



# CORPORATE FACT SHEET

25 May 2021

## 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	425.00p (24 May 2021)
Market capitalisation	£522.05m (24 May 2021)
12 month high	454.00p
12 month low	240.50p
Joint stockbrokers	J.P Morgan Cazenove, Numis Securities Limited

## FINANCIAL CALENDAR

### 2021/2022

7 April 2021	Trading Update
25 May 2021	Announcement of Full Year Results to 31 March 2021
15 July 2021	Helical plc Annual General Meeting
26 July 2021	Final Ordinary Dividend Payment
November 2021	Announcement of Half Year Results to 30 September 2021
December 2021	Interim Ordinary Dividend Payment

## ANALYST CONTACTS

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

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

## YEAR ENDED 31 MARCH 2021

### RESULTS HIGHLIGHTS

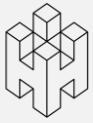
<b>EPRA net tangible asset value per share</b>	<b>IFRS net assets</b>
<b>533p</b> (March 2020: 524p)	<b>£608m</b> (March 2020: £599m)
<b>IFRS profit before tax</b>	<b>Total dividend declared per share</b>
<b>£20.5m</b> (March 2020: £43.0m)	<b>10.10p</b> (March 2020: 8.70p)

### PROPERTY VALUATIONS

<b>See-through property portfolio</b>	<b>Total Property Return</b>
<b>£857.0m</b> (March 2020: £949.3m)	<b>£48.6m</b> (March 2020: £83.9m)
<b>Investment property valuations, on a like-for-like basis</b>	<b>WAULT of portfolio</b>
<b>+3.4%</b> (+2.7% including sales and purchases)	<b>6.9 years</b> (March 2020: 6.1 years)

### FINANCING

<b>See-through loan to value</b>	<b>Average maturity of the Group's share of debt</b>
<b>22.6%</b> (March 2020: 31.4%)	<b>3.2 years</b> (March 2020: 4.0 years)
<b>Group's share of cash and undrawn bank facilities</b>	<b>Weighted average cost of Group's share of debt</b>
<b>£423m</b> (March 2020: £279m)	<b>3.5%</b> (March 2020: 3.5%)



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25 May 2021

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

2021

25 May	Presentation of Helical's 2021 Annual Results
26 April	Helical launches "Designing for Net Zero" Guide that builds on the Company's Sustainability Strategy
17 April	Business and Trading Update for the Period since 1 October 2020
05 March	Helical lets Kaleidoscope to TikTok

## SUBSTANTIAL SHAREHOLDERS (14 MAY 2021)

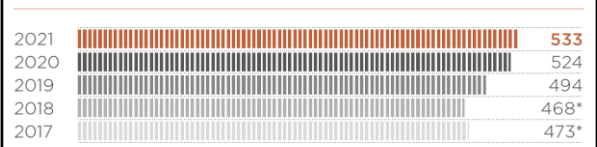
Name	Shareholding %
Mr Michael E Slade	9.07
Janus Henderson Investors	8.52
Baillie Gifford	8.04
BlackRock	6.30*
Schroder Investment Management	5.55
Jupiter Asset Management	5.19

\* As at 23 April 2021

## 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

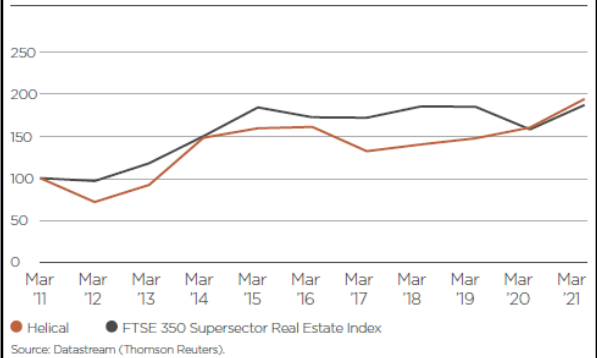
## EPRA NET TANGIBLE ASSETS PER SHARE



\*Calculated using EPRA net assets

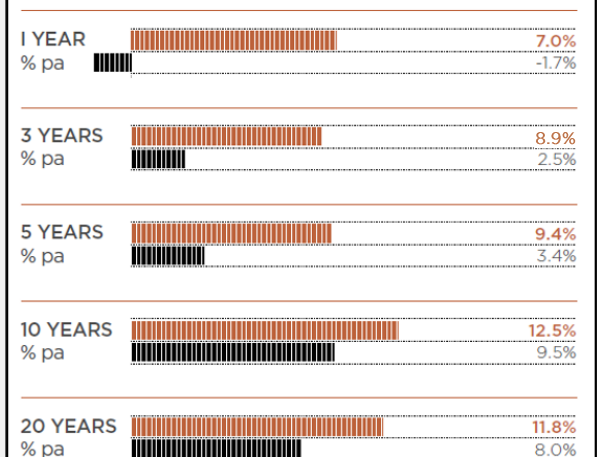
## TSR - TEN YEARS TO 31 MARCH 2021

The graph below shows the base position, at 31 March 2011, from which subsequent performance is measured, as required by the Regulations.



Source: Datastream (Thomson Reuters).

## HELICAL'S UNLEVERAGED PORTFOLIO RETURNS TO 31 MARCH 2021



Source: MSCI