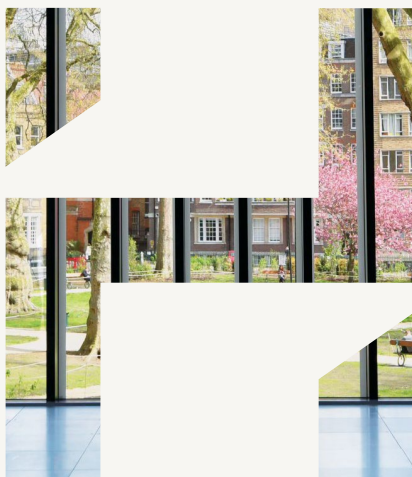


Pioneering sustainable workplaces



Overview

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.

Gerald Kaye
Chief Executive

Market profile

Overview	
Listing	FTSE Small Cap
Sector	Real Estate
Ticker	HLCL
Share price	230p (21 November 2023)
Market capitalisation	£284m (21 November 2023)
12 month high	389.8p
12 month low	187.8p
Joint stockbrokers	Numis Securities Limited, Peel Hunt LLP

Financial calendar

2023/2024	
22 November 2023	Announcement of Half Year Results to 30 September 2023
12 January 2024	Interim Ordinary Dividend Payment
March 2024	Trading Update
May 2024	Announcement of Full Year Results to 31 March 2024
July 2024	Annual General Meeting
September 2024	Trading Update

Analyst contacts

Max Nimmo Numis Securities Limited +44 (0)20 7260 1464	Matthew Saperia Peel Hunt LLP +44 (0)20 3597 8631
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Half Year ended 30 September 2023

Results highlights

EPRA net tangible assets value per share
(March 2023: 493p)

409p

IFRS net assets
(March 2023: £608.7m)

£502.3m

IFRS loss after tax
(September 2022: profit of £17.2m)

£93.1m

Interim dividend declared per share
(September 2022: 3.05p)

3.05p

Property valuations

See-through property portfolio
(March 2023: £840.4m)

£745.9m

Total Property Return
(September 2022: £4.0m)

-£84.8m

Investment property valuations, on a like-for-like basis (September 2022: -2.2%)

-11.8%

WAULT of portfolio
(March 2023: 5.0 years)

4.6 years

Financing

See-through loan to value
(March 2023: 27.5%)

33.5%

Average maturity of the Group's share of debt
(March 2023: 2.9 years)

2.4 years

Group's share of cash and undrawn bank facilities
(March 2023: £244.2m)

£226.7m

Weighted average cost of Group's share of debt
(March 2023: 3.4%)

3.3%

Strategy

1 Growth

Maximise Shareholder returns by increasing the net asset value of the Group through capital gains and growing our rental income stream to cover dividends.

2 Property

Manage a "best-in-class", balanced portfolio with a clear market focus, combining assets with significant development and asset management potential with a strong rental income stream.

3 Sustainability

Ensure that sustainability is at the heart of our business decisions creating a portfolio which is futureproofed for all our stakeholders.

4 People

Attract and retain the best people encouraging their development and progression to ensure future succession is secured. Maintain our excellent reputation and network of property sector contacts, trusted partners and advisors.

5 Financing

Operate a sustainable capital structure in which the core business costs are covered by income from the investment portfolio. Use gearing on a tactical basis throughout the cycle to accentuate returns.

Recent news

2023

17 November	Exchange on the sale of the long leasehold interest in the retail units at Barts Square
14 November	Letting completed to Corio Generation for 13,408 sq ft at The JJ Mack Building, EC1
12 July	Helical signs contract to partner with TfL on commercial office portfolio joint venture

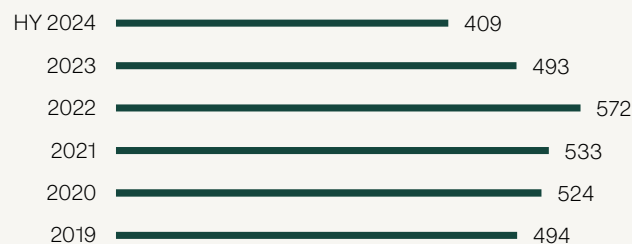
Substantial shareholders (as at 1 November 2023)

Name	Shareholding %
Janus Henderson Investors	8.37
Mr Michael Eric Slade	8.07
Aberforth Partners	5.93
Baillie Gifford	5.92
Schroder Investment Management	5.25
BlackRock	4.84
Jupiter Asset Management	4.67
Dimensional Fund Advisors	3.84
Vanguard Group	3.72

Directors and Company Secretary

Name and Position	Email
Richard Cotton Chairman	rc@helical.co.uk
Gerald Kaye Chief Executive	gak@helical.co.uk
Tim Murphy Chief Financial Officer	tjm@helical.co.uk
Matthew Bonning-Snook Property Director	mbs@helical.co.uk
James Moss Chief Operating Officer & Group Company Secretary	jm@helical.co.uk

EPRA NET TANGIBLE ASSET VALUE PER SHARE

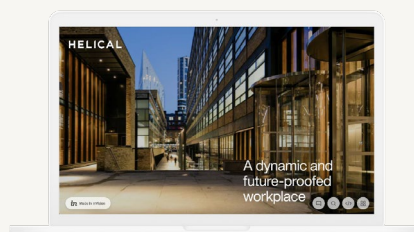
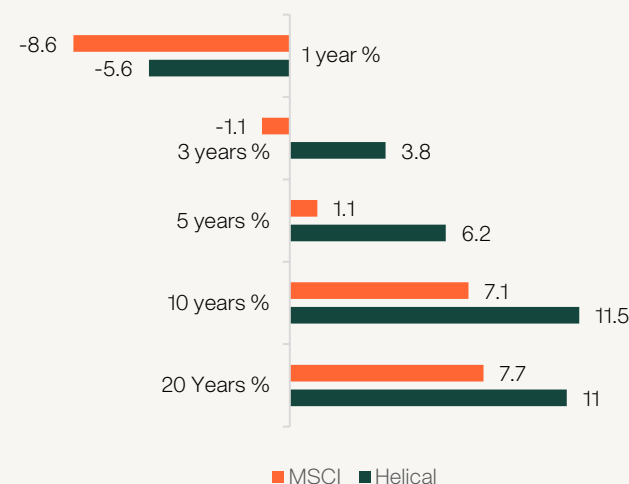


TOTAL SHAREHOLDER RETURN

	Performance measured over					
	1 year Total return pa %	3 years Total return pa %	5 years Total return pa %	10 years Total return pa %	15 years Total return pa %	20 years Total return pa %
Helical plc ¹	-24.8	-2.5	1.2	4.9	0.8	7.0
Listed Real Estate Sector Index ²	-29.3	0.4	-2.9	3.1	0.7	5.2

- Growth over all years to 31/03/23.
- Growth in FTSE 350 Real Estate Super Sector Return Index over all years to 31/03/23.

HELICAL'S UNLEVERAGED PORTFOLIO RETURNS TO 31 MARCH 2023



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Visit our website to find the latest information and news.