

HELICAL

22 NOVEMBER 2022

Half year results to 30 September 2022



Agenda

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Results Highlights and Market Comment

GERALD KAYE

Results highlights

PROFIT AFTER TAX

£17.2M

(2021: £22.2M)

EPRA NTA PER SHARE

553P

(31 MARCH 2022: 572P) -3.3%

EPRA EARNINGS PER SHARE

4.8P

(2021: 0.9P)

TOTAL PROPERTY RETURN

£4.0M

(2021: £44.9M)

PORTFOLIO NET VALUATION/SALE LOSS

£15.1M

(2021: GAIN OF £29.8M) -2.2%

NET RENTAL INCOME

£18.2M

(2021: £14.1M) +29%

SEE-THROUGH LOAN TO VALUE

26.4%

(31 MARCH 2022: 36.4%)

INTERIM DIVIDEND PER SHARE

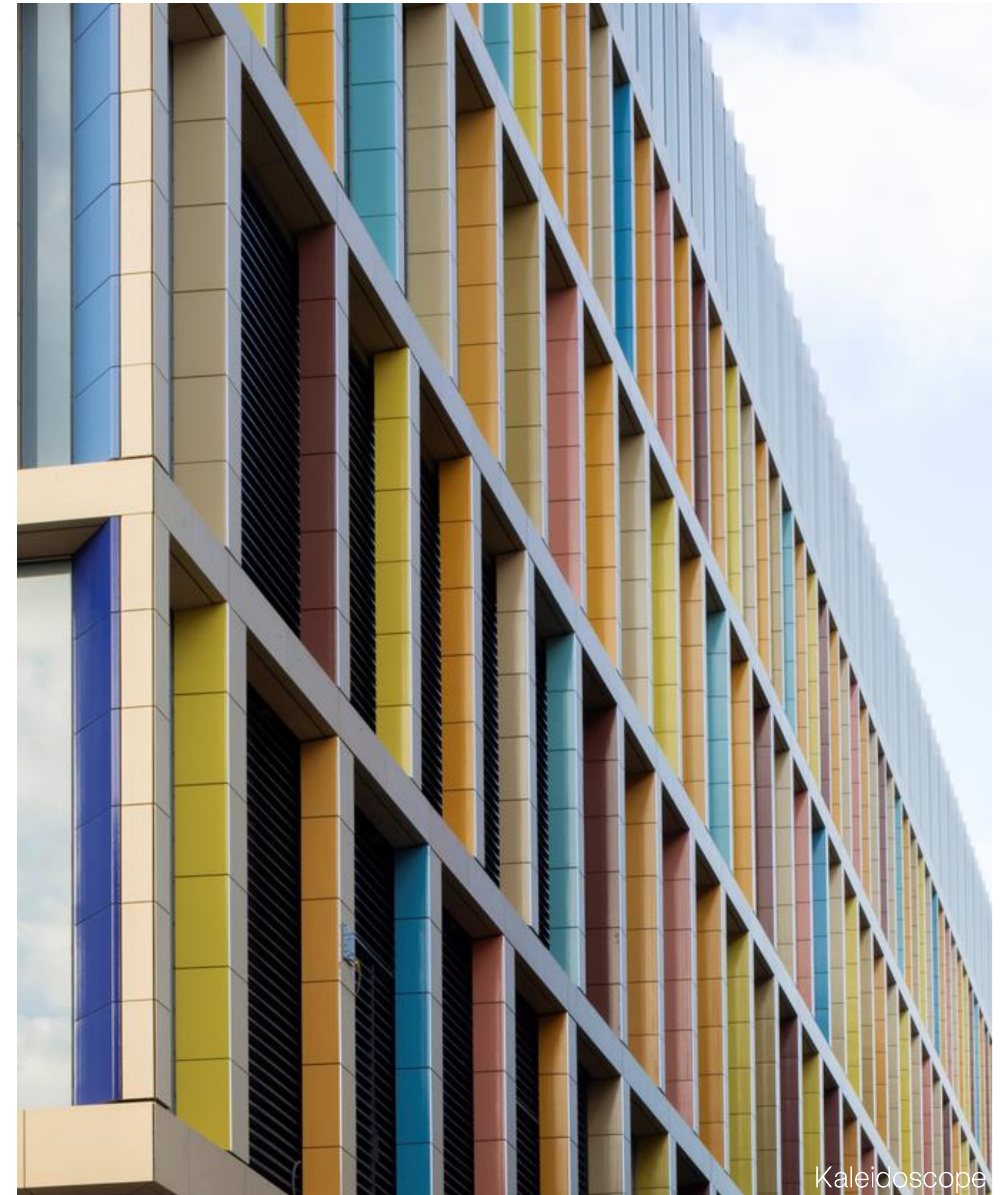
3.05P

(2021: 2.90P) +5.2%



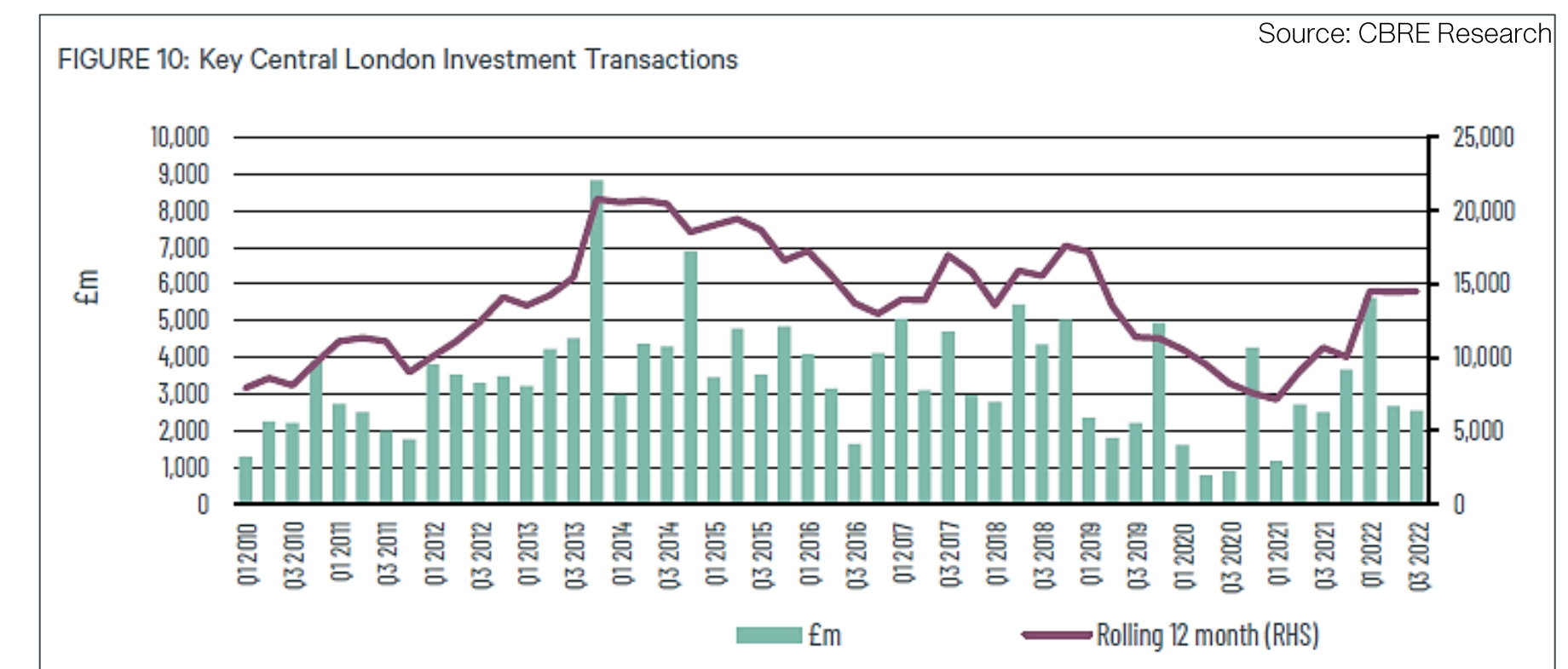
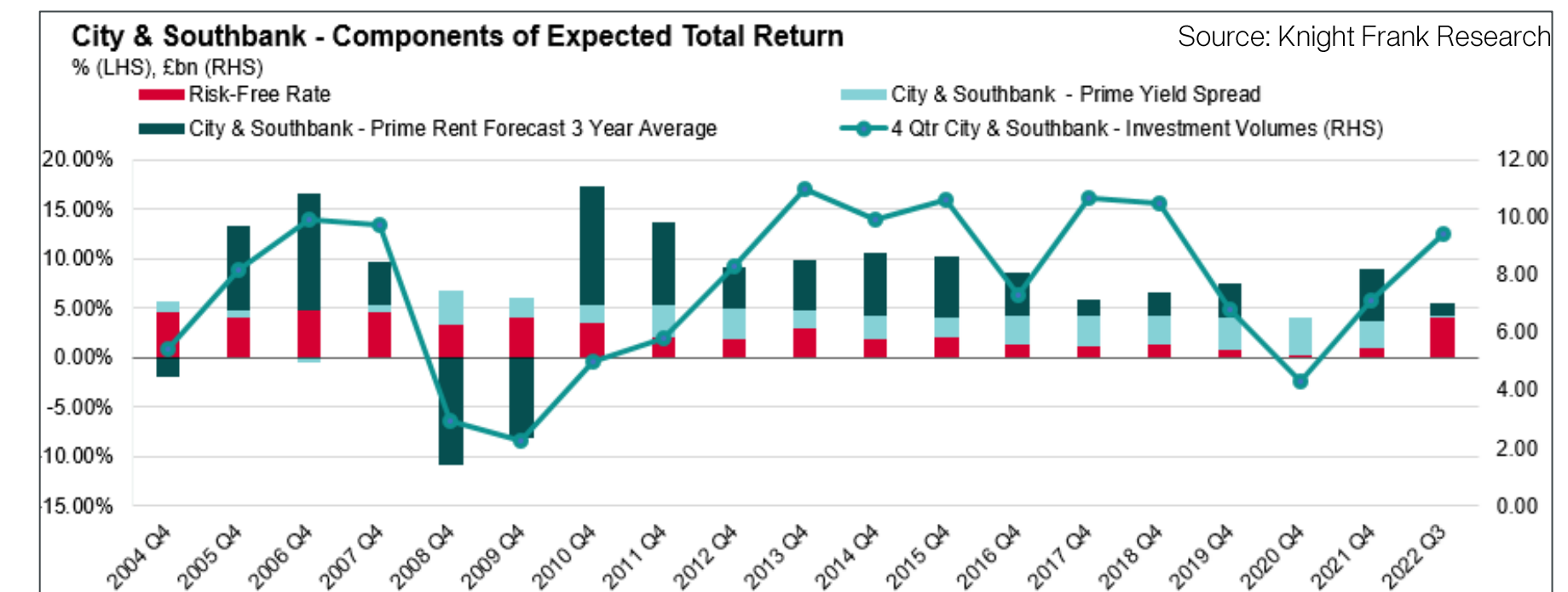
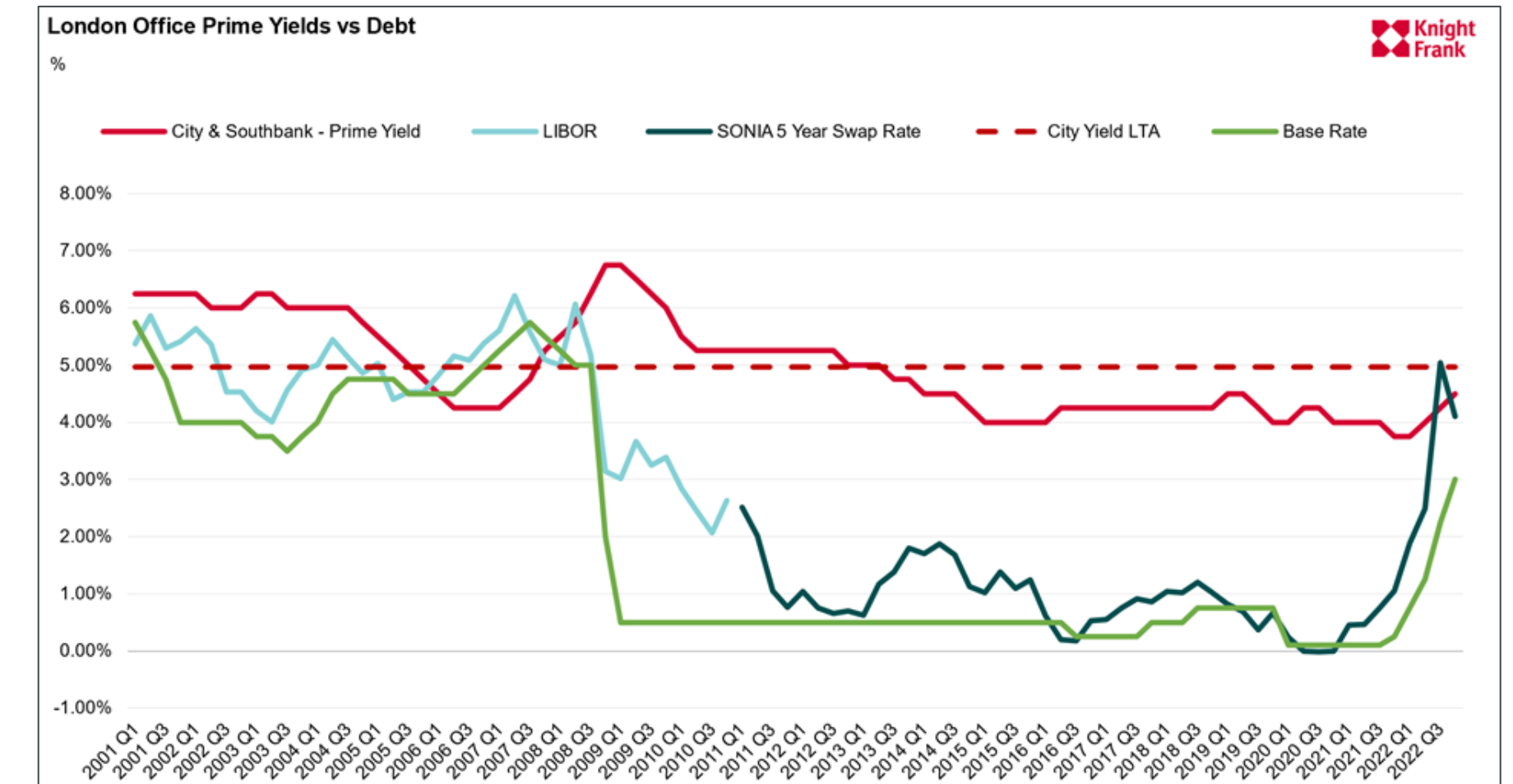
Key achievements

- Sale of Kaleidoscope to Chinachem Group for £158.5m
- Sale of 55 Bartholomew to private European investor for £16.5m
- Sale of Trinity to clients of Mayfair Capital for £34.55m
- Practical completion of The JJ Mack Building and letting of two floors, 37,880 sq ft, to Partners Group
- Total lettings across the portfolio of 62,340 sq ft at 8.5% premium to ERV



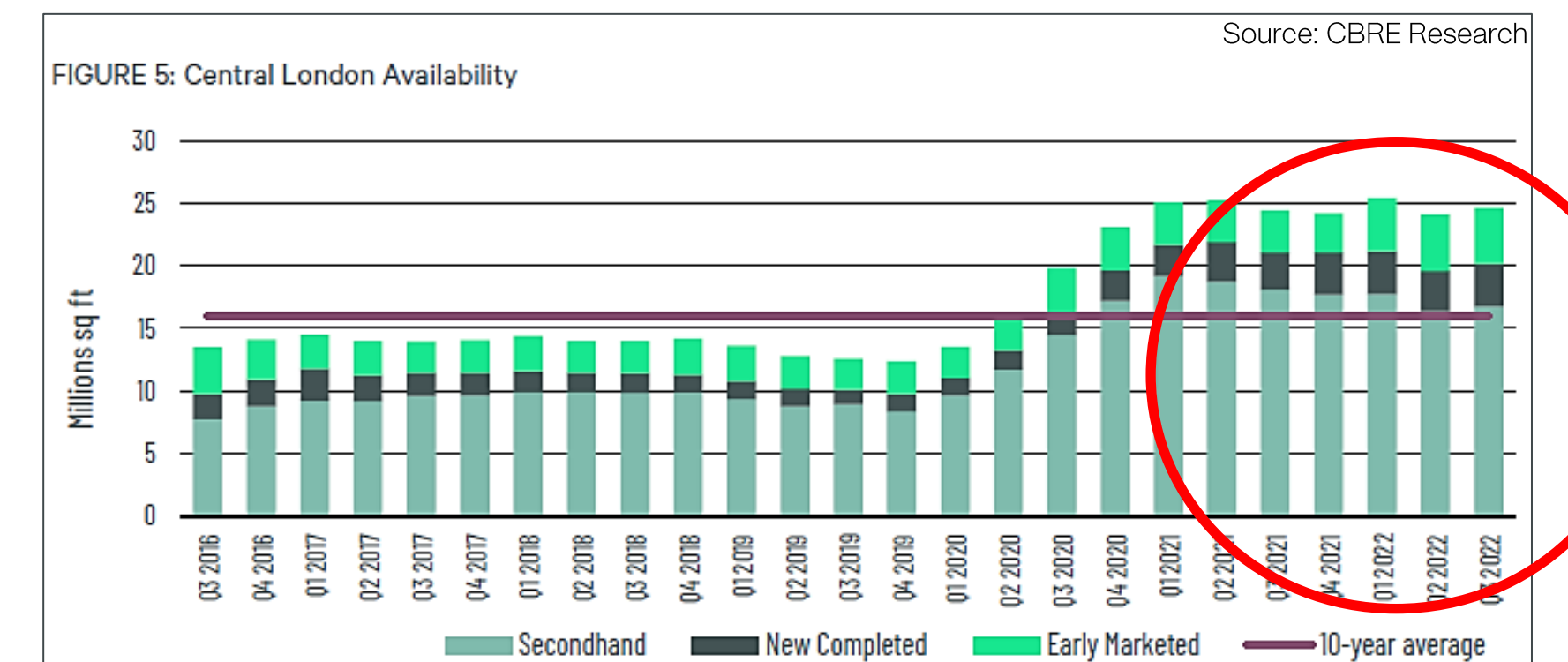
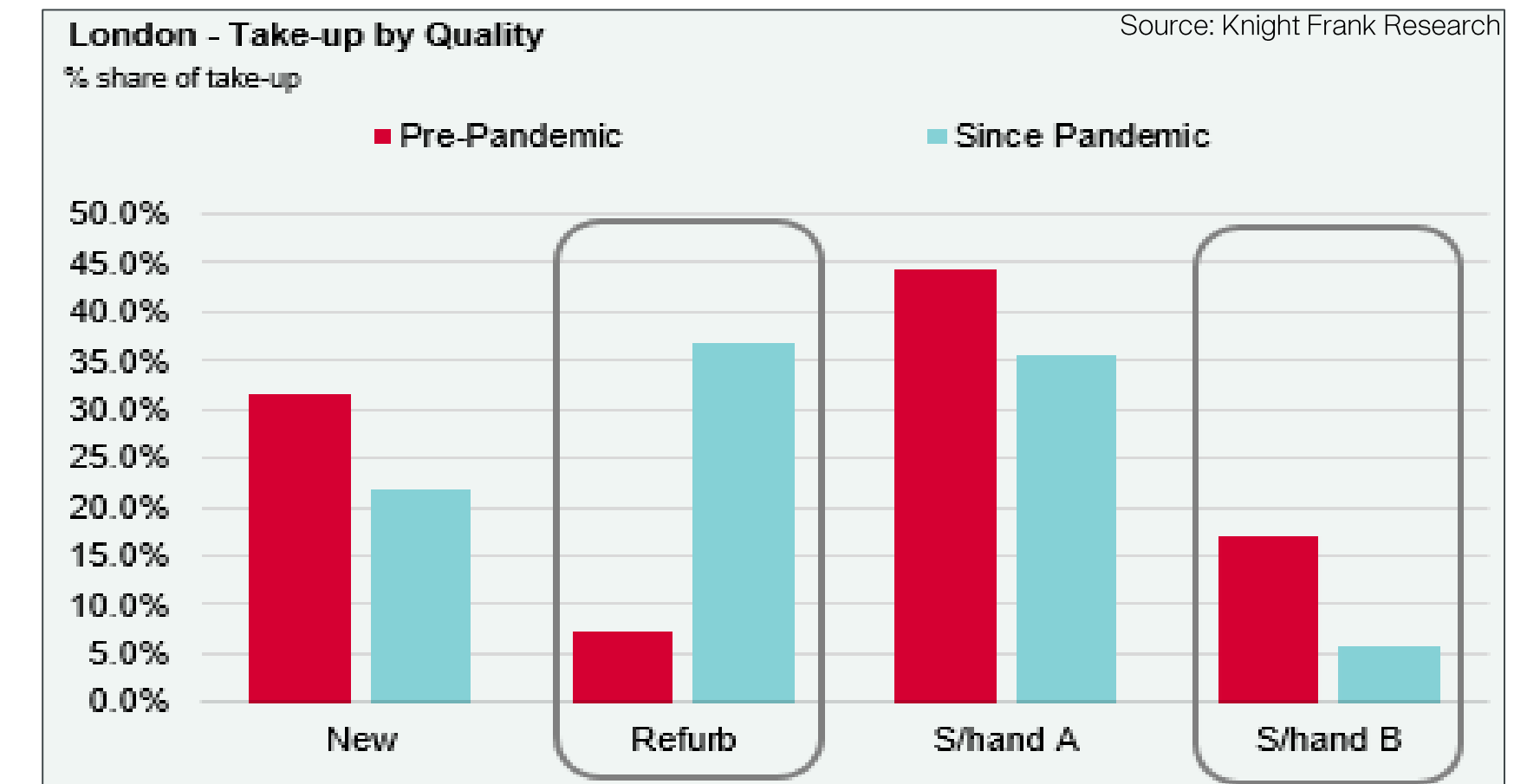
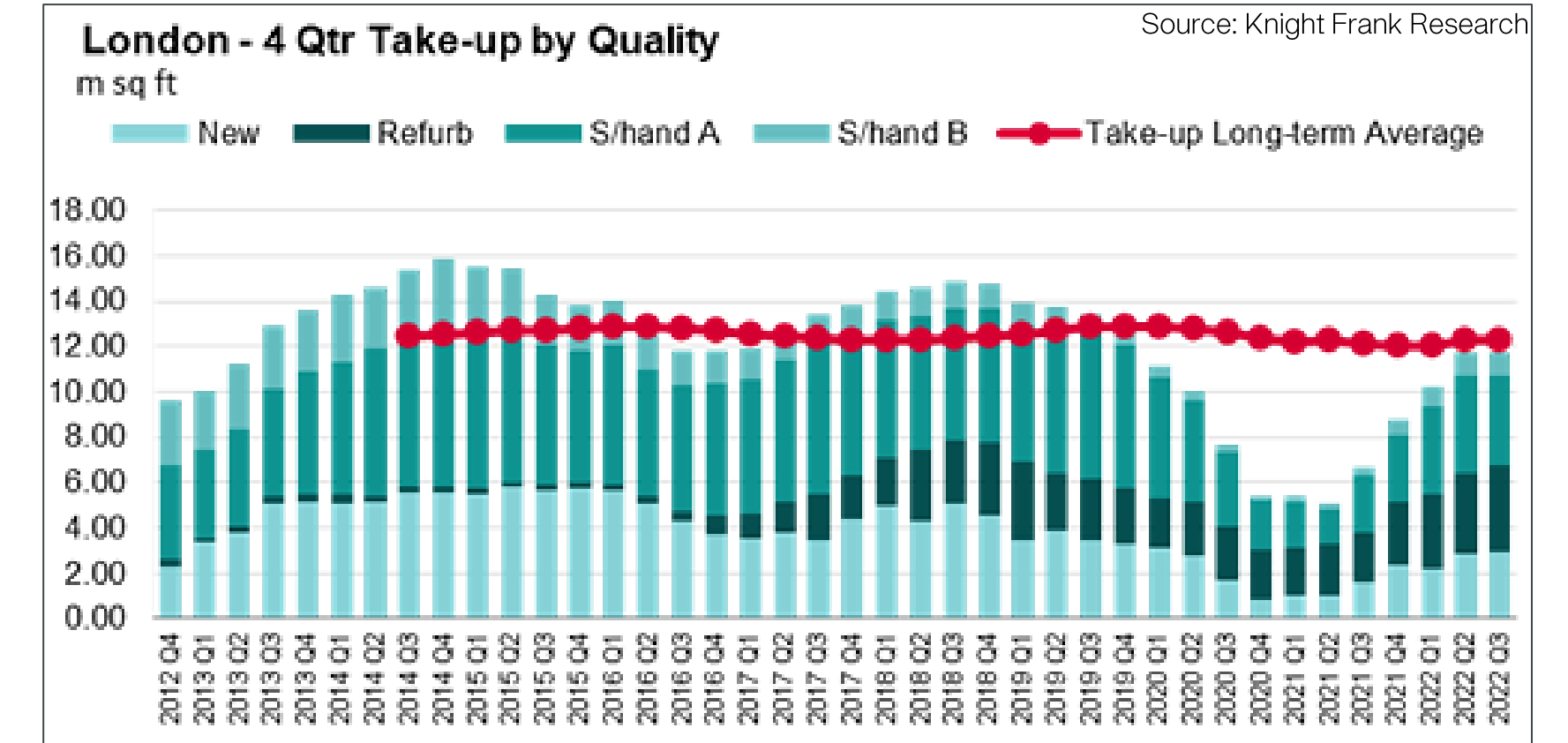
Market comment – Investment

- Ultra low interest rates since 2008 now going up in response to inflation and general Government indebtedness
- Bifurcation in price between the best-in-class and the rest
- The best: newly developed/refurbished to best-in-class standards. High levels of amenity and at the forefront of sustainability
- The rest: poorer quality older buildings. Lack amenity and lower sustainability attributes. Tenants not interested
- Prime yields for best-in-class will move within a narrow band
- Price discovery will continue for the poorer quality second hand buildings. They need to be valued correctly to include full cost of capex to make the building lettable and sustainable
- Pre 2008 gap between prime yield and 5 year swap rate much narrower than post 2008
- As income growth occurs investment market turnover increases
- Year to Q3 £10.8bn, subdued fourth quarter anticipated



Market comment – Letting

- Bifurcation in tenant demand between the newly developed/refurbished buildings and the rest
- Take up YTD 7.88m sq ft – 57% has been pre let or in newly built or comprehensively refurbished space. Of the 3.5m sq ft under offer this percentage is 75% (JLL Research)
- Difficult to attract viewings for the poorer quality second hand space
- Distinction between best-in-class and Grade A which encompasses 75 % of the market (CBRE Research)
- “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
- “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



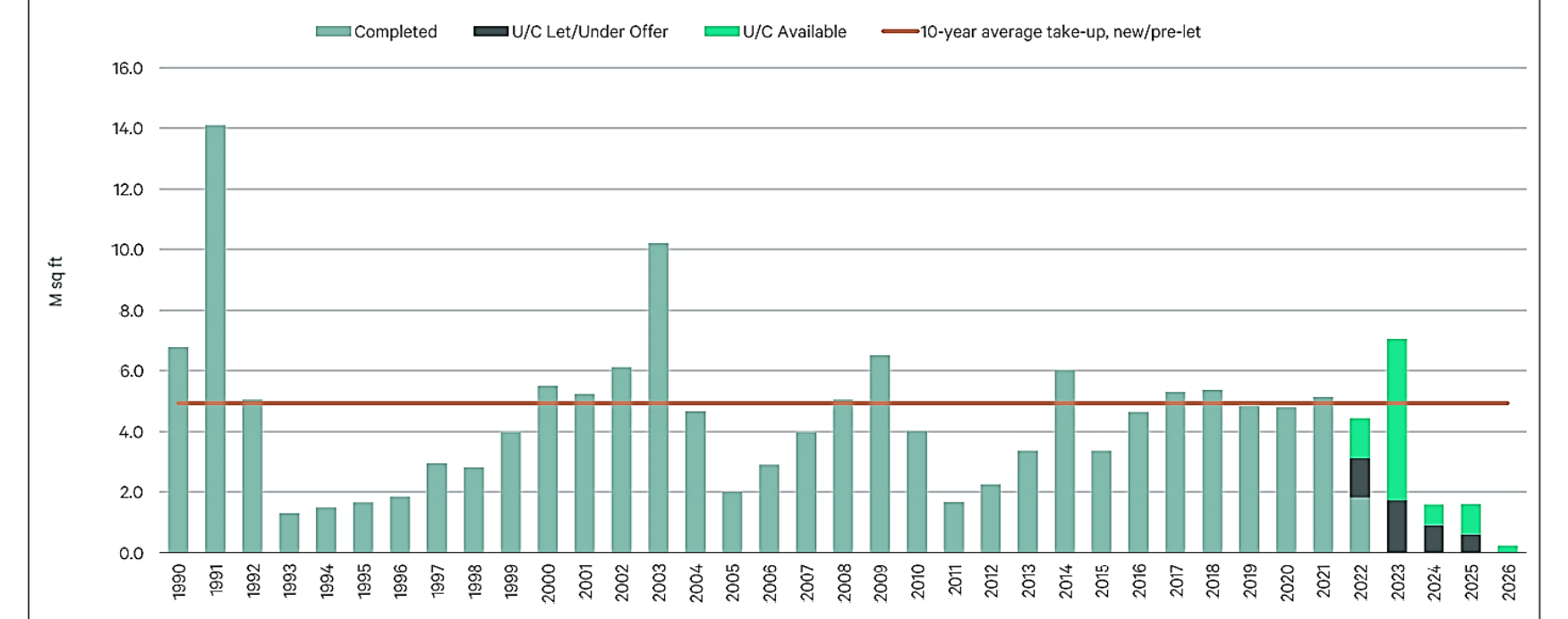
The opportunity

- London maintains its role as a leading World City
- Ongoing strong demand for best-in-class space and constrained future pipeline
- Strong net additions to occupied stock
- More space being occupied
 - Increase in London office based employment of 150,000 in 12 months to March 2022 (CBRE Research)
 - British Council for Offices density changed from 1 person to 8 sq m to 1 person to 10 sq m and space utilisation from 80% to 60%
- Rolling construction starts reducing – a shortage of best-in-class
- 10-15 years to upgrade London office stock. An intrinsic shortage

Medium-term pipeline is constrained

Source: CBRE Research

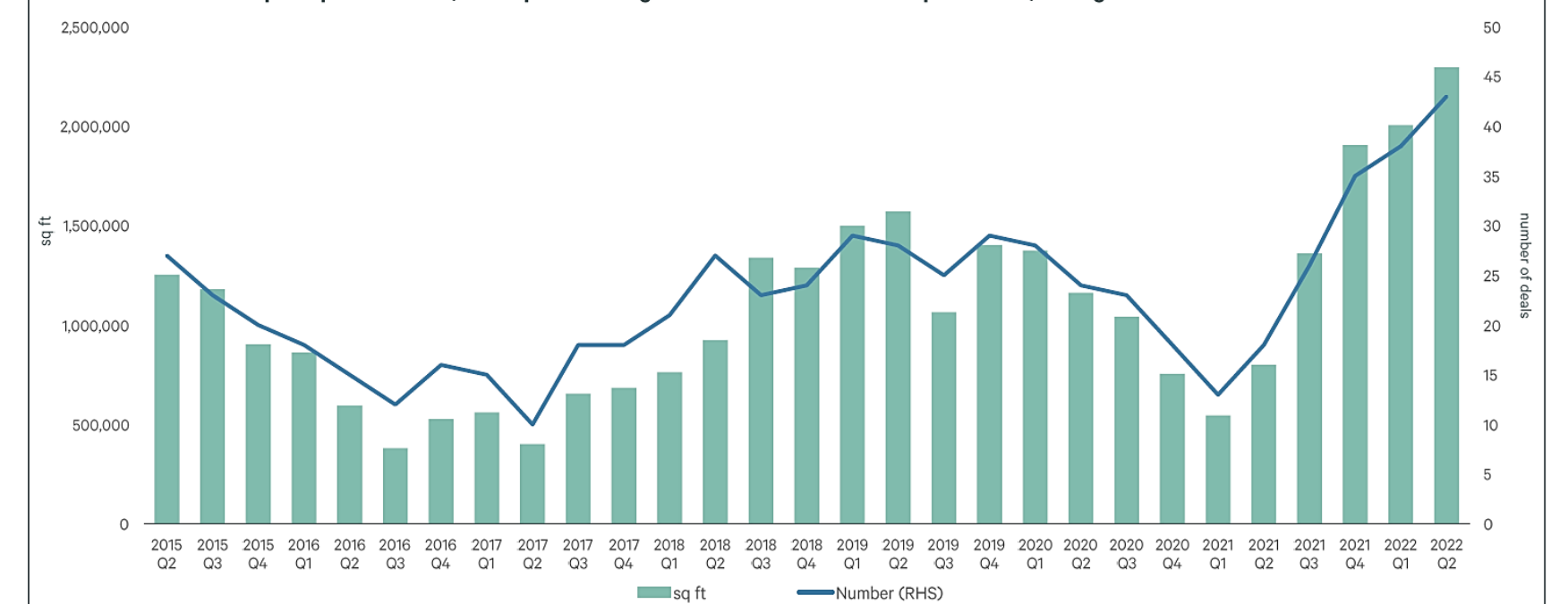
Central London development space under construction



Peak in cyclical demand

Source: CBRE Research

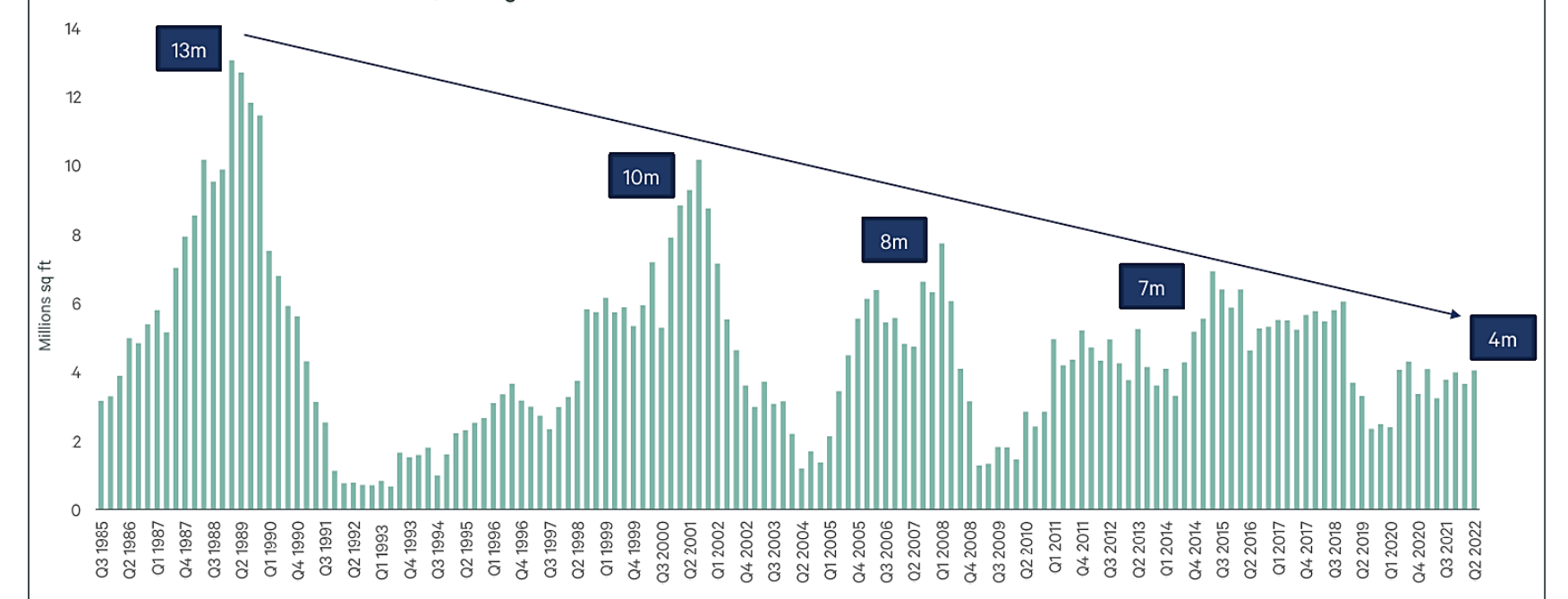
Central London take-up of space over 20,000 sq ft involving 100% net addition to occupied stock, rolling 12 months



Construction starts have become more predictable – and lower

Source: CBRE Research

Central London construction starts, rolling 12 month totals



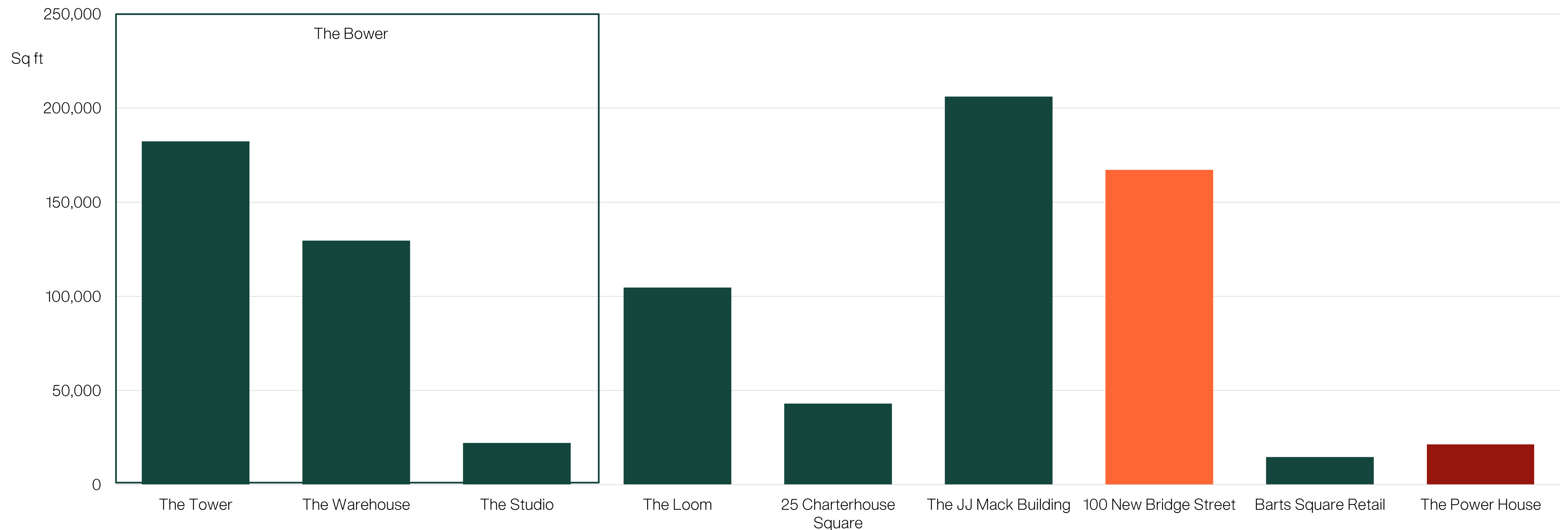
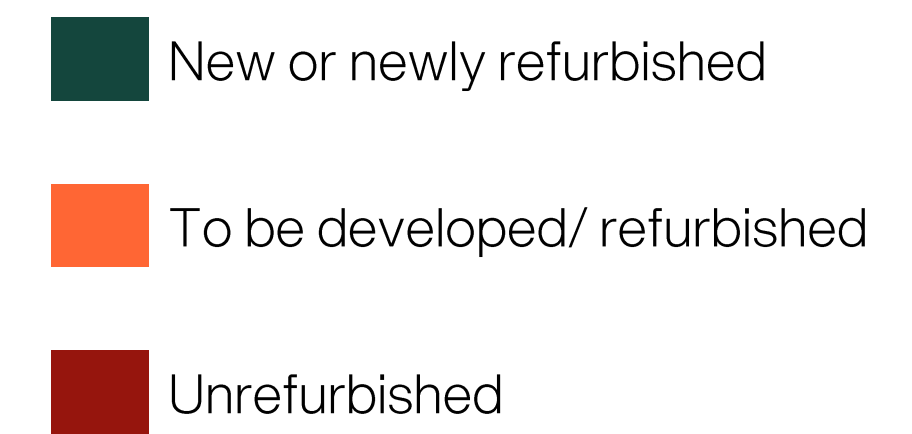
Helical's response

- Recycle capital and maintain LTV between 20-35%
- Central London focused
- Island or edge of block locations and good public realm
- Larger floor plates as up to 5,000 sq ft market overcrowded with flex space
- Carbon friendly new build - retain existing frame and core
 - Saves carbon
 - Less planning and construction risk
 - Greater speed back to market
- Net Zero Carbon, BREEAM Outstanding, NABERS 5*, EPC A
- Tenant amenity
 - Technology and wellness
 - Bike parking and high quality changing areas
- Only best-in-class buildings



Driving value – Existing portfolio

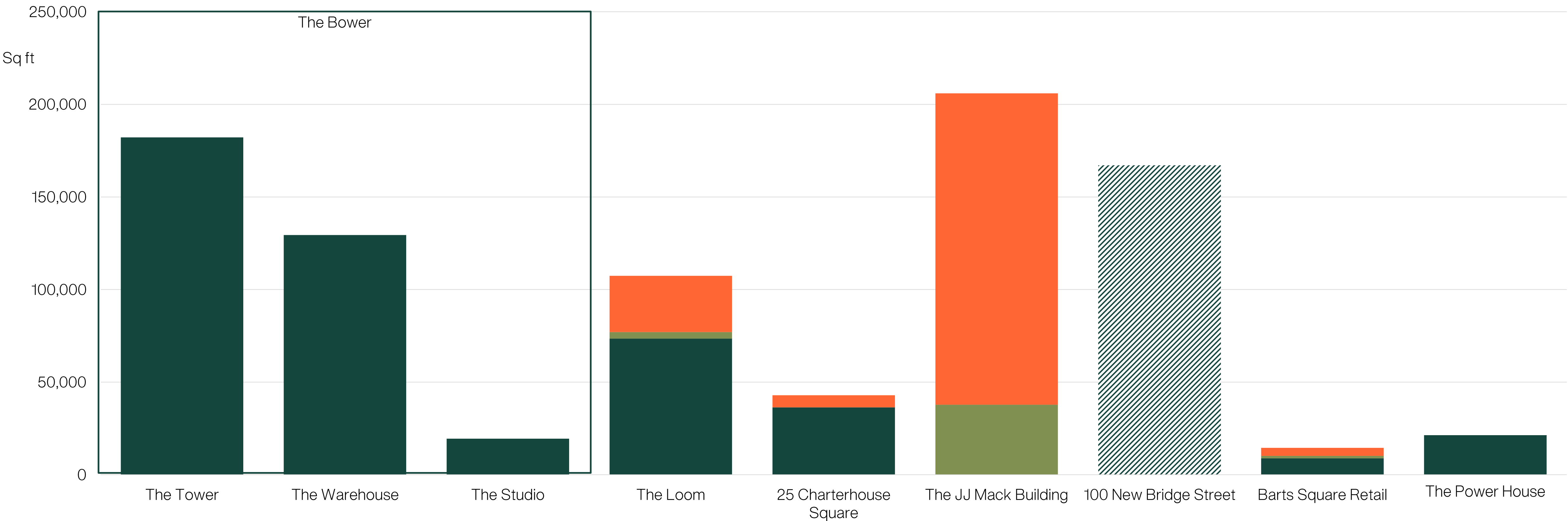
- Multi-let portfolio – maximise asset management and reversion
- Building management to the highest standard and buildings maintained in top condition
- Maximise “Green” initiatives on existing portfolio



Driving value – Lettings

- 19,642 sq ft in 4 units let in the period, delivering contracted rent of £1.2m, 2.2% above ERV (Helical’s share)
- 42,698 sq ft let since 30 September 2022 at The JJ Mack Building, The Loom and Barts Square Retail, 10.6% above ERV
- Vacancy of 7.0% excluding The JJ Mack Building (6.0% like-for-like at 31 March 2022)

	Sq ft 000s
Total area let at 30.09.2022	471
Vacant	209
Let since period end	43
To be developed	167



Farringdon best-in-class rental growth



2016

25 Charterhouse Square

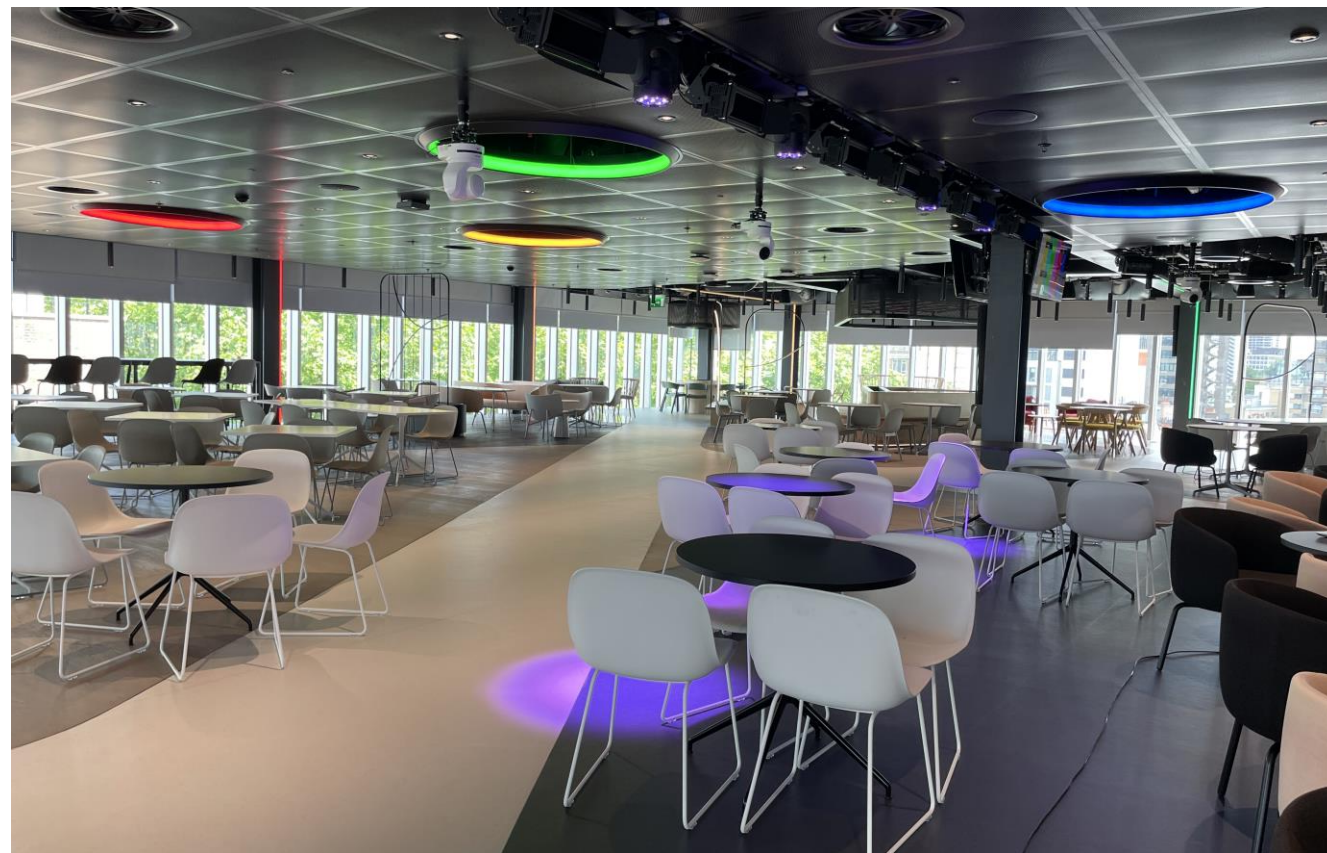
- All let at £75.00 psf



2019

One Bartholomew

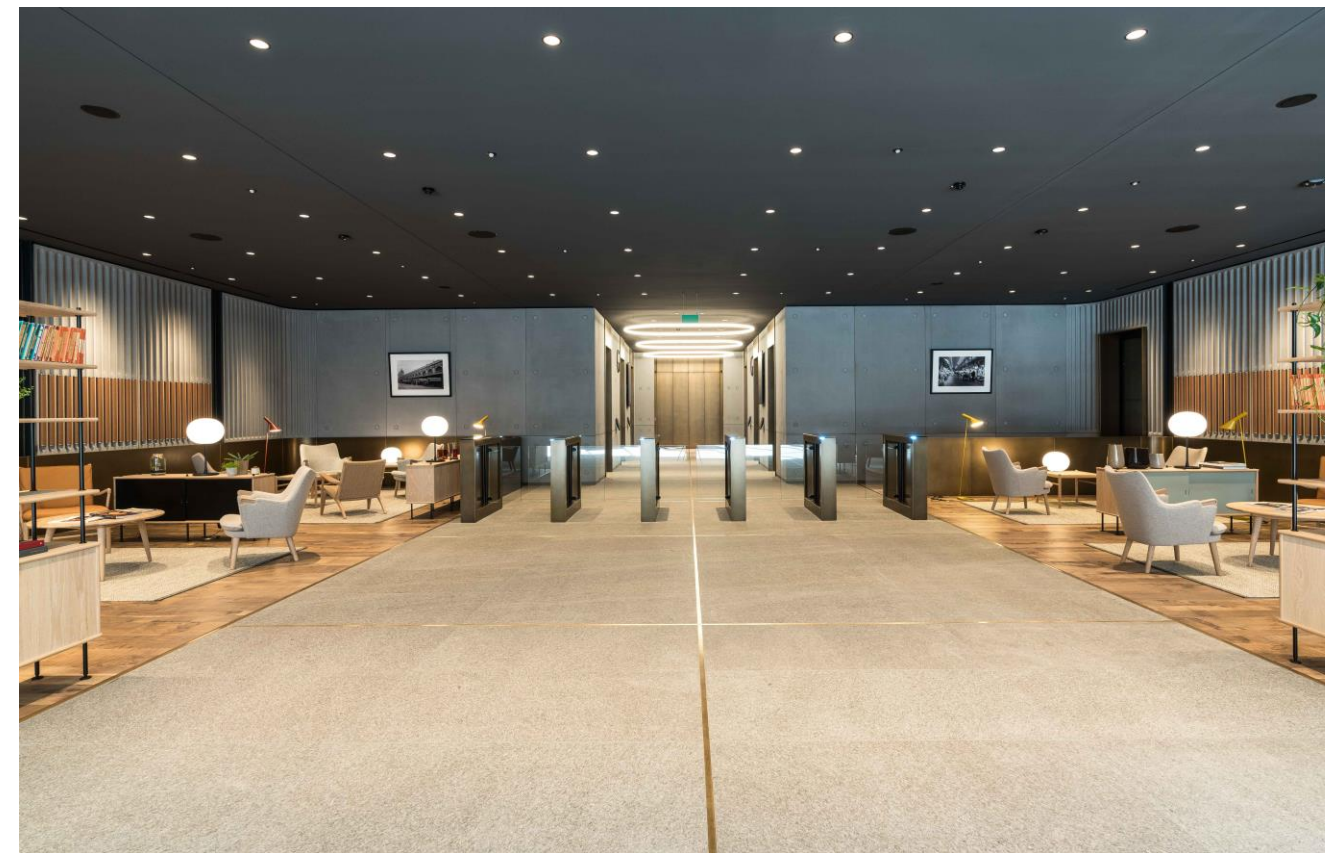
- 10th floor with terrace £85.00 psf
- Average rent £81.00 psf



2021

Kaleidoscope

- 5th floor £90.00 psf – large terrace on roof
- Average rent £86.10 psf

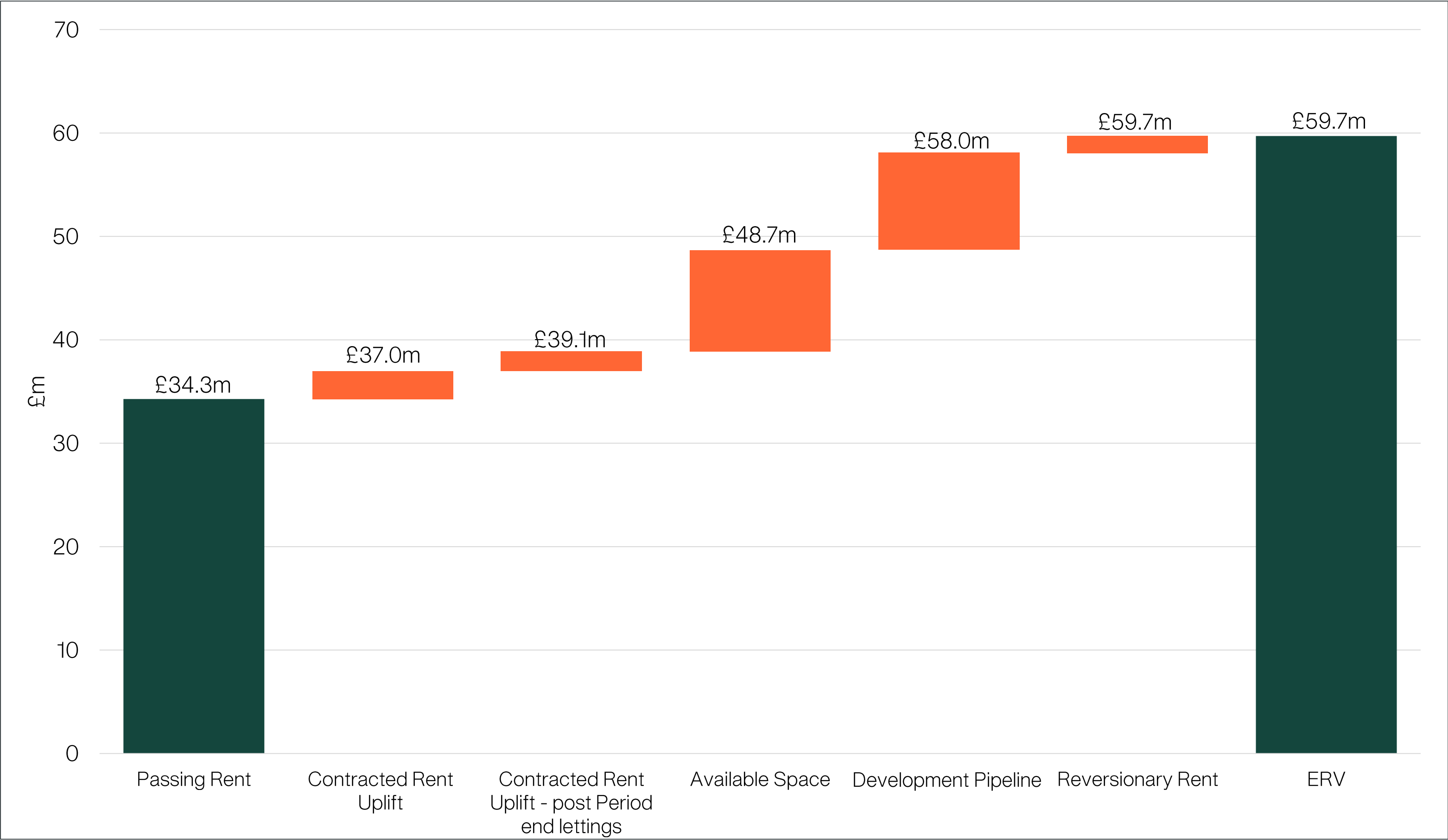


2022

The JJ Mack Building

- 6th and 7th floor with terrace let
- Blended average rent £99.90 psf

Driving value – Capturing the reversion



Passing rent	
Total	£34.3m

Contracted rent uplift	
FY 2023	£1.6m
FY 2024	£0.8m
FY 2025	£2.4m
Total	£4.8m

Available space	
The JJ Mack Building (our share)	£7.3m
The Loom	£1.6m
25 Charterhouse Square	£0.6m
Other	£0.1m
Total	£9.6m

Development pipeline	
100 New Bridge Street – post development rent uplift	£9.3m
Total	£9.3m

Revisionary rent	
The Bower	£1.3m
25 Charterhouse Square	£0.3m
London – other	£0.1m
Total	£1.7m

ERV	
Total	£59.7m

Driving value – Future upside

	Status	Performance to date	Future potential
The Bower, EC1	<ul style="list-style-type: none"> Tenants across 11 floors in The Tower have rent reviews within the next 18 months 	<ul style="list-style-type: none"> £118.6m valuation gain £23.7m development profit 	<ul style="list-style-type: none"> £1.3m of reversionary rent
The Loom, E1	<ul style="list-style-type: none"> Undertaking asset management to capture reversionary potential 	<ul style="list-style-type: none"> £32.4m valuation gain 	<ul style="list-style-type: none"> £5.6m ERV vs £3.8m contracted rents
25 Charterhouse Square, EC1	<ul style="list-style-type: none"> Fourth floor available to let following refurbishment 	<ul style="list-style-type: none"> £17.8m valuation gain 	<ul style="list-style-type: none"> £3.6m ERV vs £2.8m contracted rents
The JJ Mack Building, EC1	<ul style="list-style-type: none"> Practical completion occurred on 30 September 2022 6th and 7th floors let to Partners Group 	<ul style="list-style-type: none"> £44.2m valuation gain (our share) 	<ul style="list-style-type: none"> Potential surplus of £25m+ (our share)
100 New Bridge Street, EC4	<ul style="list-style-type: none"> Planning permission has been submitted for a c.191,000 sq ft extensive refurbishment 	<ul style="list-style-type: none"> Passing rent of £7.2m until vacant possession obtained Autumn 2023 	<ul style="list-style-type: none"> Potential surplus of £40m+
			<ul style="list-style-type: none"> Total £65m+

Financials

TIM MURPHY

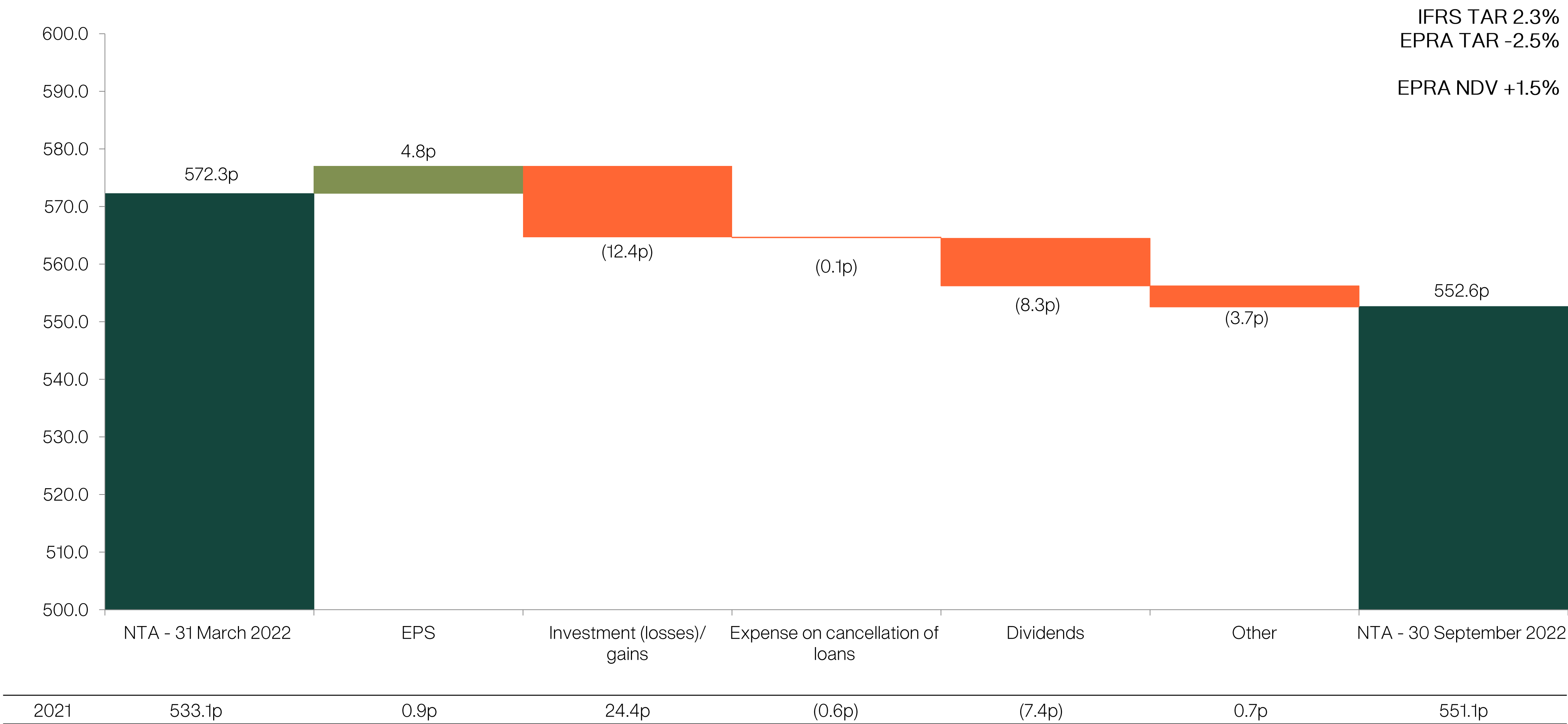


EPRA and IFRS profit

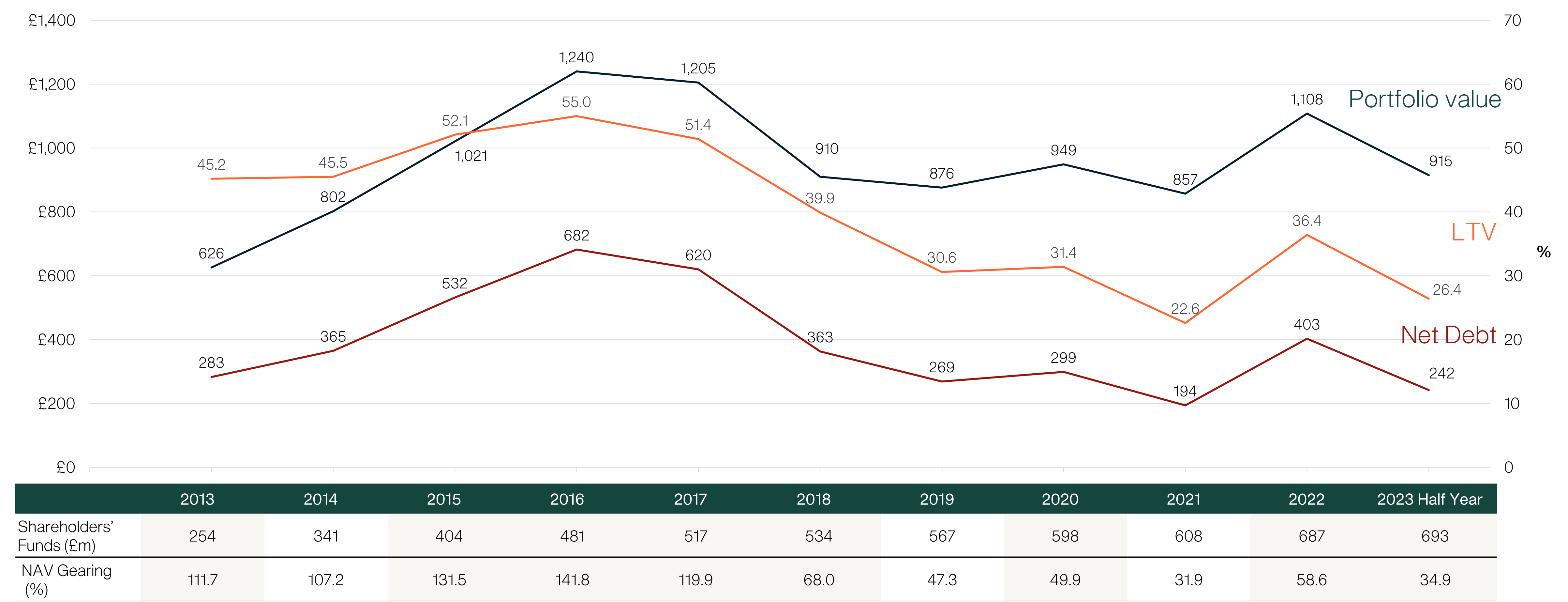
Interim Dividend
Increased by 5.2% to 3.05p
(2021: 2.90p)



EPRA NTA per share - Down 3.3%



Loan to value and gearing

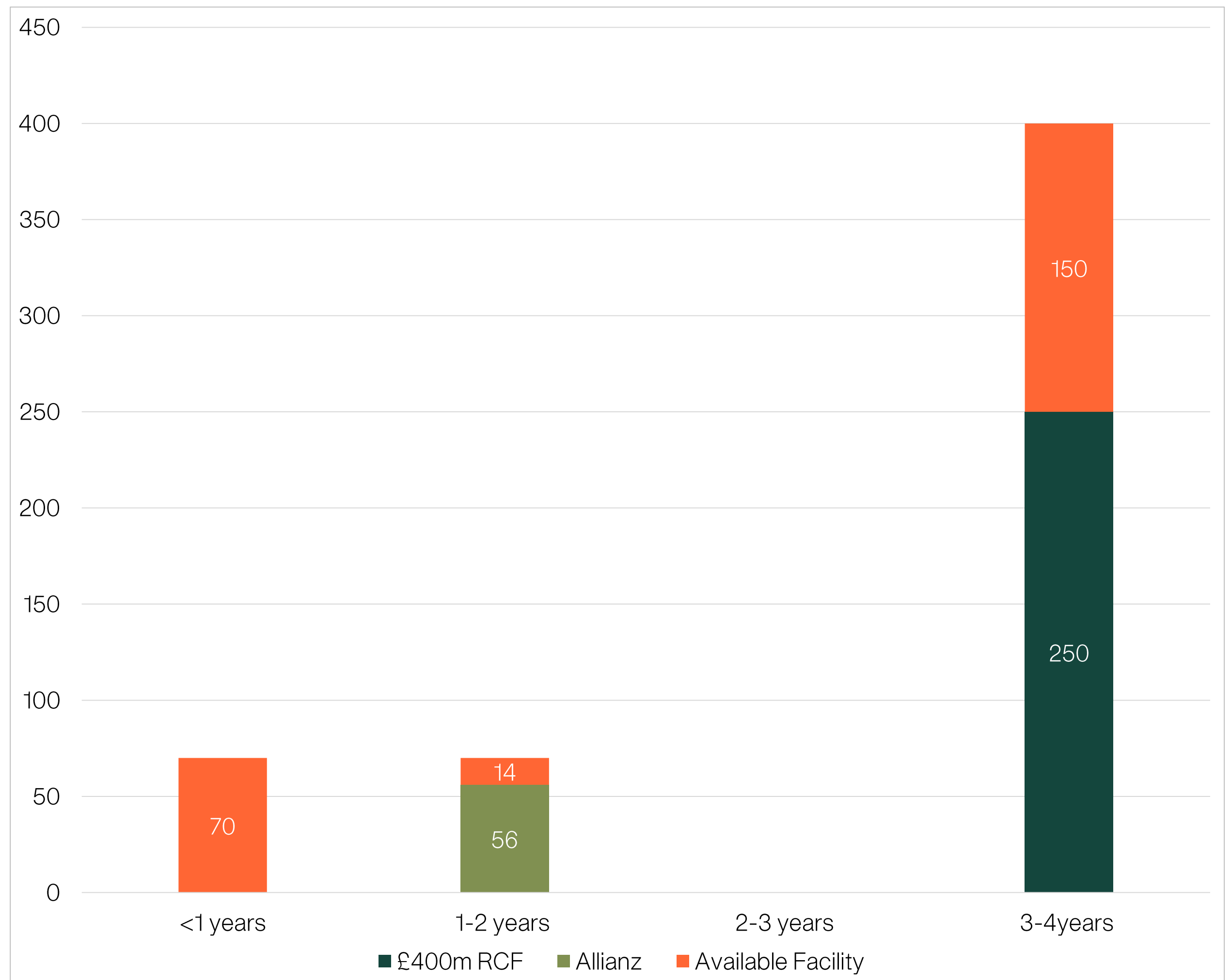


Debt summary

- £150m of the RCF was repaid reducing amount borrowed to £250m
- £400m RCF was extended to July 2026
- £400m RCF was converted into a Sustainability Linked Loan

	September 2022	March 2022
Total facilities	£539.9m	£539.9m
Utilised facilities	£305.7m	£440.9m
Unutilised facilities	£234.2m	£99.0m
Cash balances	£58.9m	£33.3m
Uncharged properties	£0.5m	£31.0m
Average interest rate	3.0%	3.2%
Proportion of drawn down facilities at fixed rate or hedged	100%	100%
Average maturity of borrowings	3.4yrs	3.0 yrs
LTV Ratio	26.4%	36.4%

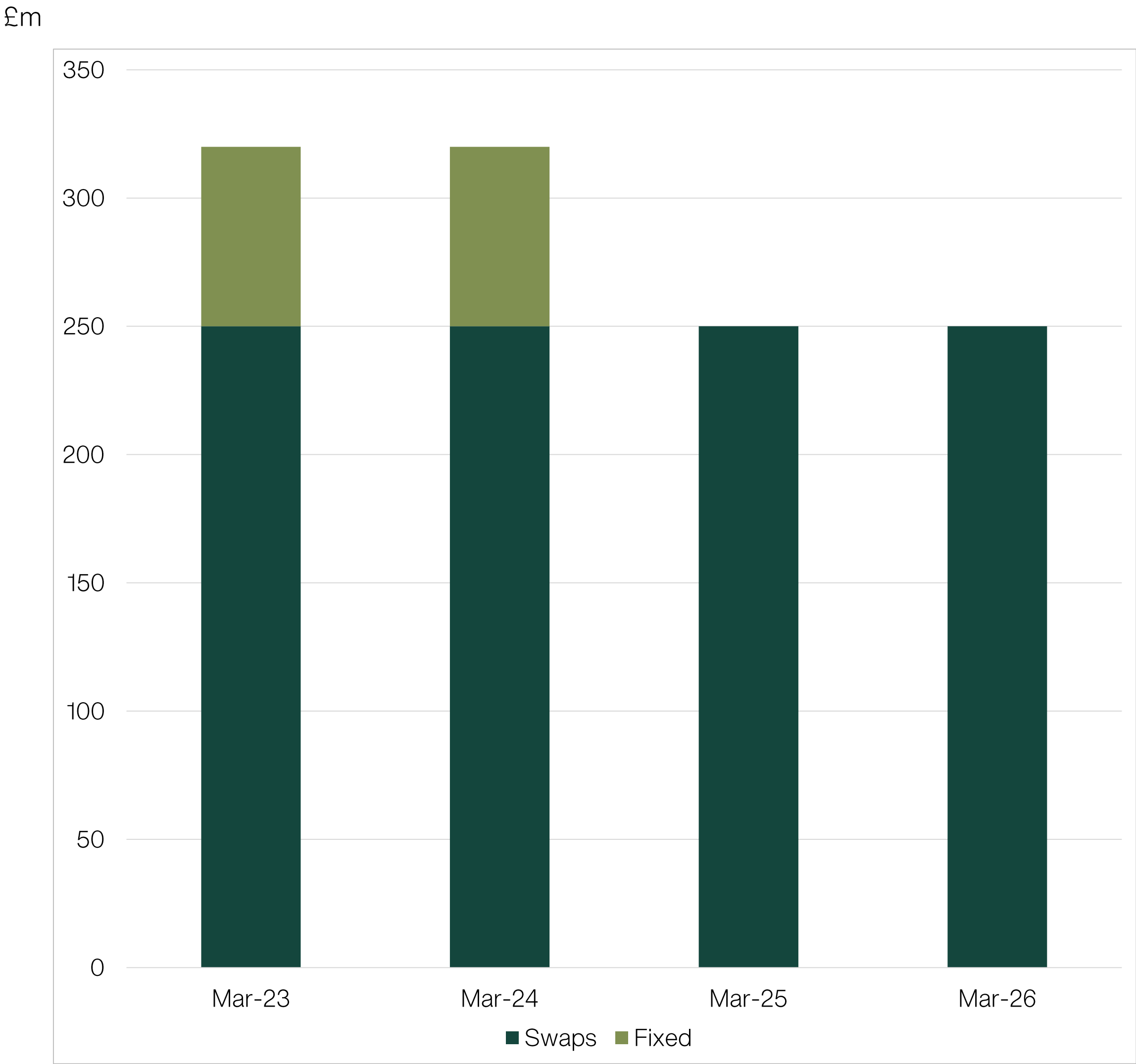
£m at 30 September 2022:



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	Jul 26	3.64%
Total Swaps	£250.0m	Jul 26	2.80%
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

Covenant	Threshold	Oct 2022	Headroom
Loan to Value	<65%	34%	48% fall in value
Loan to Rental Value	<12.0x	7.6x	37% fall in rent
Projected Net Rental Interest Cover Ratio	>150%	499%	60% fall in rent

	%
Weighted average interest rate at Sept 2022 - hedged	3.0
Weighted average interest rate at Sept 2022 – unhedged	4.7
Estimated weighted average interest rate at July 2026* - unhedged	5.5

*Based on current forecast SONIA at July 2026

Summary of financial position

NET ASSET VALUE

£692.7M
(31 MARCH 2022: £687.0M)

NET DEBT

£241.8M
(31 MARCH 2022: £402.9M)

CASH AND UNDRAWN FACILITIES

£293.1M
(31 MARCH 2022: £132.3M)

NAV GEARING

34.9%
(31 MARCH 2022: 58.6%)

LOAN TO VALUE

26.4%
(31 MARCH 2022: 36.4%)

WEIGHTED AVERAGE COST OF DEBT

3.0%
(31 MARCH 2022: 3.2%)

HEDGED DEBT

100%
(31 MARCH 2022: 100%)



The Bower

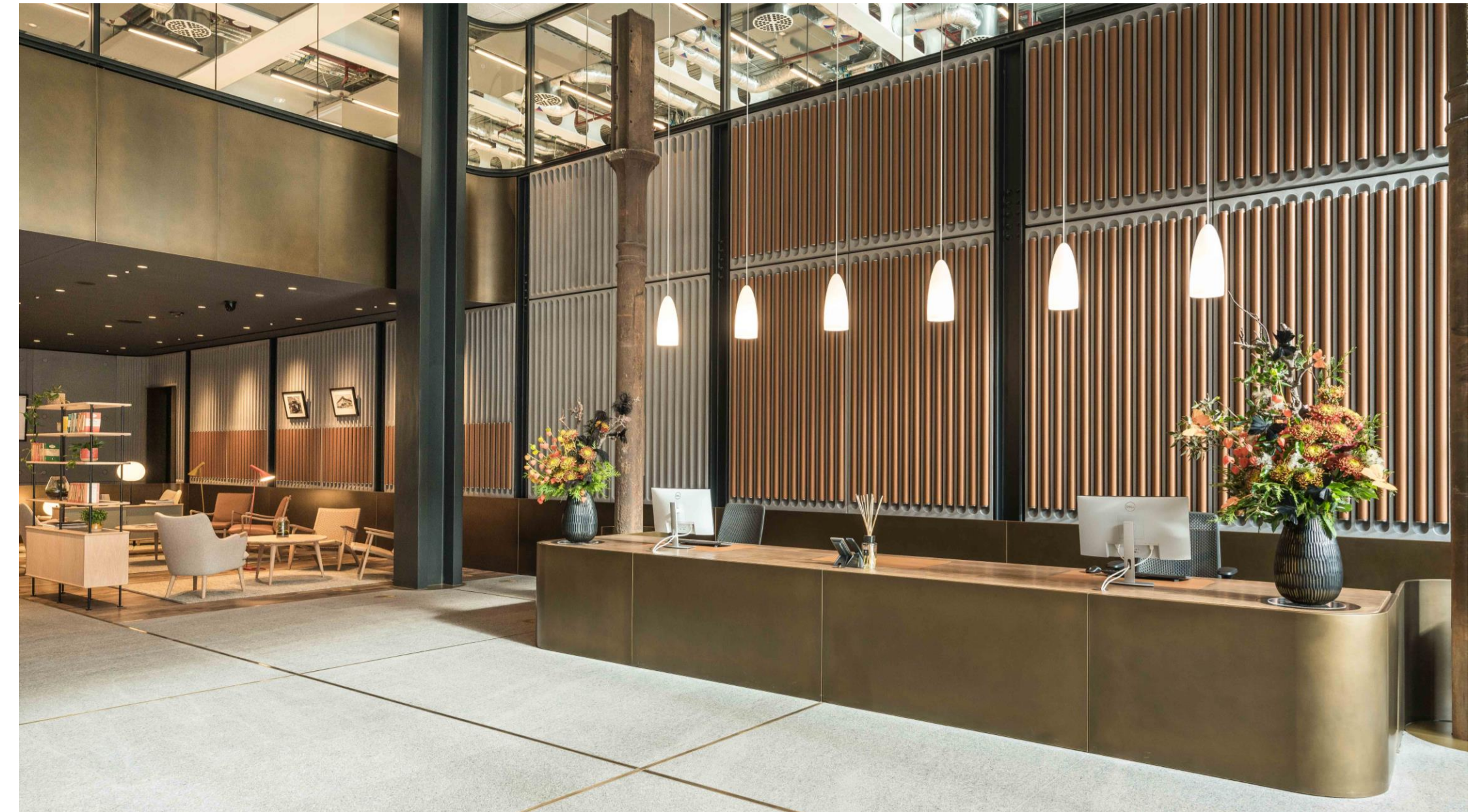
Portfolio Highlights and Sustainability

MATTHEW BONNING-SNOOK

The JJ Mack Building

33 Charterhouse Street, EC1

- Best-in-class technologically advanced new building of 200,447 sq ft of offices and 5,511 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
 - 7th Floor 15,458 sq ft and 6,003 sq ft terrace
 - 6th floor 22,422 sq ft



The JJ Mack Building

33 Charterhouse Street, EC1

An example of sustainability in action

- “Green” development facility signed with Allianz in July 2020
- Targeting a 40% embodied carbon reduction against current RIBA benchmark 840kg CO²/ m² vs 1400kg CO²/ m²
- UK’s first BREEAM Outstanding commercial building under the 2018 assessment criteria
- EPC A, Platinum WELL enabled and targeting Net Zero Carbon, NABERS 5*
- Incorporates a range of sustainable features and technologies
 - Biodiverse green roof
 - PV panels to power the common parts
 - Intelligent and dynamic water management and recycling system
 - Smart building app for enhanced user experience



100 New Bridge Street, EC4

- Acquired off market for gross consideration of c.£160m
- Existing 167,026 sq ft office building let to Baker McKenzie until December 2023
- Planning consent due to be granted for a carbon friendly new building, retaining the existing frame and core, recycling raised floors, but otherwise “new” 191,372 sq ft and retail
- Commence Q4 2023 and due to complete Q1 2025
- Aiming for Net Zero Carbon, BREEAM Outstanding, NABERS 5*, EPC A and embodied carbon figure of 430kg CO₂e/ m²
- Significant public realm improvements around the site, including providing an extensive roof terrace and introduction of a publicly accessible pocket park
- The island site is extremely well located between Blackfriars, City Thameslink, Farringdon and St Pauls stations




100 New Bridge Street CGI

Asset management initiatives



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)

- 12th floor let to Stenn in line with 31 March 2022 ERV
- 11 floors in the Tower have rent reviews in the next 18 months
- 12min walk to Liverpool Street station 



The Loom, E1


107,404 sq ft (8 floors)

- One unit let to ActivTrades at £60 psf
- Post period end 3,504 sq ft let to Muzz
- 30,366 sq ft available across 14 units
- Undertaking asset management to capture reversionary potential
- 12min walk to Whitechapel Station 



25 Charterhouse Square, EC1

42,921 sq ft (6 floors)

- Newly refurbished 4th floor available to let
- 1,880 sq ft ground floor unit let to SolidNature
- Farringdon East station adjoining 

Asset management initiatives - Disposals



Trinity, Manchester

58,533 sq ft (9 floors)

- Sold to clients of Mayfair Capital for £34.55m (£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



55 Bartholomew, EC1

10,976 sq ft (6 floors)

- Sold to a private European Investor £16.5m (NIY 4.5%). Our share £8.25m
- Sale reflected a 4.5% net initial yield and a 3% premium to 31 March 2022 book value
- Was let to five office tenants at an average rent of £72 psf on disposal
- 1min walk to Farringdon East station 



Kaleidoscope, EC1


88,581 sq ft (6 floors)

- Sold SPV to Chinachem Group for £158.5m
- 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 



Barts Square Residential, EC1

236 Apartments

- Ground rent interest sold to the residents of Barts Square for £3.7m
- 6 sales completed during the Period leaving 8 apartments available, of which two are reserved
- Letting to Restaurant St Barts completed in the period and a further retail letting has completed since the period end, one further unit is under offer
- 1min walk to Farringdon East station 

Sustainability benchmarks

	30 September 2022	31 March 2022
 STANDING INVESTMENTS	88/100 5*	85/100 4*
 DEVELOPMENTS	94/100 5*	85/100 4*
 EUROPEAN PUBLIC REAL ESTATE ASSOCIATION	Gold	Gold
 FTSE4Good	3.5/5 95th Percentile	3.9/5 96 th Percentile
MSCI 	AAA	AAA
	C	C

Portfolio energy performance & BREEAM certification by value

- 99% EPC A or B completed portfolio by value
- 87% BREEAM Outstanding or Excellent by value



EPC A and 2018 BREEAM Outstanding
(on track)



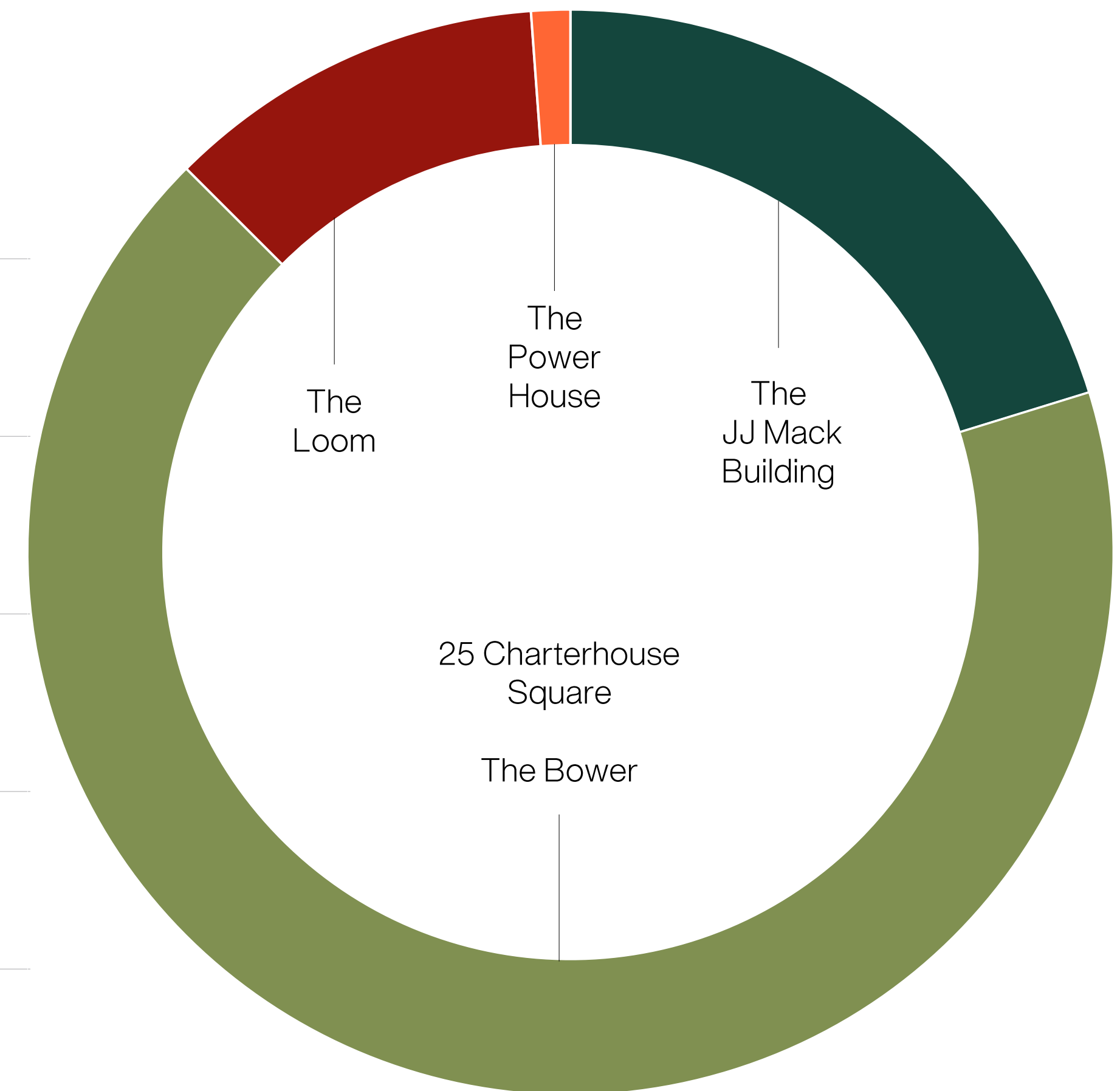
EPC B and 2014 BREEAM Excellent



EPC B and BREEAM In Use Very Good



EPC C and not BREEAM assessed



Note: 100 New Bridge Street excluded as refurbishment commences 2023.

We are targeting - BREEAM Outstanding, NABERS 5*, EPC A

Summary

GERALD KAYE



Summary

- We continue to recycle capital – sales of Kaleidoscope, Trinity and 55 Bartholomew
- 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
- 100 New Bridge Street will target market leading rents
- New opportunities to provide best-in-class space are under consideration



The JJ Mack Building

Q&A



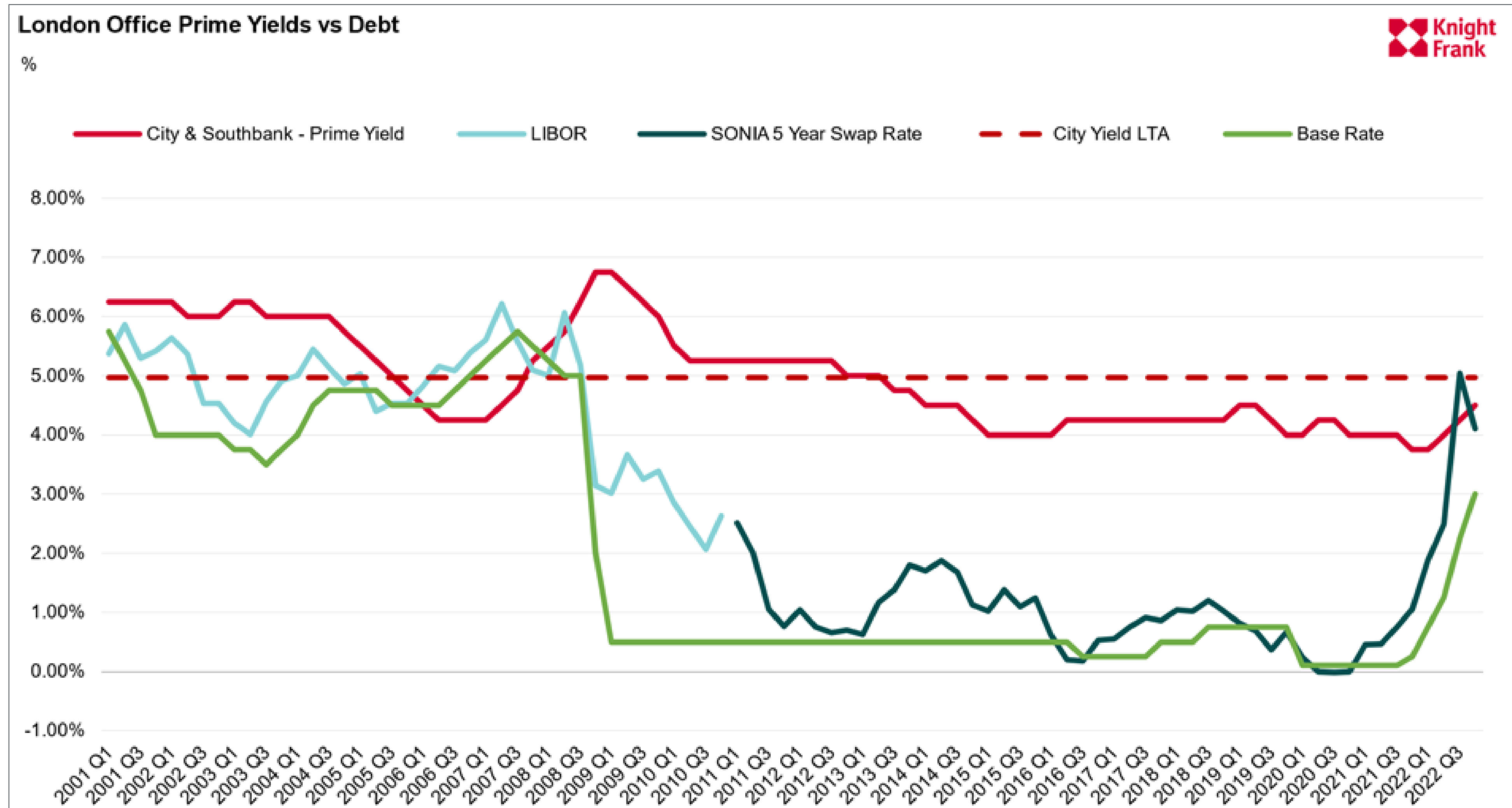
Appendices

Appendices

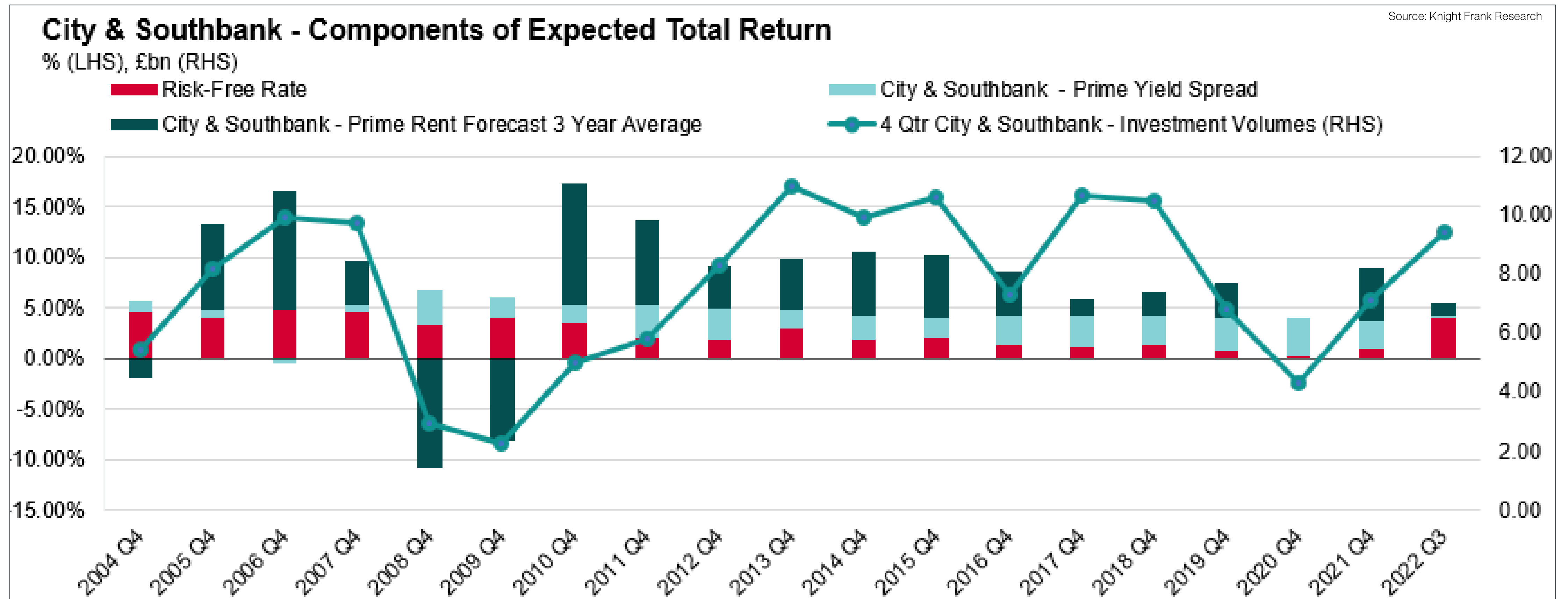
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Market comment – Supporting Charts



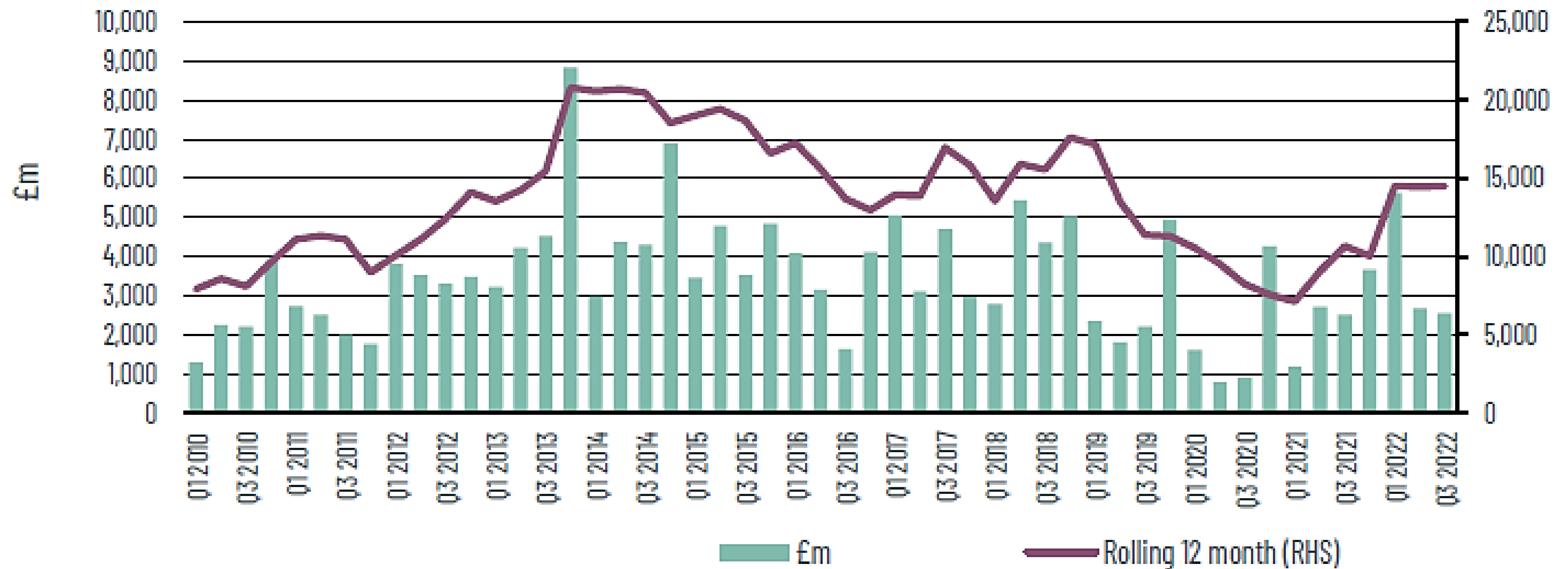
Market comment – Supporting Charts



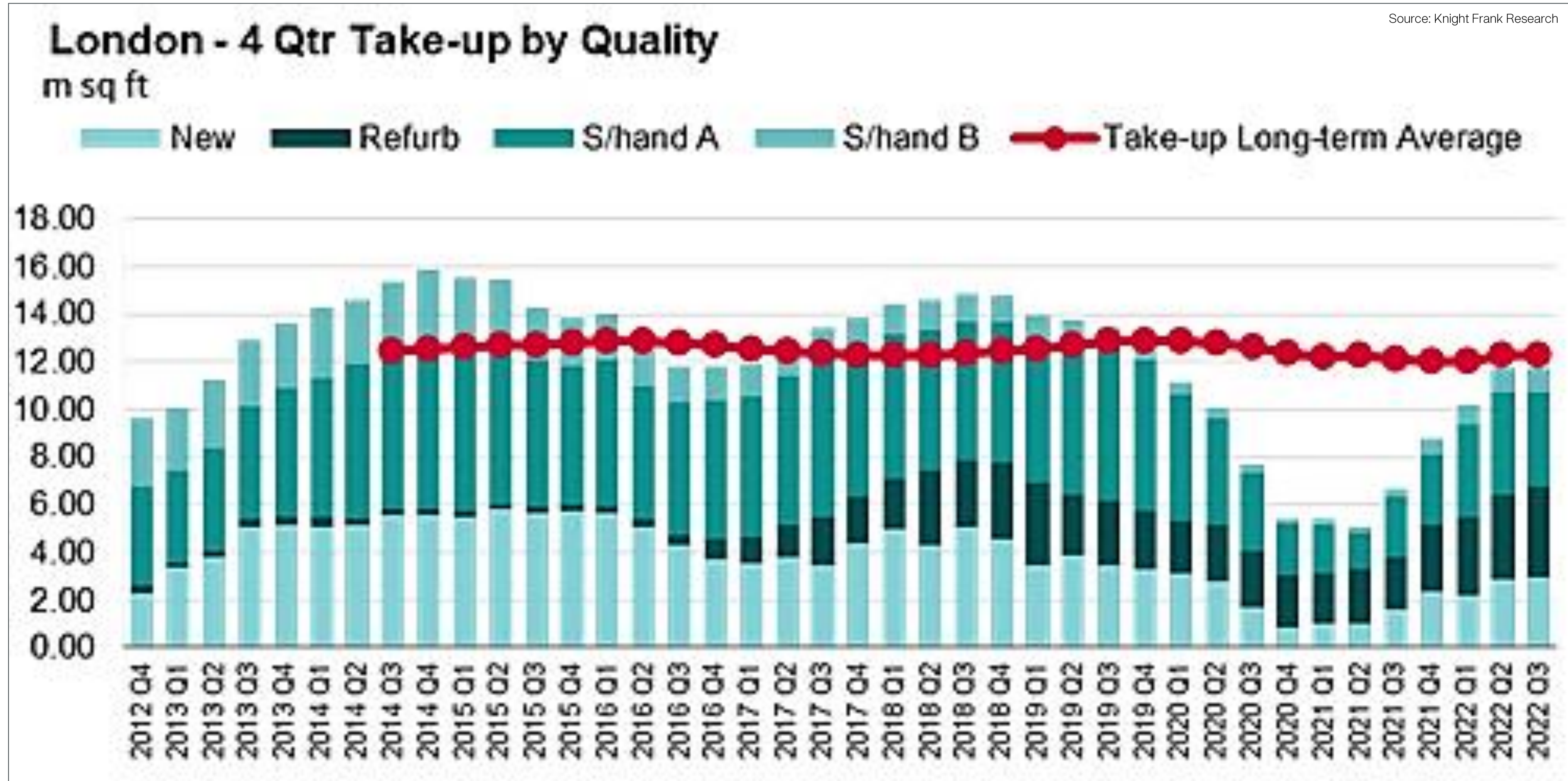
Market comment – Supporting Charts

Source: CBRE Research

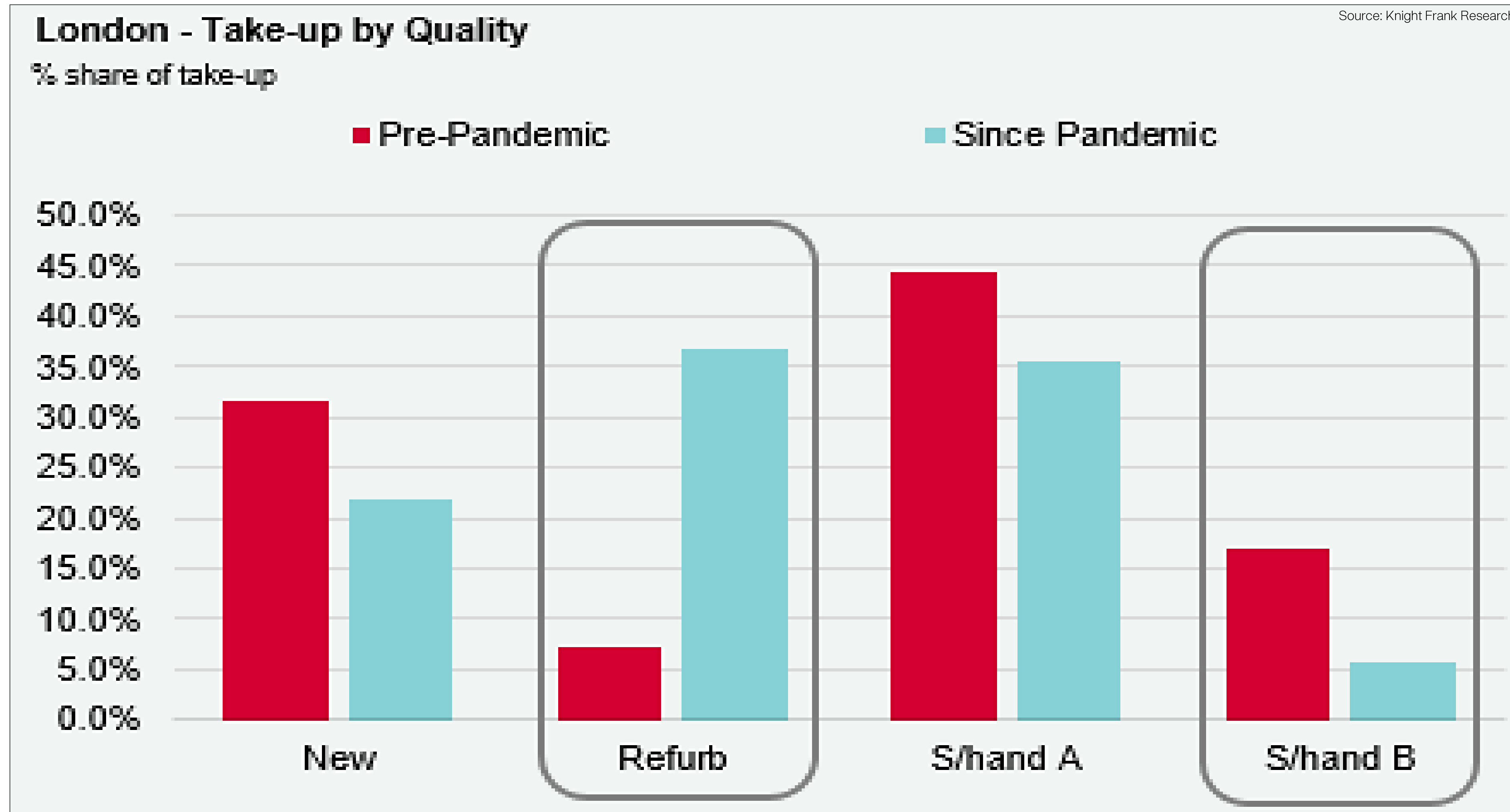
FIGURE 10: Key Central London Investment Transactions



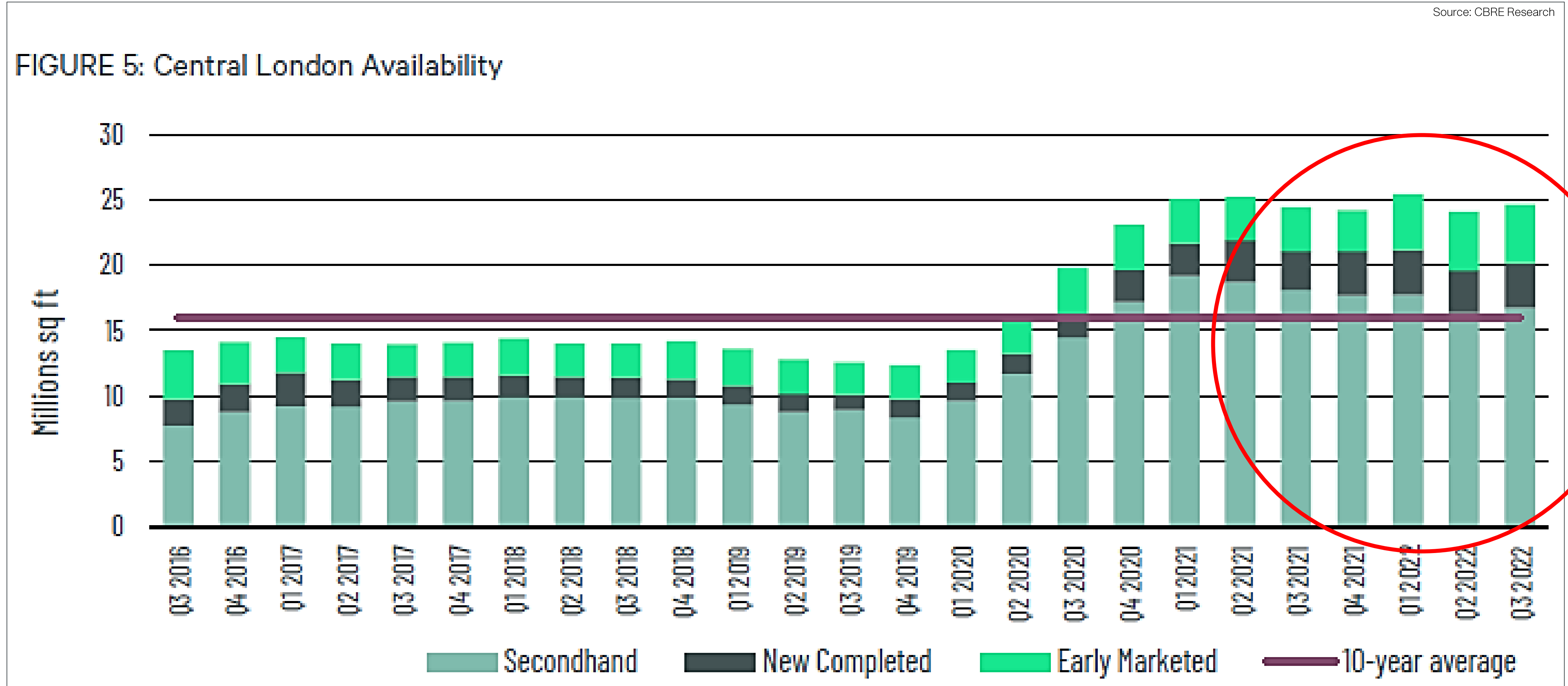
Market comment – Supporting Charts



Market comment – Supporting Charts



Market comment – Supporting Charts

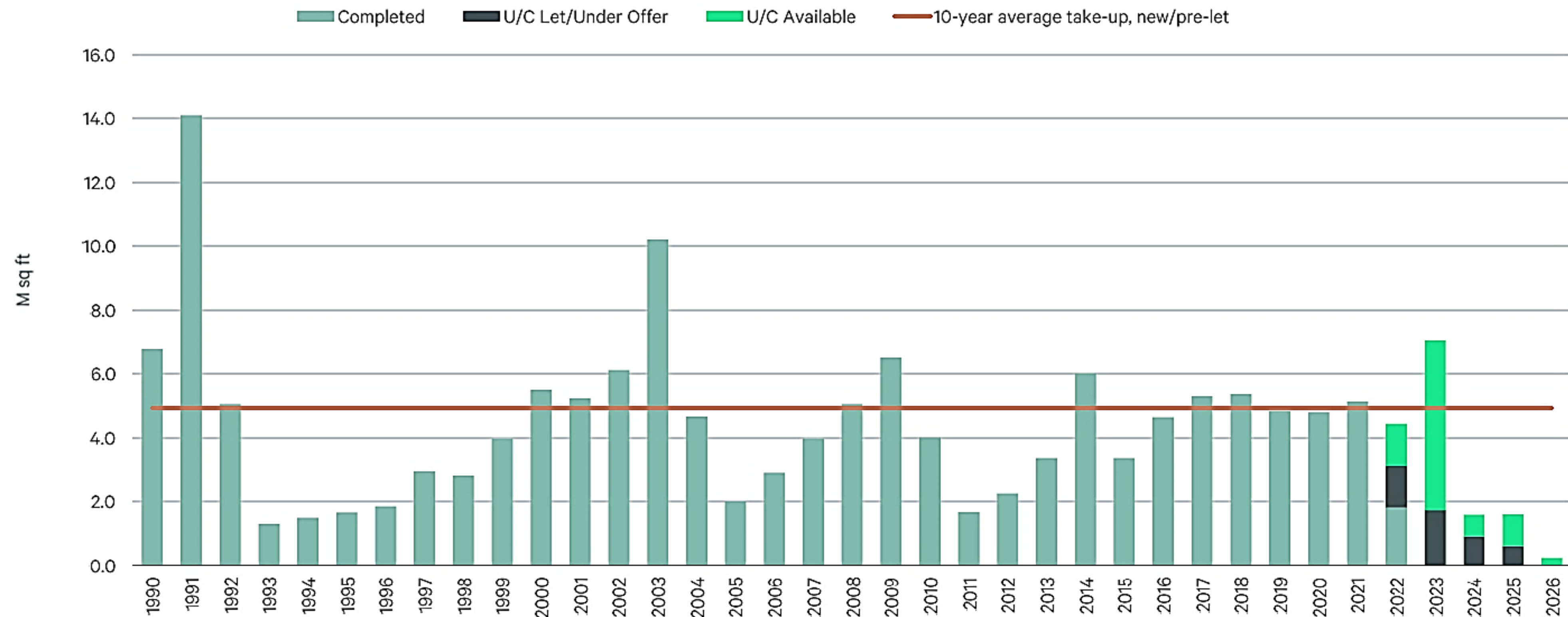


Market comment – Supporting Charts

Medium-term pipeline is constrained

Source: CBRE Research

Central London development space under construction

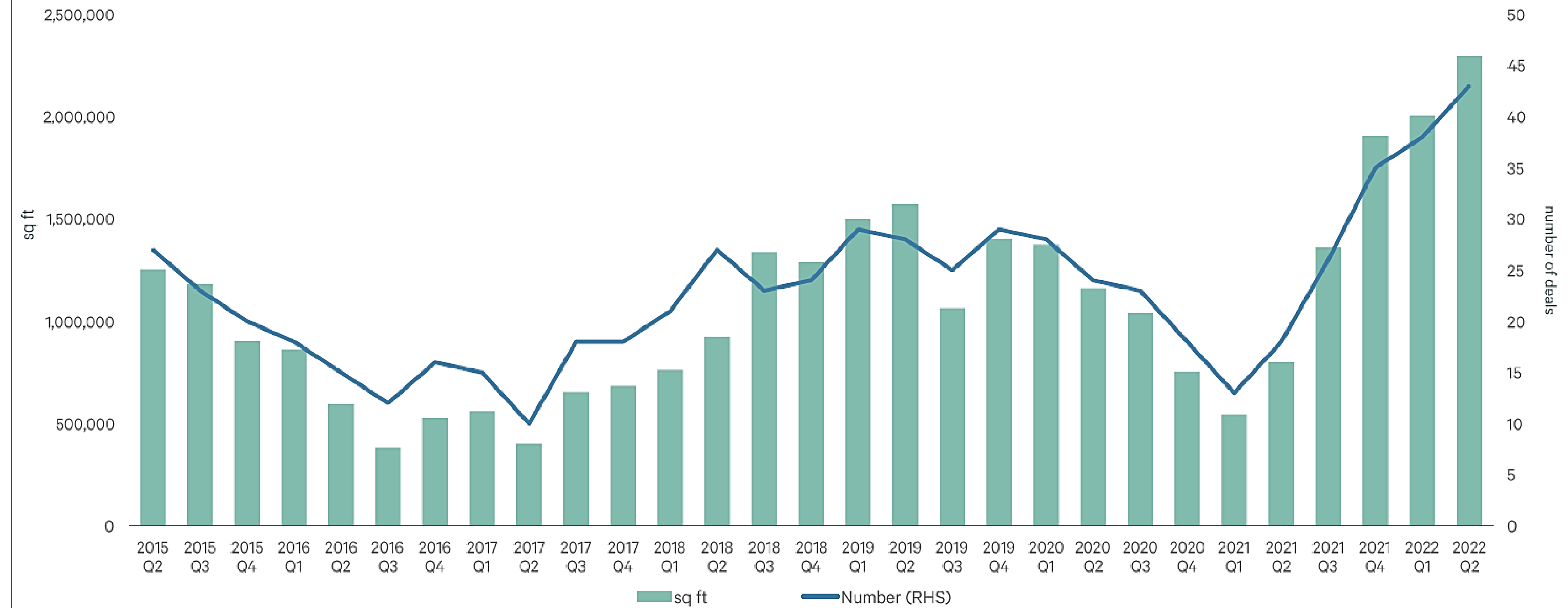


Market comment – Supporting Charts

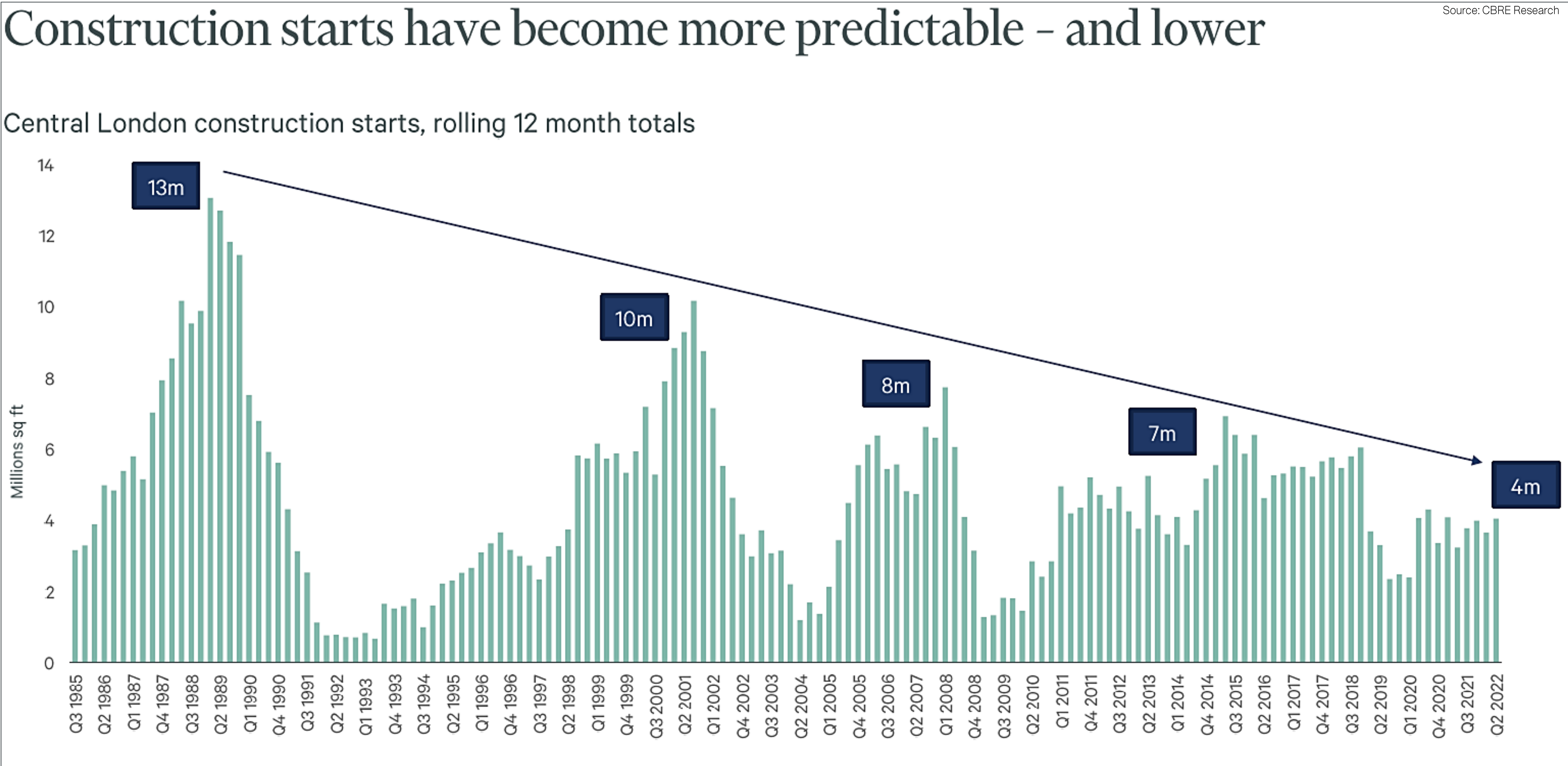
Peak in cyclical demand

Source: CBRE Research

Central London take-up of space over 20,000 sq ft involving 100% net addition to occupied stock, rolling 12 months



Market comment – Supporting Charts



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.

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.

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.

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.

4/ MARKET KNOWLEDGE AND RELATIONSHIPS
With 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.

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.

6/ STRONG TRACK RECORD
Each of the Executive Directors has over 27 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.

Barts Square, EC1



Phase 1 – Residential/Retail

- 144 apartments and 3,194 sq ft retail
- All apartments have now been sold
- Stem + Glory and Halfcup are open and trading from the 2 retail units
- Winner of Good Neighbour Award at the prestigious 2021 Housing Design Awards and a RIBA London Award

Phase 2 – Residential/Retail

- 92 apartments and 11,328 sq ft retail/restaurants
- 83 apartments sold, plus the freehold of 56 West Smithfield, 2 further apartments reserved post period end, leaving 6 apartments available
- Restaurant St Barts has opened for trade following the completion of its letting
- One further retail unit has completed since the period end and one is under offer

Residential Ground Rents

- Contracts were exchanged for the sale of the residential ground rents to the residents of Barts Square for £3.7m prior to the Period end and have subsequently completed

The Warehouse and The Studio, The Bower, EC1



- 141,141 sq ft offices and 10,298 sq ft restaurants
- All rent reviews now completed achieving 13.2% uplift
- 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	12.7
Contracted rent	13.3
ERV	13.1

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 4th 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	2.0
Contracted rent	2.8
ERV	3.6



The Loom, E1

- 107,404 sq ft listed office former Victorian wool warehouse
- All units have now been extensively refurbished
- One unit of 3,495 sq ft let to ActivTrades in the period and one further unit let following the period end taking the property to 72% let
- 30,366 sq ft available across 14 units



Key rental statistics

	£m
Passing rent	2.7
Contracted rent	3.8
ERV	5.6



Sustainability



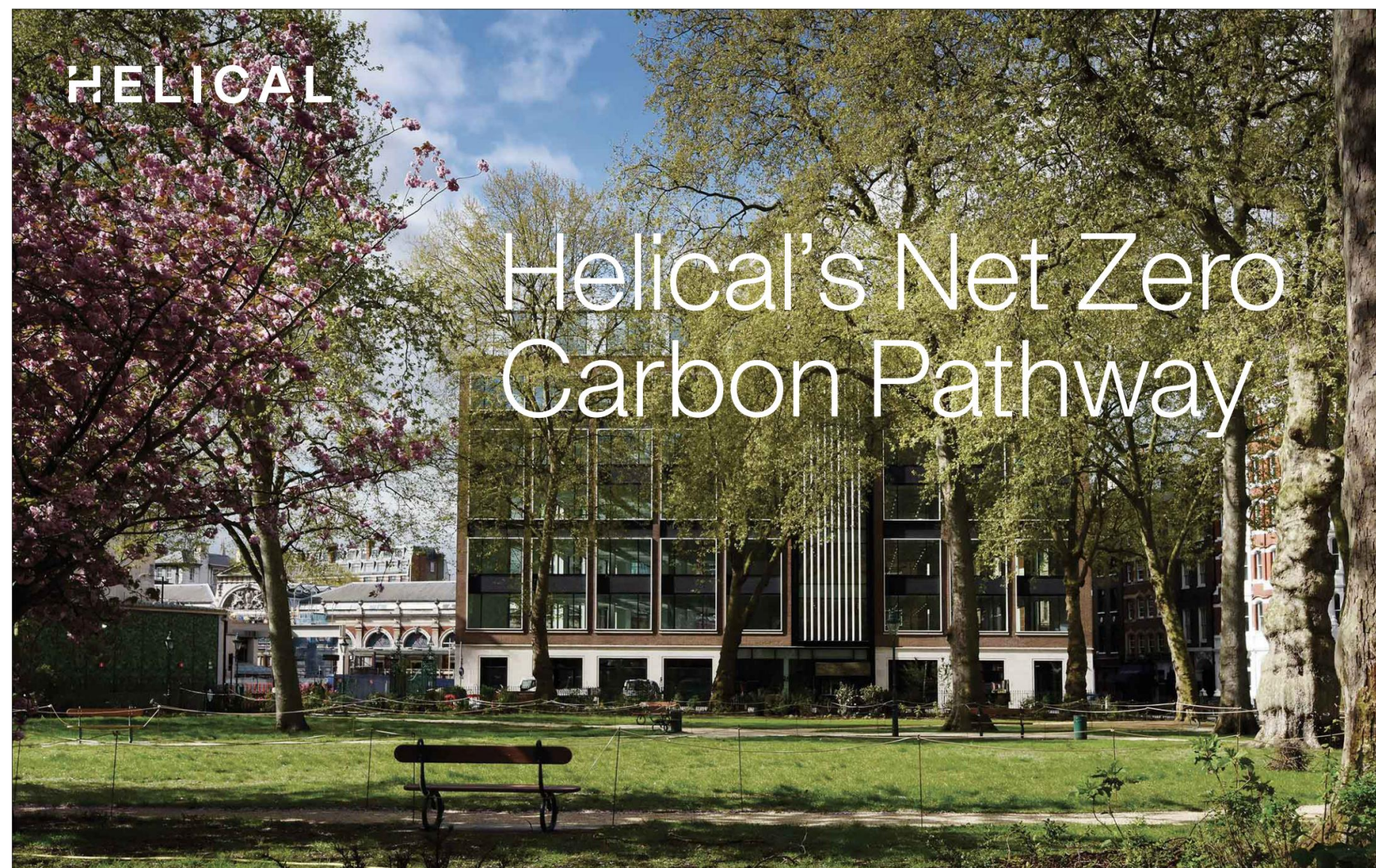
Launched in June 2020

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/ CO² / m² for embodied carbon
 - 90kg/ CO² / m² 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	4.89%	
+50 bps	(12.2%)	(111.7)
+25 bps	(6.4%)	(58.7)
-25 bps	7.2%	65.4
-50 bps	15.2%	138.7
ERV	£77.40	
+5.0%	5.4%	49.8
+2.5%	2.7%	24.8
-2.5%	(2.7%)	(24.3)
-5.0%	(5.3%)	(48.5)



The JJ Mack Building

Portfolio – Summary

New lettings to 30 September 2022

- 19,642 sq ft to 4 tenants
- 2.2% above 31 March 2022 ERV
- £1.2m (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	3,495	210,000	60.00	9.2%
25 Charterhouse Square, EC1	1,880	141,000	75.00	0.0%
Barts Retail, EC1	4,695	75,000	31.95	6.6%
	19,642	1,192,000	64.48	2.2%

*Excluding plug and play and managed lettings



EPRA Performance measures

	At 30 September 2022	At 31 March 2022
EPRA net tangible assets	£685.6m	£713.3m
EPRA net reinstatement value per share	578p	602p
EPRA net tangible assets per share	553p	572p
EPRA net disposal value per share	559p	551p
EPRA net initial yield	3.5%	3.5%
EPRA “topped up” net initial yield	3.7%	4.2%
EPRA vacancy rate	21.3%	4.9%
	Period to 30 September 2022	Period to 30 September 2021
EPRA earnings	£5.8m	£1.1m
EPRA earnings per share	4.8p	0.9p

Financial highlights

See-through income statement	September 2022		September 2021
Total property return			
- Net rental income	£18.2m		£14.1m
- Development property profits	£0.9m		£1.0m
- (Loss)/gain on revaluation of investment properties	(£19.6m)		£29.9m
- Gain/(loss) on sale of investment properties	£4.5m		(£0.1m)
	£4.0m		£44.9m
IFRS Total Accounting Return	2.3%		3.9%
Total Accounting Return on EPRA net tangible assets	(2.5%)		5.1%
IFRS profits after tax	£17.2m		£22.2m
EPRA earnings	£5.8m		£1.1m
EPRA earnings per share	4.8p		0.9p
Total dividend per share	3.05p	+5.2%	2.90p
See-through balance sheet	September 2022		March 2022
Portfolio value	£914.8m		£1,108.1m
IFRS net asset value	£692.7m		£687.0m
EPRA net tangible asset value per share	553p	-3.3%	572p
See-through net borrowings	£241.8m		£402.9m
See-through loan to value ratio	26.4%		36.4%
See-through net gearing	34.9%		58.6%

Note: All figures include share of joint ventures

See-through balance sheet

	30 September 2022				31 March 2022	
	Group £m	Joint Ventures £m	Total £m	NAV per share p	Total £m	NAV per share p
Investment properties	751.2	156.5	907.7		1,097.3	
Land and development stock (fair value)	2.4	4.7	7.1		10.7	
Property portfolio	753.6	161.2	914.8		1,108.0	
Net debt			(241.8)		(402.9)	
Other net liabilities			19.7		(18.1)	
			692.7		687.0	
Fair value of financial instruments			(36.8)		(10.5)	
Fair value of land and developments surplus			0.3		0.3	
Deferred shares			-		-	
Deferred tax			(0.1)		-	
Real estate transfer tax			29.5		36.5	
EPRA net tangible asset value			685.6	553	713.3	572

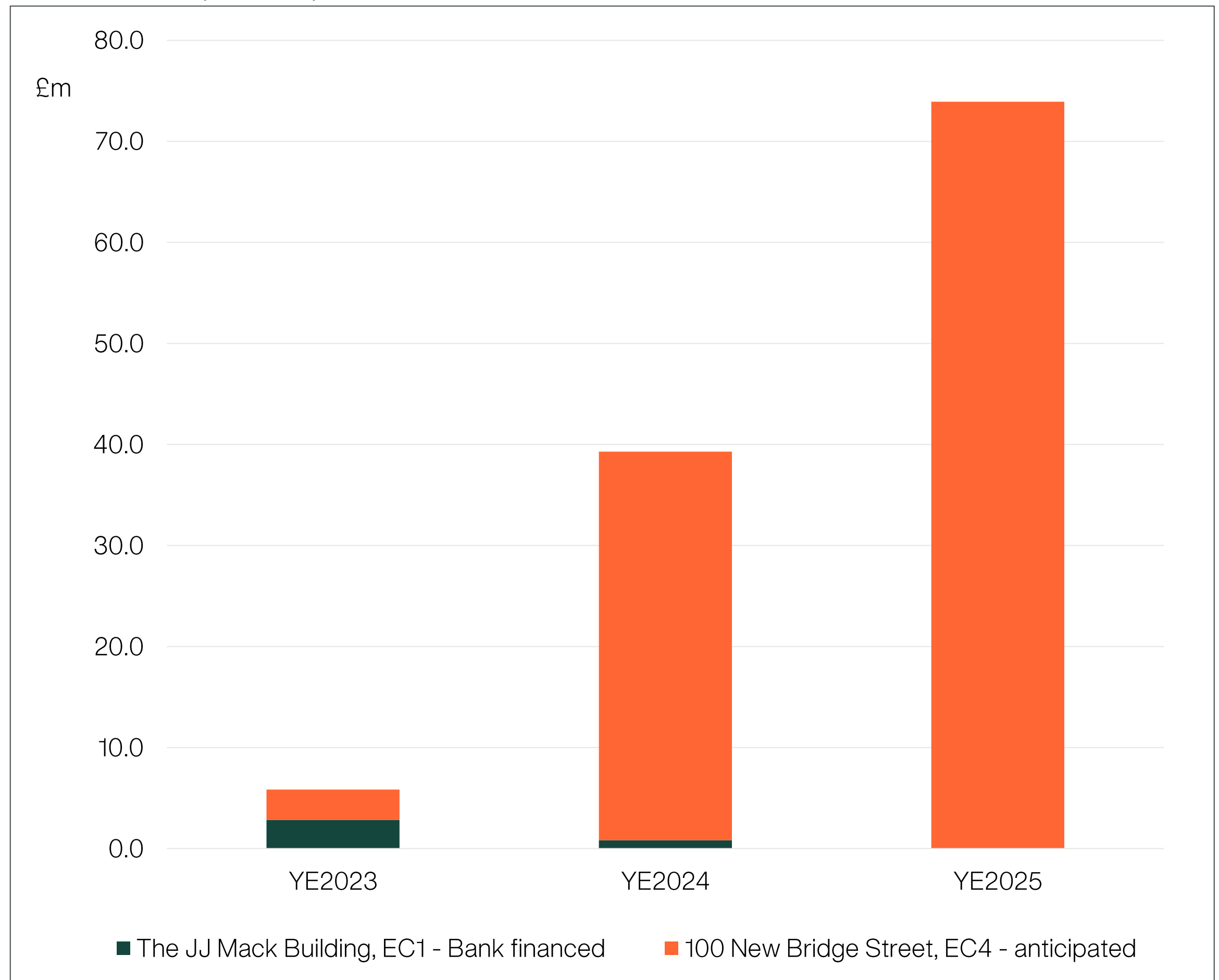
See-through income statement

	30 September 2022			30 September 2021	
	Group £m	Joint Ventures £m	Total £m		Total £m
Net rental income	18.1	0.1	18.2		14.1
Development property profit	0.7	0.2	0.9		1.0
	18.8	0.3	19.1		15.1
Administration expenditure	(5.5)	(0.4)	(6.0)		(7.4)
Net finance costs	(7.3)	0.1	(7.2)		(7.8)
Change in fair value of debt instruments	26.6	-	26.6		4.6
Other net expense	-	(0.2)	(0.2)		(0.1)
	32.5	(0.2)	32.3		4.4
(Loss)/gain on sale and revaluation of investment portfolio	(30.4)	15.3	(15.1)		29.8
Profit before tax	2.1	15.1	17.2		34.2
Tax	-	-	-		(12.0)
Profit after tax	2.1	15.1	17.2		22.2
EPRA earnings per share			4.8p		0.9p

Net cash flow movements

	September 2022 £m	March 2022 £m
Cash (used by)/generated from operations	(4.4)	3.0
Acquisition of investment property	-	(160.0)
Capex	(4.4)	(14.1)
Joint ventures	9.8	0.1
Net disposal proceeds/ (costs)	186.6	(0.1)
(Reduction)/increase in net borrowing	(150.0)	58.9
Other cash flow movements	(1.9)	(0.8)
Dividends paid	(10.1)	(12.6)
Net increase/(decrease) in cash	25.6	(125.6)
Cash at start of period	28.8	154.4
Cash at end of period	54.4	28.8

Forecast capital expenditure



Impact of forecast capital expenditure and capital receipts

	30 September 2022	Forecast Capex to 31 March 2023	Contracted Sales to 31 March 2023	Pro forma ¹ 31 March 2023
Portfolio fair value	£914.8m	£5.8m	-	£920.6m
Net debt	£241.8m	£5.8m	-	£247.6m
Pro forma Loan to Value	26.4%	0.5%	-	26.9%

Forecast Capital Expenditure	Capex Budget ² £m	Remaining Spend ² £m
Investment Portfolio - committed		
The JJ Mack Building, EC1	66.0	3.7
Investment Portfolio - anticipated		
100 New Bridge Street, EC4	118.1	115.4

1. Excludes the impact of potential valuation movements

2. Our share

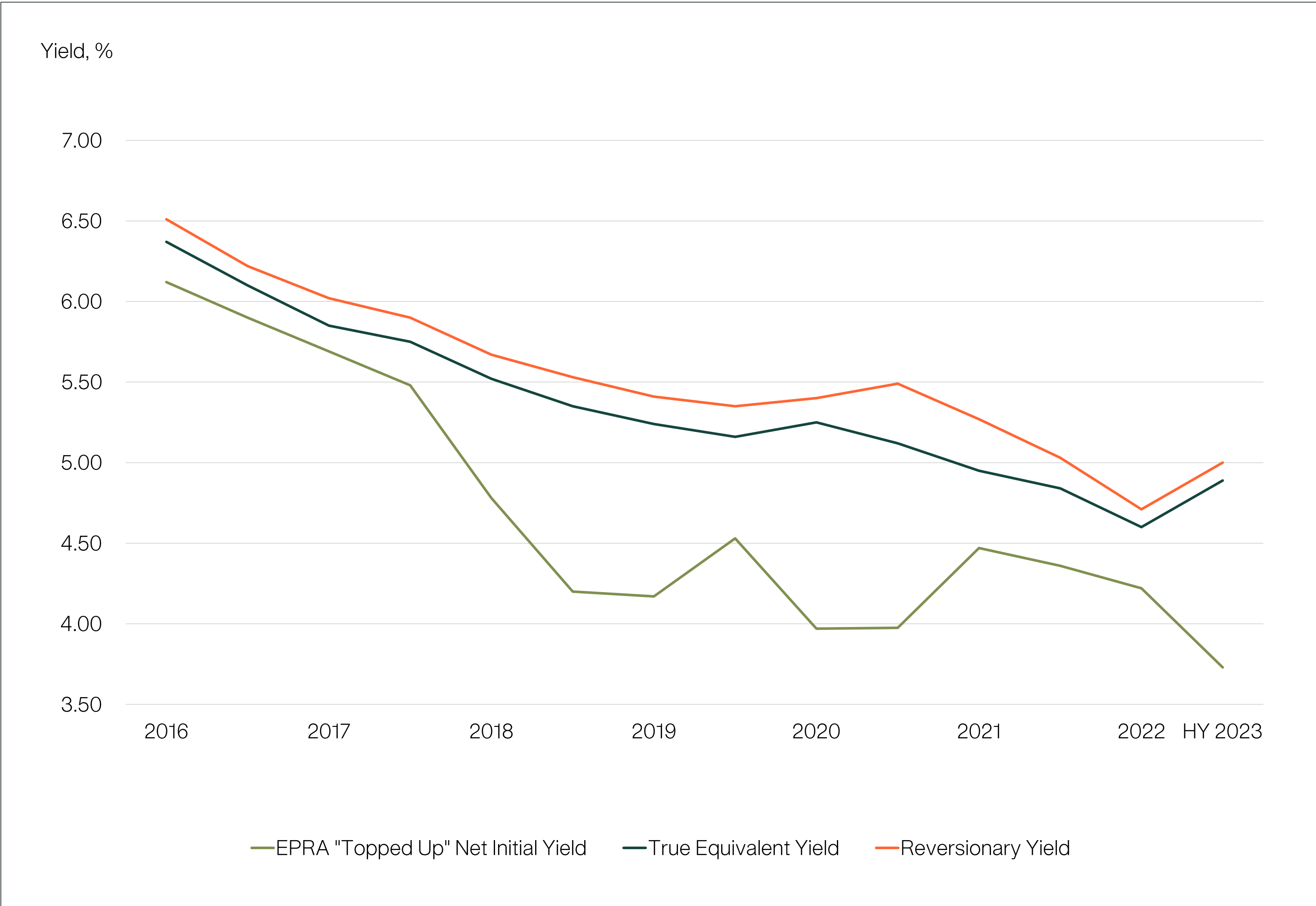
Portfolio metrics (1)

Investment Portfolio	Fair Value £m	%	Capital Value £ psf	Vacancy Rate %	30 September 2022 WAULT Years	Valuation Change (exc. Sales and Purchases) %
London Offices:						
- Completed properties	747.6	82.4	1,246	23.7	5.4	(2.2)
- Development pipeline	160.0	17.6	958	2.6	1.2	(2.1)
Total London	907.6	100.0	1,192	19.2	4.6	(2.2)
Other	0.1	0.0	-	n/a	n/a	-
Total	907.7	100.0	1,192	19.2	4.6	(2.2)

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	27.1	29.8	43.1	1.9	3.6	5.1	5.3
- Development pipeline	7.2	7.2	16.5	11.2	4.2	4.4	4.5
Total London	34.3	37.0	59.6	4.3	3.7	4.9	5.0
Other	0.0	0.0	0.1	0.0	n/a	n/a	n/a
Total	34.3	37.0	59.7	4.3	3.7	4.9	5.0

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
H1 2023	3.73	3.73

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
H1 2023	4.89	4.89

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
H1 2023	5.00	5.00

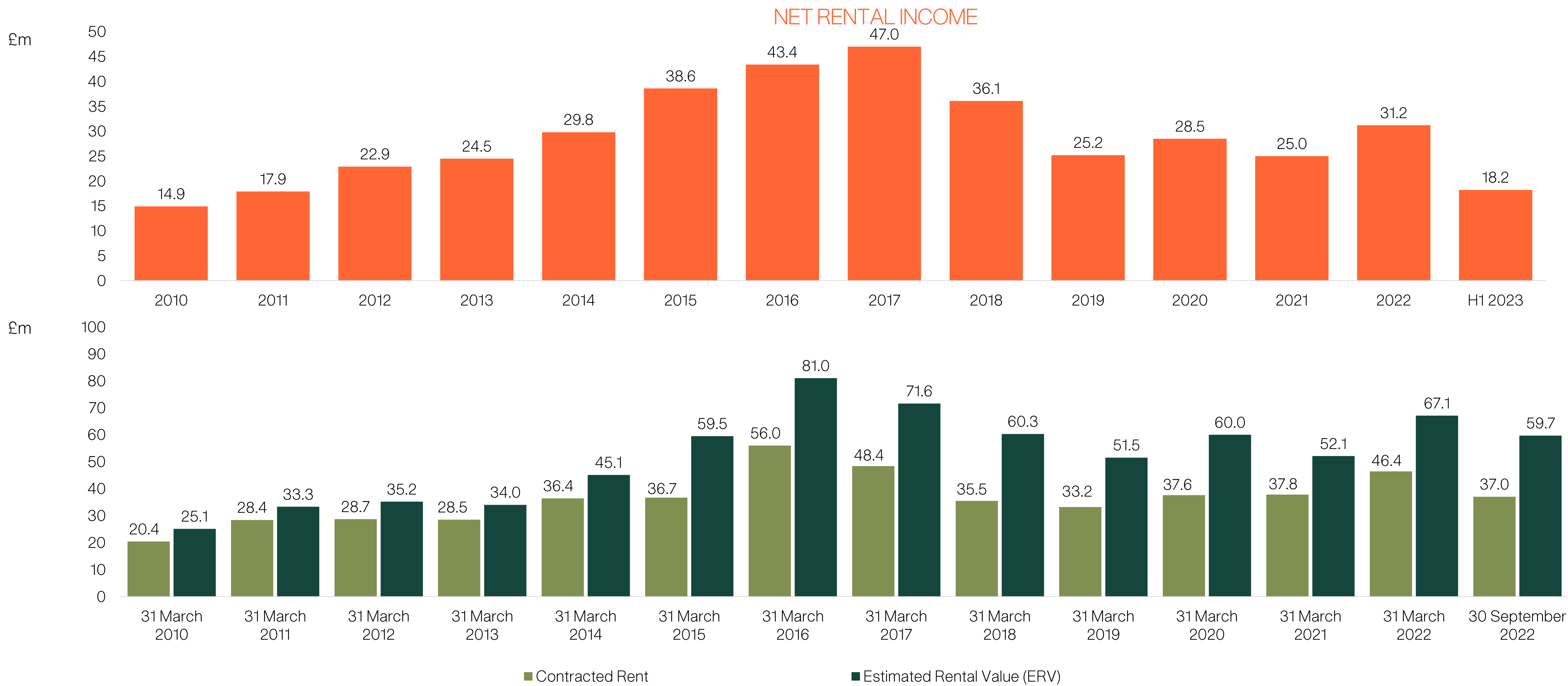
Lease expiries or tenant break options

	Half Year to 2023	Year to 2024	Year to 2025	Year to 2026	Year to 2027	After 2027
Rent Roll (%)	1.9%	34.0%	9.9%	1.4%	10.4%	42.4%
Number of Leases	9	27	11	4	10	31
Average Rent per Lease (£)	77,454	465,525	333,949	124,773	386,233	502,961



The Bower

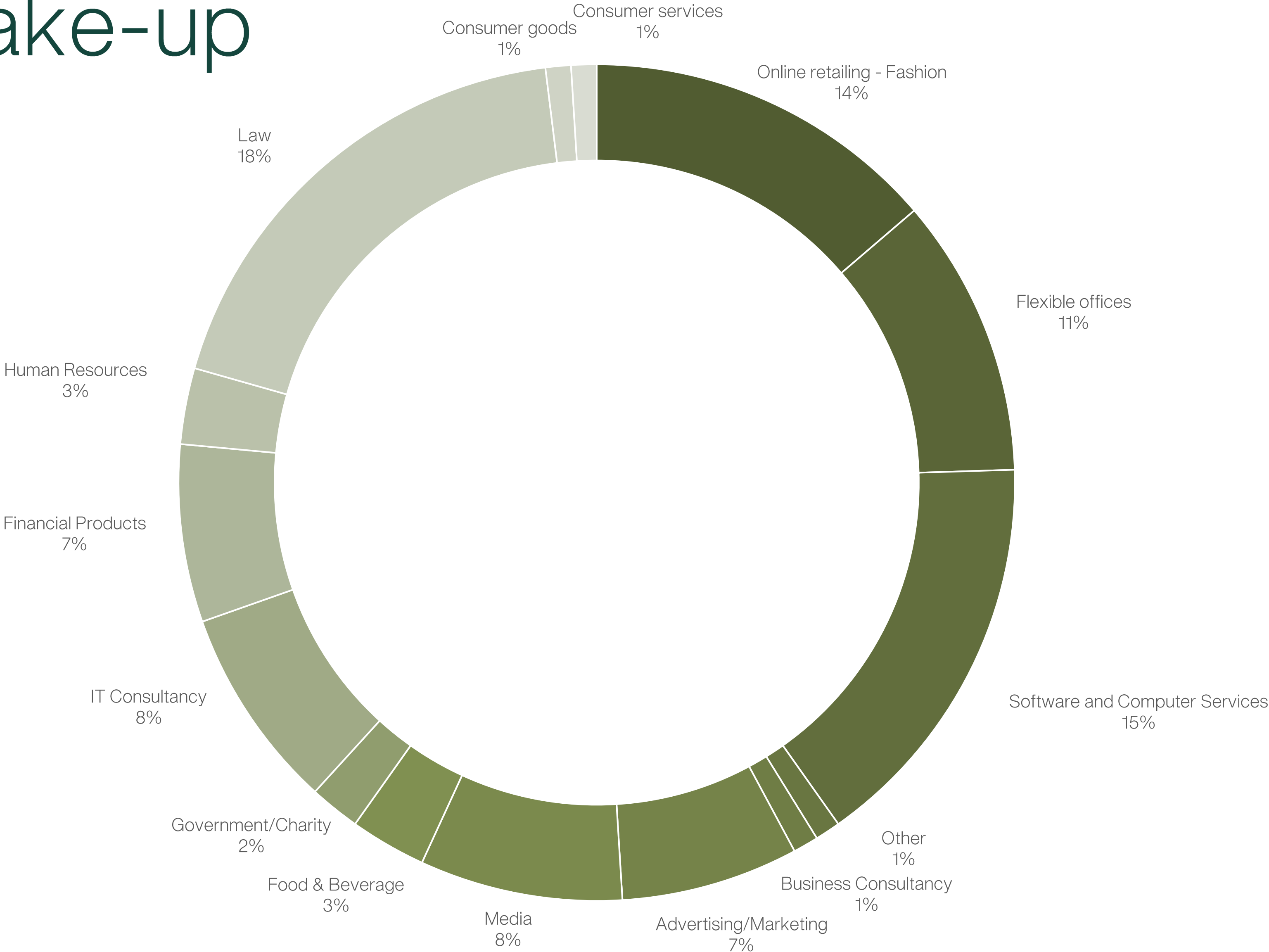
Rental income and rental reversion



Investment portfolio key statistics

	See-through Total Portfolio Contracted Rent £m
Rent lost at break/expiry	(1.1)
New lettings	1.2
Total increase in the period from asset management activities	0.1
Contracted rent reduced through disposals of London Offices	(8.1)
Contracted rent reduced through disposals of Manchester Offices	(1.4)
Total contracted rental decrease from sales and purchases	(9.5)
Net decrease in contracted rents in the period	(9.4)

Tenant make-up



Top 15 tenants

Rank	Tenant	Tenant Industry	Contracted Rent £m	Rent Roll %
1	Baker McKenzie	Legal services	7.0	19.0%
2	Farfetch	Online retail	4.3	11.7%
3	WeWork	Flexible offices	4.0	10.8%
4	Brilliant Basics	Technology	2.4	6.4%
5	VMware	Technology	2.2	5.9%
6	Anomaly	Marketing	1.4	3.8%
7	Viacom	Media	1.2	3.2%
8	Allegis	Media	1.1	2.9%
9	Dentsu	Marketing	1.1	2.8%
10	Stripe	Financial services	1.0	2.6%
11	Verkada	Technology	1.0	2.6%
12	Incubeta	Marketing	0.9	2.5%
13	Openpayd	Financial services	0.9	2.4%
14	Snowflake	Technology	0.8	2.2%
15	Stenn	Financial services	0.8	2.1%
	TOTAL		30.1	80.9%

Property portfolio

Investment Properties	Description	Area sq ft (NIA excluding storage)	Total vacancy rate at 30 September 2022 %	Total vacancy rate at 31 March 2022 %
Completed properties				
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	107,404	31.5%	20.1%
The JJ Mack Building, EC1	Office development	205,958	100.0%	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%
		711,183	23.7%	6.9%
Development pipeline				
100 New Bridge Street, EC4	Single-let office building	167,026	2.6%	0.0%

Development Properties	Description	Total apartments	Unsold apartments at 30 September 2022	Unsold apartments at 31 March 2022
Barts Square	Residential units and 8 retail units	236	9	14

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