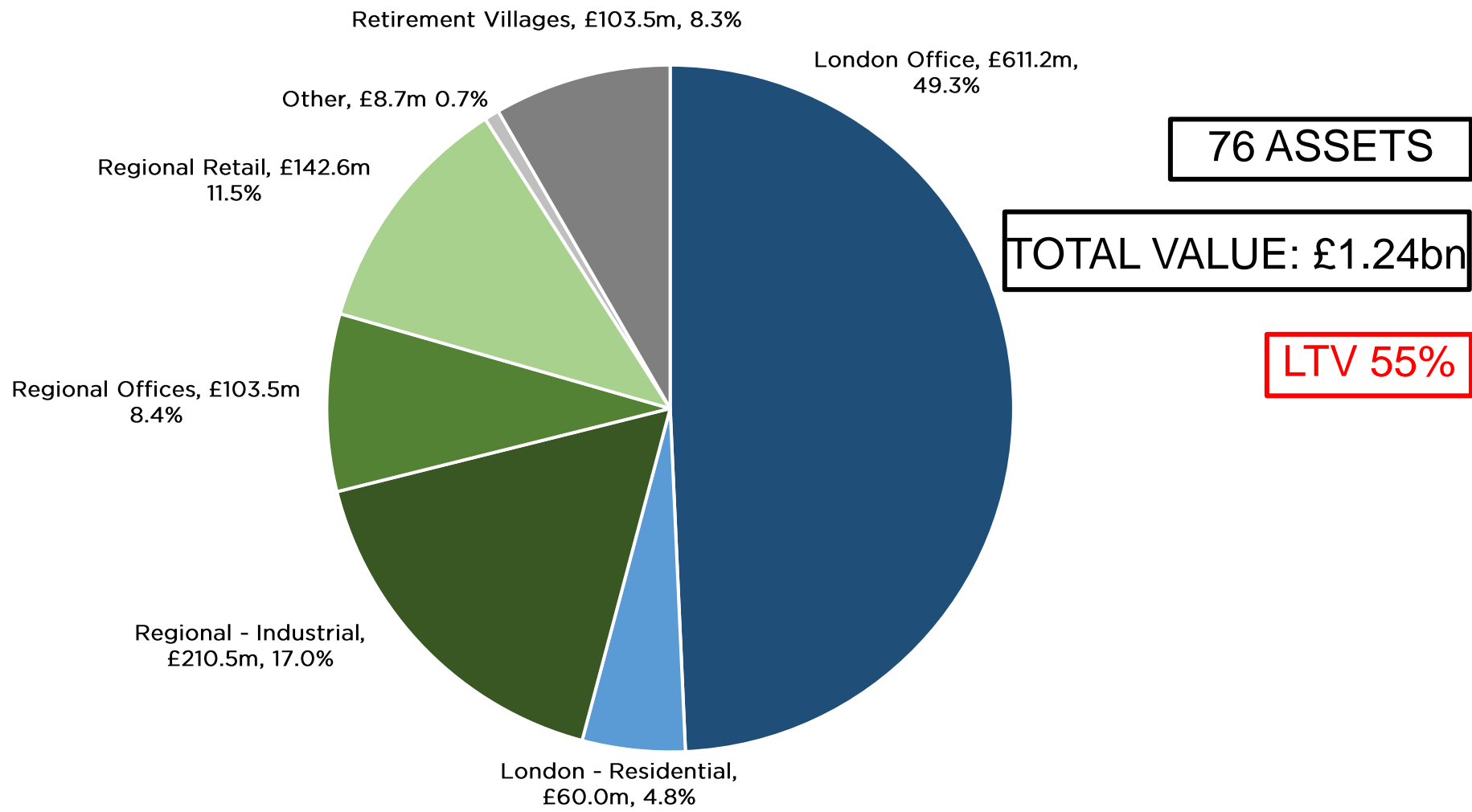




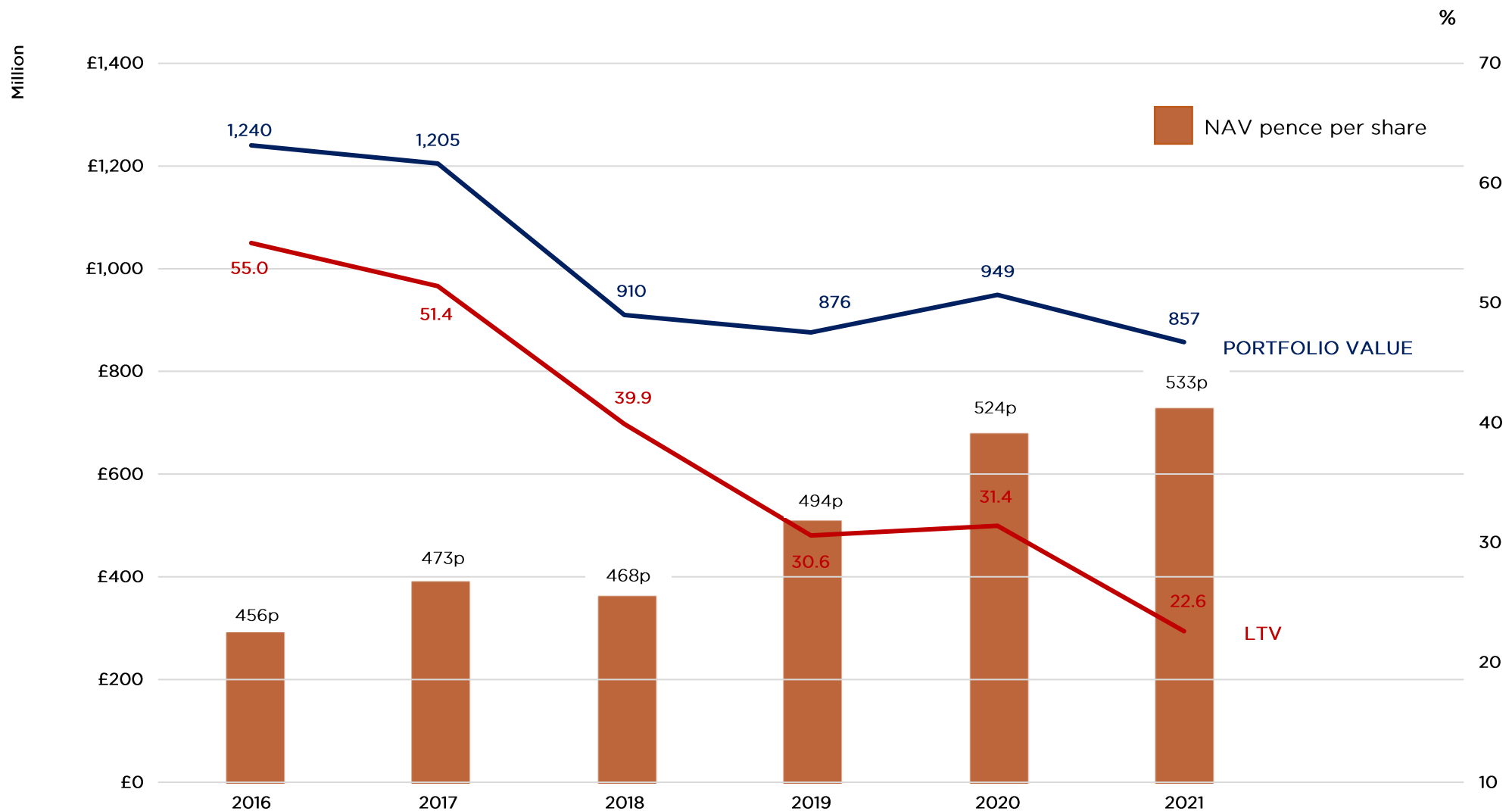
HELICAL

2021 ANNUAL GENERAL MEETING 15 JULY 2021

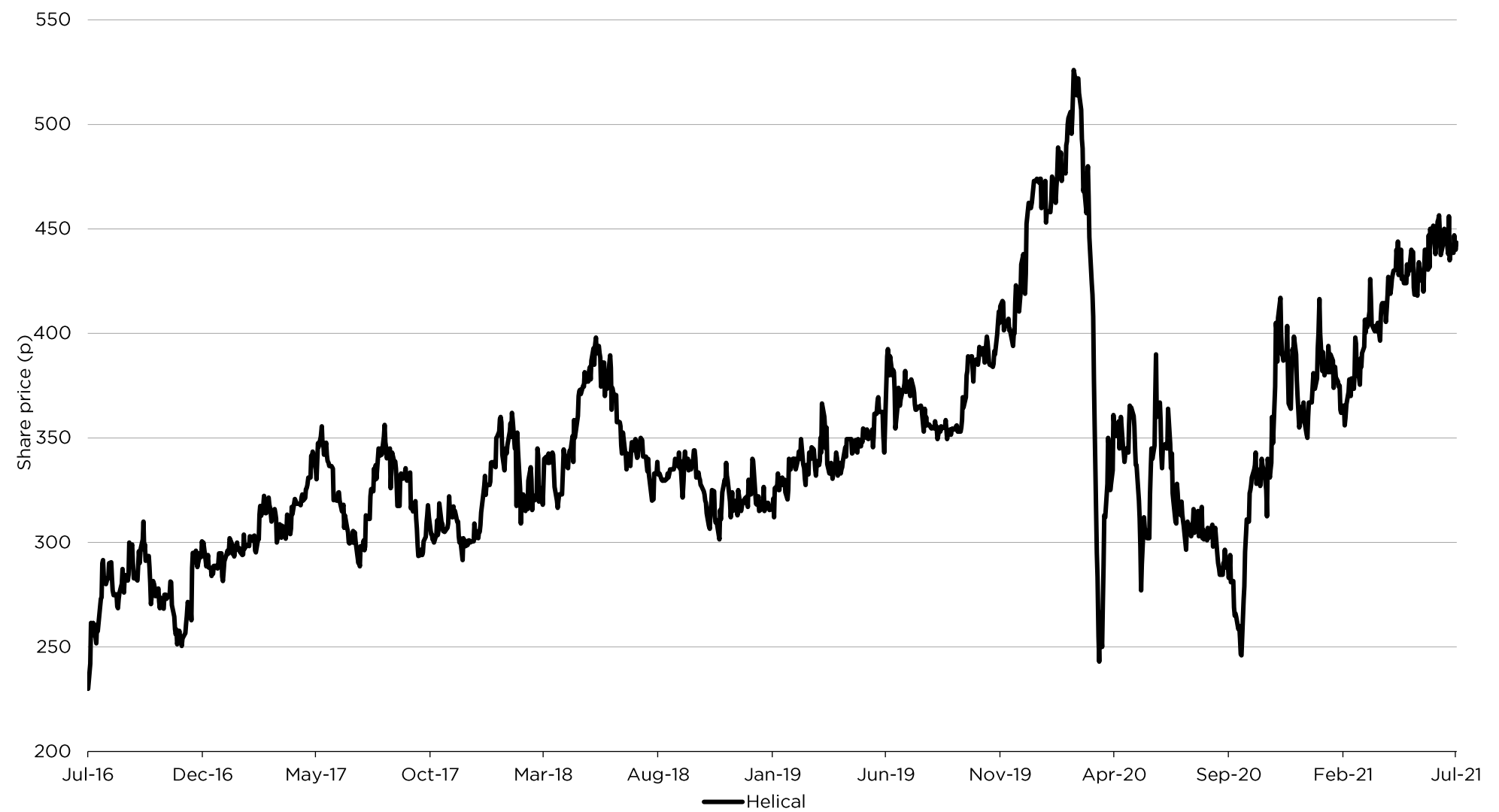
PORTFOLIO ALLOCATION AT 31 MARCH 2016



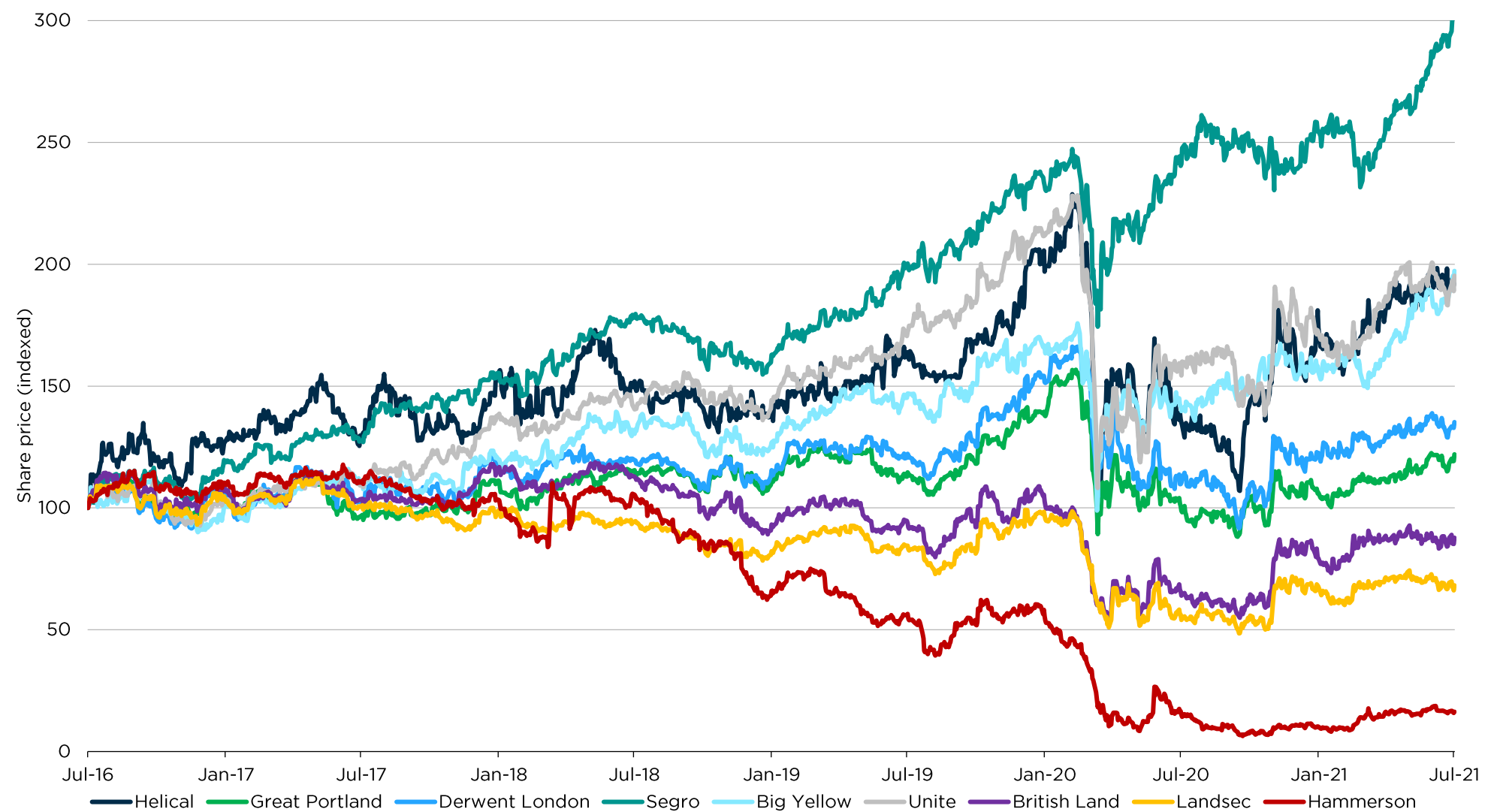
PORTFOLIO VALUE, LTV AND NAV TO 31 MARCH 2021



HELICAL SHARE PRICE 10 JULY 2016 TO 9 JULY 2021

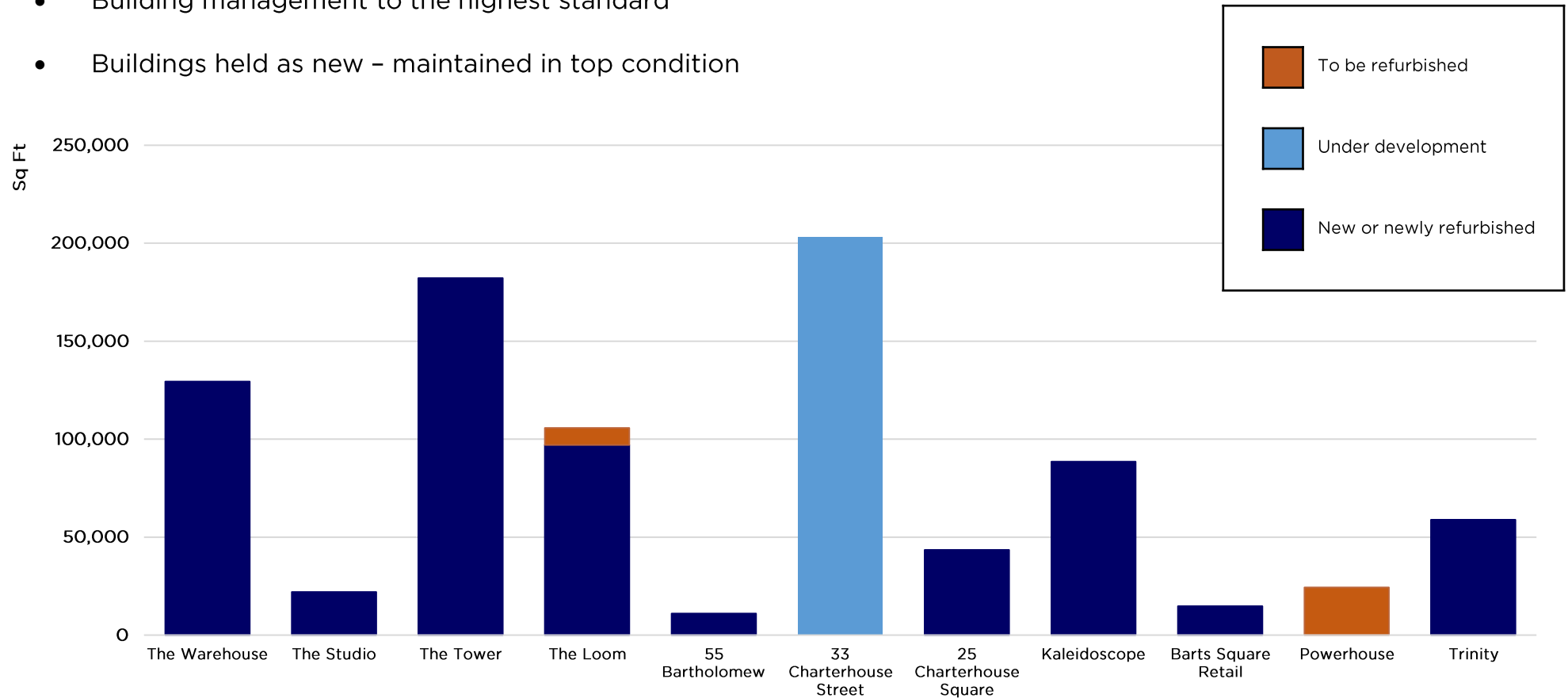


HELICAL SHARE PRICE V PEERS 10 JULY 2016 TO 9 JULY 2021



DRIVING VALUE – EXISTING PORTFOLIO

- 96% of the office units have either been recently developed or refurbished
- All core Helical buildings EPC rated A or B
- Multi-let portfolio – maximise asset management
- Building management to the highest standard
- Buildings held as new – maintained in top condition



FUTURE OF THE OFFICE – FOUR TRENDS

1. SUSTAINABILITY

- ESG at top of corporate agendas
- Larry Fink, Blackrock CEO, writes of a tectonic shift in the reallocation of capital to sustainable assets
- Better Buildings Partnership data comprising 2,484 buildings in London shows that only 5% have an EPC rating of A or B

2. WELLNESS

- Improved air conditioning and airflow air quality testing
- Density per worker reduces
- CBRE research - if density per person returns to 2015 levels an extra 20m sq ft required across Central London

3. TECHNOLOGY

- Optimise local environment and workspace experience
- Sensors for occupation levels will improve energy efficiency
- 'Touch free' access controls

4. ENHANCED AMENITY

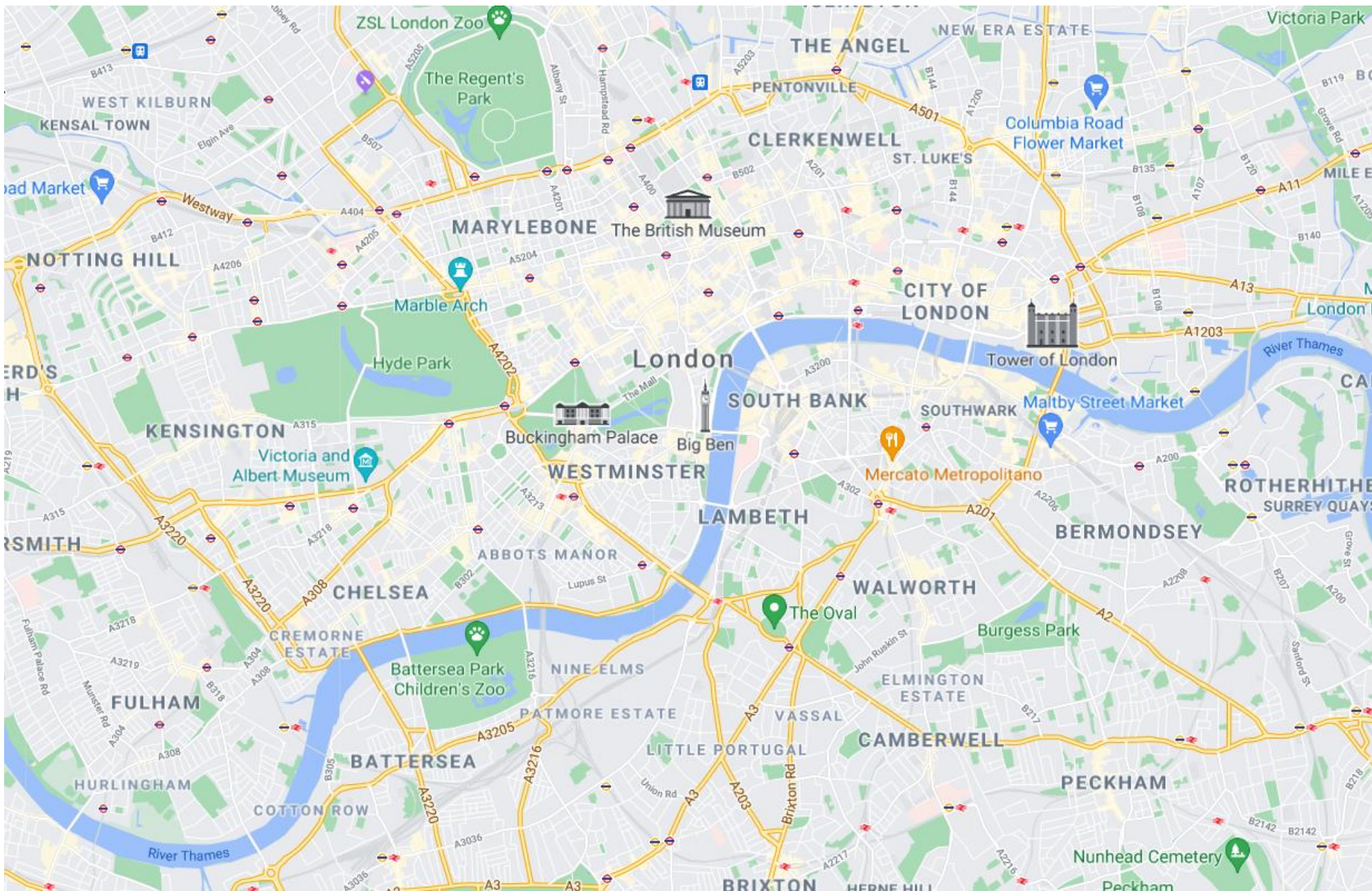
- End of the trip facilities – bike spaces, showers, lockers, café
- Higher quality buildings to attract and retain best people
- Increased 'hotelification' of offices with 5 star management

DRIVING VALUE - NEW OPPORTUNITIES

- Reposition, Refurbish, Redevelop
- Macro and micro locations
- External / internal public realm
- Four trends
 - Sustainability
 - Wellness
 - Technology
 - Enhanced amenity
- Create best in class office space
- On our own or in Joint Venture with existing landowners or financial partners to enhance returns



55 Bartholomew, EC1



REPOSITION - THE LOOM, EC1

BEFORE



AFTER



REPOSITION - DALE STREET, MANCHESTER

BEFORE



AFTER



REPOSITION – DALE STREET, MANCHESTER

BEFORE



AFTER



REFURBISH – C SPACE

BEFORE



AFTER



REFURBISH – C SPACE

BEFORE



AFTER



REFURBISH – THE BOWER, EC1

BEFORE



AFTER



REFURBISH – THE BOWER, EC1

BEFORE



AFTER



REFURBISH – THE BOWER, EC1

BEFORE



AFTER



REFURBISH – THE BOWER, EC1

BEFORE



AFTER



REDEVELOP - BARTS SQUARE RESIDENTIAL



REDEVELOP – ONE BARTHOLOMEW, EC1



REDEVELOP - KALEIDOSCOPE, EC1



REDEVELOP – 33 CHARTERHOUSE STREET, EC1



33 CHARTERHOUSE STREET – A CASE STUDY ON ONE OF LONDON'S SMARTEST AND MOST SUSTAINABLE OFFICE BUILDINGS

SUSTAINABILITY

- Carbon Champion employed as part of the project team
- UK's first building to be awarded as BREEAM 'Outstanding' at design stage under 2018 criteria
- Anticipated operational carbon emission 43.3% lower than Part L of the Building Regulations
- Embodied carbon expected to be 20% lower than the current RIBA Benchmark through using low carbon concrete and high recycled content steel and components
- Connected to Citigen district heating network thereby benefitting from continued investment into renewable energy and no on-site obsolescence
- 144 PV cells aiming to power 100% of Landlords' energy consumption
- Smart grey water and rainwater storage linked to real time weather data
- No on-site combustion of fossil fuels through operations
- Zero construction waste to landfill
- 750 sqm Green Roof seeded with indigenous flower species and two bee colonies



WELLNESS

- 100% touch free journey from door to desk
- Enhanced air permeability and filtration, improving air quality
- Air quality sensors measuring temperature, relative humidity, CO², volatile organic compounds and particulate matter
- WELL enabled allowing tenants to achieve Platinum WELL rating in their fit out

SMART TECHNOLOGY

- Bespoke App allowing individual controls over lighting, heating, blinds, visitor access controls, desk / meeting room bookings, building information (energy, waste, water use, CO² levels etc). O&M Manuals, travel information, weather updates, information on local services, restaurants and other amenities
- Fully enabled BIM (Building Infrastructure Model) Digital Twin benefitting both construction process but also ongoing asset management

TENANT AMENITIES

- 426 bike storage spaces, 627 lockers and 30 showers with spa-quality changing area
- Dry cleaning facilities, parcel pick up lockers, fully stocked touch-free digital vending, automatic touch-free water fountains
- Over 9,000 sq ft landscaped terracing



SUMMARY

Highly experienced platform to

- Maximise potential of existing new Grade A EPC rated A or B and BREEAM Outstanding or Excellent portfolio
- Acquire new opportunities to create best in class buildings that minimise carbon outputs, are technologically enabled and provide for wellness and enhanced amenity
- A 'green' and sustainable investment



33 Charterhouse Street, EC1

THANK YOU

