

HELICAL

23 MAY 2023

# Full year results to 31 March 2023



# Agenda

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# Results Highlights and Market Comment

GERALD KAYE

# Results highlights

## LOSS AFTER TAX

**£64.5M**

(2022: PROFIT OF £88.9M)

## EPRA NTA PER SHARE

**493P**

(31 MARCH 2022: 572P) **-13.8%**

## EPRA EARNINGS PER SHARE

**9.4P**

(2022: 5.2P)

## TOTAL PROPERTY RETURN

**-£51.4M**

(2022: £89.5M)

## PORTFOLIO NET VALUATION/SALE LOSS

**£88.1M**

(2022: GAIN OF £51.7M)

## VALUATION CHANGE

**-10.1%**

(INCL SALES & PURCH: -7.7%)

## MSCI TOTAL PROPERTY RETURN

**-5.6%**

(CENTRAL LONDON: -8.6%)

## NET RENTAL INCOME

**£33.5M**

(2022: £31.2M) **+7.2%**

## SEE-THROUGH LOAN TO VALUE

**27.5%**

(31 MARCH 2022: 35.0%)

## TOTAL DIVIDEND PER SHARE

**11.75P**

(2022: 11.15P) **+5.4%**



The JJ Mack Building

# Key achievements

## Value realised through judicious sales

- Total sales of £233m combined 3.7% above book value
- Sale of Kaleidoscope to Chinachem Group for £158.5m
- Disposal of 55 Bartholomew for £16.5m and sale of 14 remaining residential units at Barts Square
- Sale of Trinity to clients of Mayfair Capital for £34.6m

## Letting progress at premium rents

- Practical completion of The JJ Mack Building and letting of two floors, 37,880 sq ft, to Partners Group
- Total portfolio lettings of 65,550 sq ft at 6.9% premium to March 2022 ERV

## Development pipeline secured

- Resolution to grant planning consent at 100 New Bridge Street for a carbon friendly new building of 192,000 sq ft
- Selected by TfL as joint venture partner for Platinum Portfolio; office developments at Bank, Paddington and Southwark



# Market comment – everything rising

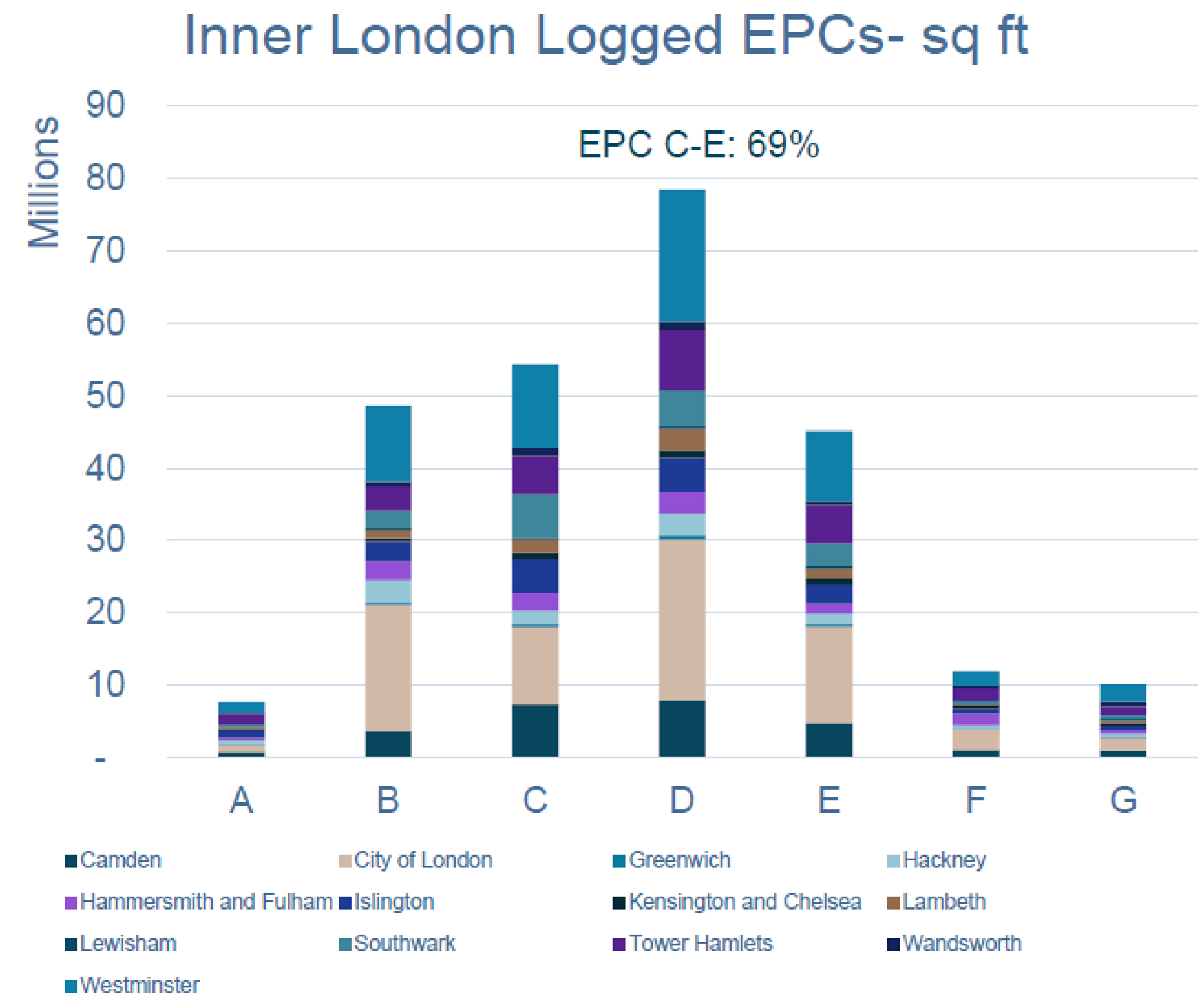
- **Interest rates** have “normalised” after 14 years of close to zero interest rates with 10 rises since Feb 2022 from 0.25% to 4.5%
- **Property yields** rising to adjust to increasing interest rates and higher returns from bonds and cash
- Yields for London offices the wrong side of bifurcation, the poorer quality, older, less sustainable buildings rising by a greater percentage
- These yields reflect both high **building cost inflation** and a greater extent of work to upgrade the non “best-in-class” assets

**A technical correction for the “best-in-class” and a rather more substantial correction for the rest**

- The only positive rise is **rents** for the quality space, which is in short supply

**Rising rents for “best-in-class”**

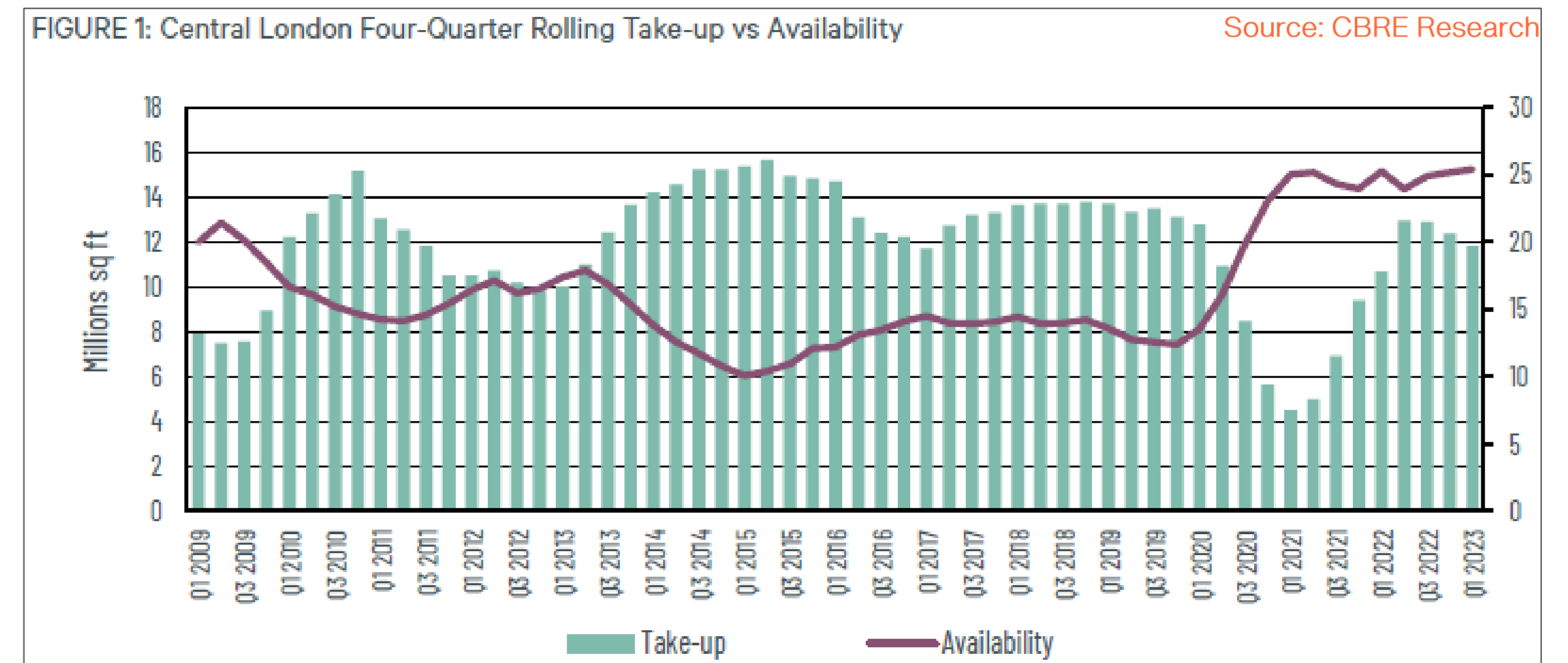
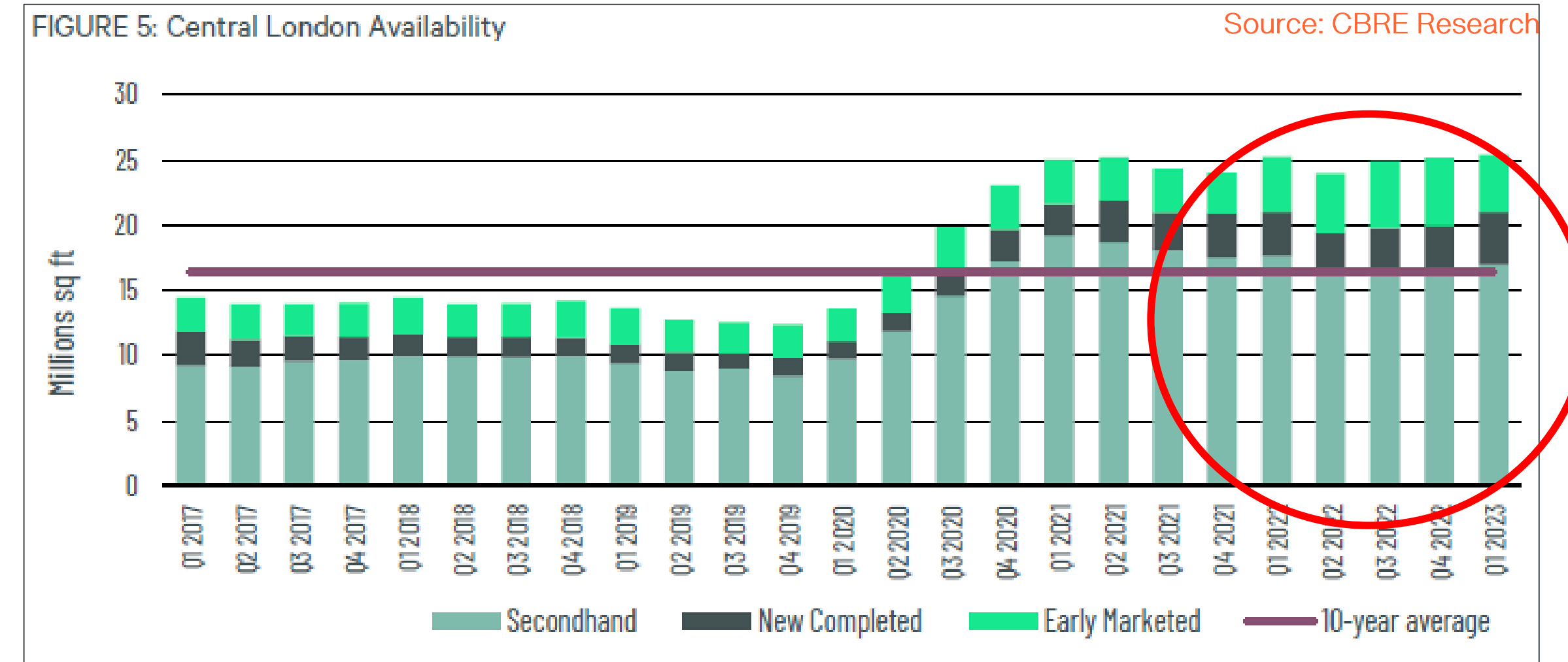
Source: JLL  
Majority of office stock will not meet more stringent EPC regulations



**Upgrading space at the end of the lease will fuel office take-up in the next few years. In London, more than 16 million sq ft of leases expire in 2024-25.**

# Market comment – occupiers

- Bifurcation between:
  - “**Best-in-class**”: newly developed or comprehensively refurbished space that is BREEAM Outstanding or Excellent, EPC A or B, has a high level of amenity and requires minimum capex for 10+ years
  - “**The rest**”: older, poorer quality, less sustainable buildings with little or no amenity space and requiring significant capex now or at least break to reorientate them to “best-in-class”
- Lull in letting market– Q1 take up 2.1m sq ft
  - 9% below Q1 10 year average
  - 33% below all quarter 10 year average
- Under offers in Q1 up 18% to 3.2m sq ft
  - 72% of space under offer is “best-in-class”
- Stronger levels of viewings as momentum is building back up



# The opportunity

- Active demand 9.3m sq ft – circa 100 separate requirements
- Occupiers taking more rather than less space eg: Latham & Watkins @ 1 Leadenhall:
  - Even if the space is fully occupied 4 days rather than 5 days the same area is required
  - Development starts falling – potential shortage of “best-in-class”

**PUSH** for tenants as Minimum Energy Efficiency Standard (MEES) ratchets up. Landlords in breach if:

- Below EPC E at 1 April 2023
- Below EPC C in 2027
- Below EPC B in 2030

**PULL** for tenants to move to the best:

- Attract and retain the best staff
- Encourage greater attendance at the office
- Provide a dynamic and exciting workplace
- “Net Zero Carbon” and other sustainability objectives

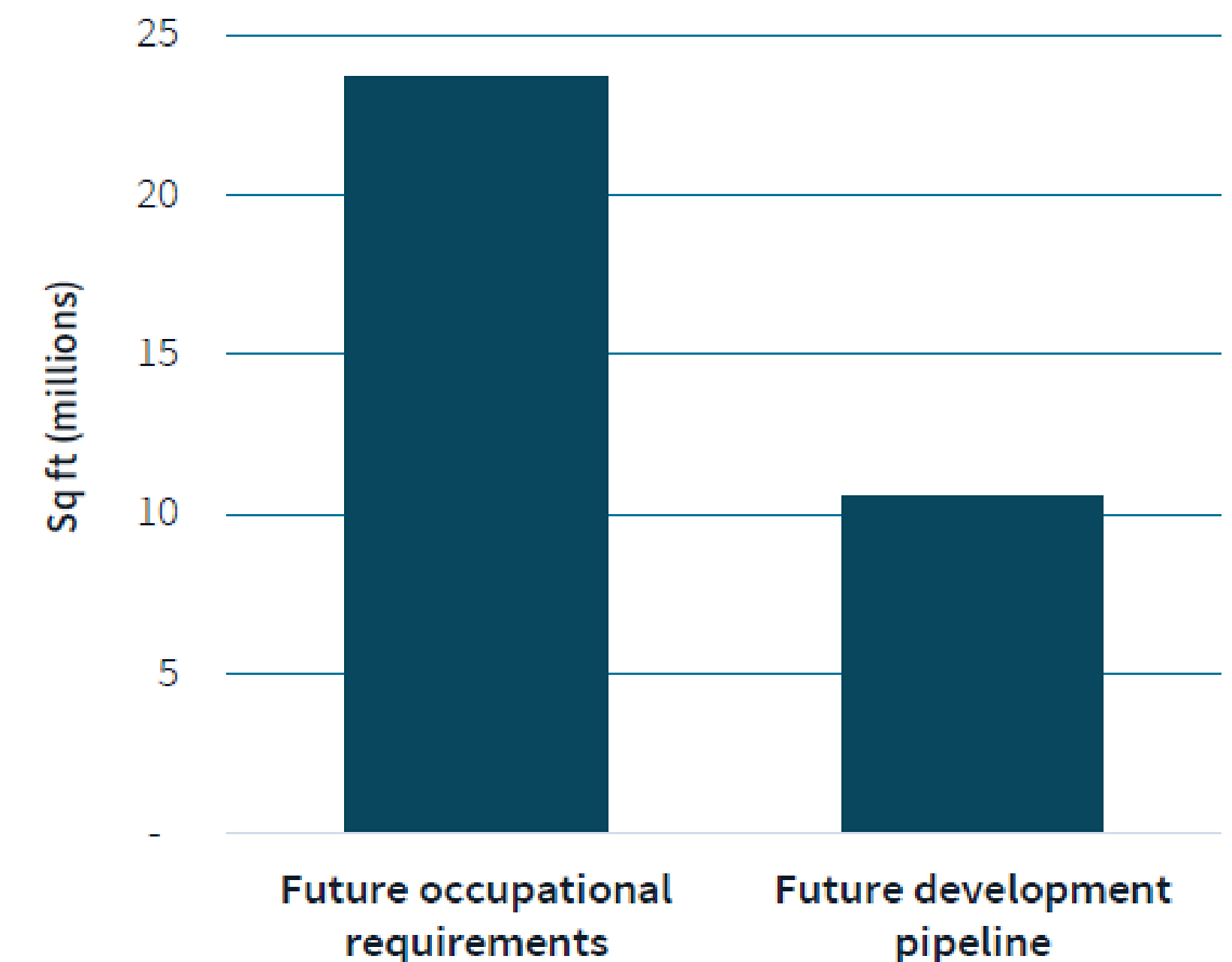


Source: JLL

Growing number of companies will need to occupy sustainable offices

Source: JLL

## Central London
















**23.7 M SF of future occupational requirements which will be focused on Net Zero Carbon buildings. \***

The current development pipeline is only **set to deliver 10.6 M SF of NZC accommodation** between now and 2028.

\*Lease expiries up to and including 2032 \*speculative schemes under construction or with planning permission

# Helical's pipeline

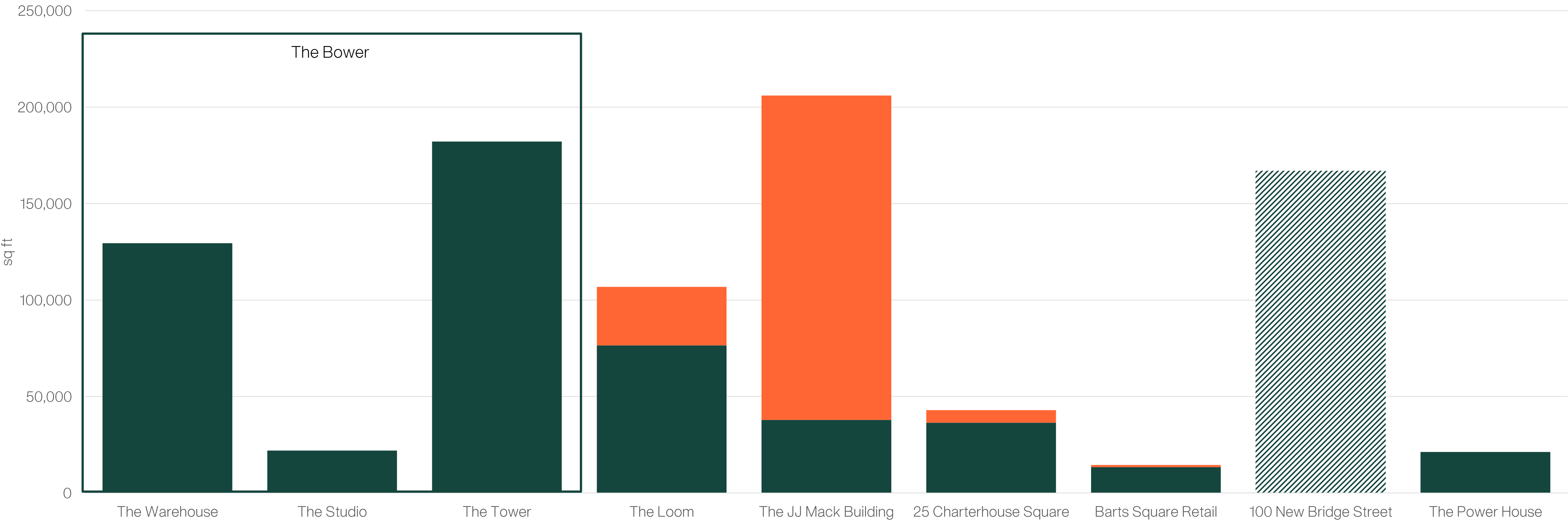


THE JJ MACK BUILDING		168,170 sq ft (Remaining)	Let remaining space
100 NEW BRIDGE STREET		192,000 sq ft	Start on Site Q4  Complete Q2 2025
BANK 		142,000 sq ft	Site Drawdown Q4  Complete Q4 2026
SOUTHWARK 		220,000 sq ft	Site Drawdown Q3 
PADDINGTON 		235,000 sq ft	Site Drawdown Q1 
PORTFOLIO		Lettings, rental growth and capital recycling ongoing	

# Driving value – lettings

- 65,550 sq ft in 9 units let in the year, delivering contracted rent of £3.4m, 6.9% above ERV (Helical’s share)
- Portfolio weighted vacancy of 16.1% (6.2% on a like-for-like basis compared to 6.0% at 31 March 2022)

	Sq ft 000s
Total area let at 31.03.2023	519
Vacant	206
To be developed	167



# Driving value – capturing the reversion



Passing rent	
Total	£35.0m

Contracted rent uplift	
FY 2024	£1.5m
FY 2025	£2.4m
FY 2026 onwards	£0.1m
Total	£4.0m

Available space	
Lettings post year end	£0.4m
The JJ Mack Building (our share)	£7.6m
The Loom	£1.2m
25 Charterhouse Square	£0.6m
Other	£0.1m
Total	£9.9m

Development pipeline	
100 New Bridge Street – post development rent uplift	£9.7m
Total	£9.7m

Reversionary rent	
The Bower	£1.5m
25 Charterhouse Square	£0.3m
Total	£1.8m

ERV	
Total	£60.4m

# Future upside from rental growth

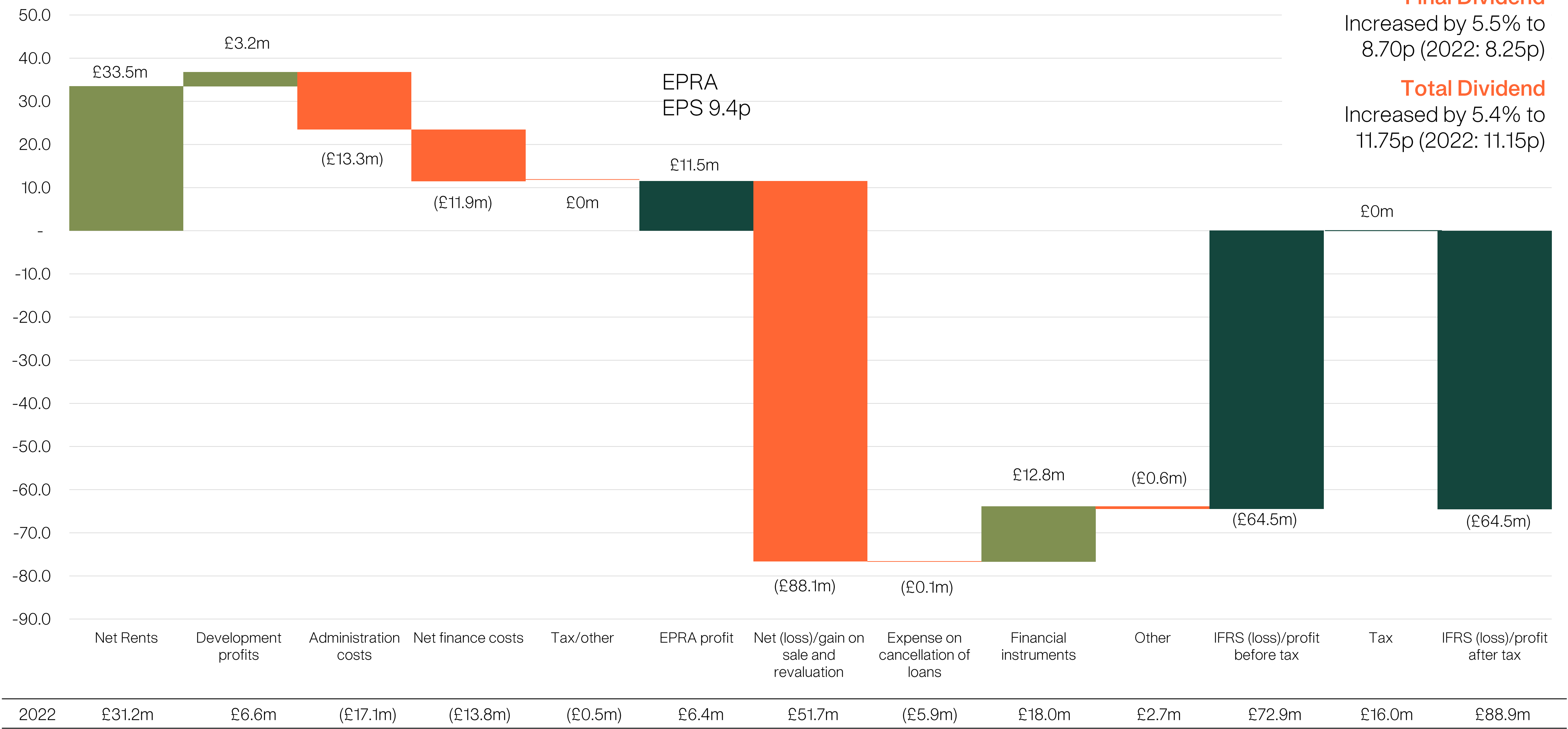
	Status	Performance to date	Future potential
The Bower, EC1	<ul style="list-style-type: none"><li>Tenants across 11 floors in The Tower have rent reviews within the next 12 months</li></ul>	<ul style="list-style-type: none"><li>£95.3m valuation gain</li><li>£23.7m development profit</li></ul>	<ul style="list-style-type: none"><li>£1.5m of reversionary rent</li></ul>
The Loom, E1	<ul style="list-style-type: none"><li>Undertaking asset management to capture reversionary potential</li></ul>	<ul style="list-style-type: none"><li>£23.7m valuation gain</li></ul>	<ul style="list-style-type: none"><li>£5.7m ERV vs £4.0m contracted rents</li></ul>
25 Charterhouse Square, EC1	<ul style="list-style-type: none"><li>Fourth floor available to let</li></ul>	<ul style="list-style-type: none"><li>£12.6m valuation gain</li></ul>	<ul style="list-style-type: none"><li>£3.7m ERV vs £2.8m contracted rents</li></ul>
The JJ Mack Building, EC1	<ul style="list-style-type: none"><li>Practical completion occurred on 30 September 2022</li><li>6<sup>th</sup> and 7<sup>th</sup> floors let to Partners Group</li></ul>	<ul style="list-style-type: none"><li>£34.2m valuation gain (our share)</li></ul>	<ul style="list-style-type: none"><li>£7.6m ERV (our share) of vacant space</li></ul>
100 New Bridge Street, EC4	<ul style="list-style-type: none"><li>Planning permission has been approved for a c.192,000 sq ft extensive refurbishment</li></ul>	<ul style="list-style-type: none"><li>Passing rent of £7.1m until vacant possession obtained November 2023</li></ul>	<ul style="list-style-type: none"><li>£16.8m ERV of which £9.7m is post development rent uplift</li></ul>
Platinum Portfolio	<ul style="list-style-type: none"><li>Bank OSD – 142,000 sq ft – Q4 2024</li><li>Southwark OSD – 220,000 sq ft – 2025</li><li>Paddington OSD – 235,000 sq ft - 2026</li></ul>		<ul style="list-style-type: none"><li>Combined GDV of c. £1bn</li><li>c. £25m ERV (Helical’s share) once completed</li></ul>

# Financials

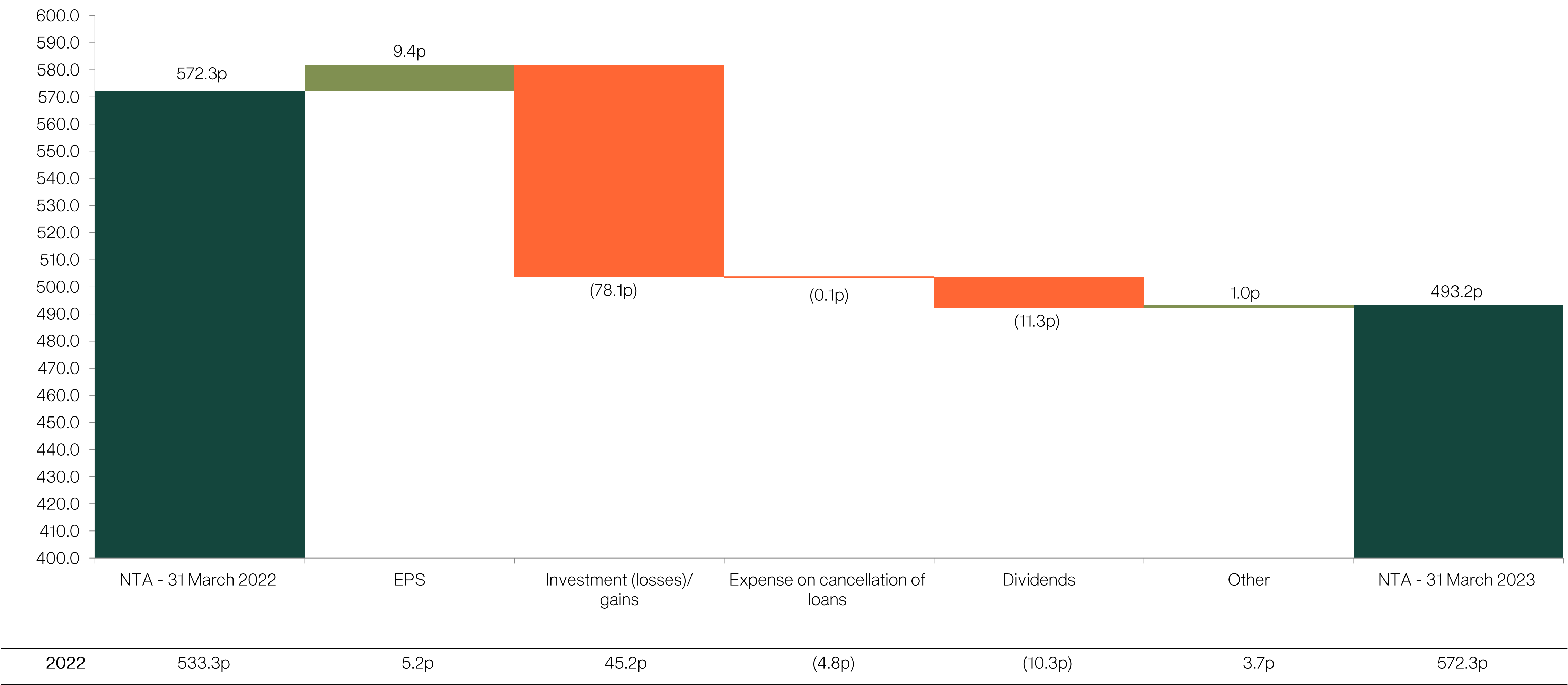
TIM MURPHY



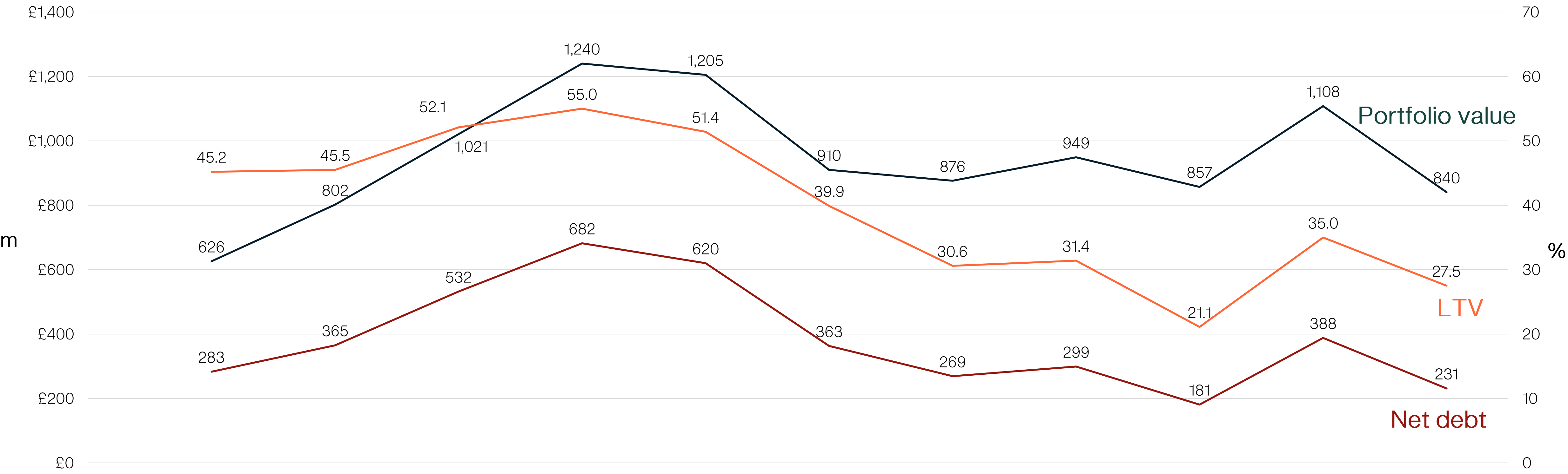
# EPRA and IFRS (loss)/profit



# EPRA NTA per share



# Loan to value and gearing



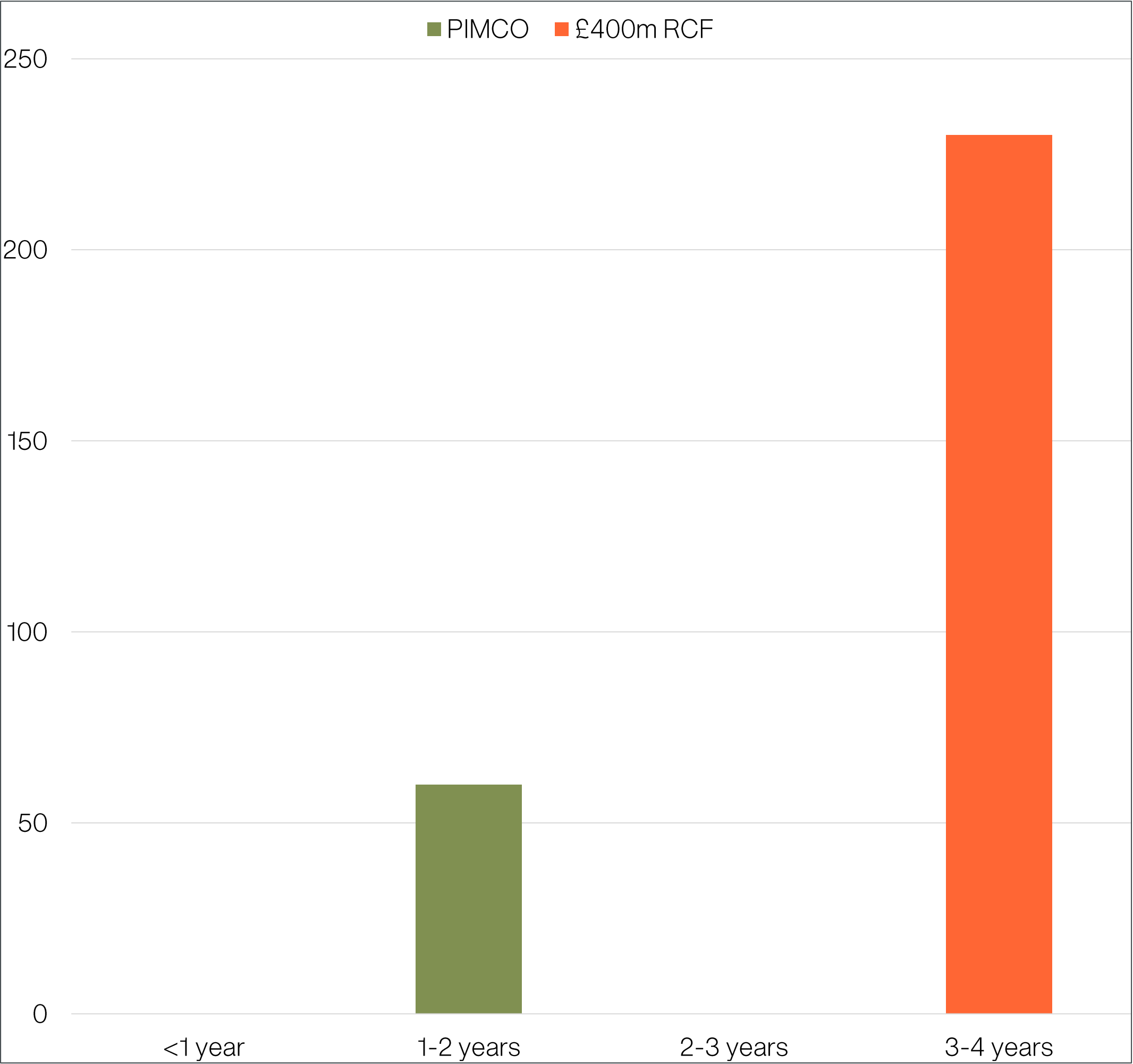
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Shareholders' Funds (£m)	254	341	404	481	517	534	567	598	608	687	609
NAV Gearing (%)	111.7	107.2	131.5	141.8	119.9	68.0	47.3	49.9	29.7	56.5	38.0

# Debt summary

- £170m of the RCF was repaid reducing amount borrowed to £230m
- £400m RCF was extended to July 2026 and converted into a Sustainability Linked Loan
- PIMCO (Allianz) facility has a one year extension option
- In process of arranging debt finance for 100 New Bridge Street

	March 2023	March 2022
Total facilities	£479.9m	£539.9m
Utilised facilities	£290.4m	£440.9m
Unutilised facilities	£189.5m	£99.0m
Cash balances	£54.7m	£33.3m
Uncharged properties	£0.5m	£31.0m
Average interest rate	3.4%	3.2%
Proportion of drawn down facilities at fixed rate or hedged	100%	100%
Average maturity of borrowings	2.9 yrs	3.0 yrs
LTV Ratio	27.5%	35.0%

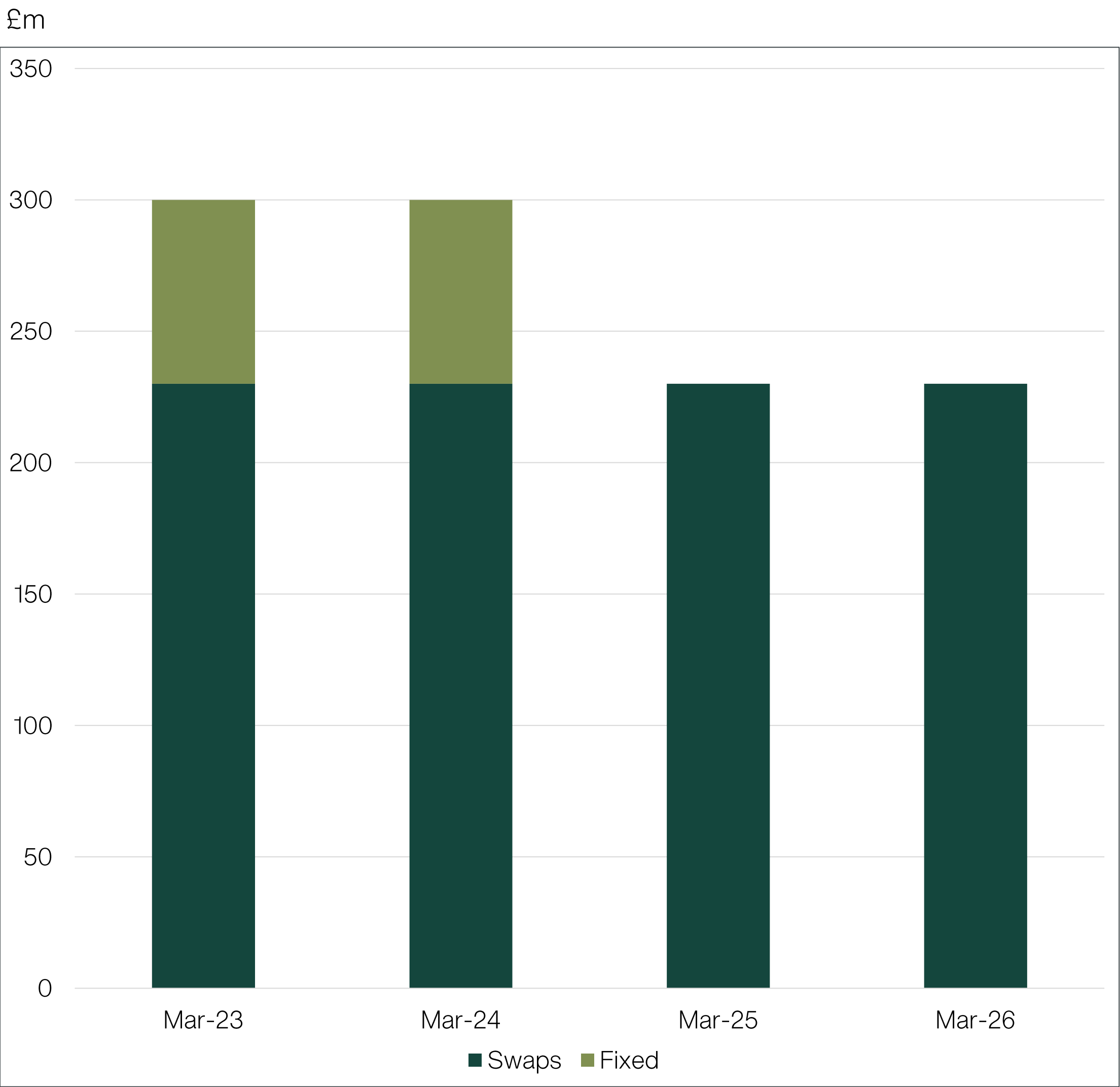
£m at 31 March 2023



# Interest rate hedging

	Amount	Maturity	Interest rate
Interest Rate Swaps	£50.0m	Jun 26	3.36%
	£50.0m	Jul 26	2.28%
	£50.0m	Jul 26	2.39%
	£50.0m	Jul 26	2.45%
	£50.0m	Jun 26	3.64%
Total Swaps	£250.0m	Jul 26	2.82%
In Joint Ventures - Fixed Rate	£69.9m	Jul 24	*4.00%

\*Once The JJ Mack Building is 90% let this falls to 2.25%



# Loan covenant and debt cost - RCF

Covenant	Threshold	April 2023	Headroom
Loan to Value	<65%	31%	49% fall in value
Loan to Rental Value	<12.0x	8.25x	31% fall in rent
Projected Net Rental Interest Cover Ratio	>150%	488%	69% fall in rent
			%
Weighted average interest rate at March 2023- hedged			3.4
Weighted average interest rate at March 2023– unhedged			6.2
Estimated weighted average interest rate at July 2026* - unhedged and fully utilised			5.7

\*Based on current forecast SONIA at July 2026

# Summary of financial position

NET ASSET VALUE

£608.7M  
(31 MARCH 2022: £687.0M)

NET DEBT

£231.4M  
(31 MARCH 2022: £388.3M)

CASH AND UNDRAWN FACILITIES

£244.2M  
(31 MARCH 2022: £147.0M)

NAV GEARING

38.0%  
(31 MARCH 2022: 56.5%)

LOAN TO VALUE

27.5%  
(31 MARCH 2022: 35.0%)

WEIGHTED AVERAGE COST OF DEBT

3.4%  
(31 MARCH 2022: 3.2%)

HEDGED DEBT

100%  
(31 MARCH 2022: 100%)



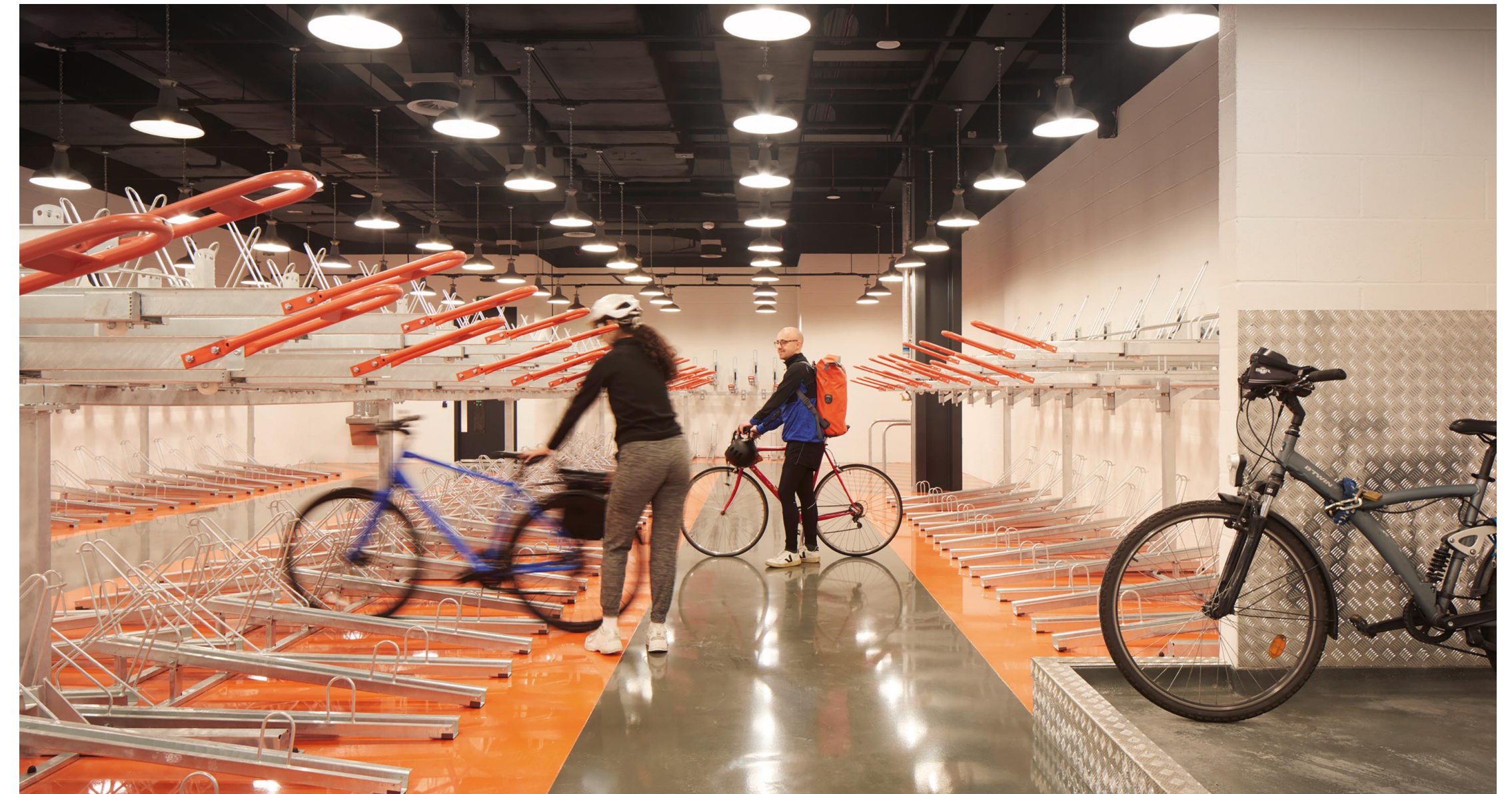
# Portfolio Highlights and Sustainability

MATTHEW BONNING-SNOOK

# The JJ Mack Building

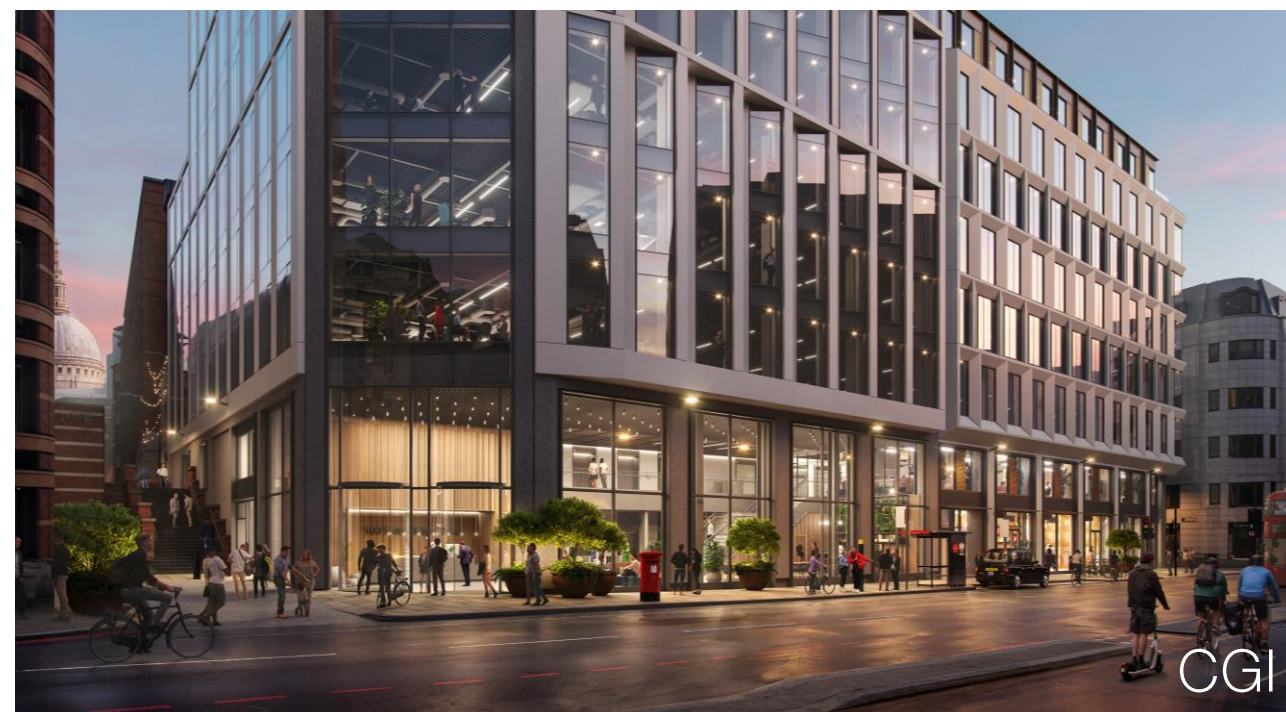
## 33 Charterhouse Street, EC1

- “Best-in-class” technologically advanced new building of 200,611 sq ft of offices and 5,439 sq ft of retail
- Completed 30 September on programme and budget
- BREEAM Outstanding, EPC A, NABERS 5\*
- High quality tenant amenity
- Letting to Partners Group:
  - 7<sup>th</sup> floor 15,458 sq ft and 6,003 sq ft terrace
  - 6<sup>th</sup> floor 22,422 sq ft



# 100 New Bridge Street, EC4

- Existing 167,026 sq ft office building let to Baker McKenzie until December 2023
- Planning approval granted subject to signing s.106 Agreement for a carbon friendly new building of 192,000 sq ft, retaining the existing frame and core
- Commence Q4 2023 and due to complete Q2 2025
- Aiming for Net Zero Carbon, BREEAM Outstanding, NABERS 5\*, EPC A and embodied carbon figure of 430kg CO<sub>2</sub>e/m<sup>2</sup>
- Significant public realm improvements around the site, including providing an extensive roof terrace and introducing a publicly accessible pocket park
- The island site is extremely well located between Blackfriars, City Thameslink, Farringdon and St Paul's stations



# TfL – Commercial Office Joint Venture

- Following an extensive public procurement process, Helical has been selected as TTL Properties Ltd's ("TTLP") preferred partner to deliver "best-in-class", well connected, sustainable workplaces in London
- 3 initial seed sites at Bank, Paddington and Southwark totalling circa 600,000 sq ft (NIA) with future sites anticipated to follow
- Transport for London ("TfL") is one of London's largest landowners with a property portfolio of over 4m sq ft on a 5,700-acre estate. TTLP, wholly owned by TfL, has been formed to oversee £1.7bn of assets around London's transport network
- Joint venture (51% Helical, 49% TTLP) contract has been awarded and is due to be signed imminently
- Helical has recent over station development experience with TfL having developed Kaleidoscope over Farringdon East Crossrail Station



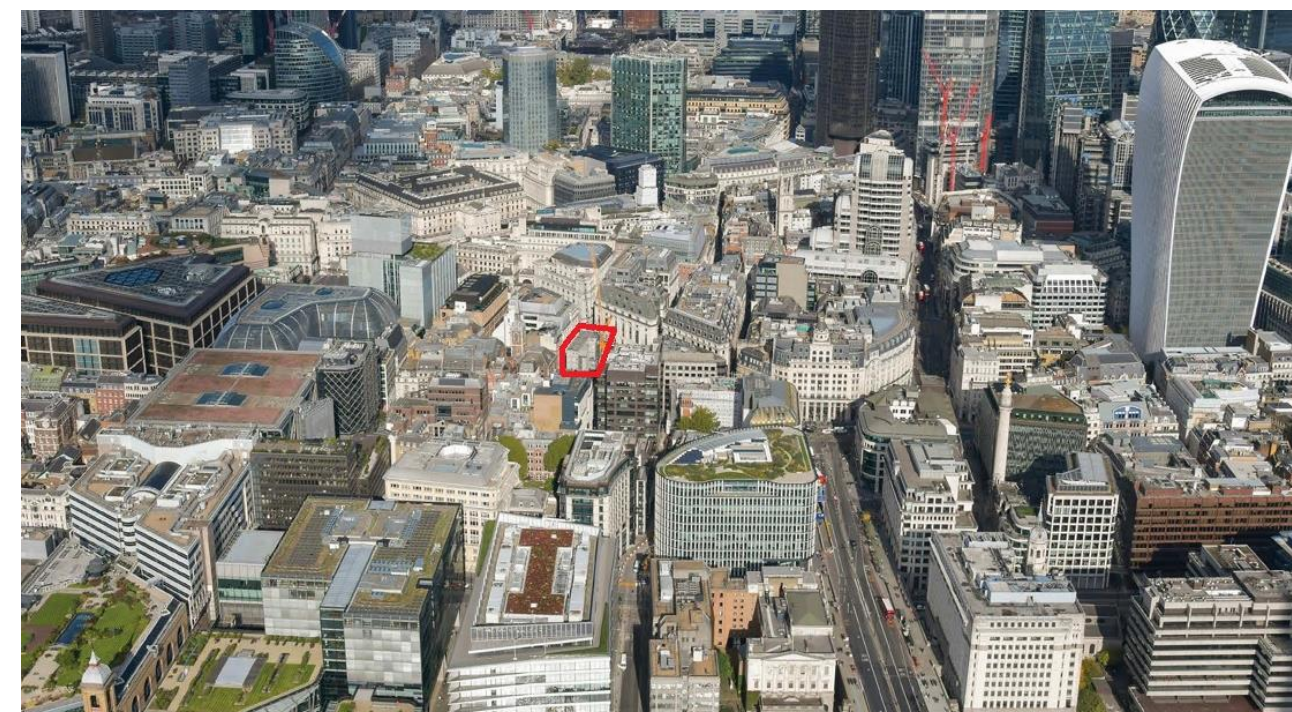
**HELICAL**

# Bank

- Site drawdown date October 2024
- Planning permission originally granted in 2014 and subsequently revised with consent obtained in April 2022
- 142,310 sq ft total NIA:
  - 135,035 sq ft offices
  - 7,275 sq ft retail (ground and mezzanine floors)
- Arranged over basement, ground and seven upper floors over the new Cannon Street entrance to Bank Underground station
- Typical office floor of 22,500 sq ft with 7,653 sq ft of terracing
- GDV £250m+



Existing Condition



CGI- Proposed Scheme (King William Street)

# Paddington

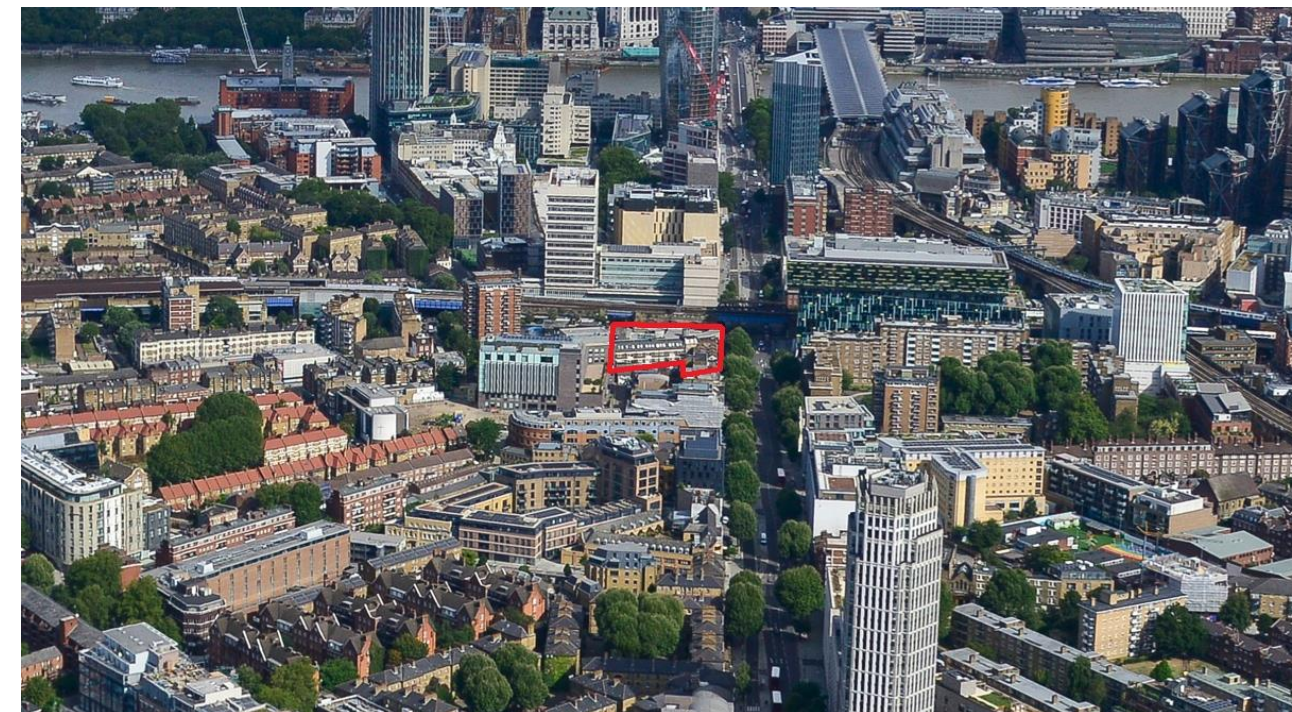
- Site drawdown date January 2026\*
- Planning permission originally granted in 2015 for an 19-storey building with 15 floors of office accommodation and 2 retail units totalling 235,215 sq ft NIA
- Typical office floors 15,600 sq ft
- The scheme is to be built over the canal level, eastern entrance to Paddington Station opposite the Brunel Building
- Planning permission to be revised to provide a visually striking “best-in-class” scheme
- GDV £400m+

\*Drawdown dates can be brought forward subject to agreement with TfL



# Southwark

- Site drawdown date July 2025
- Planning permission granted in July 2022 for a 17-storey building of 222,264 sq ft total NIA:
  - 197,991 sq ft offices plus 21,722 sq ft affordable offices
  - 2,551 sq ft retail
- Arranged over two basement levels, ground and 16 upper floors over Southwark Underground Station
- Typical office floors range between 10-17,000 sq ft with terraces on each floor
- GDV £350m+



# Portfolio highlights



## The Bower, EC1

The Tower 171,432 sq ft (17 floors) | The Warehouse 122,858 sq ft (9 floors)  
The Studio 18,283 sq ft (4 floors)

- 12<sup>th</sup> floor let to Stenn in line with 31 March 2022 ERV
- 11 floors in The Tower have rent reviews in the next 12 months
- 12min walk to Liverpool Street station



## The Loom, E1

106,838 sq ft (8 floors)

- Two lettings during the year:
  - 3,495 sq ft to ActivTrades at £60 psf
  - 3,504 sq ft to Muzz at £55 psf
- Further three lettings post year end of 7,443 sq ft delivering contracted rent of £0.4m
- 12min walk to Whitechapel Station



## 25 Charterhouse Square, EC1

42,921 sq ft (6 floors)

- Newly refurbished 4<sup>th</sup> floor available to let
- 1,880 sq ft ground floor unit let to SolidNature
- Adjoining Farringdon East station

# Disposals



## Kaleidoscope, EC1

88,581 sq ft

- Sold SPV to Chinachem Group for £158.5m September 2022
- Reflected a 4.25% net initial yield and capital value of £1,789 psf for the leasehold interest
- Entirely let to TikTok Information Technologies UK Limited
- Developed over Farringdon East station
- 16% unlevered IRR and 68% profit on cost



## Trinity, Manchester

58,533 sq ft

- Sold in May 2022 to clients of Mayfair Capital for £34.6m (Capital value £590 psf), reflecting a net initial yield of 5.0%
- The sale represents a premium to book value, net of rental top ups
- The property was 76% let to eight occupiers upon disposal
- The sale concludes the disposal of Helical's Manchester office portfolio
- 9.4% unlevered IRR and 28.5% profit on cost

# Asset management – Barts Square, EC1



## Overview

- 26% levered IRR and 2.1x equity invested on Helical's share

## Residential

- All 236 apartments have now been sold, average sale value of £1,567 psf
- Combined GDV of £317m
- The sale of the residential ground rents to the residents of Barts Square has completed for £3.7m







## Retail

- We have completed four new retail lettings comprising 9,219 sq ft in the year to:
  - Restaurant St Barts – Michelin-starred restaurant
  - Lap Bikes – Specialist premium bike retailer
  - MyLuthier – High quality violin dealer
  - Athletic Fitness/Little Farm – Leisure brand
- Final unit currently available

## Office

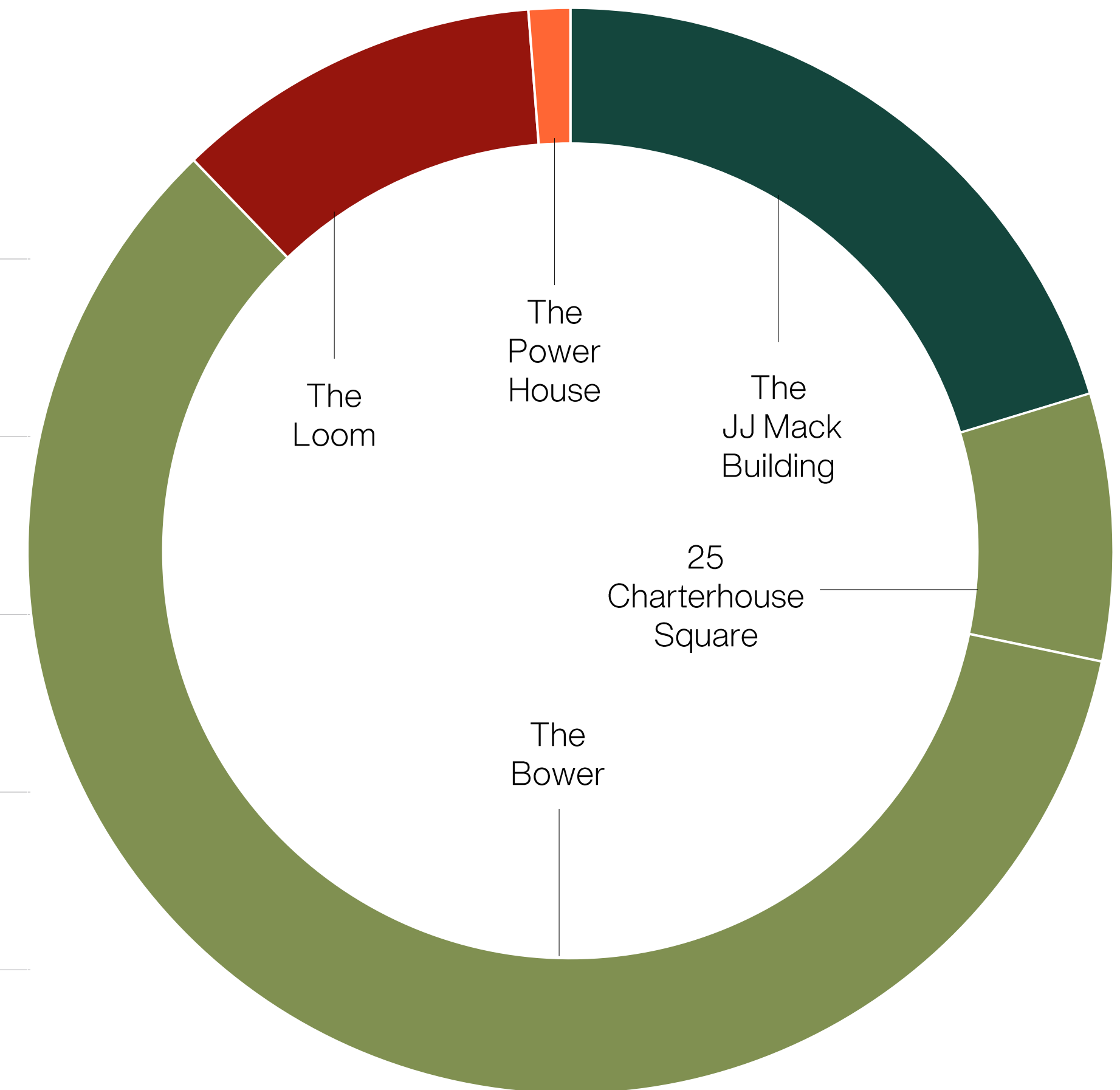
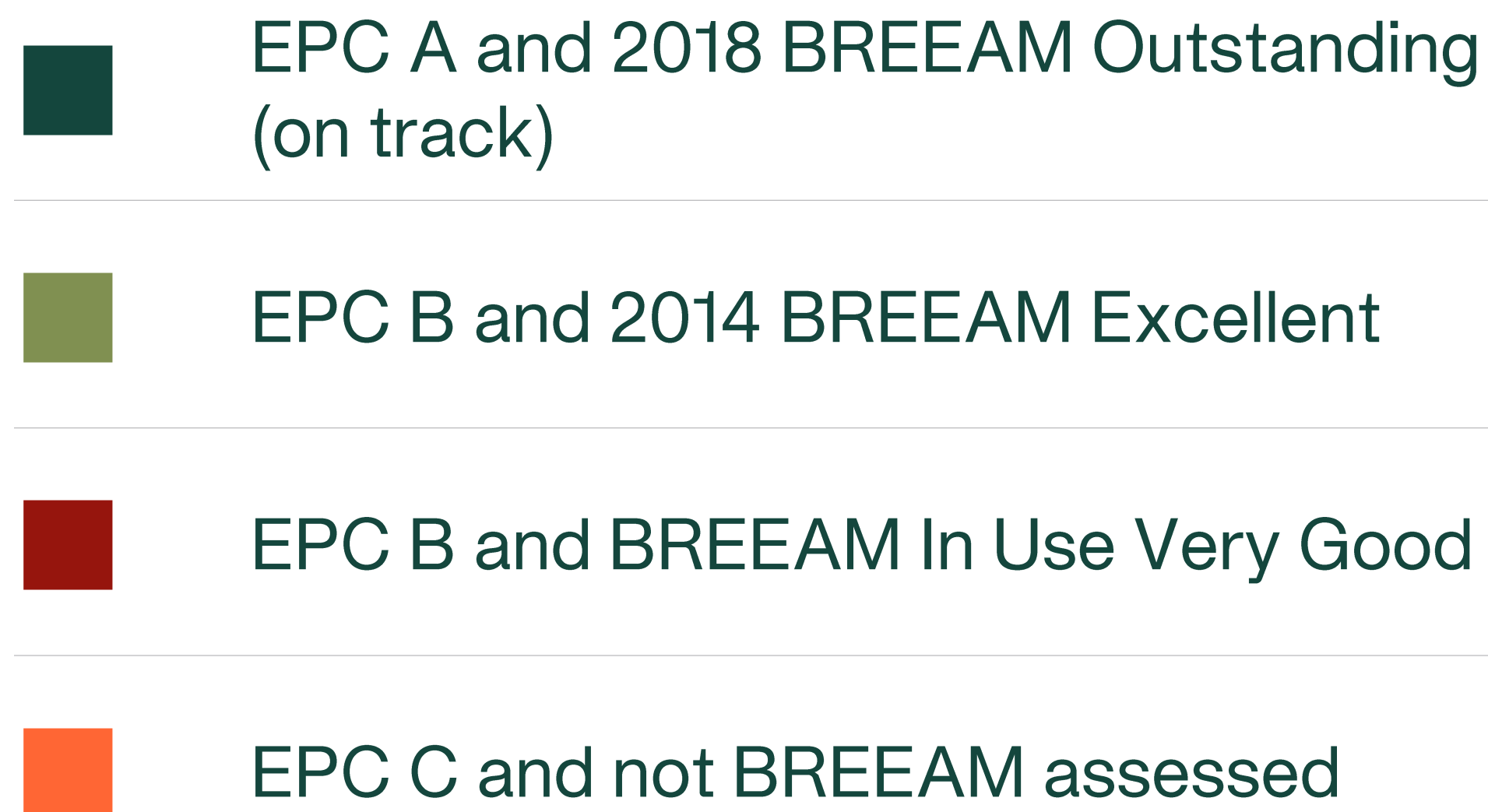
- The last of the three offices, 55 Bartholomew, comprising 10,976 sq ft over 6 floors, was sold in June 2022 to a private European Investor £16.5m (NIY 4.5%). Our share £8.2m
- Sale reflected a 4.5% net initial yield and a 3% premium to 31 March 2022 book value

# Sustainability benchmarks

	31 March 2023	31 March 2022
 STANDING INVESTMENTS	<b>88/100</b> <b>5*</b>	85/100 4*
 DEVELOPMENTS	<b>94/100</b> <b>5*</b>	85/100 4*
 EUROPEAN PUBLIC REAL ESTATE ASSOCIATION	<b>Gold</b>	Gold
 FTSE4Good	<b>3.5/5</b> <b>95<sup>th</sup> Percentile</b>	3.9/5 96 <sup>th</sup> Percentile
<b>MSCI</b> 	<b>AAA</b>	AAA
	<b>B</b>	C

# Portfolio energy performance & BREEAM certification by value

- 99% EPC A or B completed portfolio by value
- 88% BREEAM Outstanding or Excellent by value



Note: 100 New Bridge Street excluded as refurbishment commences 2023, targeting - BREEAM Outstanding, NABERS 5\*, EPC A

# Summary

GERALD KAYE



# Summary

## Value realised through judicious sales

- We continue to recycle capital – from the sales of Kaleidoscope, Trinity and 55 Bartholomew

## Letting progress at premium rents

- Existing portfolio is new and sustainable
- Asset manage to advance performance and to continually improve sustainability and energy performance
- Letting The JJ Mack Building at strong rents

## Development pipeline secured

- 100 New Bridge Street will target market leading rents
- The TfL joint venture provides a long term development pipeline
- Additional opportunities to provide “best-in-class” space are under consideration



The JJ Mack Building

Q&A





# Appendices

# Appendices

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# Investing with Helical

We create sustainable and inspiring workplaces which are technologically smart, rich in amenities and promote employee wellbeing.

Applying this philosophy, we seek to maximise Shareholder returns through delivering income growth from creative asset management and capital gains from our development activity.

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**1/ SUSTAINABLE BUSINESS MODEL**  
Sustainability is at the core of all activities at Helical. We recognise the impact the buildings we develop have on the environment and are focused on reducing our carbon footprint throughout the property's lifecycle, achieving Net Zero by 2030.

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**2/ BEST-IN-CLASS PORTFOLIO**  
The Group has built a high quality and sustainable portfolio, focused in London's tech belt, which has excellent transport links and is culturally rich. The buildings are occupied by a diverse range of tenants, but with a clear focus on the fast growing creative sectors.

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**3/ A CUSTOMER FOCUSED APPROACH**  
Helical creates buildings which appeal to occupiers looking for design led, sustainable and amenity rich workplaces, and that support talent attraction and retention. Whether the properties are built from the ground up, or are rejuvenated existing assets, they aim to be the best-in-class, respecting the culture of the area. Once complete and let, Helical applies the same philosophy of excellence to its ongoing asset management, ensuring the occupiers receive the best service.

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**4/ MARKET KNOWLEDGE AND RELATIONSHIPS**  
With over 35 years experience as a property company, through multiple property cycles, Helical has developed a comprehensive knowledge of the market and built an extensive network from which it can source new development opportunities and access to capital.

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**5/ ROBUST FINANCIAL POSITION**  
The Group uses gearing on a tactical basis, increasing it to accentuate returns in a rising market, or reducing debt to prepare for more challenging times whilst retaining firepower to take advantage of opportunities that arise.

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**6/ STRONG TRACK RECORD**  
Each of the Executive Directors has over 28 years of experience at Helical. Acting with integrity and supported by a dynamic and collaborative team, they have developed award-winning buildings that appeal to the most demanding of occupiers.

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# The Warehouse and The Studio, The Bower, EC1



- 141,141 sq ft offices and 10,298 sq ft restaurants
- Office tenants:
  - Viacom
  - Stripe
  - Farfetch
  - Allegis
  - VMware
  - Dentsu (sub-let to Pendo)
- BREEAM Excellent and Wiredscore Platinum

Key rental statistics	
	£m
Passing rent	9.1
Contracted rent	9.2
ERV	10.7

# The Tower, The Bower, EC1



- 171,432 sq ft offices:

Verkada	11,327 sq ft	17 floor
Incubeta	11,306 sq ft	16 floor
Snowflake	9,568 sq ft	14 floor
OpenPayd	10,046 sq ft	13 floor
Stenn	9,572 sq ft	12 floor
Infosys	30,907 sq ft	10-11, 15 floor
Farfetch	29,671 sq ft	7-9 floor
WeWork	59,035 sq ft	1-6 floor
- 10,761 sq ft retail let to Serata Hall and Wagamama
- BREEAM Excellent and Wiredscore Platinum
- RIBA London Awards 2019



Key rental statistics		£m
Passing rent		12.1
Contracted rent		13.3
ERV		13.2

# 25 Charterhouse Square, EC1

- 42,921 sq ft over ground plus six floors
- Ground floor unit of 1,880 sq ft let to SolidNature
- The 6,530 sq ft 4<sup>th</sup> floor available to let following refurbishment
- 155 year leasehold interest with 10% ground rent
- BREEAM Excellent and Wiredscore Gold



Key rental statistics	
	£m
Passing rent	2.7
Contracted rent	2.8
ERV	3.7



# The Loom, E1

- 106,838 sq ft listed office former Victorian wool warehouse
- All units have now been extensively refurbished
- Two lettings during the year:
  - 3,495 sq ft to ActivTrades at £60 psf
  - 3,504 sq ft to Muzz at £55 psf
- 72% let at year end
- Further three lettings post year end of 7,443 sq ft delivering contracted rent of £0.4m



## Key rental statistics

	£m
Passing rent	3.4
Contracted rent	4.0
ERV	5.7



# Sustainability



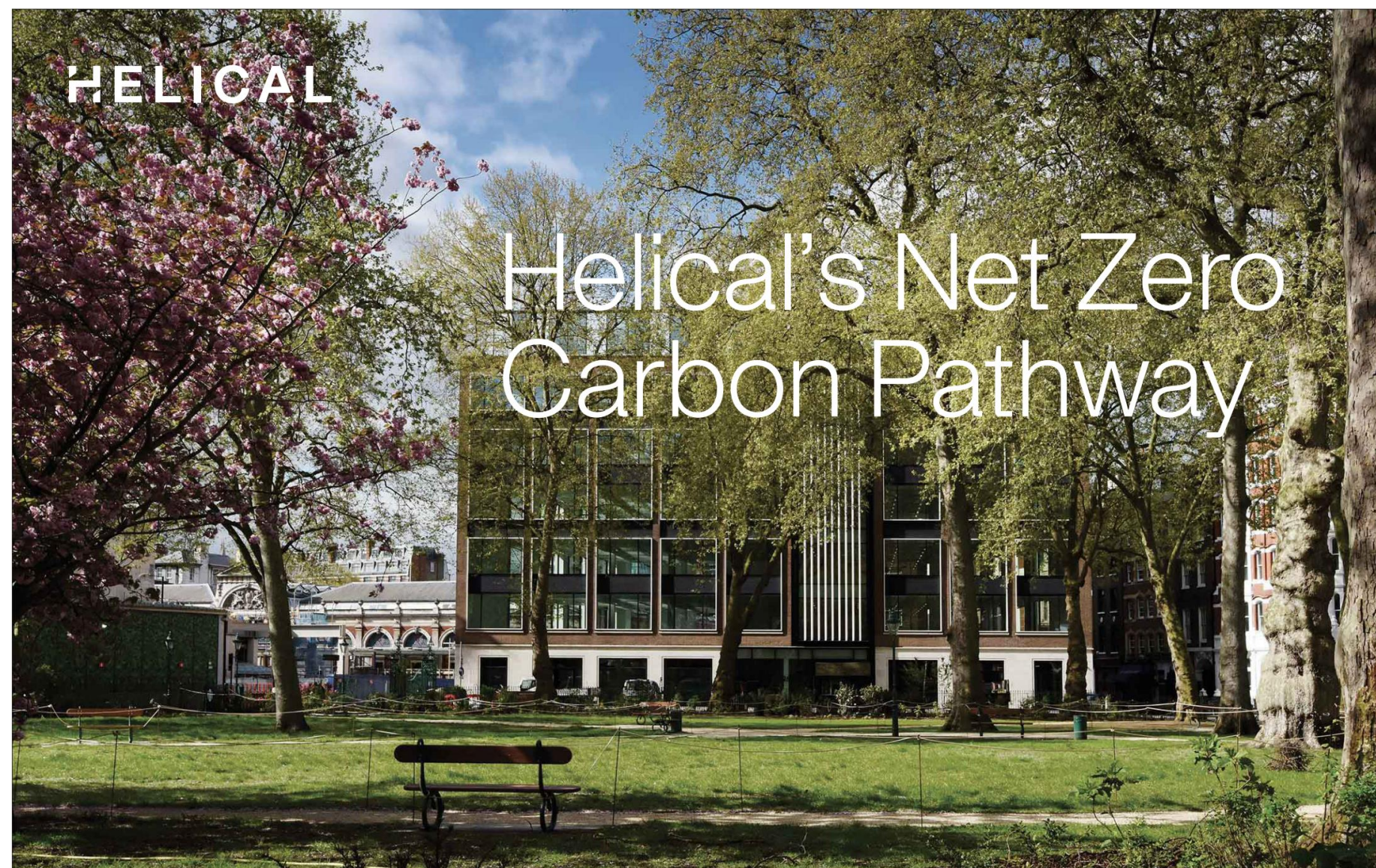
## Launched in June 2020

Built for the Future sets out Helical's long term vision and strategy



## Launched in April 2021

A guide to aid Helical's professional teams as they collaborate on new development schemes. Incorporating the "Carbon Champion" and "Carbon Implementation Plan" initiatives



## Launched –24 May 2022

- 2030 target to be Net Zero
- Ambitious target set for embodied and operational carbon emissions
  - 600kg/ CO<sup>2</sup> / m<sup>2</sup> for embodied carbon
  - 90kg/ CO<sup>2</sup> / m<sup>2</sup> for operational carbon
- Maximise renewable energy supply
- All new developments to be Net Zero Carbon
- All unavoidable carbon emissions to be offset using high quality, verified offsets following the Oxford Principles of Net Zero Aligned Carbon Offsetting
- Adopted the Better Build Partnerships Climate Commitment
- Clear and transparent reporting

# Impact of market movements on our values

	Total see-through percentage change in portfolio value %	Total see-through change in portfolio value £m
Equivalent Yield	5.39%	
+50 bps	-11.10%	(94.5)
+25 bps	-5.80%	(49.4)
-25 bps	6.41%	54.6
-50 bps	13.52%	115.1
ERV	£78.51	
+5.0%	5.26%	44.8
+2.5%	2.63%	22.4
-2.5%	-2.56%	(21.8)
-5.0%	-5.13%	(43.7)



The Warehouse The Bower

# Portfolio – Summary

New lettings to 31 March 2023

- 65,550 sq ft to 9 tenants
- 6.9% above 31 March 2022 ERV
- £3.4m (Helical’s share) contracted rent

	Area sq ft	Contracted rent (Helical's share) £	Rent psf* £	% above 31 March 2022* ERV
The Tower, The Bower, EC1	9,572	766,000	80.00	0.1%
The Loom, E1	6,999	402,000	57.50	4.5%
25 Charterhouse Square, EC1	1,880	141,000	75.00	0.0%
The JJ Mack Building, EC1	37,880	1,892,000	99.90	11.7%
Barts Retail, EC1	9,219	162,000	35.04	0.4%
	65,550	3,363,000	80.06	6.9%

\*Excluding plug and play and managed lettings



Barts Square

# EPRA Performance measures

	At 31 March 2023	At 31 March 2022
EPRA net tangible assets	£613.5m	£713.3m
EPRA net reinstatement value per share	516p	602p
EPRA net tangible assets per share	493p	572p
EPRA net disposal value per share	490p	551p
EPRA net initial yield	3.9%	3.5%
EPRA “topped up” net initial yield	4.0%	4.5%
EPRA vacancy rate	16.3%	4.9%
	Year to 31 March 2023	Year to 31 March 2022
EPRA earnings	£11.5m	£6.4m
EPRA earnings per share	9.4p	5.2p

# Financial highlights

See-through income statement	March 2023		March 2022
Total property return			
- Net rental income	£33.5m		£31.2m
- Development property profits	£3.2m		£6.6m
- (Loss)/gain on revaluation of investment properties	(£92.7m)		£51.8m
- Gain/(loss) on sale of investment properties	£4.6m		(£0.1m)
	(£51.4m)		£89.5m
IFRS Total Accounting Return	(9.4%)		15.0%
Total Accounting Return on EPRA net tangible assets	(12.1%)		10.2%
IFRS (losses)/profits after tax	(£64.5m)		£88.9m
EPRA earnings	£11.5m		£6.4m
EPRA earnings per share	9.4p		5.2p
Total dividend per share	11.75p	+5.4%	11.15p
See-through balance sheet	March 2023		March 2022
Portfolio value	£840.4m		£1,108.1m
IFRS net asset value	£608.7m		£687.0m
EPRA net tangible asset value per share	493p	-13.8%	572p
See-through net borrowings	£231.4m		£388.3m
See-through loan to value ratio	27.5%		35.0%
See-through net gearing	38.0%		56.5%

Note: All figures include share of joint ventures

# See-through balance sheet

	31 March 2023				31 March 2022	
	Group £m	Joint Ventures £m	Total £m	NAV per share p	Total £m	NAV per share p
Investment properties	693.6	145.9	839.5		1,097.3	
Land and development stock (fair value)	0.4	0.5	0.9		10.7	
Property portfolio	694.0	146.4	840.4		1,108.0	
Net debt			(231.4)		(388.3)	
Other net liabilities			(0.3)		(32.7)	
			608.7		687.0	
Fair value of financial instruments			(23.2)		(10.5)	
Fair value of land and developments surplus			0.3		0.3	
Real estate transfer tax			27.7		36.5	
EPRA net tangible asset value			613.5	493	713.3	572

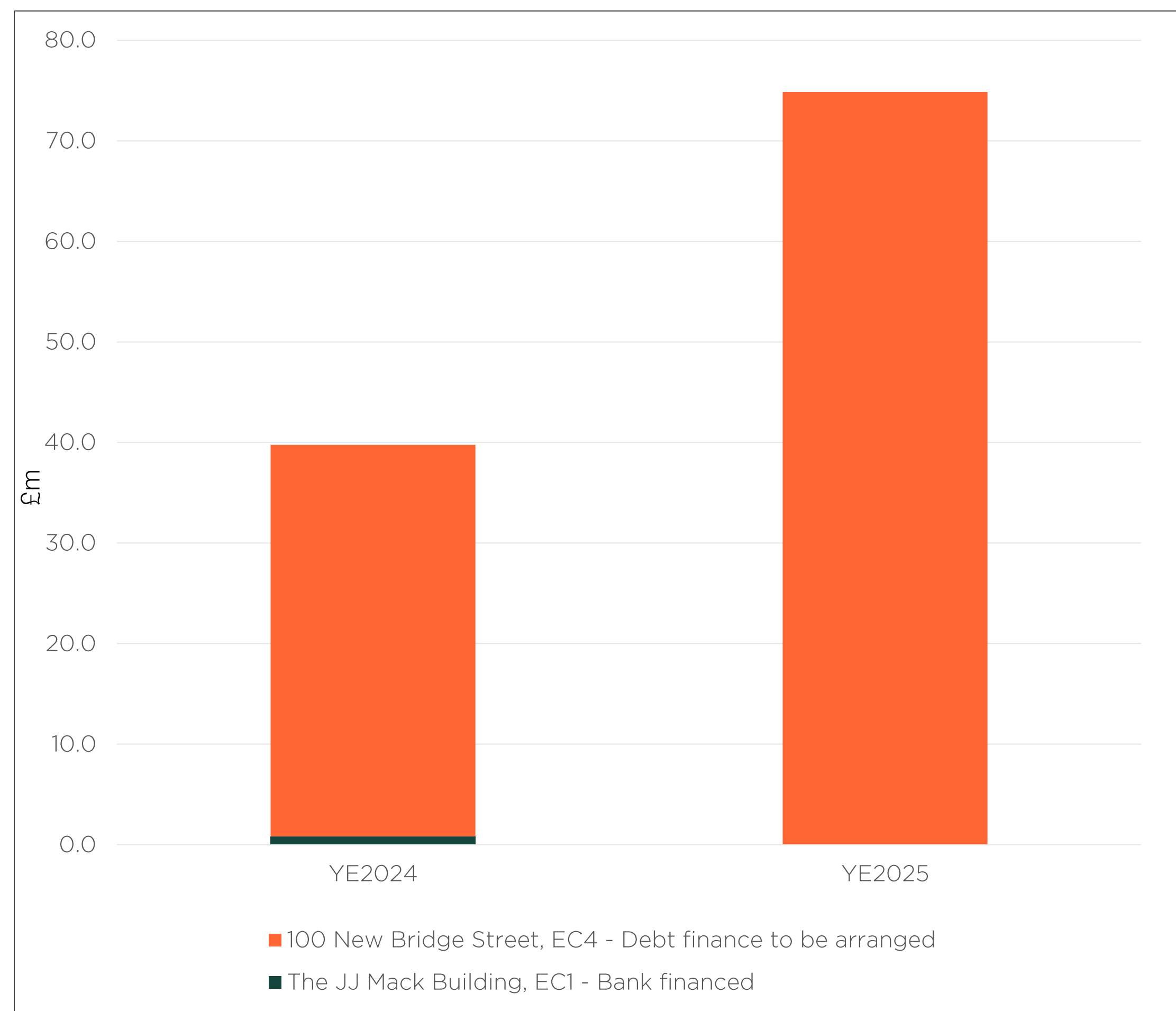
# See-through income statement

	31 March 2023			31 March 2022	
	Group £m	Joint Ventures £m	Total £m		Total £m
Net rental income	34.3	(0.8)	33.5		31.2
Development property profit	2.0	1.2	3.2		6.6
	36.3	0.4	36.7		37.8
Administration expenditure	(12.8)	(0.5)	(13.3)		(17.1)
Net finance costs	(10.9)	(1.1)	(12.0)		(19.7)
Change in fair value of debt instruments	12.8	-	12.8		18.0
Other net expense	(0.1)	(0.5)	(0.6)		2.2
	25.3	(1.7)	23.6		21.2
(Loss)/gain on sale and revaluation of investment portfolio	(93.3)	5.2	(88.1)		51.7
(Loss)/profit before tax	(68.0)	3.5	(64.5)		72.9
Tax	-	-	-		16.0
(Loss)/profit after tax	(68.0)	3.5	(64.5)		88.9
EPRA earnings per share			9.4p		5.2p

# Net cash flow movements

	March 2023 £m	March 2022 £m
Cash generated from operations	0.8	4.9
Acquisition of investment property	-	(160.0)
Capex	(10.5)	(14.1)
Joint ventures	16.8	0.1
Net disposal proceeds/(costs)	186.6	(0.1)
(Reduction)/increase in net borrowing	(170.0)	58.9
Other cash flow movements	(2.5)	(0.8)
Dividends paid	(13.8)	(12.6)
Net increase/(decrease) in cash	7.4	(123.7)
Cash at start of year	43.5	167.2
Cash at end of year	50.9	43.5

Forecast capital expenditure



# Impact of forecast capital expenditure and capital receipts

	31 March 2023	Forecast Capex to 31 March 2024	Contracted Sales to 31 March 2024	Pro forma <sup>1</sup> 31 March 2024
Portfolio fair value	£840.4m	£30.9m	(£1.1m)	£870.2m
Net debt	£231.4m	£30.9m	(£1.1m)	£261.2m
Pro forma Loan to Value	27.5%	2.6%	(0.1%)	30%

Forecast Capital Expenditure	Capex Budget <sup>2</sup> £m	Remaining Spend <sup>2</sup> £m
Investment Portfolio - committed		
The JJ Mack Building, EC1	66.0	1.7
Investment Portfolio - planned		
100 New Bridge Street, EC4	119.8	116.8

1. Excludes the impact of potential valuation movements  
2. Our share

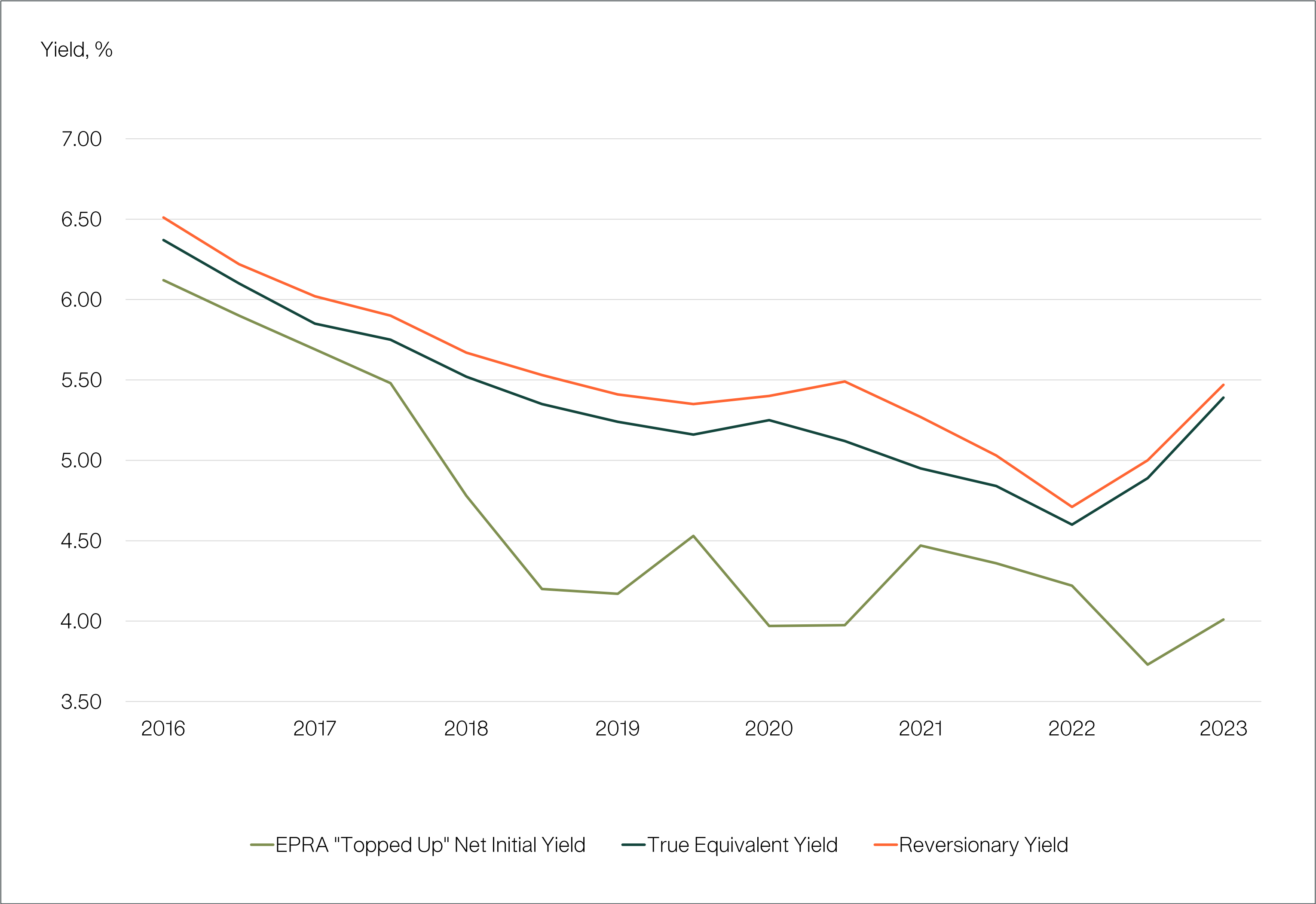
# Portfolio metrics (1)

Investment Portfolio	Fair Value £m	%	Capital Value £ psf	Vacancy Rate %	31 March 2023 WAULT Years	Valuation Change (exc. Sales and Purchases) %
London Offices:						
- Completed properties	699.9	83.4	1,166	19.8	5.8	(8.5)
- Development pipeline	139.5	16.6	835	2.6	0.7	(17.3)
Total London	839.4	100.0	1,104	16.1	5.0	(10.1)
Other	0.1	0.0	-	n/a	n/a	0.0
Total	839.5	100.0	1,104	16.1	5.0	(10.1)

# Portfolio metrics (2)

Investment Portfolio	Passing Rent £m	Contracted Rent £m	ERV £m	Change in ERV LfL %	EPRA “Topped Up” NIY %	True Equivalent Yield %	Reversionary Yield %
London Offices:							
- Completed properties	27.9	31.9	43.5	3.0	4.1	5.6	5.7
- Development pipeline	7.1	7.1	16.8	13.1	3.6	4.9	5.1
Total London	35.0	39.0	60.3	5.6	4.0	5.4	5.5
Other	0.0	0.0	0.1	0.0	-	-	-
Total	35.0	39.0	60.4	5.6	4.0	5.4	5.5

# Portfolio metrics (3)



EPRA "Topped Up" Net Initial Yield	London	Total
2016	5.01	6.12
2017	4.70	5.69
2018	4.51	4.78
2019	4.17	4.17
2020	3.89	3.97
2021	4.55	4.47
2022	4.23	4.22
2023	4.01	4.01

True Equivalent Yield	London	Total
2016	5.62	6.37
2017	5.27	5.85
2018	5.30	5.52
2019	5.09	5.24
2020	5.00	5.13
2021	4.93	4.95
2022	4.58	4.60
2023	5.39	5.39

Reversionary Yield	London	Total
2016	5.83	6.51
2017	5.46	6.02
2018	5.40	5.67
2019	5.26	5.41
2020	5.28	5.40
2021	5.25	5.27
2022	4.69	4.71
2023	5.47	5.47

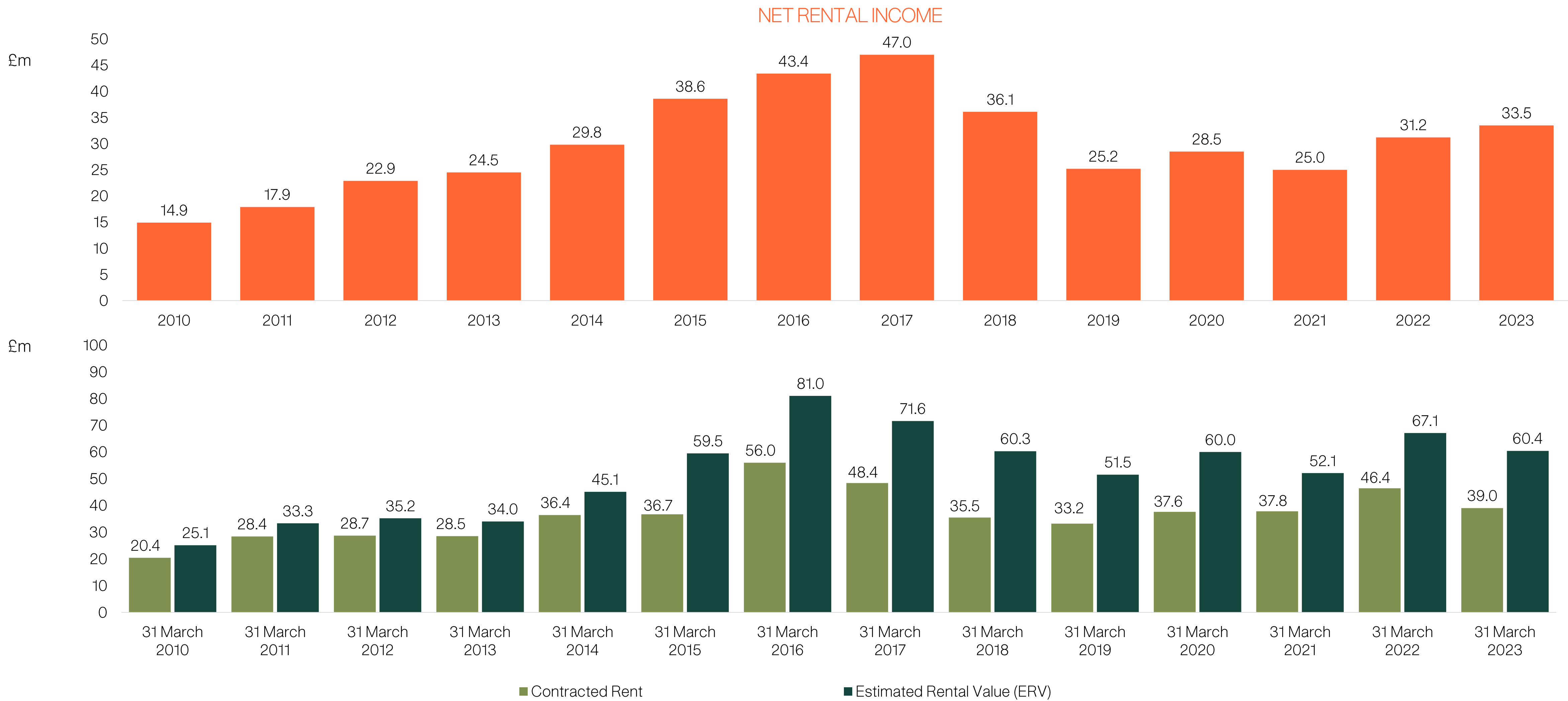
# Lease expiries or tenant break options

	Year to 2024	Year to 2025	Year to 2026	Year to 2027	Year to 2028	2028 Onward
% of rent roll (exc. development pipeline)	17.9	12.5	2.3	12.1	31.7	23.5
Number of leases (exc. development pipeline)	18	15	7	9	14	21
Average rent per lease (£)	317,049	264,590	104,473	427,481	720,457	356,483



The Bower

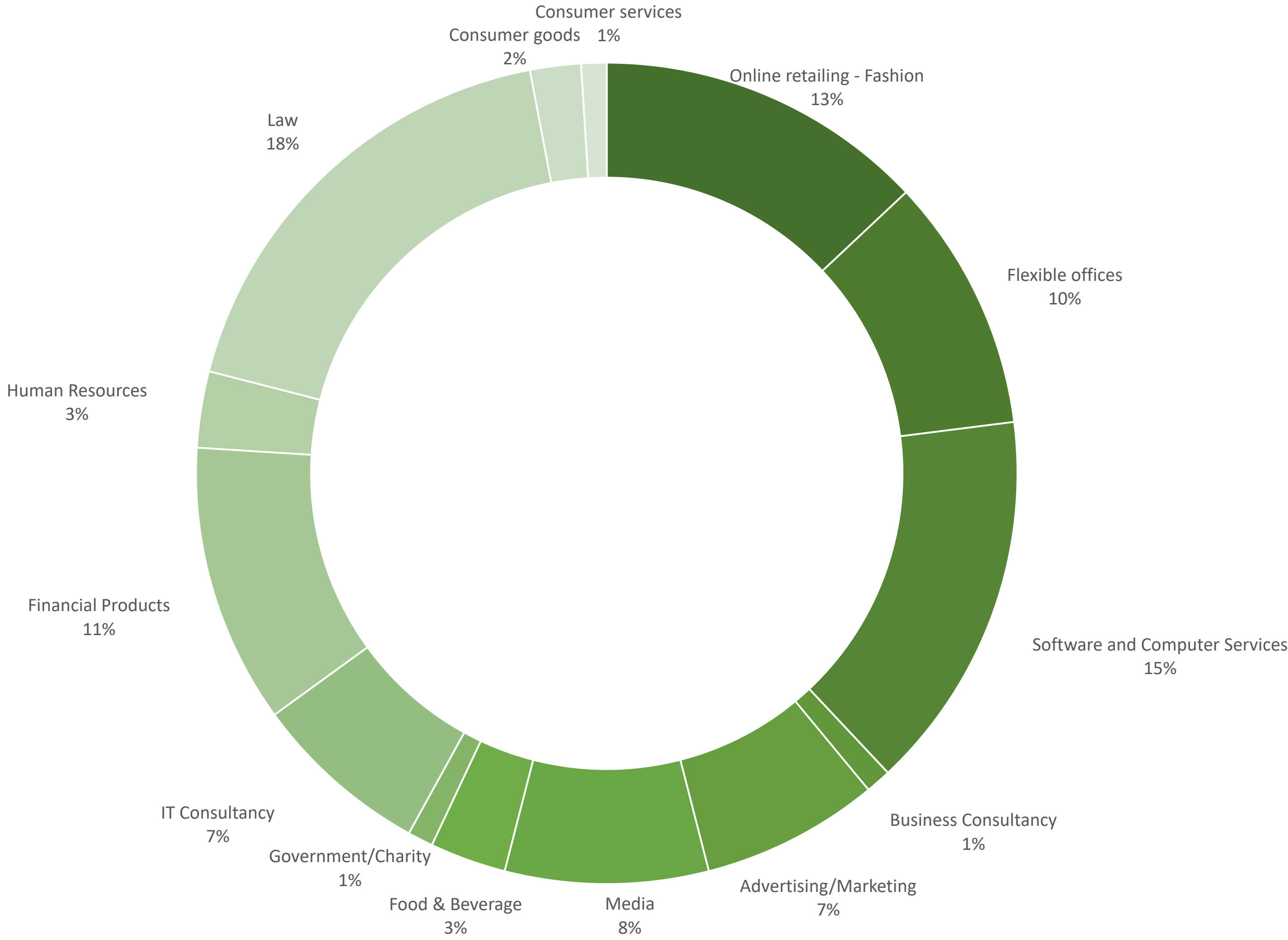
# Rental income and rental reversion



# Investment portfolio key statistics

	See-through Total Portfolio Contracted Rent £m
Rent lost at break/expiry	(1.6)
Rent reviews and uplifts on lease renewals	0.1
New lettings	3.4
Total increase in the year from asset management activities	1.9
Contracted rent reduced through disposals of London Offices	(7.9)
Contracted rent reduced through disposals of Manchester Offices	(1.4)
Total contracted rental decrease from sales	(9.3)
Net decrease in contracted rents in the year	(7.4)

# Tenant make-up



# Top 15 tenants

Rank	Tenant	Tenant Industry	Contracted Rent £m	Rent Roll %
1	Baker McKenzie	Legal services	7.0	17.9
2	Farfetch	Online retail	4.3	11.1
3	WeWork	Flexible offices	4.0	10.2
4	Brilliant Basics	Technology	2.4	6.1
5	VMware	Technology	2.2	5.6
6	Partners Group	Financial Services	1.9	4.8
7	Anomaly	Marketing	1.4	3.6
8	Viacom	Media	1.2	3.0
9	Allegis	Media	1.1	2.7
10	Dentsu	Marketing	1.1	2.7
11	Stripe	Financial services	1.0	2.5
12	Verkada	Technology	1.0	2.5
13	Incubeta	Marketing	0.9	2.4
14	Openpayd	Financial services	0.9	2.3
15	Snowflake	Technology	0.8	2.0
	TOTAL		31.2	79.4

# Property portfolio

Investment Properties	Description	Area sq ft (NIA excluding storage)	Total vacancy rate at 31 March 2023 %	Total vacancy rate at 31 March 2022 %
<b>Completed properties</b>				
The Warehouse and Studio, The Bower EC1	Multi-let office building	151,439	0.0%	0.0%
The Tower, The Bower EC1	Multi-let office building	182,193	0.0%	5.3%
The Loom, E1	Multi-let office building	106,838	28.4%	20.1%
The JJ Mack Building, EC1	Multi-let office building	206,050	81.6%	n/a
25 Charterhouse Square, EC1	Multi-let office building	42,921	15.2%	4.4%
The Power House, W4	Single-let recording studios/office building	21,268	0.0%	0.0%
		710,709	19.8%	6.9%
<b>Development pipeline</b>				
100 New Bridge Street, EC4	Single-let office building – to be redeveloped	167,026	2.6%	0.0%

Development Properties	Description	Total apartments	Unsold apartments at 31 March 2023	Unsold apartments at 31 March 2022
Barts Square, EC1	Residential units and 8 retail units	236	0	14

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