



HELICAL

CORPORATE FACT SHEET

23 May 2019

OVERVIEW

Helical's core business is developing and owning dynamic, well located office space in London and Manchester. With intelligent stock selection, we aim to maximise returns by development and refurbishment as well as through significant asset management initiatives.

LOOKING FORWARD

Our ambition is to have a balanced portfolio that generates sufficient net rental income to firstly, exceed all of our recurring costs and secondly, provide a surplus significantly greater than our annual dividend to Shareholders. We have an ERV on the portfolio of £51.5m and expect to generate this surplus once all of our current development and asset management activities are complete. We are also seeking a pipeline of opportunities to grow the balance sheet through the creation of development profits and capital surpluses.

GERALD KAYE

Chief Executive

MARKET PROFILE

Overview	
Listing	FTSE Small Cap
Sector	Real Estate
Ticker	HLCL
Share price	345.50p (22 May 2019)
Market Capitalisation	£422.55m (22 May 2019)
12 month high	390.50p
12 month low	301.50p
Joint stockbrokers	J.P Morgan Cazenove, Numis Securities Limited

FINANCIAL CALENDAR

2019/2020	
23 May 2019	Announcement of Full Year Results to 31 March 2019
11 July 2019	Annual General Meeting
19 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

YEAR ENDED 31 MARCH 2019

RESULTS HIGHLIGHTS

EPRA net asset value per share

482p

(Mar 2018: 468p)

IFRS net assets

£567m

(Mar 2018: £534m)

IFRS Profit Before tax

£43.5m

(2018: £30.8m)

Total dividend declared per share

10.10p

(2018: 9.50p)

PROPERTY VALUATIONS

See-through property portfolios

£876m

(Mar 2018: £910m)

Total Property Return

£81.4m

(2018: £68.8m)

Investment property valuations, on a like-for-like basis

+6.8%

(+7.4% including sales and purchases)

WAULT of London Investment portfolio

8.0 years

(March 2018: 5.8 years)

FINANCING

See-through loan to value

30.6%

(Mar 2018: 39.9%)

Average maturity of the Group's share of secured debt

3.4 years

(Mar 2018: 3.5 years)

Group's share of cash and undrawn bank facilities

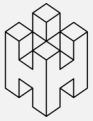
£382m

(Mar 2018: £277m)

Weighted average cost of Group's share of secured debt

4.1%

(Mar 2018: 4.4%)



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STRATEGY

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

Property – Manage a balanced portfolio with a clear market focus, combining assets with significant development and asset management potential with a strong rental income stream.

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.

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.

RECENT NEWS

2019

22 May 2019	Presentation of Helical's 2019 Results
20 May 2019	AshbyCapital and Helical Acquire Key Farringdon Development Site
7 May 2019	Infrared Makes City Move to One Bartholomew, EC1
2 April 2019	The University of Chicago Booth School of Business Takes 43,000 sq ft at One Bartholomew
2 April 2019	Portfolio and Trading Update
25 March 2019	Helical Tops Out First Elizabeth Line Oversight Development
20 March 2019	One Creechurch Place, EC3, Achieves 100% Occupancy Following Final Letting
28 January 2019	Helical Scores With Another Letting at Barts Square, EC1
23 January 2019	One Bartholomew Completes
18 December 2018	Helical Lets Top Floor of The Tower to Finabr
11 December 2018	Helical Sells Booth St Office Building, Manchester

SUBSTANTIAL SHAREHOLDERS (21 MAY 2019)

Name	Shareholding %
Michael E Slade	10.05
Baillie Gifford	7.54
Janus Henderson Investors	7.51
Merian Global Investors	6.52
BlackRock	6.20

DIRECTORS AND COMPANY SECRETARY

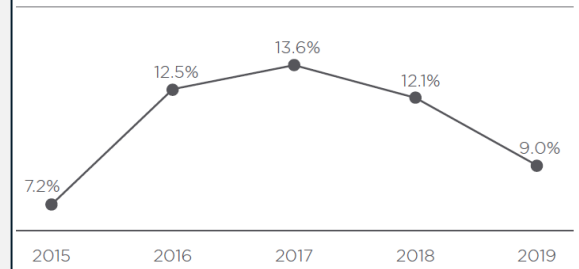
Name	Position	Email
Michael Slade	Chairman	slade@helical.co.uk
Gerald Kaye	Chief Executive	gak@helical.co.uk
Tim Murphy	Finance Director	tjm@helical.co.uk
Matthew Bonning-Snook	Property Director	mbs@helical.co.uk
James Moss	Company Secretary	jm@helical.co.uk

EPRA NET ASSET VALUE PER SHARE

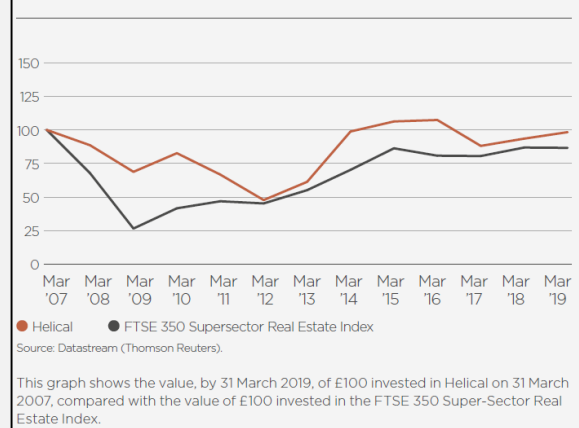
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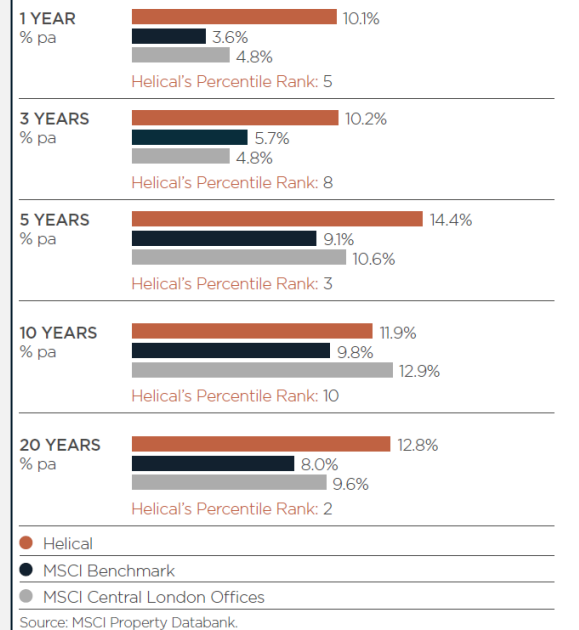
EPRA NET ASSET VALUE COMPOUND ANNUAL GROWTH RATE (5 YEARS)



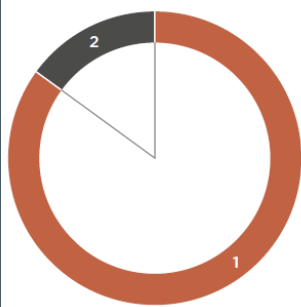
TOTAL SHAREHOLDER RETURN



HELICAL'S UNLEVERAGED PORTFOLIO RETURNS TO 31 MARCH 2019



TOTAL PORTFOLIO BY FAIR VALUE (31 MARCH 2019)



Portfolio 2019

1 LONDON	86%
2 MANCHESTER	14%