



CORPORATE FACT SHEET

23 November 2021

OVERVIEW

We create buildings for today's occupiers who demand more inspiring and flexible space, market leading amenities, high quality management and with sustainability and wellness at their core.

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	435.50p (22 November 2021)
Market capitalisation	£532.73m (22 November 2021)
12 month high	497.00p
12 month low	350.00p
Joint stockbrokers	Numis Securities Limited, Peel Hunt LLP

FINANCIAL CALENDAR

2021/2022

23 November 2021	Announcement of Half Year Results to 30 September 2021
31 December 2021	Interim Ordinary Dividend Payment
March 2022	Trading Update
May 2022	Announcement of Full Year Results to 31 March 2022
July 2022	Annual General Meeting
September 2022	Trading Update

ANALYST CONTACTS

Poonam Lodhia
Numis Securities Limited
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Matthew Saperia
Peel Hunt LLP
+44 (0)20 3597 8631

HALF YEAR ENDED 30 SEPTEMBER 2021

RESULTS HIGHLIGHTS

EPRA net tangible asset value per share

551p

(March 2021: 533p)

IFRS net assets

£622.6m

(March 2021: £608.2m)

IFRS profit before tax

£31.0m

(Sept 2020: loss of £12.7m)

Interim dividend declared per share

2.90p

(Sept 2020: 2.70p)

PROPERTY VALUATIONS

See-through property portfolio

£901.9m

(March 2021: £857.0m)

Total Property Return

£44.9m

(Sept 2020: £6.9m)

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

+3.9%

(+3.9% including sales and purchases)

WAULT of portfolio

6.6 years

(March 2021: 6.9 years)

FINANCING

See-through loan to value

25.2%

(March 2021: 22.6%)

Average maturity of the Group's share of debt

3.4 years

(March 2021: 3.2 years)

Group's share of cash and undrawn bank facilities

£336.5m

(March 2021: £423.0m)

Weighted average cost of Group's share of debt

3.6%

(March 2021: 3.5%)



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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

8 October Trading update for the period since 1 April 2021

15 July Helical pushes forward with the first managed letting at 55 Bartholomew, EC1

15 June Helical releases 2021 Annual Report and Accounts

SUBSTANTIAL SHAREHOLDERS (as at 26 October 2021)

Name	Shareholding %
Baillie Gifford	9.47
Janus Henderson Investors	8.97
Mr Michael Eric Slade	8.58
BlackRock	6.00
Schroder Investment Management	5.50
Jupiter Asset Management	5.26

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

