

## ENVIRONMENTAL DATA QUALIFYING NOTES

### DATA COVERAGE

The environmental performance section of this report (Climate Change and Energy and Resource Use) discloses performance for 34 closely managed properties in the UK and France. Please see the GRI Completeness section for the general principles we have applied for the inclusion and exclusion of properties in this report. All managed assets included in the table below are included for each indicator, unless stated otherwise in explanatory notes. Please see footnotes for details of emissions factors used.

Disclosed portfolio (number of managed assets)	Shopping Centres				Offices			Retail Parks		
	2006	2007	2008	2009	2006	2007	2008	2007	2008	2009
UK	6	6	6	6	6	6	3	15	18	18
FR	7	7	7	7	2	2	2	n/a	1	1
<b>Total</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>8</b>	<b>8</b>	<b>5</b>	<b>15</b>	<b>19</b>	<b>19</b>

**ENERGY AND GREENHOUSE GAS EMISSIONS**

DATA QUALITY AND EMISSIONS FACTORS USED	*All emission factors expressed in CO2e and using 2009 Defra / DECC's Guidelines GHG Conversion Factors for Company Reporting unless specified
<p><b>Direct energy consumption (EN3, EN16, CDP Scope 1, Building energy CO2e emissions)</b></p> <p><b>Natural gas</b></p> <p>UK: In the office and shopping centres portfolios, data is mainly taken from manual readings. No gas is consumed at 12 of the retail parks - for the remaining parks, data is collected through manual readings and, in one case, through automatic readings.</p>	<p>UK and France: Net Caloric Value applied across all years. 0.204 kg of CO2e (total GHG) per kWh</p>
<p><b>Diesel consumption - buildings</b></p> <p>UK and FR: Diesel consumption for building consumption is used for onsite generators and bought by volume. FR: Diesel consumption has been recorded for the first time in 2009.</p>	<p>UK and France: Net Caloric Value applied across all years. 0.266 kg of CO2e (total GHG) per kWh</p>
<p><b>Refrigerants</b></p> <p>Data for refrigerants are based on recharging of air conditioning systems at each asset. Our confidence in the way that French data is measured and collected is low, as only R22 is currently recorded.</p>	<p><b>Global Warming Potentials:</b> R22: 1810 R143A: 3800 R407C: 1526</p>

Indirect energy consumption (EN4, EN16, EN17 and CDP Scope 2 and 3)	
Electricity	<p><b>UK:</b> Confidence in the data: high - for shopping centres and offices owned for a number of years; improving for the retail park portfolio but unequal across assets; medium - for offices added to the portfolio in 2009 (in part as normal operating conditions are not in place initially). In the office and shopping centre portfolios, data comes from estimates or invoices for four assets, automatic readings for five assets and manual readings for four assets. The retail park data comes from manual / automatic readings for 12 assets and estimates based on budgets or invoices for seven assets.</p> <p><b>FR:</b> Our confidence in the data has improved in 2009 although some metering problems remain, particularly at Italie 2 shopping centre. Data is collected manually or through automatic readings by the managing agent onsite or passed on to Hammerson by the co-owner associations on a monthly basis and cross-referenced with year-end bills. No data has been recorded for Italie 2 or Place des Halles car parks.</p>
Imported thermal energy	<p><b>UK and FR:</b> Data is collected through bills.</p>
Fuel consumed from business-related vehicular travel	<p><b>UK:</b> Transport data for 2006, 2007 and 2008 covers transport from Hammerson's UK HQ (via annual carbon footprinting exercise). This data is not yet available for 2009. In 2009, we have started recording transport data (mileage) for Hammerson Operations Ltd's car fleet. In future reports on transport emissions from both HQ and Hammerson Operations Ltd can be combined.</p> <p><b>FR:</b> Transport data available for 2007 only.</p>
Visitor travel to shopping centres	<p>Emissions associated with visitor journeys to shopping centres are based on a number of assumptions:</p> <ul style="list-style-type: none"> <li>* by applying an assumption of 2.4 heads per vehicle</li> <li>* 11.91 mile average round trip (BCSC report 2008 'Contribution of Retail Sector to UK economy').</li> <li>* Hammerson France properties lie within the immediate radius of Paris, where population density is thought to be similar to the UK and the same assumption has been applied.</li> </ul> <p>These estimates were combined with visitor transportation survey results (proportions per transport mode) and annual visitor numbers for each asset.</p>

**UK:** Electricity (grid rolling avg 2007) (electricity consumed) 0.544 kg of CO2e (total GHG) per kWh  
**FR:** Overseas Electricity Factors: (electricity consumed) 2006 five-year rolling average 0.087 kg of CO2e (total GHG) per kWh

**UK:** Provided by supplier in 2009 and applied across all years as 0.179 kg of CO2e (total GHG) per kWh for thermal heating and 0.141 kg of CO2e (total GHG) per kWh for thermal cooling.  
**FR:** Provided by supplier in 2009 and applied across all years as 0.195 kg of CO2 per kWh.

**UK and France:** Net Caloric Value applied across all years.  
 Diesel: 0.266 kg of CO2e (total GHG) per kWh  
 Petrol: 0.255 kg of CO2e (total GHG) per kWh

**UK and France:** Average car (unknown fuel type): 0.205 kilogrammes of CO2e per passenger-kilometre.

*\* Note on emissions factors: The 2009 Defra guidelines and the French Bilan Carbone V.6 methodology for voluntary reporting have been used and interpreted for the purpose of this report's calculations.*

*\*It should be noted that, although Defra recommends applying an annual emission factor specific to each year, we applied (grid rolling average) emissions factors retrospectively to all years to enable comparison of our performance changes at the assets overtime.*

*\*Defra also recommends using Gross Caloric Values (CV) for Natural Gas by default. However, Net CV reflects "the useful caloric value in typical real world conditions (e.g. boiler plant)". Since natural gas is burnt onsite it is felt that this more closely represents the actual value.*

*\*When the UK and French methodologies were not aligned (e.g. Defra recommends the use of Gross CV for natural gas consumption whilst the French guidelines recommend to use Net CV), we have been consistent in the choice of emissions factors to enable cross country comparison.*

**DATA RESTATEMENTS**

- \* 2006 baseline for electricity consumption (restatement of West Quay 2006 consumption)
- \* Common parts floor areas for 3 shopping centres (Highcross for 2008 and Parinor and Queensgate for all years)
- \* Worker numbers for UK offices now reflect full time equivalents (FTEs) rather than actively used workstations where data are available for 2009. Where possible this has been restated in 2008 (99 Bishopsgate, 1 and 2 Exchange Tower).
- \* All 2008 UK retail park electricity consumption, as 2008 data published in the 2008 CR report originated from budgets as opposed to actual consumption
- \* Place des Halles gas and electricity consumption across all years
- \* The 2006 and 2007 UK transport data (obtained through Hammerson's carbon footprinting reports) have been restated to align with the reporting periods. Note that the transport emissions for 2009 are partial. Data include Hammerson's Operations Ltd's fleet from April 09 but exclude French and UK transport emissions from the headquarters as the data was still being collected at the time of this report going to print.

**METHODOLOGICAL STATEMENTS PER GRI INDICATORS****EN3 - Direct energy consumption by primary energy source**

- \* Natural gas and building diesel consumption at French shopping centres managed by "co-ownership associations" are now reported under EN4 as opposed to EN3 as these fuels are burnt within the organisational boundary (and management control) of the "co-ownership associations".
- \* Diesel consumption for 2006 and 2007 for UK offices has been restated (in GJ, not kWh for this indicator)

**EN4 - Indirect energy consumption by primary energy source**

- \* Retrospective inclusion of UK retail parks for 2007 and 2008
- \* Natural gas and diesel for building consumption from French assets has been categorised under EN4 (see notes above for EN3)
- \* Restatement of primary energy consumption for French shopping centres for district heating using IEA default conversion factors
- \* The indirect default electricity and heat conversion equivalents were used for UK and France except where actual energy supplier figures were available. This means primary energy used in the generation of electricity and heat consumed at the properties is expressed in national and/or regional primary fuel required to deliver this energy (including conversion losses as well as transmission and distribution losses).

For primary energy consumption, **International Energy Agency (IEA):**

**Indirect Default E3a- Electricity Conversion Equivalents (published 2001)**

**District Heating E3b- Default Heat Conversion Equivalents (published 2002)**

No data was available for IEA default heat conversion equivalents for UK. Therefore, IEA France default conversions were assigned under natural gas as the primary energy source.

**EN5 - Energy saved due to conservation and efficiency improvements**

Our methodology for the calculation of this indicator was revised in 2009.

Savings are calculated on a like-for-like portfolio where energy procurement is comparable (in terms of landlord provision to tenants).

- \* Highcross and Parinor were excluded as the extension to property size reflects a change in capacity
- \* 125 Old Broad Street, Stockley House and 60 Threadneedle Street were excluded as data is available in 2009 only
- \* We have included our French Head Office Rue de Washington for transparency (thought this is not part of our owned or managed portfolio)

**EN16 - Total direct and indirect greenhouse gas emissions by weight: tCO<sub>2</sub>e**

This indicator has been broken down according to Greenhouse Gas Protocol Scopes. Total GHG emissions by weight align with Carbon Disclosure Project guidelines, where the procurement of renewable electricity is immaterial. Whilst Hammerson has procured electricity generated from renewable resources, the sources are not owned or controlled by Hammerson. In accordance with the most recent Defra guidelines in cases where an organisation does not own or control the renewable source the grid rolling average factor is applied. Therefore, the Scope 2 emissions disclosed under EN16, the Defra grid rolling average 2007 for imported electricity is applied to all UK electricity consumption.

**EN17 - Other relevant indirect greenhouse gas emissions by weight: tCO<sub>2</sub>e**

Most emissions under this indicator (business travel, commuting, deliveries, waste from premises) are directly taken from Hammerson's carbon footprinting reports, produced on an annual basis in the UK and last produced in 2007 in France.

For detail on data quality and assumptions on emissions calculations associated with visitors arriving at Hammerson shopping centres see data quality section above.

**EN19 - Emissions of ozone-depleting substances by weight**

Hammerson had losses in two other refrigerants in 2009 (R407C and R143A). The ozone depletion potential of these is zero and they are therefore not covered by the Montreal Protocol. Note that the global warming potential of these gases (in CO<sub>2</sub>e) is included under EN16.

**Montreal Protocol:**

CFC11 equivalent of :

R22: 0.055

R143A: zero

R407C: zero

## WASTE

**UK:** The reported tonnage of waste is based on actual weight provided by waste contractors or, where this is not possible, through estimates. There is greater certainty in the direct (from site) and indirect (provided from offsite recovery facilities) figures on final destination routes for shopping centre waste than for offices. Nonetheless, at both types of property, waste management and measurement practices are improving, which has enabled more accurate disclosure of historic and current data. Retail park waste is less significant and has been excluded at this point due to a lack of reliable data.

**FR:** French waste quantity measurements has improved enabling us to include data for 2007 to 2009. However, uncertainties remain at a number of assets on actual weights, in particular at Grand Maine, which we have therefore decided to exclude from this report. In 2009, we have greater knowledge on the final destination of our waste, having received confirmation that our waste is sent for incineration with energy recovery from two of our assets. However, some of our contractors have not been able to provide this information and obtaining more transparent information is one of our 2010 objectives. Limited information on hazardous waste was available for France. Two French office: are included for 2006 - 2008; they are not included in 2009, having been sold during the year.

### RESTATEMENTS

\* Some data previously reported for 2006 and 2007 in the 2008 CR report were incorrect and are restated here. In particular, there was no waste composting at 1 & 2 Harbour Exchange.

\* The Oracle and WestQuay: the recovery rate from their Materials Recovery Facilities was first known in 2008 and this has been retrospectively applied to 2007 data.

\* At the time of publishing the 2008 Report, French waste data were estimated from waste audits as opposed to actual weight. We have been able to obtain actual tonnage of waste back to 2007 and 2008, and have restated data for these two years.

## WATER

### DATA QUALITY AND COVERAGE

**UK:** Data in our office and shopping centre portfolio are collected through manual or automatic meter readings. We do not currently have the appropriate sub-meters in place to enable complete itemisation of tenant consumption of Hammerson-obtained water and therefore, improving the accuracy of our landlord-tenant split is one of our 2010 objectives. It should be noted that there is a metering issue to be resolved at the Oracle. Retail parks are excluded except Manor Walks.

**FR:** Our water data in our French shopping centres are collected on a quarterly basis by our contractors onsite. All our French assets have sub-meters in place, which will enable us to report on our landlord-tenant split for Hammerson-obtained water in future years.

### RESTATEMENTS

\* Minor restatement to the 2008 water data for UK and French shopping centres

## CLIMATE CHANGE AND ENERGY

## Total Hammerson-obtained annual energy consumption - Absolute

Hammerson-obtained energy kWh	Shopping Centres				Offices			Retail Parks	
	2006	2007	2008	2009	2006	2007	2009	2008	2009
<b>Electricity</b>									
UK	39,716,518	38,171,499	38,105,032	38,341,529	57,258,178	69,780,039	55,600,248	3,043,169	2,761,099
FR	36,909,939	34,078,534	32,420,016	32,995,578	4,227,317	4,024,425	n/a	244,861	136,025
Rue Washington (French head office)					n/a	280,963	203,411		
<b>Gas</b>									
UK	6,496,746	4,273,795	4,865,757	2,676,387	17,344,497	17,323,467	12,595,325	3,602	3,696
FR	10,334,602	8,241,295	8,669,744	9,546,371	n/a	n/a	n/a	n/a	n/a
<b>Imported thermal energy</b>									
UK	1,647,710	986,990	1,241,886	1,141,654		n/a	n/a	n/a	n/a
FR	6,195,050	5,792,786	6,506,000	6,010,400	3,925,662	3,987,150	n/a	n/a	n/a
<b>Diesel Building</b>									
UK	118,044	46,800	31,471	44,958	27,000	21,600	100,200	n/a	n/a
FR	n/a	n/a	n/a	175,320	n/a	n/a	n/a	n/a	n/a

Coverage in m2 of portfolio disclosed	Shopping Centres				Offices			Retail Parks	
	2006	2007	2008	2009	2006	2007	2009	2008	2009
UK	161,456	161,456	178,519	178,519	128,306	128,603	138,042	345,813	357,870
FR	81,123	81,123	87,981	87,981	40,036	40,036	n/a	44,944	44,944
<b>Total</b>	<b>242,579</b>	<b>242,579</b>	<b>266,500</b>	<b>266,500</b>	<b>168,342</b>	<b>168,639</b>	<b>138,042</b>	<b>390,757</b>	<b>402,814</b>

## CLIMATE CHANGE AND ENERGY (continued)

## Direct energy consumption by primary energy source (GRI EN3)

Fuel type in GJ	Use	2006	2007	2008	2009
Natural gas	consumed at premises	85,828	77,777	56,764	54,991
Diesel	consumed at premises	522	246	113	523
Fuel oil	consumed at premises	-	-	-	-
Petrol (gasoline)	Company-owned vehicles	576	2,252	490	15
Petrol (gasoline)	Business travel - hire cars	524	-	-	-
Petrol (gasoline)	Business travel - employee owned cars	-	782	-	-
Diesel	Company-owned vehicles	802	1,238	204	229
Diesel	Business travel - hire cars	203	-	-	-
Diesel	Business travel - employee owned cars	-	-	-	-
<b>Total</b>		<b>88,455</b>	<b>82,295</b>	<b>57,572</b>	<b>55,758</b>

## Commentary

The trend is largely encouraging and is driven particularly by a reduction in natural gas consumption at the UK shopping centres. Some differences between this data and figures previously published are that: natural gas and diesel consumption for shopping centres managed by "co-ownership associations" has been re-categorised under EN4 as these fuels are burnt within the organisational boundary of the "co-ownership associations"; UK transport data for 2006 and 2007 (obtained through Hammerson's carbon footprinting reports) have been restated to better align with the reporting periods.

## Indirect energy consumption by primary energy source (GRI EN4)

Intermediate Energy Type in GJ	2006	2007	2008	2009
Coal	330,183	374,605	301,205	325,255
Natural Gas	340,442	372,527	306,597	333,745
Petroleum Products	13,840	15,129	12,581	13,767
Crude Oil	0	0	0	0
Nuclear	1,152,674	798,219	702,706	693,140
<b>Non-renewable energy subtotal</b>	<b>1,837,138</b>	<b>1,560,480</b>	<b>1,323,089</b>	<b>1,365,907</b>
Solar/Other	0	0	0	0
Wind	227	211	203	184
Geo-thermal	5,773	5,578	5,785	3,428
Hydro	29,120	28,275	26,196	24,554
Combustible Renewables and Waste	63,951	63,529	63,232	41,838
Hydrogen based intermediate energy	0	0	0	0
<b>Renewable energy subtotal</b>	<b>99,070</b>	<b>97,594</b>	<b>95,416</b>	<b>70,004</b>
<b>Total</b>	<b>1,936,209</b>	<b>1,658,073</b>	<b>1,418,505</b>	<b>1,435,911</b>

## Commentary

Total energy consumption has decreased since our baseline year, which is testament to the energy efficiency improvements implemented across the portfolio over the past four years. This trend is in spite of the fact that there have been absolute increases in electricity consumption between 2007 and 2009 due to the opening of extensions at Highcross and Parinor shopping centres. Data coverage has improved with the retrospective inclusion of UK retail park energy consumption back to 2007. As noted above under EN3, the natural gas and diesel consumption for the French shopping centre portfolio has now been restated under EN4.

## Energy saved due to conservation and efficiency improvements (GRI EN5)

Energy saved in gigajoules from 2008 to 2009	2008/09
	42,388

## Commentary

This indicator demonstrates the reduction in energy consumption from 2008 to 2009 due to efficiency improvements for a like-for-like set of properties (i.e. excluding assets sold or acquired as well as those extended through redevelopment, i.e. Highcross and Parinor). Also note that we have included our French Head Office Rue Washington for transparency (though it is not part of our owned or managed portfolio). Note that, this year, we revised our methodology and definition of "like for like" for this indicator. See our DQN for further explanation.

**Total direct and indirect greenhouse gas emissions by weight: tCO<sub>2</sub>e (GRI EN16)**

Greenhouse gas emissions: tCO <sub>2</sub> e	2006	2007	2008	2009
Scope 1	5,057	4,734	3,476	3,621
Scope 2	60,745	67,738	55,397	58,870
<b>Total</b>	<b>65,803</b>	<b>72,472</b>	<b>58,874</b>	<b>62,490</b>

**Commentary**

See commentary for EN3 and EN4 for commentary on trend. Total GHG emissions by weight align with the Carbon Disclosure Project guidelines, where the procurement of renewable electricity is immaterial. Thus whatever electricity Hammerson has bought from renewable sources is not reflected in EN16 (also in accordance with the most recent Defra guidelines).

**Other relevant indirect greenhouse gas emissions by weight: tCO<sub>2</sub>e (GRI EN17)**

Greenhouse gas emissions: tCO <sub>2</sub> e	2006	2007	2008	2009
Includes: business travel, commuting by our staff, deliveries and managed waste from our premises	276	384	143	
Visitor journeys to our shopping centres	91,758	93,308	93,918	96,371
				Not available at time of going to print

**Commentary**

In trying to increase the extent of disclosure for this indicator, we are reporting estimated emissions associated with visitors' journeys to our shopping centres for the first time this year. The calculations for this indicator include some assumptions (see Data Qualifying Notes). Improving the reporting of our indirect emissions (scope 3 Greenhouse Gas Protocol) is one of our 2010 targets.

**Emissions of ozone-depleting substances by weight (EN19)**

ODS emissions	2006	2007	2008	2009
R22 refrigerant (kg)	Not recorded	Not recorded	110	74
<b>Total as CFC-11 equivalent (tonnes)</b>	<b>Not recorded</b>	<b>Not recorded</b>	<b>0.006</b>	<b>0.004</b>

**Commentary**

In line with European legislation, Hammerson has stopped purchasing R22 for use in its air conditioning chillers and is in the process of replacing the remaining R22 in the chillers where this refrigerant is still used.

## RESOURCE USE

### Total water withdrawal by source - absolute (GRI EN8)

Water consumed in cubic metres	2007	2008	2009
Surface water, including water from wetlands, rivers, lakes and oceans	0	0	0
Ground water	65,317	80,624	66,144
Rainwater collected directly and stored by the reporting organisation	0	0	0
Waste water from another organisation	0	0	0
Municipal water supplies or other water utilities	925,059	862,683	680,400
<b>Total</b>	<b>990,376</b>	<b>943,307</b>	<b>746,544</b>

#### Commentary

Hammerson has achieved a significant reduction in overall consumption across its managed portfolio since 2007. This has been largely driven by reductions in UK and French shopping centres (despite visit numbers increasing, which is a driver of water consumption).

### Percentage and total volume of water recycled and reused (GRI EN10)

Water consumed in cubic metres (and % of total)	2007	2008	2009
<b>Total</b>	<b>0 (0%)</b>	<b>0 (0%)</b>	<b>0 (0%)</b>

#### Commentary

We have installed rainwater harvesting tanks at our new office asset, 60 Threadneedle St, and hope to be able to report on recycled and reused water in 2010.

### Total weight of waste by type and disposal method (GRI EN22)

Waste by type and final disposal route in tonnes (of which hazardous)	2006 <i>UK only</i>	2007	2008	2009	% of 2009 total
Composting	0	0	6	141	1%
Re-use	0	0	0	0	
Recycling	3,417 (9)	5,929 (10)	8,601 (39)	9,187	44%
Sent for recovery (sent but recovery rate not known)	345	0	274	101	0%
Incineration or used as fuel	0.03	886	1,094 (0.03)	2,834	13%
Landfill	10,250	14,158	10,930	8,768	42%
Deep well injection	0	0	0	0	
On-site storage	0	0	0	0	
Other	0.3	0	0	0.4	0.002%
<b>Total</b>	<b>14,012</b>	<b>20,973</b>	<b>20,905</b>	<b>21,031</b>	

#### Commentary

Waste generated has increased over time in absolute terms, although this is principally a result of more assets being added to the set of reported data. It is evident that increases in recycling and reductions in waste to landfill in line with Hammerson's overall corporate targets continue to have a positive effect. Initiatives include increasing segregation onsite, composting at several of our assets, reducing waste going directly to landfill, and increasing engagement with suppliers to improve offsite recovery.

**RESOURCE USE (continued)**

	2007	2008	2009	Data qualifying note and commentary
Proportion of new developments undertaken on brownfield land	UK 100%	UK 100% France 50%	UK 100%	
BREEAM or HQE rating achieved on developments certified during calendar year	2 x Very Good (Highcross, Leicester shopping centre, 125 Old Broad Street office)	2 x Excellent (Bristol, Cabot Circus shopping centre, 60 Threadneedle office)	Westwood retail park, Thanet - BREEAM Excellent Union Square, Aberdeen - BREEAM Very Good Cleveland retail park, Middlesbrough - BREEAM Good Italie 2 extension - HQE No certification obtained at the Cap Malo and St Omer retail park developments in France	
GRI EN2 Percentage of materials used that are recycled input materials	Not recorded	29-33% recycled content at Highcross and Cabot Circus	Not recorded	This is a very challenging indicator for us to record systematically on all developments. However, it remains an area of focus for us and we will endeavour to improve our reporting in future years.
GRI EN 14 Strategies, current actions and future plans for managing impacts on biodiversity	In 2009, we designed a strategic biodiversity plan for all our assets in the UK. Specific biodiversity audits were carried out at seven representative sites including shopping centres, offices and retail parks. This plan provides Hammerson with a clear strategy for identifying opportunities to enhance biodiversity in the short and long-term at all of our assets. In 2010, we have two targets: to roll out our biodiversity action programme across our managed shopping centres and retail parks in the UK and to develop a corporate biodiversity policy covering our operations and development activities.			
GRI EN 23 Total number and volume of significant spills	Not recorded	UK - 0 spills France - not recorded	125 Old Broad St - 1 incident of 5 litres of oil; Central Retail Park - 2 incidents of 50 litres due to vandalism; The Oracle - 2 overflow incidents whereby flooding in the service yard led overflow of foul water. The resulting effluent was contained and returned to the foul water system during clean up	France - not recorded
GRI EN 26 Initiatives to mitigate environmental impacts of products and services, and extent of impact mitigation	Please see report sections for: Climate Change and Energy; Resource Use; Supply Chain			
GRI EN 28 Monetary value of significant fines and total number of non monetary sanctions for non compliance with environmental laws and regulations	Not recorded	Nil	Nil	

**COMMUNITY REGENERATION**

**Data qualifying note on voluntary community investment data**

In 2009, Hammerson introduced a new community data collection and reporting framework tool across its UK portfolio and in 2010, this framework will be adapted and introduced in France. For this reason, the 2009 data column does not include community contributions in France but where data exists it is noted in the commentary section.

Throughout 2009 data has been systematically collected by all UK assets in accordance with this new reporting framework to cover:

\*Indirect contributions e.g. charitable donations raised indirectly by Hammerson through sales and customer fund-raising

\*Direct contributions e.g. cash and value of time and in-kind donations made directly by Hammerson

The new reporting tool captures a wider range of direct and indirect contributions than previously, partly explaining the overall increase in community investment observed in 2009. Where possible, previously reported figures have been re-categorised to align with our new reporting methodology but most data in 2007 and 2008 is not directly comparable to 2009.

	2007 UK only unless specified	2008	2009	Data qualifying note and commentary
<b>VOLUNTARY INVESTMENT (Direct and indirect)</b>				
	£850,688	£1,409,031	£1,575,095	
<b>DIRECT CONTRIBUTIONS</b>				
<b>HAMMERSON ALL PORTFOLIO</b>	<b>£682,850</b>	<b>£1,186,497</b>	<b>£753,611</b>	
Cash contributions	£112,670	£212,375	£359,508	
Value of staff time	Not recorded	Not recorded	£78,887	
In kind donations	UK and France- Cash and in kind £570180	UK and France- Cash and in kind £974122	UK only- in kind £315217	2007 and 2008 data includes the commercial value of UK and France donated space. However, 2009 donated space values are based on a standard cost per m2 per day (cost is calculated per m2 per day), rather than commercial value, which explains the significant difference between 2008 and 2009.
Total in kind - Retail Portfolio (shopping centres and retail parks)	Not recorded	Not recorded	£237,003	In 2009, the overall French cash donations and in kind donated space was estimated to £112, 365 for our retail assets. This is not reported under the total figure as the methodology applied to calculate space donated in France relates to commercial rates and is very different from the UK. This figure should therefore be understood as an approximation as opposed to a precise figure.
Total in kind - Offices	Not recorded	Not recorded	£76,864	
Total in kind - Corporate	Not recorded	Not recorded	Not recorded	
Total in kind Developments	Not recorded	Not recorded	£1,350	

INDIRECT CONTRIBUTIONS		£167,838	£222,534	£821,484	
Retail portfolio (shopping centres and retail parks)		£167,838	£200,414	£783,301	
Charity collections and money raised from sales		£167,838	£200,414	£717,005	The very significant increase is due to the decision by Hammerson to use the 2.5% UK Government VAT rebate on car park charges as a donation to charity. This applies for calendar year 2009 only as the VAT rebate only applied for that year.
Value of HOL and non-Hammerson staff time dedicated to community activities	Not recorded	Not recorded		£31,255	
Other leverage (e.g. other external partners, employees' contributions and service charge)	Not recorded	Not recorded		£35,040	
<b>Offices</b>		£0	£22,120	£26,522	
Charity collections and money raised from sales	Not recorded		£22,120	£17,584	The 2008 figure includes charity collection for retail parks, offices and head office.
Value of non-Hammerson staff time for community activities	Not recorded	Not recorded		£7,580	
Other leverage (e.g. other external partners, employees' contributions and service charge)	Not recorded	Not recorded		£1,358	
<b>Corporate</b>		£0	£0	£9,661	
Charity collections	Not recorded	Not recorded		£8,649	
Other leverage (e.g. other external partners, employees' contributions and service charge)	Not recorded	Not recorded		£1,012	
<b>Development</b>				£2,000	
Charity collections	Not recorded	Not recorded		£0	
Value of non-Hammerson staff time for community activities	Not recorded	Not recorded		£0	
Other leverage (e.g. other external partners, employees' contributions and service charge)	Not recorded	Not recorded		£2,000	
<b>MANDATORY INVESTMENT- Developments</b>					
Community investment through planning agreements	Nil	£298,256	£1,823,318		Includes S106 and S75 planning agreements. 2009 figure includes investment as part of the development of Union Square, 60 Threadneedle Street, 125 Old Broad Street, Gloucester and Highcross. No such investments in France
<b>Other indicators</b>					
Number of organisations that benefited from Hammerson direct and indirect contributions	Not recorded	Not recorded		235	
Full time equivalent as direct CR activities	2.1	3.6		4.4	This indicator only includes time spent by Hammerson's employees whose roles are specifically dedicated to Corporate Responsibility. Therefore, this indicator excludes for instance the time spent by other Hammerson employees in CR working groups and any time spent by employees in implementing Hammerson's CR strategy.
GRI S01					
Nature, scope and effectiveness of any programmes and practices that assess and manage the impacts of operations on communities, including entering, operating and exiting	In 2009, we developed a Community Regeneration Framework to plan, capture, communicate and improve the regeneration impact of our developments on the local communities. The tool includes suggested actions and recommendations for engaging with local communities at each development phase (including pre-planning, construction and handover/operation) and sets out a series of outcome indicators to measure our local impact. Methodologies for gathering both quantitative and qualitative data related to these indicators are also suggested for our project managers.				

SUPPLY CHAIN				
	2007	2008	2009	Data qualification note and commentary
Considerate Constructors' Scheme Score Average (UK only)	Not recorded	Bristol - 30.9 125 Old Broad Street - 35 60 Threadneedle Street - 35.25 Victoria Retail Park, Nottingham - 33 Kirkcaldy - 35 Cleveland Retail Park - 29 Battery Retail Park - 25 Union Square, Aberdeen - 36 (Feb 08) and 38.5 (Sept 08) Gloucester - 29.5	Union Square, Aberdeen - 37.5 (March 09) and 38.5 (July 09) Westwood Retail Park, Thanet - 34 Cleveland Retail Park, Middlesbrough - 31 Fife Central Retail Park, Kirkcaldy - 33	Aberdeen on the Considerate Constructors' Scheme Gold Award in 2009.
Proportion of suppliers/contractors that are based within the local area	Not recorded	75%	Not recorded consistently across all portfolios	In 2008, the data was based on estimation based on suppliers contracted by Hammerson's Retail Parks managing agents. The data was not collected in a consistent manner in 2009 and we will refine the scope of this indicator in 2010 in our Performance Indicator Manual.
Proportion of suppliers paid within 30 days (Hammerson direct payments only)	UK- 55%	UK: 74% France: 84%	UK: 81% France: 76%	The French 2008 figure is restated. France and the UK have different payment policies and recording systems for suppliers. The 2008 and 2009 French percentages are estimates.
Proportion of timber used during development that is from sustainable sources	Not recorded	40-125% Old Broad Street 83-100% 60 Threadneedle Street 100% Highcross, Aberdeen 97-100% Bristol Cabot Circus % not calculated for Leicester residential development 0% Kirkcaldy Retail Park Not recorded in France	100% FSC timber - Union Square, Aberdeen No timber used on retail park extensions	The two French retail park developments (Cap Malo and St Omer) were completed at the beginning of 2009 and therefore timber recording is not relevant for France for 2009.
Number of existing suppliers/contractors that have been assessed for their CR performance	Not recorded	Not recorded	UK: 16 France: 3	In 2009 Hammerson piloted its sustainability questionnaire with 19 suppliers. The intention is to roll out this process fully in 2010.
CRF Number of suppliers with whom Hammerson engaged on sustainability	Not recorded	UK 180 0 for France	155	In 2009, Hammerson set about defining clear boundaries and the scope of its performance indicators. In 2008, the indicator reflected any suppliers with whom Hammerson engaged on CR/sustainability.
GRI HR2 Percentage of significant suppliers and contractors that have undergone screening on human rights and actions taken	In 2009 Hammerson piloted its sustainability questionnaire with 16 UK suppliers and three in France. This questionnaire included a section on human rights. The intention is to roll out this process fully in 2010 and we will report fully against this indicator next year.			

CUSTOMERS				
	2007	2008	2009	Data qualification note and commentary
<b>Breakdown of visitors' mode of transportation at retail assets</b>	France only	UK only	UK only Not recorded in France	In 2009, UK surveys carried out at all managed centres except Brent Cross.
Car/taxi	36%	57%	55%	
Foot/bike	34%	12%	11%	
Public transport	28%	28%	32%	
Other	2%	3%	2%	
<b>Number of managed properties covered by a green travel plan</b>				
Shopping centres- UK	Not recorded	5 of 6	6 of 6	1 Green Travel Plan is in progress in 2009.
Offices - UK	Not recorded	2 of 5	6 of 7	This includes 2 Green Travel Plans in draft stage
Retail parks - UK	Not recorded	5 of 18	1 of 15	This Green Travel Plan is included in the Green Lease
All portfolio - France	Not recorded		0	
Number of sustainability engagement meetings held with major occupiers	Not recorded	54	75	This includes individual and collective meetings such as attendance by Hammerson at retailer lunches and breakfast, tenants we have engaged with on our Union Square development and the tenants who participated in our Green Groups.
<b>Number of RIDDOR reportable injuries across the property investment portfolio</b>				The RIDDOR regulations only apply to the UK.
Shopping centres and retail parks - members of the public	7	0	4	
Shopping centres and retail parks - direct Hammerson employees	2	0	1	
Shopping centres and retail parks - non-Hammerson staff i.e. managing agents	0	3	2	
Offices	0	0	0	
<b>GRI PR2 Total number of incidents of non compliance with regulations and voluntary codes concerning health and safety impacts of products and services, by type of outcomes</b>	Not recorded	0	1 occurrence of non compliance with regulations regarding health and safety resulting in a warning	A window cleaner fell from height at Bullring. Investigations showed a breach in the health and safety regulations by Hammerson, which led to a warning by the council. An action plan was presented by Hammerson to address this issue.
<b>GRI PR5 Practices related to customer satisfaction, including results of surveys measuring customer satisfaction</b>	<p>In the UK, we have instigated a tenant survey, employing a consultancy to carry out detailed interviews with 45 of our retailers and office occupiers. Please refer to our Annual Report page 15. We continue to use the same methods to gauge and report on shopping centre visitor satisfaction in the UK and France.</p> <p>* In the UK, satisfaction surveys are usually carried out on an annual basis at shopping centres. In 2009, they were undertaken at 4 of the 6 shopping centres on a sample of visitors ranging from 1000 to 2000. Percentage of visitors who agreed or strongly agreed that they enjoyed their visit: 80% at Bullring, 63% at Queensgate, 95% at the Oracle and 94% at WestQuay.</p> <p>* In France, visitor satisfaction surveys are carried out at shopping centres every two or three years. No survey was carried out in 2009. Surveys usually record the socio demographic profile of the visitors, purchasing behaviour, image of the shopping centre and range of catering options.</p>			

KNOWLEDGE AND REPORTING - EMPLOYEES				
<b>Data qualifying note</b>				
<p>In 2009 Hammerson developed a Performance Indicator Manual to improve the consistency of the data and calculations used to monitor sustainability performance. This has led to significant improvements in the reliability of data reported in 2009, in particular for Human Resource indicators. Where possible, previously reported figures have been recalculated to align with the methodologies defined in the manual but in many cases this was not achievable. For this reason, performance indicators published in 2007 and 2008 are not directly comparable to 2009.</p> <p>Data presented includes Hammerson plc, Hammerson Operations Ltd and Hammerson France for 2008 and 2009 with the exception of 3 'interim' workers employed by Hammerson France who have been excluded due to the exceptionally short term nature of their employment contracts.</p>				
	2007	2008	2009	Data qualification note and commentary
<b>Workforce characteristics</b>				
GRI LA1 Total workforce by employment type, contract and region				
<i>Total workforce</i>				
Total number of direct employees	264	253	334	
Total number of supervised workers UK	Not recorded	Not recorded	250	This includes non Hammerson employees that are being closely supervised by Hammerson either at its headquarters (e.g. cleaning staff, reception staff) or onsite at its shopping centres (employees in charge of safety and security). This does not include third parties such as managing agents and subcontractors who perform services for us in a largely independent capacity.
<b>By region - direct employees only</b>				
UK	167	156	242	Prior to 2009 Hammerson Operations Ltd, was a separate operating company which managed Hammerson's shopping centres. In 2009 it was incorporated into Hammerson Ltd which explains the increase in number of UK employees since 2008.
France	97	97	92	
<b>By employment contract - direct employees only</b>				
%Permanent contract	Not recorded	98%	96%	
%Fixed term or temporary contract	Not recorded	2%	4%	
<b>By employment type - direct employees only</b>				
% Full time	Not recorded	95%	93%	
% Part time	Not recorded	5%	7%	
<b>Breakdown of employees by age group in percentage</b>				
less than 21	Not recorded	0%	0%	
21-25	Not recorded	3%	8.1%	
26-34	Not recorded	39%	40.1%	
35-44	Not recorded	37%	33.2%	
45-54	Not recorded	17%	16.2%	
55-64	Not recorded	3%	2.4%	
65+	Not recorded	1%	0%	

Equality & Diversity					
GRI LA 2 Total number and rate of employee turnover by age group, gender and region		14%	15%	(51)	GRI recommends that for this indicator that the calculations for each subset are based upon year end employees. We do not consider this to be the most meaningful representation of actual turnover and will therefore be determining in 2010 whether we wish
<i>Employees by age group</i>					
Less than 21	Not recorded	0% (0)	0%	(0)	
21-25	Not recorded	1% (1)	1%	(5)	
26-34	Not recorded	4% (4)	6%	(19)	
35-44	Not recorded	3% (3)	3%	(11)	
45-54	Not recorded	2% (2)	3%	(10)	
55-64	Not recorded	1% (1)	1%	(5)	
65+	Not recorded	0% (0)	0%	(1)	
<i>Employees by gender</i>					
Male	Not recorded	9% (23)	7%	(25)	
Female	Not recorded	5% (12)	8%	(26)	
<i>Employees by region</i>					
France	Not recorded	4% (11)	5%	(17)	
UK	Not recorded	10% (24)	10%	(34)	
<i>Women in the workforce</i>					
% female employees	46%	48%	53%		
		12% UK		In 2009 senior management is defined as Members of the General Executive Committee and their direct reports (UK) and Members of the Comite de Direction (France).	
% females in senior management	26%	22% France	11%		
% females on the Board of Directors	0%	0%	0%		
% females working full time	92%	89%	88%		
% females working part time	8%	11%	12%		
<i>Flexible working</i>					
% of flexible working requests accepted	Not recorded	Not recorded	80%	In 2009, 10 staff requested flexible working arrangements and 8 of these requested were accepted.	
% employees working flexible hours due to parental and carer responsibility	Not recorded	4%	5%		
<i>Minorities and Discrimination</i>					
GRI HR4 Total number of incidents of discrimination and actions taken	Not recorded	Not recorded	0		
% employees who received diversity training	93%	56%	51%	Diversity and equality training forms part of the induction for all new Hammerson UK employees and is provided by an external trainer.	
% of employees who answered the "Great Place to Work" survey who are from a racial or ethnic minority	Not recorded	Not recorded	19%	33 employees stated that they belong to 'a racial or ethnic minority' in the 2009 Great Place to Work Survey, representing 19% of the total number of UK respondents for that question. This figure does not include staff based in France because the same o	
<i>Employee satisfaction and career development</i>					
Total payroll and benefits	£27.6m	£29.7m	£29.8m	2007 figure has been restated to exclude social security inline with data provided for 2008 and 2009.	
GRI LA 12 % of employees receiving regular performance and career development reviews	100%	100%	100%		
% of volunteering day entitlements taken up by employees	0	0	0	We do not have a corporate volunteering policy. However, in 2009 we undertook research to identify opportunities in this area. Please refer to the full report of our progress against 2009 targets for full details.	
<i>Satisfaction with Hammerson</i>					
% of employees responding to employee survey	Not recorded	57%	83%	2008 data refers to Hammerson France employees only. In 2009 Hammerson took part in the external "Great Place to Work" survey for the first time and has committed to participating in this survey on an annual basis. In 2009, this anonymous survey was sent	
% of employees who indicated a positive level of satisfaction at Hammerson	Not recorded	73%	64%	(173)	
% of employees who responded positively to "This workplace is working to reduce its environmental impact"	Not recorded	Not recorded	95%	(179)	
% of employees who responded positively to "The organisation manages its impact upon society responsibly"	Not recorded	Not recorded	92%	(173)	
<i>Employee training</i>					
Total expenditure on employee training and total hours of training per year	£87,571	£269,416	£338,393	(6110)	
				In 2009 this overall expenditure relates to 6,110 hours of training provided to staff across the UK and in France.	
Average expenditure and hours of training by employee category per year:					
Senior management	Not recorded	Not recorded	£3,025	(27)	
Support and administrative staff	Not recorded	Not recorded	£512	(12)	
Other employees	Not recorded	Not recorded	£932	(21)	

	2007	2008	2009	Data qualification note and commentary
<b>Employee health and safety</b>				
% of employees given health and safety training	Not recorded	UK - 100%	73%	
GRI LA7 Rates of injury, occupational diseases, lost days and absenteeism and number of work-related fatalities by region				The figures below only relate to Hammerson's direct employees and exclude supervised workers unless otherwise stated.
Injury rate - UK	Not recorded	Not recorded	3.4	This rate includes minor injuries and is calculated by number of injuries/total annual worked hours for direct employees*200 000, which represents 50 working weeks at 40 hours per 100 employees.
Injury rate - France	Not recorded	0	1.4	
Occupational disease rate - UK	Not recorded	Not recorded	0	
Occupational disease rate - France	Not recorded	Not recorded	0	
Lost day rate - UK	Not recorded	Not recorded	Not recorded	
Lost day rate - France	Not recorded	0	0	
Absentee rate - UK	Not recorded	Not recorded	1.9%	This rate is calculated as the number absentee days/total annual worked days.
Absentee rate - France	Not recorded	1.6%	1.3%	
Number of fatalities - UK	0	0	0	This relates to both supervised and direct employees
Number of fatalities - France	0	0	0	

KNOWLEDGE AND REPORTING				
	2007	2008	2009	Data qualifying note and commentary
<b>Transparency and reporting</b>				
Number of SRI investors with whom individual and collective meetings have been held in calendar year	Not recorded	18	21	In 2009, Hammerson held 9 individual meetings with SRI investors and 12 SRI investors attended Hammerson's mainstream investor presentations.
Individual meetings and/or group presentations with investors representing % of issued share capital	65%	54%	59%	The 2009 calculations for this indicator are based upon Hammerson's shareholder register from December 08-Feb 09, whilst the 2007 and 2008 figures refer to the 2008 mid year register.
<b>GRI EC1 Direct economic value generated and distributed</b>				
	Figures in £m			
<b>Direct economic value generated</b>	<b>901.7</b>	<b>649.3</b>	<b>803.3</b>	
<u>Revenue</u>				
Gross rental income	311.5	344.2	351.5	
Service charge income	53	59.8	57.6	
Proceeds from disposals	537.2	245.3	394.2	
SUBTOTAL	901.7	649.3	803.3	
<u>Direct economic value distributed</u>				
<b>Direct economic value distributed</b>	<b>857.9</b>	<b>945.5</b>	<b>554.3</b>	
<u>Operating costs</u>				
Land and building additions (excluding acquisitions)	423.8	403.7	197.1	
Other property outgoings	24.2	32.2	40.8	
Service charge expenses	59.2	65.8	69.3	
SUBTOTAL	507.2	501.7	307.2	
<u>Employee wages and benefits</u>				
Total staff costs	31.8	33.9	34.3	
Less social security	-(4.2)	-(4.2)	(4.5)	
SUBTOTAL	27.6	29.7	29.8	
<u>Payments to providers of capital</u>				
Interest (cash flow)	177.7	209.7	149	
Dividends (cash flow)	73.1	86.7	64.5	
SUBTOTAL	250.8	296.4	213.5	
<u>Payment to government- gross taxes</u>				
Tax paid (cash flow)	71.6	116.2	1.2	
<u>Community investments</u>				
Hammerson's direct contributions	0.683	1.186	0.752	
Community investment through planning agreements	0.000	0.298	1.823	
SUBTOTAL	0.7	1.5	2.6	
<b>Direct economic value retained</b>	<b>43.8</b>	<b>-296.2</b>	<b>249.0</b>	

In 2008, we reported for the first time on this indicator and stated we would revise our methodology for this indicator upon the release of the GRI Construction and Real Estate Sector Supplement. As the latter has not yet been released, the interpretation of this indicator for the property sector remains problematic from an accounting perspective, especially as the existing guidance from the GRI is not clear whether Property Revaluations should be included or not.

As currently calculated, the direct economic value retained is highly contingent upon potentially large non-recurring items, principally 'proceeds from disposals' and 'land and building additions'. The pattern to these varies year-on-year depending upon our acquisitions and disposals as well as our spend on developments and refurbishments.

There are therefore three key changes in 2009 compared to 2008. We had an increase in 'proceeds from disposals' and a decrease in tax paid due to our REIT status. In addition, the decrease in 'land and building additions' can be explained by the fact that we completed the bulk of our recent development programme in 2008 and, as a result, our spend on developments in 2009 was less significant.

	2007	2008	2009	Data qualification note and commentary
<b>GRI EC4 Significant financial assistance received from government</b>	Not recorded			Due to its status as a REIT, Hammerson receives very limited financial assistance from the government as defined by the GRI indicator. The government is not present in Hammerson's shareholding structure
UK	Not recorded	£0	£0	
France	Not recorded	£2,981	£0	
<b>GRI SO6 Total value of financial and in kind contributions to political parties, politicians and related institutions by country</b>	0	0	0	
<b>GRI SO8 Monetary value of significant fines and total number of non monetary sanctions for non compliance with laws and regulations</b>	Not recorded	£14,308	£0	
Please see our Annual Report for our full financial information				