



HELICAL

CORPORATE FACT SHEET

25 November 2020

OVERVIEW

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 our 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.

GERALD KAYE
Chief Executive

MARKET PROFILE

Overview	
Listing	FTSE Small Cap
Sector	Real Estate
Ticker	HLCL
Share price	392.00p (24 November 2020)
Market capitalisation	£475.36m (24 November 2020)
12 month high	526.00p
12 month low	243.00p
Joint stockbrokers	J.P Morgan Cazenove, Numis Securities Limited

FINANCIAL CALENDAR

2020/2021	
25 November 2020	Announcement of Half Year Results to 30 September 2020
31 December 2020	Interim Ordinary Dividend Payment
March 2021	Trading Update
May 2021	Announcement of Full Year Results to 31 March 2021
July 2021	Annual General Meeting
September 2021	Trading Update

ANALYST CONTACTS

Vanessa Guy
J.P Morgan Cazenove
+44 (0)20 7742 4521

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

HALF YEAR ENDED 30 SEPTEMBER 2020

RESULTS HIGHLIGHTS

EPRA net tangible asset value per share	IFRS net assets
505p (March 2020: 524p)	£579m (March 2020: £599m)
IFRS loss before tax	Interim dividend declared per share
£12.7m (Sept 2019: profit of £13.1m)	2.70p (Sept 2019: 2.70p)

PROPERTY VALUATIONS

See-through property portfolio	Total Property Return
£918.2m (March 2020: £949.3m)	£6.9m (Sept 2019: £28.6m)
Investment property valuations, on a like-for-like basis	WAULT of portfolio
-0.5% (-0.6% including sales and purchases)	5.8 years (March 2020: 6.1 years)

FINANCING

See-through loan to value	Average maturity of the Group's share of debt
32.2% (March 2020: 31.4%)	3.7 years (March 2020: 4.0 years)
Group's share of cash and undrawn bank facilities	Weighted average cost of Group's share of debt
£323m (March 2020: £279m)	3.5% (March 2020: 3.5%)



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25 NOVEMBER 2020

HELICAL

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.

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

RECENT NEWS

2020

20 November	Helical agrees £119m investment sale of three Manchester office assets
12 October	Trading update for the period 1 April 2020 to 9 October 2020
17 September	Helical agrees second letting at 55 Bartholomew Close, EC1
20 August	Helical achieves UK's first BREEAM 2018 new construction "outstanding" rating at 33 Charterhouse Street
23 July	Trading update for the period 1 April 2020 to 22 July 2020
13 July	Helical and AshbyCapital agree a new £140m secured development facility for 33 Charterhouse Street
07 July	Rent Collection Update
23 June	Helical announces "Built for the Future" sustainability strategy

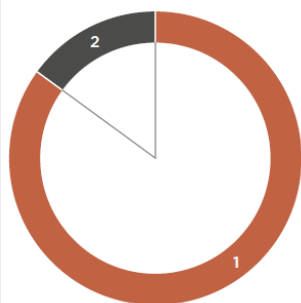
SUBSTANTIAL SHAREHOLDERS (29 OCTOBER 2020)

Name	Shareholding %
Mr Michael E Slade	9.26
Janus Henderson Investors	8.83
Baillie Gifford	7.68
BlackRock	6.34
Jupiter Asset Management	5.90
Schroder Investment Management	5.43

DIRECTORS AND COMPANY SECRETARY

Name	Position	Email
Richard Grant	Chairman	rg@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 2020)



PORTFOLIO

1	LONDON	85%
2	MANCHESTER	15%

EPRA NET TANGIBLE VALUE PER SHARE

pence



EPRA NET ASSET VALUE PER SHARE

pence

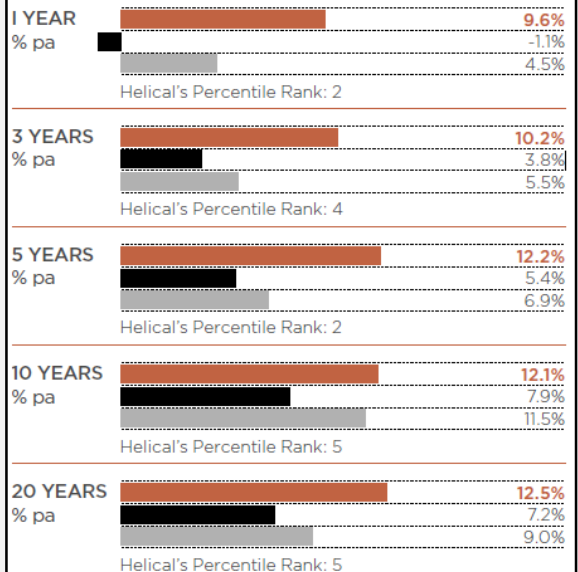


TSR – TEN YEARS TO 31 MARCH 2020

The graph below shows the base position, at 31 March 2010, from which subsequent performance is measured, as required by the Regulations.



HELICAL'S UNLEVERAGED PORTFOLIO RETURNS TO 31 MARCH 2020



● Helical plc ● MSCI UK March-Valued Annual Property Index
● MSCI Central London Offices Total Return Index

Source: MSCI.