.3	999.9	999.9	Return on Equity %	11.9	-5.0	-6.6
Cash from Operations %	11.7	999.9	-5.5	Return on Capital %	7.1	-2.5	-3.5
Book Value %	-8.7	-13.0	-18.9	Return on Assets %	6.2	-2.4	-3.3



Hammerson plc's cumulative annualized revenue growth rate over the charted period is 11.9%. This compares to cumulative annualized growth of 17.2% over the past 3 years.



Hammerson plc's cumulative annualized EPS growth rate over the charted period is 0.1%. This compares to cumulative annualized growth of 999.9% over the past 3 years.



Hammerson plc's net profit margin of 107.5% is 199.9% above the period's mean net margin of -92.4%. During the charted period, the observed net profit margin high and low were 107.5% and -538.4% respectively.



Hammerson plc's return on equity of 11.9% is 16.9% above the period's mean return on equity of -5.0%. During the charted period, the observed ROE high and low were 11.9% and -35.0% respectively.

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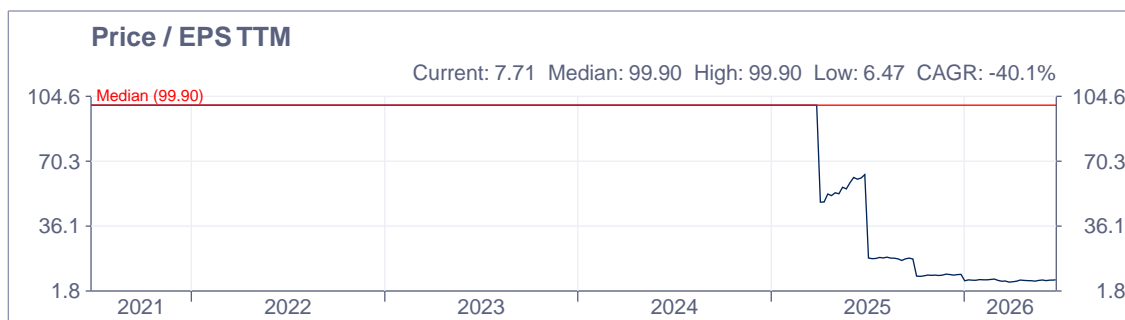
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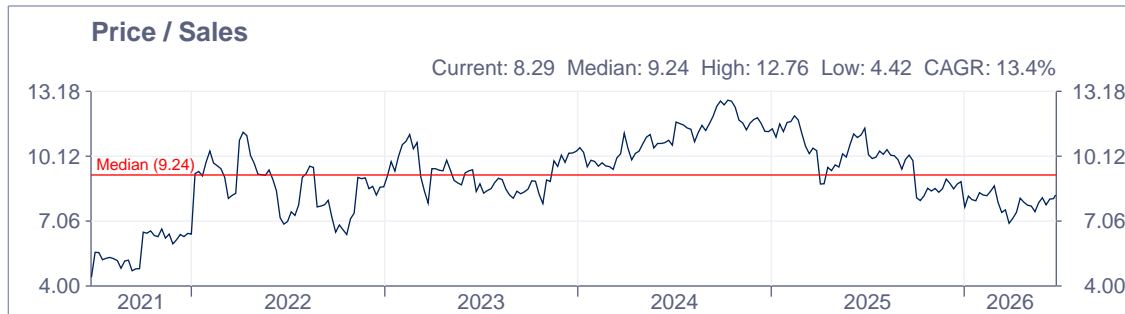
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## Valuation Metrics

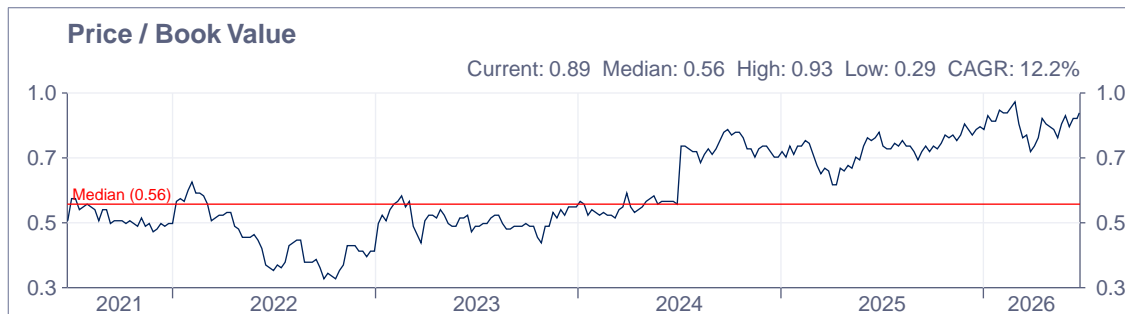
	Current	5-Year Median	10-Year Median		Current	5-Year Median	10-Year Median
Price / EPS TTM	7.7	99.9	99.9	Earnings Yield %	13.17	-4.82	-4.63
Price / Sales	8.3	9.2	10.2	Free Cash Flow Yield %	1.81	0.73	0.03
Price / Operating Cash Flow	99.9	99.9	99.9	Dividend Yield %	7.02	2.66	4.00
Price / Book Value	0.9	0.6	0.6	Enterprise Value / EBITDA	11.7	50.0	50.0



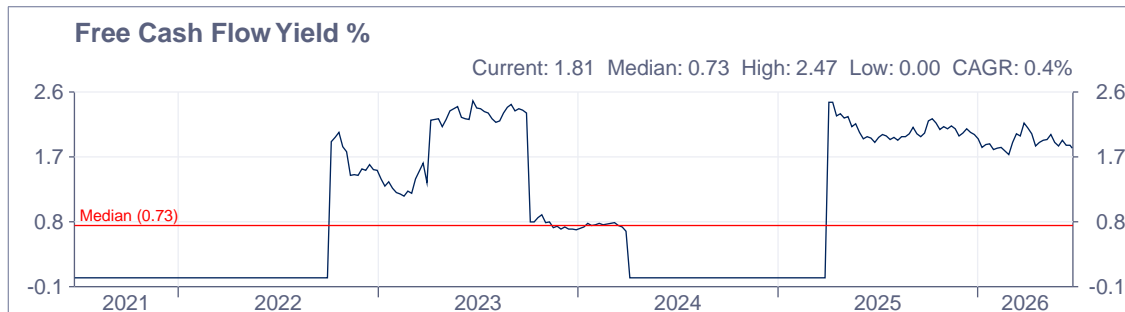
Hammerson plc is trading at 7.71 times its EPS generated during the latest fiscal year. This multiple is below the historically observed median of 99.90, while high and low observations have been 99.90 and 6.47.



Hammerson plc is trading at a Price to Sales ratio of 8.29 based on sales generated during the latest fiscal year. This ratio is below the historically observed median ratio of 9.24, while high and low observations have been 12.76 and 4.42.



Hammerson plc is trading at a Price to Book ratio of 0.89 based on book value at the latest fiscal year end. This ratio is above the historically observed median of 0.56, while high and low observations have been 0.93 and 0.29.



Hammerson plc has a Free Cash Flow Yield of 1.81% based on free cash flow generated during the latest fiscal year. This value is above the historically observed median yield of 0.73%, while high and low observations have been 2.47 and 0.00.

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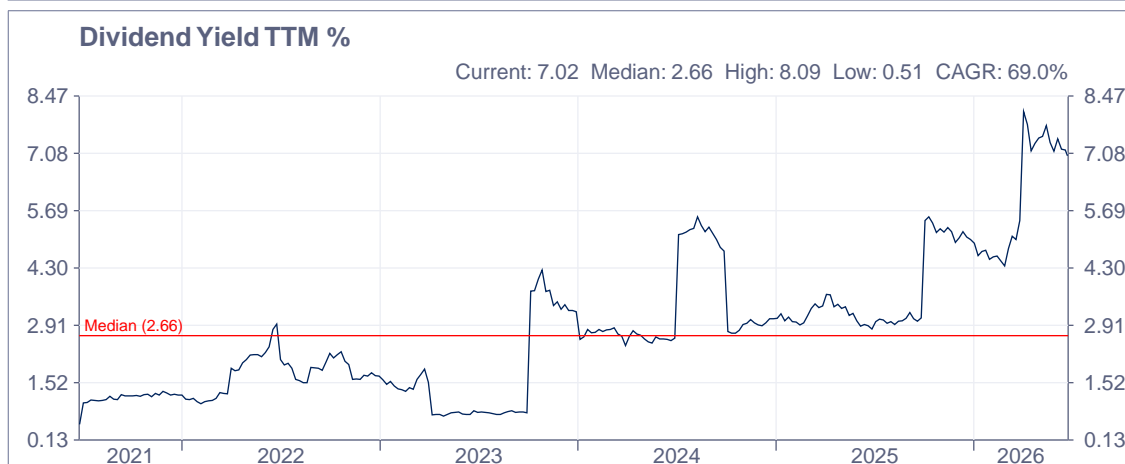
## Dividends Data

Dividends Per Share TTM		0.25	Payout Ratio TTM %		35.27%	Dividend Yield TTM %		7.02%
Rate	Ex Date	Record Date	Payment Date	Currency	Note			
0.086	26-03-2026	27-03-2026	08-05-2026	GBP				
0.079	04-09-2025	05-09-2025	16-10-2025	GBP				
0.081	24-04-2025	25-04-2025	03-06-2025	GBP				
0.008	22-08-2024	23-08-2024	30-09-2024	GBP				
0.078	04-04-2024	05-04-2024	10-05-2024	GBP				
0.072	24-08-2023	25-08-2023	02-10-2023	GBP				
0.020	06-10-2022	07-10-2022	03-11-2022	GBP				
0.020	31-03-2022	01-04-2022	10-05-2022	GBP				
0.020	28-10-2021	29-10-2021	07-12-2021	GBP				
0.020	01-04-2021	06-04-2021	13-05-2021	GBP				
0.020	19-11-2020	20-11-2020	18-12-2020	GBP				

## Dividend Growth and Yield



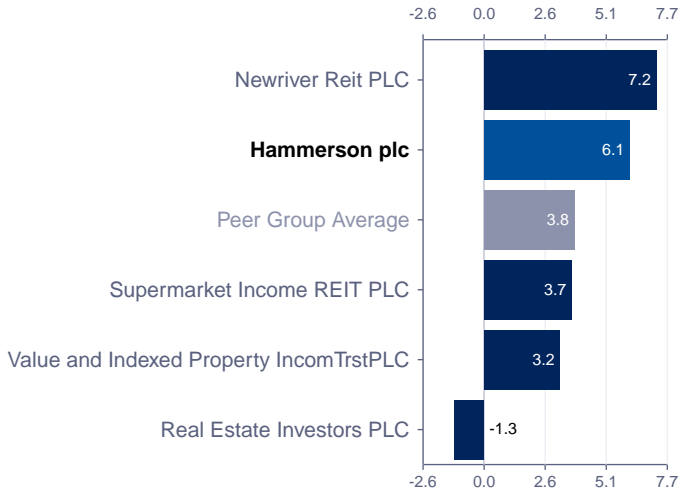
Hammerson plc's trailing 12-month dividend per share is 0.25 and its dividend has grown at a cumulative annualized rate of 47.0% over the charted period. This compares to dividend growth of 187.20% over the past year and cumulative annualized growth of 130.70% over the past 3 years.



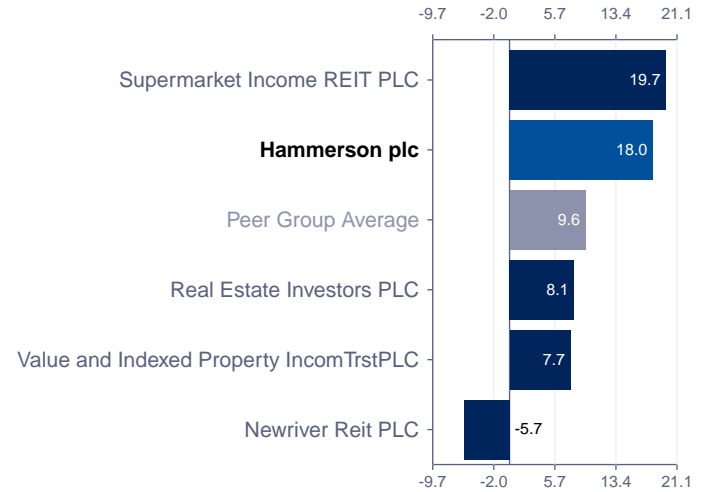
Hammerson plc's current dividend yield is 7.02% based on trailing 12 month dividends. The current yield is above the historically observed median of 2.66% and, over the charted time period, the observed high yield has been 8.09% and the observed low yield has been 0.51%.

## ICB Subsector Peer Comparisons

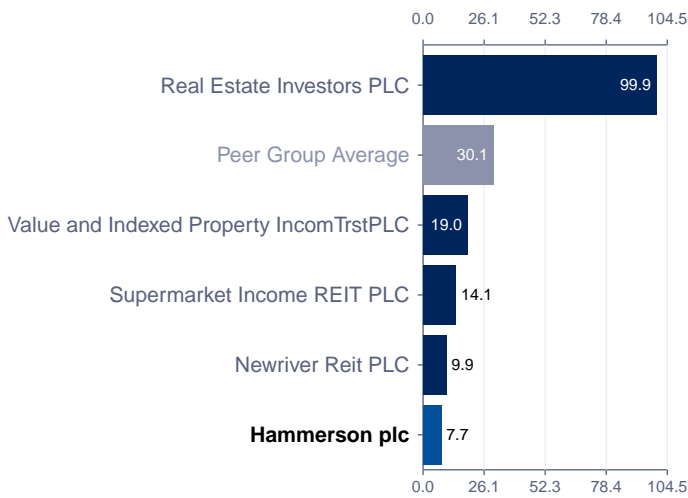
### Price Change Year to Date %



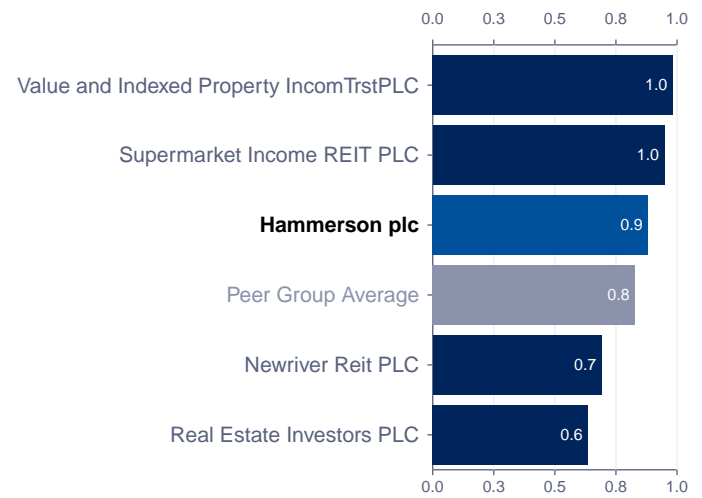
### Price Change Last Calendar Year %



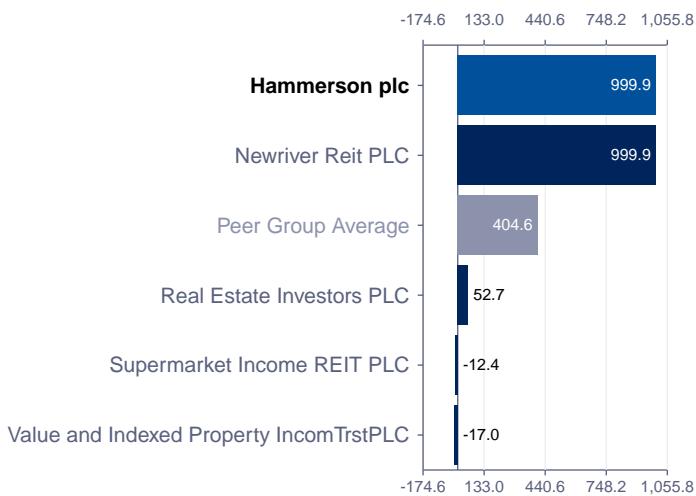
### Price / EPS TTM



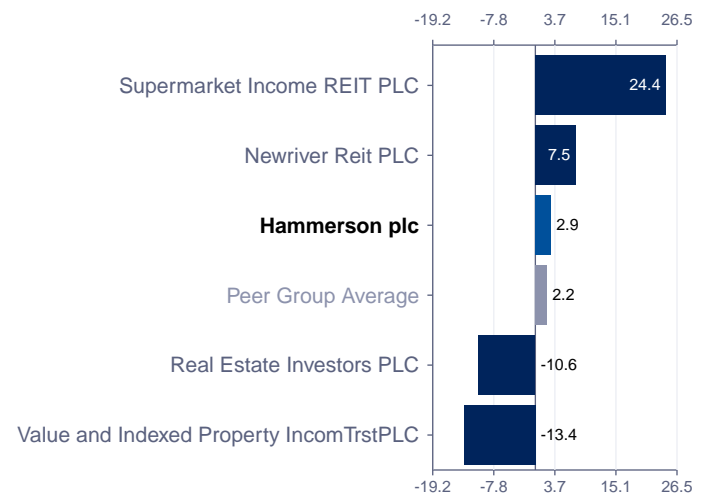
### Price / Book Value



### EPS 5-Year Growth Rate %



### Revenue 5-Year Growth Rate %



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## Abbreviations:

<b>CAGR</b>	- Cumulative annual growth rate.
<b>EBIT</b>	- Earnings before interest and taxes.
<b>EBITDA</b>	- Earnings before interest, taxes, depreciation & amortization.
<b>LFY</b>	- Last fiscal year
<b>M</b>	- Million
<b>LON</b>	- London Stock Exchange

## Definitions:

**Market Value** - Weekly Price times latest Shares Outstanding times any applicable ADR factor.

**Revenue** - Sum of the last four quarters of Revenues.

**Revenue Per Share** - Sum of the last four quarters of Total Revenue divided by Weighted Average Shares Outstanding.

**Normalized EPS LFY**- EPS excluding non-recurring, non-operating items, fiscal year aligned TTM value.

**60-Day Average Volume (000)** - The average of the last 60 daily volume values in thousands of shares.

**Price 52-Week High** - The high closing price from the last 52 weeks of daily closing prices.

**Price 52-Week Low** - The low closing price from the last 52 weeks of daily closing prices.

**Price / 52-Week High** - Latest price divided by the high price from the past 52 weeks of daily closing prices.

**Price / 52-Week Low** - Latest price divided by the low price from the past 52 weeks of daily closing prices.

**50-Day Average Price** - Mean of last 50 daily closing prices.

**200-Day Average Price** - Mean of last 200 daily closing prices.

**Price / 50-Day Average Price** - Latest closing price divided by mean of last 50 daily closing prices, as a percentage.

**Price / 200-Day Average Price** - Latest closing price divided by mean of last 200 daily closing prices, as a percentage.

**Relative Strength Index** - Relative Strength Index or RSI measures the magnitude of gains over a given time period against the magnitude of losses over that period. The equation is  $RSI = 100 - 100 / (1 + RS)$  where  $RS = (\text{total gains} / n) / (\text{total losses} / n)$  and  $n = \text{number of RSI periods}$ . In this item, 14 days is used and one year of daily prices are considered. A value of 30 or below may imply oversold and 70 or above may imply overbought.

**Price Volatility** - The standard deviation of the last 20 days of daily closing prices.

**Sharpe Ratio** - The 5 year average of the excess monthly return over the risk - free rate(1 - month T - bill) over the 5 year standard deviation of the same series.

**Sortino Ratio** - The same calculation as the Sharpe Ratio but with positive excess returns set to zero for the standard deviation denominator, so only negative volatility weighs in.

**Dividends Per Share TTM** - Sum of the last four quarters of Dividends Per Share.

**Payout Ratio** - Dividends Per Share TTM divided by Normalized EPS TTM.

**Dividend Yield TTM %** - Sum of the last four quarter of Dividends Per Share divided by Weekly Price.

**EBITDA** - Sum of the last four quarters of EBITDA (Operating Income + Depreciation & Amortization).

**Free Cash Flow** - Sum of the last four quarters Net Cash from Operations minus Capital Expenditures (Purchase of Property, Plant & Equipment), from the Cash Flow Statement.

**Book Value Per Share** - Total Common Equity last quarter divided by Shares Outstanding last quarter.

**Gross Margin %** - Sum of the last four quarters Gross Profit divided by the sum of the last four quarters Revenues.

**EBITDA Margin %** - Sum of the last four quarters EBITDA divided by the sum of the last four quarters Revenues.

**Pre-Tax Margin %** - Sum of the last four quarters of Earnings Before Taxes divided by sum of the last four quarters Revenues.

**Net Profit Margin %** - Sum of the last four quarters of Normalized EPS divided by sum of the last four quarters Revenues Per Share.

**Return on Equity %** - Sum of the last four quarters of Normalized EPS divided by the average of the last four quarters Book Value.

**Return on Capital %** - Sum of the last four quarters of Normalized EPS divided by the average of the last four quarters Total Capital Per Share.

**Return on Assets %** - Sum of the last four quarters of Normalized EPS divided by the average of the last four quarters Total Assets Per Share.

**Price / EPS TTM** - Weekly Price divided by the sum of the last four quarters of Normalized EPS (capped at 99.9).

**Price / Sales** - Weekly Price divided by Revenues Per Share TTM.

**Price / Book Value** - Weekly Price divided by Book Value Per Share last quarter. Book Value Per Share is Total Common Equity last quarter divided by Shares Outstanding last quarter (capped at 49.9).

**Free Cash Flow Yield %** - Free Cash Flow Per Share TTM divided by Weekly Price.

**Enterprise Value** - Market Value plus Total Debt last year plus Preferred Equity last year minus Cash & Cash Equivalents last year.

**Enterprise Value / Sales** - Enterprise Value divided by the sum of the last four quarters of Revenue.

**Enterprise Value / EBITDA** - Enterprise Value divided by EBITDA TTM.

**Enterprise Value / EBIT** - Enterprise Value divided by trailing four quarters of Operating Income.

**Enterprise Value / Free Cash Flow**- Enterprise Value divided by the sum of the last four quarters of Free Cash Flow.

**Russell 1000 Index** - The largest 1,000 stocks by market cap, the index comprehensively covers the US large cap universe.

EPS 5-Year Growth Rate % is capped at 999.9%.

Revenue 5-Year Growth Rate % is capped at 999.9%.

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