



HELICAL

## CORPORATE FACT SHEET

21 November 2018

### OVERVIEW

Our portfolio is a select showcase for London and Manchester. We create buildings for today's occupiers who demand more inspiring space with distinctive architectural detail, carefully curated public realm, market leading amenities, high quality management and a flexible approach to leasing. Applying this philosophy we seek to maximise Shareholder returns through delivering income growth from creative asset management and capital gains from our development activity as we continue to drive the future vision of Helical.

### OUTLOOK

We believe that London will remain the best source of potential capital gains and development profits in the medium and long term, whilst we continue to view Manchester as the most dynamic regional city in the UK, with significant potential. Our transformed and more focused portfolio combined with low gearing provide the Company with capacity for new projects. As a consequence, Helical is well positioned for further growth through driving returns from our current portfolio and by sourcing new projects.

### GERALD KAYE

Chief Executive

### MARKET PROFILE

#### Overview

Listing	FTSE Small Cap
Sector	Real Estate
Ticker	HLCL
Share price	318.50 (19 November 2018)
Market Capitalisation	£380.2m (19 November 2018)
12 month high	398.00
12 month low	291.50
Joint stockbrokers	J.P. Morgan Cazenove, Numis Securities Limited

### FINANCIAL CALENDAR

#### 2018/2019

31 December 2018	Interim Ordinary Dividend Payment
23 May 2019	Announcement of Full Year Results to 31 March 2019
11 July 2019	Annual General Meeting
July 2019	Final Ordinary Dividend Payment
September 2019	Trading Update
November 2019	Announcement of Half Year Results to 30 September 2019

### ANALYST CONTACTS

**Tim Leckie**  
J.P. Morgan Cazenove  
+44 (0)20 7134 4477

**Robert Duncan**  
Numis Securities Limited  
+44 (0)20 7260 1423

### HALF YEAR ENDED 30 SEPTEMBER 2018

#### RESULTS HIGHLIGHTS

EPRA net asset value per share	IFRS net assets
<b>471p</b>	<b>£552.6m</b>
(Mar 2018: 468p)	(Mar 2018: 533.9m)

IFRS Profit before tax	Total dividend declared per share
<b>£29.1m</b>	<b>2.60p</b>
(2017: £1.2m)	(2017: 2.50p)

#### PROPERTY VALUATIONS

See-through property portfolios	Total Property Return
<b>£837.6m</b>	<b>£43.2m</b>
(Mar 2018: £909.6m)	(2017: £15.4m)

Investment property valuations, on a like-for-like basis	WAULT of London Investment portfolio*
<b>+3.3%</b>	<b>8.4 years</b>
(+4.1% including sales and purchases)	(March 2018: 5.8 years)

#### FINANCING

See-through loan to value	Average maturity of the Group's debt
<b>41.4%</b>	<b>2.6 years</b>
(Mar 2018: 39.9%)	(Mar 2018: 3.0 years)
Pro-forma loan to value*	Weighted average cost of debt
<b>29.6%</b>	<b>4.3%</b>
	(Mar 2018: 4.3%)

\*Adjusted for £125.2m of sales completed in October 2018 and the receipt of the deferred consideration from the sale of the retirement villages



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## STRATEGY

**Portfolio** – Helical invests in London and Manchester for development profit, income and capital growth.

**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 trusted partners and advisors.

**Capital** – 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

2018	
21 November 2018	Half Year Results for the six months to 30 September 2018
21 November 2018	Helical lets two more floors at The Bower, London EC1 to Infosys
15 October 2018	Helical lets penultimate floor at One Creechurch Place, London EC3 to West of England
13 September 2018	Helical sells The Shepherds Building, London W14
11 September 2018	Helical agrees new £50.4m secured facility to fund Farringdon East over station development
23 July 2018	Helical grows Manchester exposure with £16.5m purchase of Fourways House
6 July 2018	Ashby Capital and Helical secure major pre-let as The Trade Desk takes 55,000 sq ft at One Bartholomew, London EC1
19 June 2018	Helical serves up first restaurant at Barts Square, London EC1
12 June 2018	Helical releases Report and Accounts 2018
5 June 2018	Albion and East comes to The Bower, London EC1
5 June 2018	Helical sells its remaining non-core assets and is now 100% London and Manchester focused

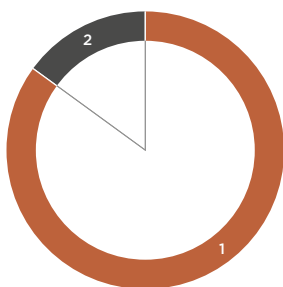
## SUBSTANTIAL SHAREHOLDINGS (29 OCTOBER 2018)

Name	Shareholding %
Michael E Slade	10.19
Baillie Gifford	8.20
Janus Henderson Investors	6.45
BlackRock	5.97
Merian Global Investors	5.83

## DIRECTORS AND COMPANY SECRETARY

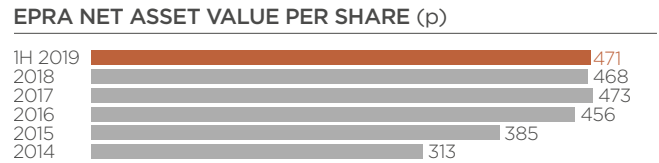
Name	Position	Email
Michael Slade	Chairman	slade@helical.co.uk
Gerald Kaye	Chief Executive	gak@helical.co.uk
Tim Murphy	Finance Director	tjm@helical.co.uk
Matthew Bonning-Snook	Property Director	mbs@helical.co.uk
James Moss	Company Secretary	jm@helical.co.uk

## TOTAL PORTFOLIO BY FAIR VALUE (30 SEPTEMBER 2018)

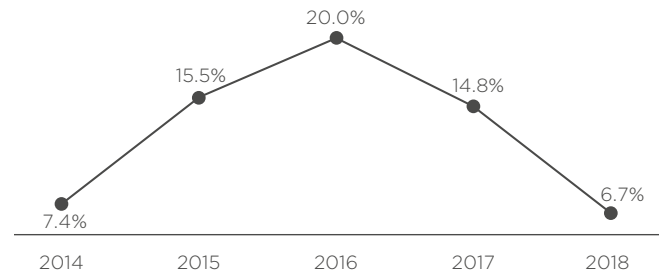


Portfolio 2018	
1 LONDON	85%
2 MANCHESTER	15%

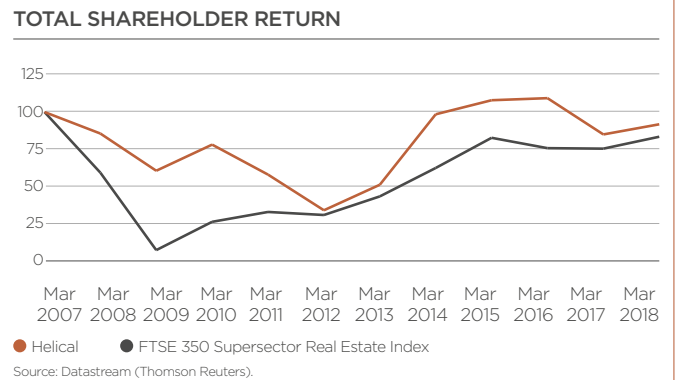
## EPRA NET ASSET VALUE PER SHARE



## EPRA NET ASSET VALUE COMPOUND ANNUAL GROWTH RATE (3 YEARS) AS AT 31 MARCH 2018



## TOTAL SHAREHOLDER RETURN AS AT 31 MARCH 2018



## INVESTMENT PROPERTY DATABANK AS AT 31 MARCH 2018

### HELICAL'S UNLEVERAGED PORTFOLIO RETURNS TO 31 MARCH 2018

