



**Helical Bar plc**  
Half year report for  
the six months to  
30 September 2010

“We believe that the investment and trading deals that we are now finding will provide income surpluses, capital gains and trading profits.

As the cycle unfolds, the development opportunities we are now pursuing should produce substantial profits.

Old fashioned property skills will be to the fore and we believe that the market today offers us the opportunity to produce the outperformance in the future that our shareholders have come to expect.”

Michael Slade, Chief Executive

Operating profit	<b>£1.9m</b>
Diluted EPRA net assets per share	<b>261p</b>
Diluted EPRA loss per share	<b>(9.1p)</b>
Interim dividend payable on 23 December 2010	<b>1.75p</b>

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# financial highlights

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	Notes	Half Year To 30 September 2010 £m	Half Year To 30 September 2009 £m	Year To 31 March 2010 £m
<b>Income Statement</b>				
Group's share of net rental income	1	8.4	8.6	14.9
Development property loss		(9.2)	(3.7)	(1.3)
Trading property loss		(0.4)	-	-
Share of results of joint ventures	2	0.6	-	3.7
(Loss)/profit before property write-downs, investment gains and tax		(0.9)	1.8	9.7
Provisions against trading and development stock		(10.2)	(6.2)	(10.0)
Gain/(loss) on sale and revaluation of investment properties		9.7	(4.4)	8.2
Impairment of available-for-sale assets	4	(1.8)	-	-
(Loss)/profit before tax		(3.2)	(8.8)	7.9
<b>Earnings and Dividends</b>				
		<b>pence</b>	pence	pence
Basic (loss)/earnings per share		(3.7)	(7.5)	9.1
Diluted (loss)/earnings per share		(3.7)	(7.5)	9.1
Diluted EPRA loss per share	3	(9.1)	(6.4)	(0.1)
Dividends per share		0.25	2.75	7.25
<b>Balance Sheet</b>				
		<b>At 30 September 2010 £m</b>	At 30 September 2009 £m	At 31 March 2010 £m
Value of investment portfolio		254.5	205.3	219.9
Trading and development stock at directors' value	6	188.1	245.0	215.6
Net borrowings		209.0	191.0	203.0
Net assets		230.4	229.5	242.6
Ratio of net borrowings to property portfolio	6	47%	42%	47%
Net gearing	7	91%	83%	84%
<b>Net Asset Values</b>				
		<b>pence</b>	pence	pence
Diluted EPRA net assets per share at 1 April		272	286	286
Gain/(loss) on sale and revaluation of investment properties		9	(4)	7
Trading and development property write-downs		(10)	(6)	(9)
Reduction in trading and development surplus		-	-	(12)
Impairment of available-for-sale assets		(10)	-	-
Dividends		-	(3)	(7)
Other items not separately identified above		-	(2)	7
Diluted EPRA net assets per share at 30 September/31 March	5	261	271	272

## notes

- Includes Group's share of net rental income in joint ventures of £1.9m (2009: £0.1m).
- The Group's share of the results of entities controlled equally by the Group and its joint venture partners.
- Calculated in accordance with IAS 33 and the best practice recommendations of the European Public Real Estate Association ("EPRA"). See note 8 of Half Year Statement.
- Represents the impairment of the original cost of investment in Quotient Biosciences Group Limited, held as an available-for-sale investment. A further £8.3m (net of tax) write off has been taken through the Statement of Comprehensive Income in accordance with IAS 39, reducing diluted EPRA net assets per share by 10p. See note 11 of Half Year Statement.
- Calculated in accordance with the best practice recommendations of EPRA. See note 20 of Half Year Statement.
- Includes the trading and development stock surplus of £33.5m (31 March 2010: £33.0m). See note 10 of Half Year Statement.
- Net gearing is the ratio of net borrowings to net assets excluding the surplus on fair value of trading and development properties.

# chairman's statement

Helical has enjoyed a good six months both in terms of acquisitions and disposals undertaken during the period. We have been very disciplined in converting non-performing and, in particular, non-income producing assets into cash. Our existing cash funds and bank relationships have enabled us to remain active in the investment and development markets in our chosen sectors. We now see a number of very interesting schemes and investment opportunities being sold by the banks, institutions and over-g geared private property companies and we regard the coming year as a 'buying' opportunity.

## Basis of Preparation

In line with industry practice, Helical values its investment portfolio on a six monthly basis and, as part of the wider valuation process, the directors have also considered the current values of trading and development stock. In addition, and in accordance with IAS 39, the company values its available-for-sale investments on a fair value basis. This half year statement accounts for valuation movements in the investment portfolio and available-for-sale investments to 30 September 2010 and includes, in the diluted EPRA net asset value per share, unrealised surpluses on trading and development stock.

## Results

In the six months to 30 September 2010, Helical incurred a loss before property write-downs, gain on sale and revaluation of investment properties and tax of £0.9m (2009: profit £1.8m). An impairment in the carrying value of its development sites of £10.2m (2009: £6.2m), a gain on the sale and revaluation of investment properties of £9.7m (2009: loss £4.4m) and an impairment of the Group's available-for-sale investments of £1.8m (2009: nil) increased this loss before tax to £3.2m (2009: £8.8m). A further write-down of the Group's available-for-sale investments of £8.3m (net of tax) has been recognised in the Statement of Comprehensive Income. The Group's share of net rental income was £8.4m, including properties held in joint ventures, (2009: £8.6m) and there was a trading property loss of £0.4m (2009: £nil). Administration costs reduced to £3.7m (2009: £4.0m) and the net financing charge was £3.5m (2009: £4.1m).

A corporation tax charge of £nil (2009: £0.7m) has been combined with a deferred tax charge of £0.7m (2009: credit of £1.6m) for a net tax charge of £0.7m (2009: credit £0.9m).

We are declaring a maintained Interim Dividend of 1.75p per share (2009: 1.75p), payable on 23 December 2010 to shareholders on the register on 3 December 2010.

Diluted loss per share, was 3.7p (2009: 7.5p) and diluted EPRA loss per share was 9.1p (2009: 6.4p).

Basic and diluted net assets per share fell to 217p per share (31 March 2010: 228p). The diluted EPRA net asset value per share, which includes the surplus on fair value of trading and development properties as at 30 September 2010 was 261p (31 March 2010: 272p).

## Financing

Helical has repaid £30.2m of debt in the first half and a further £16.2m has been repaid since 30 September 2010 as a result of the sales of Fieldgate Street, Paignton, Watford, Crawley, Whitstable, Eastcheap and industrial units at Southampton, Southall and Kidlington.

At 30 September 2010 the Group had net borrowings of £209.0m (31 March 2010: £203.0m) and gross property values of £442.6m (31 March 2010: £435.5m). The ratio of net borrowings to the value of the property portfolio (including the directors valuation of stock) was 47.3% (31 March 2010: 46.6%). Net debt to equity gearing at 30 September 2010 was 91% (31 March 2010: 84%).

At 30 September 2010, the Group had £87m (31 March 2010 £93m) of fixed rate borrowings with an average effective interest rate of 6.6% (31 March 2010: 6.4%) and an average length of 1.75 years (31 March 2010: 2.25 years) and £34m of interest rate caps at 6% (31 March 2010: £34m at 6%). In addition the Company has a £30m floor at 4.5% until 2013. The Group has over £85m of cash and agreed, unutilised, bank facilities, as well as £39m of uncharged property (at fair value) on which it could borrow funds.

As at 24 November 2010, Helical's average interest rate was 4.6%.

## Outlook

Despite the emergence from recession at the start of 2010, there remain a number of obstacles to continued economic growth, not least the potential impact of the Government's Comprehensive Spending Review and other actions needed to reduce the UK budget deficit. However, I am encouraged by the progress made by the Company in re-balancing its property portfolio and am optimistic that the many opportunities that Helical is pursuing will provide good growth in the coming years.

Giles Weaver  
Chairman

25 November 2010

# chief executive's statement

Over the last three years the downturn in the property market has presented many daunting obstacles. Throughout we have maintained the "Helical model" of a mix of investment, trading and development in a variety of sectors and we are beginning to see light at the end of the tunnel.

If there is a silver lining to these dark clouds it is that buying opportunities are starting to appear, both in Central London development plays and in the wider investment market. This is not surprising as many potential buyers are 'out on their feet', pre-occupied with sorting out legacy issues and unable to raise debt. The institutions and foreign investors are concentrating on the most secure, prime end of the market. By contrast real dangers still lurk for specific assets in the secondary/tertiary markets with rents still falling and voids getting worse.

Between these two extremes we are seeing opportunities for careful, disciplined stock picking of individual assets and development schemes, some of which are described in this announcement. Our existing cash resources, lenders willing to support our acquisitions and a hard won reputation for doing what we say we will do are leading to increasing deal flow and so we look forward to the next year or two with increasing excitement.

Aspects of our results for the last six months are disappointing, especially the continued write-downs in our trading and development portfolio. However, this is the inevitable result of our way of doing business – we have not sat and looked at those assets with limited potential, we have marked to market and thrown ourselves into selling them, placing a premium on recovering cash which we can recycle into new acquisitions with real potential upside. In total, we have sold circa £100m of trading and development stock since April 2009, and £61m since the year end in March. Of this latter sum, £45m is of non-income producing stock. I cannot guarantee that we will not suffer further losses as we continue to aggressively sell trading and development stock.

Equally, short term exceptional trading profits similar to our recent successes at Tideway, Battersea, and Riverbank House, Upper Thames Street have been hard to come by as a result of standing back from the development market since 2004/5. Moving forward we have planted many 'acorns' to build up an exciting and profitable development portfolio for this cycle including 200 Aldersgate, out of town retail in Poland, White City, Mitre Square and others, but we must wait for market forces, planners, funds and last but not least for our future tenants to perform on our stage before we receive the fruits of our labour.

In the shorter term, we believe that the investment and trading deals which we are now finding will provide income surpluses, capital gains and trading profits. As the cycle unfolds, the development opportunities we are now pursuing should produce substantial profits. Old fashioned property skills will be to the fore and we believe that the market today offers us the opportunity to produce the outperformance in the future that our shareholders have come to expect.

**Michael Slade**  
Chief Executive

25 November 2010

## property portfolio

A complete list of the Group's ongoing projects is noted below but a summary of the more significant matters that have progressed since 31 March 2009 is as follows:

### Trading and Development Stock

Our primary concern over the last 18 months has been to recover equity from those assets with limited potential (especially non-income producing) to re-invest in new opportunities. The only way to achieve sales in this market is to be competitive on pricing. This has involved write downs over the last two years, and even in the last six months. In effect we are putting a premium on having cash for new acquisitions and are accepting discounted prices on sales of certain properties to achieve this.

We have sold circa £100m of trading and development stock since April 2009 of which £80m has been non-income producing. Of this, £61m has been sold since the year end in March 2010, £45m of which was non-income producing. We have a further £6m in solicitors' hands or under offer to be sold and expect a further £44m will be sold by next March.

### 200 Aldersgate, London EC1

Helical has an Asset and Development Management Agreement with the owners of the building. Refurbishment works have been completed and the marketing of circa 360,000 sq ft NIA offices will commence in January at a time when the City is moving towards a shortage of quality office space.

### Mitre Square, London EC3

A planning application for a new Grade A office building of 275,000 sq ft NIA was submitted in June and is expected to be decided by the planning committee shortly. Once planning consent is granted we will have a deliverable scheme able to commence with a pre-let or with a partner.

### Hammersmith, London W6

A planning application was submitted in November for circa 100,000 sq ft of new Council offices, 320 new private homes, a food store together with retail/restaurants around a new public square, and a bridge linking Hammersmith Town Centre with Furnival Gardens and the River Thames. Our joint venture company (which is 50/50 owned with Grainger plc) King Street Developments Limited, was selected as part of an OJEU process competition in 2007.

### Fulham Wharf, London SW6

Helical Bar was appointed as development managers by J. Sainsbury plc to procure a planning consent for this site at Sands End in Fulham. An application was submitted in August for a 100,000 sq ft supermarket together with 472 residential units and associated car parking. Helical will benefit from a fee once planning permission is secured together with a profit share.

### White City, London W12

The White City Opportunity Area Planning Framework is due out for public consultation in early 2011. The intention is therefore to work up a planning application during next year for submission at the end of 2011.

### Poland

Helical currently hold three assets in Poland, a market with strong potential for growth.

Wroclaw – this scheme was completed in December 2008 and was fully let at completion. Since then it has been trading well, yielding over 8% on cost. Halfords is withdrawing from Eastern Europe to concentrate on the UK market so we are in the process of agreeing a surrender of its lease and a re-let to TK Maxx at a slightly higher rent. We are planning to market the property once the TK Maxx letting is completed.

Turawa – construction is well under way on this scheme of circa 40,000 sq m. It is fully forward funded with Standard Life who will buy out the income at 6.4% when fully let post completion. Reasonable progress is being made on lettings and we anticipate being fully let by summer 2011 following its opening next March.

Europa Centralna, Gliwice – The new motorway road network has been completed around the site and most of the enabling works have also been undertaken. The main construction work is due to commence in Q2 2011 and to enable this to happen, a €72m construction loan has been signed. Tenant interest is strong: nearly 50% of area is pre-leased and a number of tenants are due to sign before the end of the year.

## Investment Portfolio

There was a valuation increase of 3.4% in the six months to September including capex, sales and purchases which compares to the IPD monthly index of 2.4% over the same period.

The breakdown of the investment portfolio is as follows:

	Portfolio weighting %	Initial Yield %	Reversionary Yield %	Yield on letting voids %	Equivalent Yield (AIA) %
Industrial	17	7.5	9.5	9.5	8.8
London offices	35	5.9	7.9	8.0	7.5
South East offices	6	6.4	8.7	8.1	8.6
Retail	42	6.6	8.0	7.9	7.6
Total	100	6.5	8.2	8.2	7.8

We hold 50% of our investment portfolio (£139m, our share) in three assets.

### The Morgans, Cardiff

A prime retail asset on the Hayes opposite St David's 2, let to White Stuff, Moss Bros, Schoon and TK Maxx. New lettings to Urban Outfitters, Joules and Dr Martens in the last six months have increased rental values from £135 psf to £171 psf. With current contracted rent of £3.1m versus ERV of £4.1m, we see many opportunities for asset management initiatives and further rental growth over the medium term.

### Clydebank Shopping Centre, Clyde

In January 2010, we completed the acquisition of Clydebank Shopping Centre, North West of Glasgow for £68m (8.3% net yield) from AXA/CIS (£72.1m gross cost) in a joint venture with Prime Commercial Properties, with Helical taking a 60% equity stake. Value has increased 11% since acquisition. The current rent is £7.875m pa and there is a vacant ERV of £1.4m pa. There is considerable upside potential both by way of yield shift and letting vacant units.

### Shepherds Building, London W14

151,000 sq ft refurbished office just south of Shepherds Bush Green and Westfield shopping centre. Following recent lettings the building is now 100% let, mainly to media related tenants, on an average rent of £22.70 psf. Ongoing tenant demand is strong with recent lettings at £25 to £30 psf depending on size, giving good prospects for rental growth over the next three to five years.

## Acquisitions

We acquired a mainly industrial portfolio for £46.5m in June 2010 (£48.6m gross cost). The portfolio comprised nine assets, of which six are multi-let industrial units, one single let industrial and two offices (one of which is in Eastcheap in the City). Two of these assets were sold for £15.8m pre completion, leaving seven assets yielding 10.5% net. Following asset management initiatives, two further assets have been sold since completion for a profit of £2.7m and there are valuation gains on the retained assets of £4.2m. The remaining portfolio yields 11% on cost. One further asset is currently under offer for sale at above its book value.

## Sales

Since the year end we have completed three sales in Witham (from the industrial portfolio), Crawley and Paignton for a total of £9.9m, 2% above the March 2010 valuation. Since the half year end we have sold a fourth property for £9.5m, 32% above the acquisition price in June.

## Future Investment Acquisitions

We are currently seeing a three tier market in the UK, namely:

1. Prime/trophy 'institutional' assets which have limited opportunities to add value, characterised by competitive bidding and, especially, by significant money flows from foreign investors.
2. Well located 'institutional' assets, which would benefit from capex and value added initiatives.
3. Weak secondary/tertiary assets, which will in many cases show dramatic falls in rents and increasing voids, a market which Helical is avoiding.

We believe that there is now is a rare opportunity to buy assets with substantial surplus rental income over the cost of debt and that historically these market windows do not last long. We are looking at multi-let properties in the "second tier", including good quality shopping centres, retail parks, industrial estates and inner-London offices, at yields of between 7.5% and 10.0% as well as portfolios offering opportunities for medium term trading profits (e.g. as with our recent industrial portfolio purchase), mainly higher yielding retail and industrial assets.

We continue to focus on careful, disciplined stock picking of active management opportunities which are temporarily below the institutional radar but out of reach of buyers who are unable to raise debt. Whilst some of these opportunities will come from banks selling distressed assets, we believe they are more likely to come from over-gearred private property companies and from institutions and larger REITs looking to rebalance their portfolios.

## Income producing assets

### Offices

Address	Region	Tenure	Acquired
Shepherds Building, Shepherds Bush, London W14	London	Freehold	2000
61 Southwark Street, London SE1	London	Freehold	1998
200 Great Dover Street, London SE1	London	Leasehold	2008
80 Silverthorne Road, Battersea, London SW8	London	Freehold	2005
82 Silverthorne Road, Battersea, London SW8	London	Freehold	2008
Fordham, Newmarket	South East	Freehold	2007
St Andrews House, Woking	South East	Leasehold	2010

### Retail - Shopping Centre

Address	Region	Tenure	Acquired
Clyde Shopping Centre, Clydebank	Scotland	Leasehold	2010

### Retail - In town

Address	Region	Tenure	Acquired
Morgan Department Store, Cardiff	Wales	Freehold	2005
1 - 5 Queens Walk, East Grinstead	South East	Freehold	2005

### Retail - Out of town

Address	Region	Tenure	Acquired
Oxford Road Retail Park, Sevenoaks	South East	Freehold	2003
Stanwell Road, Ashford	South East	Leasehold	2004

### Industrial

Address	Region	Tenure	Acquired
Standard Industrial Estate, North Woolwich E16	London	Freehold	2002
Westgate, Aldridge	Midlands	Freehold	2006
Waterfront Business Park, Fleet, Hampshire	South East	Freehold	2000
Dales Manor Business Park, Sawston, Cambridge	South East	Freehold	2003
Hawtin Park, Blackwood	Wales	Freehold	2003
Winterhill Industrial Estate, Milton Keynes	Midlands	Freehold	2004
Golden Cross, Hailsham	South East	Freehold	2001
Merlin Business Park	Greater Manchester	Leasehold	2010
Motherwell Food Park, Bellshill	Scotland	Leasehold	2010
Sawston Trade Park, Sawston	South East	Freehold	2010
Crownhill Business Centre, Milton Keynes	Midlands	Leasehold	2010



Area Sq. ft. (NIA)	Helical interest	Description	Average Passing rent	Vacancy rate
151,000	100%	Media style offices refurbished in 2001	£22.70	0%
67,000	100%	Refurbished with added penthouse suite	£18.14	21%
36,000	100%	Fully let, re-development potential	£19.95	0%
56,000	75%	Media style offices refurbished in 2006	£17.70	20%
52,000	75%	Media style offices built in 2008	£20.57	91%
70,000	53%	R & D space and offices on 32 acres	£15.37	0%
57,000	100%	Multi-let offices	£17.15	8%
<b>489,000</b>				

Area Sq. ft. (NIA)	Helical interest	Description	Average Passing rent	Vacancy rate
627,000	60%	Multi-let regional shopping centre	£13.98	7%
<b>627,000</b>				

Area Sq. ft. (NIA)	Helical interest	Description	Average Passing rent	Vacancy rate
246,000	100%	Refurbished store let as prime retail units + arcades	£13.68	7%
37,000	89%	Retail units 95% let to Sainsbury's	£9.19	6%
<b>283,000</b>				

Area Sq. ft. (NIA)	Helical interest	Description	Average Passing rent	Vacancy rate
42,000	75%	Retail park let to Wickes, Currys & Carpetright	£17.37	0%
32,000	75%	Solus unit let to Focus DIY store	£17.76	0%
<b>74,000</b>				

Area Sq. ft. (NIA)	Helical interest	Description	Average Passing rent	Vacancy rate
50,000	60%	Multi-let industrial estate	£7.63	5%
184,000	90%	Single-let refurbished industrial unit	£2.93	0%
54,000	100%	Multi-let industrial estate	£7.18	44%
62,000	67%	Multi-let industrial estate	£7.28	0%
249,000	100%	Offices and industrial units	£2.04	0%
24,000	50%	Offices and industrial units	£4.00	54%
102,000	100%	Industrial units	£4.08	77%
62,000	100%	Single-let industrial unit	£5.50	0%
79,000	100%	Multi-let industrial estate	£4.98	17%
85,000	100%	Multi-let industrial estate	£5.37	7%
108,000	100%	Multi-let industrial estate	£6.61	0%
<b>1,059,000</b>				

## Development Programme

Offices Address	Region	Area Sq. ft.	Helical Interest
200 Aldersgate Street, London EC1	London	360,000	Dev. Man.
Mitre Square, London EC3	London	275,000	100%
The Hub, Pacific Quay, Glasgow	Scotland	60,000	100%
Forest Gate, Crawley	South East	63,000	100%
		<b>758,000</b>	

Industrial Address	Region	Area Sq. ft.	Helical Interest
Scotts Road, Southall, West London	London	167,000	100%
Millbrook Trading Estate, Southampton	South East	110,000	100%
Langford Lane, Kidlington, Oxford	South East	72,000	100%
Tiviot Way, Stockport	North West	189,000	100%
Watlington Road, Cowley, Oxford	South East	71,000	100%
Ropemaker Park, Hailsham	South East	70,000	90%
		<b>679,000</b>	

Retail - Out of town Address	Region	Area Sq. ft.	Helical Interest
Wroclaw	Poland	103,000	50%
Opole	Poland	440,000	50%
Europa Centralna, Gliwice	Poland	720,000	50%
		<b>1,263,000</b>	

Change of use potential Address	Region	Area Sq. ft.	Helical Interest
White City, London W12	London	3,500,000	Consortium
Cawston, Rugby	Midlands	-	100%
Arleston, Telford	Midlands	-	100%
		<b>3,500,000</b>	

Retirement Villages Address	Region	Units	Helical Interest
Bramshott Place, Liphook, Hampshire	South East	151	100%
Lime Tree Village, Rugby	Midlands	154	33%
St Loye's College, Exeter	South West	206	100%
Maudsley Park, Great Alne	Midlands	150	100%
Ely Road, Milton, Cambridge	South East	101	100%
Cherry Tree Yard, Faygate, Horsham	South East	148	100%
		<b>910</b>	

Mixed Use Developments Address	Region	Helical Interest
C4.1, Milton Keynes	Midlands	50%
King Street, Hammersmith, London	London	50%
Fulham Wharf, London SW6	London	Dev. Man.
Leisure Plaza, Milton Keynes	Midlands	50%
Parkgate, Shirley, West Midlands	Midlands	50%
Bluebrick, Wolverhampton	Midlands	75%

Fund/Owner	Type of development
Deutsche Pfandbriefbank	Refurbishment to be completed in Nov 2010
Helical	New office building
Helical	New office building completed 2009
Helical	Refurbished and new offices

Description	Type of development
Industrial units	New build
Industrial and trade counter	New build
Industrial units	New build
Industrial, trade counter etc	New build
Industrial and offices	New build
Industrial and food store/rest.	New build

Fund/Owner	Description	Type of development
Helical	Completed development, fully let	New build
Standard Life	Under construction	New build
Helical	To commence 2011	New build

Fund/Owner	Description
Consortium	Commercial and residential
Helical	32 acre greenfield site with residential potential
Helical	19 acre greenfield site with residential potential

Description
33 units sold, 28 under offer
153 units sold
Resolution to grant planning consent for a retirement village granted in October 2009
314,000 sq ft industrial estate on a 20 acre site with potential for a retirement village
Planning consent for a retirement village granted in 2009
Planning consent for a retirement village granted in May 2009

Description
110,000 sq ft Sainsbury's, 440 residential units and 35,000 sq ft retail and offices
Planning application to be made for new council offices, foodstore and residential
100,000 sq ft foodstore and 472 residential units
Consent for 165,000 sq ft retail store, 65,000 sq ft casino, 75,000 sq ft other leisure
80,000 sq ft Asda supermarket, 70,000 sq ft retail, 100 residential units
Refurbished railway station with permission for casino use

# independent review report to the Members of Helical Bar plc

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## Introduction

We have been engaged by the Company to review the condensed set of financial statements in the half-yearly financial report for the six months ended 30 September 2010 which comprises the consolidated income statement, the consolidated statement of comprehensive income, the consolidated balance sheet, the consolidated cash flow statement, the consolidated statement of changes in equity, and the related notes. We have read the other information contained within the half year statement: Chairman's Statement, Chief Executive's Statement, Financial Highlights and Property Portfolio and have considered whether it contains any apparent misstatements or material inconsistencies with the information in the condensed set of financial statements.

This report is made solely to the Company in accordance with guidance contained in ISRE (UK and Ireland) 2410 "Review of Interim Financial Information performed by the Independent Auditor of the Entity." Our review work has been undertaken so that we might state to the Company those matters we are required to state to them in a review report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company, for our review work, for this report, or for the conclusion we have formed.

## Directors' Responsibilities

The half-yearly financial report is the responsibility of, and has been approved by, the directors. The directors are responsible for preparing the half-yearly financial report in accordance with the Disclosure and Transparency Rules of the United Kingdom's Financial Services Authority.

As disclosed in note 1, the annual financial statements of the group are prepared in accordance with IFRSs as adopted by the European Union. The condensed set of financial statements included in this half-yearly financial report has been prepared in accordance with International Accounting Standard 34, "Interim Financial Reporting," as adopted by the European Union.

## Our Responsibility

Our responsibility is to express to the Company a conclusion on the condensed set of financial statements in the half-yearly financial report based on our review.

## Scope of Review

We conducted our review in accordance with International Standard on Review Engagements (UK and Ireland) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Auditing Practices Board for use in the United Kingdom. A review of interim financial information consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing (UK and Ireland) and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the condensed set of financial statements in the half-yearly financial report for the six months ended 30 September 2010 is not prepared, in all material respects, in accordance with International Accounting Standard 34 as adopted by the European Union and the Disclosure and Transparency Rules of the United Kingdom's Financial Services Authority.

**Grant Thornton UK LLP**  
Chartered accountants  
London

25 November 2010

# consolidated income statement

For the Half Year to 30 September 2010

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	Notes	Half Year To 30 September 2010 £000	Half Year To 30 September 2009 £000	Year To 31 March 2010 £000
<b>Revenue</b>	3	<b>69,339</b>	22,753	67,354
Net rental income	4	<b>6,459</b>	8,516	14,151
Development property loss		<b>(9,217)</b>	(3,700)	(1,293)
Trading property loss		<b>(420)</b>	(10)	(10)
Share of results of joint ventures		<b>637</b>	(13)	3,745
Other operating income		<b>160</b>	161	26
Gross (loss)/profit before gain on sale and revaluation of investment properties		<b>(2,381)</b>	4,954	16,619
Net gain/(loss) on sale and revaluation of investment properties	5	<b>9,733</b>	(4,397)	8,195
Impairment of available-for-sale assets	11	<b>(1,817)</b>	-	-
<b>Gross profit</b>		<b>5,535</b>	557	24,814
Administrative expenses		<b>(3,653)</b>	(3,988)	(8,680)
<b>Operating profit/(loss)</b>		<b>1,882</b>	(3,431)	16,134
Finance costs	6	<b>(3,313)</b>	(6,537)	(9,328)
Finance income		<b>861</b>	835	1,039
Change in fair value of derivative financial instruments	16	<b>(1,078)</b>	1,576	1,157
Foreign exchange losses		<b>(1,509)</b>	(1,275)	(1,127)
<b>(Loss)/profit before tax</b>		<b>(3,157)</b>	(8,832)	7,875
Tax on (loss)/profit on ordinary activities	7	<b>(723)</b>	878	1,711
<b>(Loss)/profit after tax</b>		<b>(3,880)</b>	(7,954)	9,586
- attributable to non-controlling interests		-	(33)	(33)
- attributable to equity shareholders		<b>(3,880)</b>	(7,921)	9,619
<b>(Loss)/profit for the period</b>		<b>(3,880)</b>	(7,954)	9,586
<b>(Loss)/earnings per 1p share</b>	8			
Basic		<b>(3.7p)</b>	(7.5p)	9.1p
Diluted		<b>(3.7p)</b>	(7.5p)	9.1p

# consolidated statement of comprehensive income

**For the Half Year to 30 September 2010**

	<b>Half Year To 30 September 2010 £000</b>	Half Year To 30 September 2009 £000	Year To 31 March 2010 £000
(Loss)/profit for the period	(3,880)	(7,954)	9,586
Fair value movements and impairment of available-for-sale investments	(11,508)	4,333	2,962
Associated deferred tax on fair value movements	3,222	(1,291)	(829)
Exchange difference on retranslation of net investments in foreign operations	(41)	(141)	(131)
<b>Total comprehensive income and expense for the period</b>	<b>(12,207)</b>	<b>(5,053)</b>	<b>11,588</b>
- attributable to equity shareholders	(12,207)	(5,020)	11,621
- attributable to non-controlling interests	-	(33)	(33)
	<b>(12,207)</b>	<b>(5,053)</b>	<b>11,588</b>

## consolidated balance sheet

At 30 September 2010

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	Notes	At 30 September 2010 £000	At 30 September 2009 £000	At 31 March 2010 £000
<b>Non-current assets</b>				
Investment properties	9	254,526	205,328	219,901
Owner occupied property, plant and equipment		1,548	1,678	1,638
Available-for-sale investments	11	-	15,900	13,325
Investment in joint ventures		25,116	3,985	26,384
Derivative financial instruments	16	774	-	1,944
Goodwill		16	30	16
Deferred tax asset	7	5,715	3,792	3,169
		<b>287,695</b>	<b>230,713</b>	<b>266,377</b>
<b>Current assets</b>				
Land, developments and trading properties	10	154,609	199,790	182,576
Available-for-sale investments	11	11,182	9,705	10,959
Trade receivables and other receivables	12	26,271	34,017	38,691
Corporation tax receivable		1,170	54	1,098
Cash and cash equivalents	13	30,512	51,068	39,800
		<b>223,744</b>	<b>294,634</b>	<b>273,124</b>
<b>Total assets</b>		<b>511,439</b>	<b>525,347</b>	<b>539,501</b>
<b>Current liabilities</b>				
Trade payables and other payables	14	(31,100)	(44,219)	(43,651)
Borrowings	15	(52,742)	(35,682)	(72,459)
		<b>(83,842)</b>	<b>(79,901)</b>	<b>(116,110)</b>
<b>Non-current liabilities</b>				
Borrowings	15	(186,763)	(206,373)	(170,299)
Derivative financial instruments	16	(10,450)	(9,558)	(10,485)
		<b>(197,213)</b>	<b>(215,931)</b>	<b>(180,784)</b>
<b>Total liabilities</b>		<b>(281,055)</b>	<b>(295,832)</b>	<b>(296,894)</b>
<b>Net assets</b>		<b>230,384</b>	<b>229,515</b>	<b>242,607</b>

## consolidated balance sheet (continued)

At 30 September 2010

	Notes	At 30 September 2010 £000	At 30 September 2009 £000	At 31 March 2010 £000
<b>Equity</b>				
Called-up share capital	17	1,339	1,336	1,339
Share premium account		70,828	70,378	70,828
Revaluation reserve		10,331	-	-
Capital redemption reserve		7,478	7,478	7,478
Other reserves		291	291	291
Retained earnings		139,993	149,908	162,547
<b>Equity attributable to equity holders of the parent</b>		<b>230,260</b>	<b>229,391</b>	<b>242,483</b>
Non-controlling interests		124	124	124
<b>Total equity</b>		<b>230,384</b>	<b>229,515</b>	<b>242,607</b>



# consolidated cash flow statement

For the Half Year to 30 September 2010

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	Half Year To 30 September 2010 £000	Half Year To 30 September 2009 £000	Year To 31 March 2010 £000
<b>Cash flows from operating activities</b>			
(Loss)/profit before tax	(3,157)	(8,832)	7,875
Depreciation	163	164	334
Revaluation surplus on investment properties	(9,502)	(102)	(13,104)
Net interest payable	1,738	5,702	8,289
(Gain)/loss on sales of investment properties	(231)	4,499	4,909
Impairment of available-for-sale assets	1,817	-	-
Change in value of derivative financial instruments	1,078	(1,576)	(1,157)
Share based payment charge	249	392	1,151
Share of results of joint ventures	(637)	13	(3,745)
Foreign exchange reserves	1,248	(812)	(1,153)
Other non-cash items	-	(18)	2
<b>Cash flows from operations before changes in working capital</b>	<b>(7,234)</b>	<b>(570)</b>	<b>3,401</b>
Change in trade and other receivables	12,420	6,461	358
Change in land, developments and trading properties	28,288	11,209	30,707
Change in trade and other payables	(12,341)	(8,962)	(11,555)
<b>Cash flow generated from operations</b>	<b>21,133</b>	<b>8,138</b>	<b>22,911</b>
Finance costs	(5,213)	(7,287)	(12,345)
Finance income	861	948	1,231
Tax received	-	810	834
Tax paid	(67)	-	(77)
	<b>(4,419)</b>	<b>(5,529)</b>	<b>(10,357)</b>
<b>Cash flows from operating activities</b>	<b>16,714</b>	<b>2,609</b>	<b>12,554</b>
<b>Cash flows from investing activities</b>			
Purchase of investment property	(34,349)	(2,850)	(4,192)
Sale of investment property	9,284	35,868	36,704
Sale of investment	-	6	-
Cost of acquiring derivative financial instruments	-	-	(1,437)
Cost of cancelling interest rate swap	57	(3,202)	(3,202)
Investment in joint ventures	-	-	(18,641)
Return of investment in joint ventures	1,155	-	-
Dividends from joint ventures	750	3,926	3,926
Sale of plant and equipment	-	28	28
Purchase of leasehold improvements, plant and equipment	(84)	(108)	(237)
<b>Cash flows from financing activities</b>	<b>(23,187)</b>	<b>33,668</b>	<b>12,949</b>
Issue of shares	-	-	453
Borrowings drawn down	27,602	7,895	13,739
Borrowings repaid	(30,152)	(62,984)	(67,923)
Equity dividends paid	(265)	(2,896)	(4,748)
	<b>(2,815)</b>	<b>(57,985)</b>	<b>(58,479)</b>
Net decrease in cash and cash equivalents	(9,288)	(21,708)	(32,976)
Cash and cash equivalents at start of period	39,800	72,776	72,776
<b>Cash and cash equivalents at period end</b>	<b>30,512</b>	<b>51,068</b>	<b>39,800</b>

## consolidated statement of changes in equity

At 30 September 2010

	Share capital £000	Share premium £000	Revaluation reserve £000	Capital redemption reserve £000	Other reserves £000	Retained earnings £000	Own shares held £000	Non-controlling interest £000	Total £000
At 31 March 2009	1,336	70,378	529	7,478	291	158,494	(1,597)	157	237,066
Total comprehensive income	-	-	-	-	-	11,588	-	-	11,588
Revaluation surplus	-	-	13,104	-	-	(13,104)	-	-	-
Realised on disposals	-	-	(13,633)	-	-	13,633	-	-	-
Non-controlling interest	-	-	-	-	-	33	-	(33)	-
Performance share plan	-	-	-	-	-	1,151	-	-	1,151
Issue of shares	3	450	-	-	-	-	-	-	453
Dividends paid	-	-	-	-	-	(7,657)	-	-	(7,657)
Purchase of shares	-	-	-	-	-	-	6	-	6
Own shares held	-	-	-	-	-	(1,591)	1,591	-	-
At 31 March 2010	1,339	70,828	-	7,478	291	162,547	-	124	242,607
Total comprehensive expense	-	-	-	-	-	(12,207)	-	-	(12,207)
Revaluation surplus	-	-	9,502	-	-	(9,502)	-	-	-
Realised on disposals	-	-	829	-	-	(829)	-	-	-
Performance share plan	-	-	-	-	-	249	-	-	249
Dividends paid	-	-	-	-	-	(265)	-	-	(265)
<b>At 30 September 2010</b>	<b>1,339</b>	<b>70,828</b>	<b>10,331</b>	<b>7,478</b>	<b>291</b>	<b>139,993</b>	<b>-</b>	<b>124</b>	<b>230,384</b>

The charge against retained earnings of £249,000 (2010: £1,151,000) adds back the share based payments charge in accordance with IFRS 2 Share Based Payments.

At 31 March 2009	1,336	70,378	529	7,478	291	158,494	(1,597)	157	237,066
Total comprehensive expense	-	-	-	-	-	(5,053)	-	-	(5,053)
Revaluation surplus	-	-	102	-	-	(102)	-	-	-
Realised on disposals	-	-	(631)	-	-	631	-	-	-
Non-controlling interest	-	-	-	-	-	33	-	(33)	-
Performance share plan	-	-	-	-	-	392	-	-	392
Dividends paid	-	-	-	-	-	(2,896)	-	-	(2,896)
Purchase of shares	-	-	-	-	-	-	6	-	6
Own shares held	-	-	-	-	-	(1,591)	1,591	-	-
At 30 September 2009	1,336	70,378	-	7,478	291	149,908	-	124	229,515

# unaudited notes to the half year statement

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## 1. Financial Information

The financial information contained in this statement does not constitute statutory accounts within the meaning of section 434 of the Companies Act 2006. The full accounts for the year ended 31 March 2010, which were prepared under International Financial Reporting Standards and which received an unqualified report from the Auditors, and did not contain a statement under Section 498 of the Companies Act 2006, have been filed with the Registrar of Companies.

These interim condensed consolidated financial statements have been prepared in accordance with IAS 34 Interim Financial Reporting. The principal accounting policies have remained unchanged from the prior financial period to 31 March 2010.

They do not include all of the information required for full annual financial statements, and should be read in conjunction with the consolidated financial statements of the Group for the year end 31 March 2010.

The Directors have a reasonable expectation that the Company will continue in operational existence for the foreseeable future and have, therefore, used the going concern basis in preparing the financial statements.

### Principal risks and uncertainties

The responsibility for the governance of the Group's risk profile lies with the Board of Directors of Helical. The Board is responsible for setting the Group's risk strategy by assessing risks, determining its willingness to accept those risks and ensuring that the risks are monitored and that the Group is aware of and, if appropriate, reacts to, changes in those risks. The Board is also responsible for allocating responsibility for risk within the Group's management structure.

The Group considers its principal risks to be:

- strategic risk
- operational risk
- market risk
- liquidity risk, and
- credit risk.

There have no significant changes to these risk areas in the period. A further analysis of these risks is included within the consolidated financial statements of the Group for the year ended 31 March 2010.

The half year statement was approved by the Board on 25 November 2010 and is being sent to shareholders and will be available from the Company's registered office at 11-15 Farm Street, London W1J 5RS and on the Company's website at [www.helical.co.uk](http://www.helical.co.uk).

## 2. Statement of directors' responsibilities

The directors confirm that, to the best of their knowledge, this condensed set of financial statements has been prepared in accordance with IAS 34 as adopted by the European Union, and that the interim management report herein includes a fair review of the information required by DTR 4.2.7R and DTR 4.2.8R.

Balances with related parties at 30 September 2010 and 31 March 2010 are disclosed in note 21.

A list of current directors is maintained at 11-15 Farm Street, London W1J 5RS and at [www.helical.co.uk](http://www.helical.co.uk).

### On behalf of the Board

**Nigel McNair Scott**  
Finance Director

25 November 2010

# unaudited notes to the half year statement

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## 3. Segmental information

The Group divides its business into the following segments for internal management purposes:

- investment properties, which are owned or leased by the Group for long-term income and for capital appreciation, and trading properties, which are owned or leased with the intention to sell; and,
- development properties, which include sites, developments in the course of construction, completed developments available for sale, and pre-sold developments.

	Investment and trading Half year to 30.9.10 £000	Developments Half year to 30.9.10 £000	Total Half year to 30.9.10 £000	Investment and trading Half year to 30.9.09 £000	Developments Half year to 30.9.09 £000	Total Half year to 30.9.09 £000
<b>Revenue</b>						
Rental income	8,563	334	8,897	9,441	963	10,404
Trading property sales	15,915	-	15,915	525	-	525
Development income	-	44,348	44,348	-	11,663	11,663
	<b>24,478</b>	<b>44,682</b>	<b>69,160</b>	<b>9,966</b>	<b>12,626</b>	<b>22,592</b>
Other revenue	-	-	179	-	-	161
Revenue	-	-	69,339	-	-	22,753

	Investment and trading Year to 31.03.10 £000	Developments Year to 31.03.10 £000	Total Year to 31.03.10 £000
Rental income	16,689	2,192	18,881
Trading property sales	525	-	525
Development income	-	47,822	47,822
	<b>17,214</b>	<b>50,014</b>	<b>67,228</b>
Other revenue	-	-	126
Revenue	-	-	67,354

All sales were external sales. All revenue is attributable to continuing operations. There were no inter-segmental sales.

	Investment and trading Half year to 30.9.10 £000	Developments Half year to 30.9.10 £000	Total Half year to 30.9.10 £000	Investment and trading Half year to 30.9.09 £000	Developments Half year to 30.9.09 £000	Total Half year to 30.9.09 £000
<b>Profit before tax</b>						
Net rental income	7,001	(542)	6,459	7,926	590	8,516
Development property loss	-	(9,217)	(9,217)	-	(3,700)	(3,700)
Trading property loss	(420)	-	(420)	(10)	-	(10)
Share of results of joint venture	616	21	637	12	(25)	(13)
Gain/(loss) on sale and revaluation of investment properties	9,733	-	9,733	(4,397)	-	(4,397)
	<b>16,930</b>	<b>(9,738)</b>	<b>7,192</b>	<b>3,531</b>	<b>(3,135)</b>	<b>396</b>
Other operating (expense)/income			(1,657)			161
Gross profit			5,535			557
Administrative expenses			(3,653)			(3,988)
Net finance costs			(3,530)			(4,126)
Foreign exchange losses			(1,509)			(1,275)
Loss before tax			(3,157)			(8,832)

	Investment and trading Year to 31.03.10 £000	Developments Year to 31.03.10 £000	Total Year to 31.03.10 £000
<b>Profit before tax</b>			
Net rental income	12,904	1,247	14,151
Development property loss	-	(1,293)	(1,293)
Trading property loss	(10)	-	(10)
Share of results of joint venture	3,158	587	3,745
Gain on sale and revaluation of investment properties	8,195	-	8,195
	24,247	541	24,788
Other operating income			26
Gross profit			24,814
Administrative expenses			(8,680)
Finance income			1,039
Finance expense			(8,171)
Foreign exchange losses			(1,127)
Profit before tax			7,875

	Investment and trading	Developments	Total	Investment and trading	Developments	Total
	At 30.9.10 £000	At 30.9.10 £000	At 30.9.10 £000	At 31.3.10 £000	At 31.3.10 £000	At 31.3.10 £000
<b>Balance sheet</b>						
Investment properties	254,526	-	254,526	219,901	-	219,901
Land, development and trading properties	158	154,451	154,609	273	182,303	182,576
	254,684	154,451	409,135	220,174	182,303	402,477
Other assets			102,304			137,024
Total assets			511,439			539,501
Liabilities			(281,055)			(296,894)
Net assets			230,384			242,607

The segmental information has been provided in respect of the two main divisions of the Group, the investment and trading department and the development department.

## unaudited notes to the half year statement

<b>4. Net rental income</b>	Half Year To 30 September 2010 £000	Half Year To 30 September 2009 £000	Year To 31 March 2010 £000
Gross rental income	8,897	10,404	18,881
Rents payable	(21)	(9)	(12)
Property overheads	(1,982)	(1,565)	(3,732)
Net rental income	6,894	8,830	15,137
Net rental income attributable to profit share partner	(435)	(314)	(986)
Group share of net rental income	6,459	8,516	14,151

<b>5. Net gain on sale and revaluation of investment properties</b>	Half Year To 30 September 2010 £000	Half Year To 30 September 2009 £000	Year To 31 March 2010 £000
Net proceeds from the sale of investment properties	9,911	35,868	36,704
Book value (note 9)	(9,053)	(38,911)	(40,438)
Other costs	(627)	(1,456)	(1,175)
Profit/(loss) on sale of investment properties	231	(4,499)	(4,909)
Revaluation surplus on investment properties	9,502	102	13,104
Net profit/(loss) on sale and revaluation of investment properties	9,733	(4,397)	8,195

<b>6. Finance costs</b>	Half Year To 30 September 2010 £000	Half Year To 30 September 2009 £000	Year To 31 March 2010 £000
Interest payable on bank loans and overdrafts	(4,854)	(6,228)	(10,956)
Other interest payable and similar charges	60	(463)	(696)
Finance arrangement costs	(340)	(708)	(872)
Interest capitalised	1,821	862	3,196
Finance costs	(3,313)	(6,537)	(9,328)

## 7. Taxation on (loss)/profit on ordinary activities

	Half Year To 30 September 2010 £000	Half Year To 30 September 2009 £000	Year To 31 March 2010 £000
The tax charge is based on the profit for the period and represents: United Kingdom corporation tax at 28%.			
- Group corporation tax	-	(762)	-
- Adjustment in respect of prior periods	-	(6)	1,152
- Overseas tax	4	-	-
Current tax (charge)/credit	4	(768)	1,152
Deferred tax			
- capital allowances	(85)	341	(52)
- tax losses	(282)	2,889	2,121
- other temporary differences	(360)	(1,584)	(1,510)
Deferred tax	(727)	1,646	559
Total tax (charge)/credit for period	(723)	878	1,711

	At 30 September 2010 £000	At 31 March 2010 £000
<b>Deferred tax provision</b>		
Capital allowances	(3,342)	(3,257)
Available-for-sale assets	(1,564)	(4,782)
Tax losses	7,373	7,704
Other temporary differences	3,248	3,504
Deferred tax provision	5,715	3,169

Under IAS 12, deferred tax provisions are made for the tax that would potentially be payable on the realisation of investment properties and other assets at book value.

If upon sale of the investment properties the Group retained all the capital allowances, the deferred tax provision in respect of capital allowances of £3.3m would be released and further capital allowances of £11.7m would be available to reduce future tax liabilities.

The deferred tax asset in respect of other temporary differences (income statement) arises from the recognition of tax relief available to the Company on the mark to market valuation of financial instruments and the future vesting of share awards, calculated at the 30 September 2010 share price of 297.6p (31 March 2010: 337.9p) per share.

## unaudited notes to the half year statement

### 8. Loss per 1p share

The calculation of the basic loss per share is based on the earnings attributable to ordinary shareholders divided by the weighted average number of shares in issue during the period. Shares held by the ESOP, which has waived its entitlement to receive dividends, are treated as cancelled for the purpose of this calculation.

The calculation of diluted loss per share is based on the basic loss per share, adjusted to allow for the issue of shares and the post tax effect of dividends on the assumed exercise of all dilutive options.

The loss per share is calculated in accordance with IAS 33 and the best practice recommendations of the European Public Real Estate Association ("EPRA"). The prior year's EPRA earnings per share has been recalculated following EPRA's revision of their best practice recommendations.

Reconciliations of the loss and weighted average number of shares used in the calculations are set out below.

	Half Year to 30 September 2010 £000	Half Year to 30 September 2009 £000
Ordinary shares in issue	107,408	107,087
Weighting adjustment	(1,292)	(1,821)
Weighted average ordinary shares in issue for calculation of basic loss per share	106,116	105,266
Dilutive effect of share options	-	-
Weighted average ordinary shares in issue for calculation of diluted loss per share	106,116	105,266
Loss used for calculation of basic and diluted loss per share	(3,880)	(7,921)
Basic loss per share	(3.7p)	(7.5p)
Diluted loss per share	(3.7p)	(7.5p)
Loss used for calculation of basic and diluted earnings per share	(3,880)	(7,921)
Net (gain)/loss on sale and revaluation of investment properties	(9,733)	4,397
Trading property loss	420	10
Fair value movement on derivative financial instruments	1,078	(1,576)
Share of fair value movement on derivative financial instruments in the results of joint ventures	814	-
Impairment of available-for-sale asset	1,817	-
Deferred tax on adjusting items	(217)	(1,601)
Loss used for calculation of diluted EPRA earnings per share	(9,701)	(6,691)
Diluted EPRA loss per share	(9.1p)	(6.4p)



## 9. Investment properties

	Valuation £000	Cost £000
Fair value at 1 April 2010	219,901	218,893
Additions at cost	34,349	34,349
Disposals	(9,053)	(11,899)
Revaluation	9,502	-
Revaluation deficit attributable to profit share partner	(173)	-
<b>As at 30 September 2010</b>	<b>254,526</b>	<b>241,343</b>

All properties are stated at market value as at 30 September 2010, and are valued by professionally qualified external valuers except for investment properties valued by directors – representing £4.4m (1.7%) of the portfolio. The following external valuers valued the investment properties: Cushman & Wakefield LLP (£245.0m) and Drivers Jonas Deloitte (£5.1m).

Interest capitalised in respect of the refurbishment of investment properties at 30 September 2010 amounted to £5,767,000 (31 March 2010: £5,767,000). Interest capitalised during the period in respect of the refurbishment of investment properties was £nil.

## 10. Land, developments and trading properties

	At 30 September 2010 £000	At 31 March 2010 £000
Development properties	154,451	182,303
Properties held as trading stock	158	273
	<b>154,609</b>	<b>182,576</b>

The directors' valuation of trading and development stock shows a surplus of £33.5m (31 March 2010: £33.0m) above book value.

Total interest to date in respect of the development of sites is included in stock to the extent of £6,402,000 (31 March 2010: £8,482,000). Interest capitalised during the period in respect of development sites amounted to £1,821,000.

## 11. Available-for-sale investments

	Non- current £000	- Current £000
Fair value at 1 April 2010	13,325	10,959
Impairment in the period	(13,325)	-
Revaluation to fair value	-	223
<b>As at 30 September 2010</b>	<b>-</b>	<b>11,182</b>

Included in non-current available-for-sale investments is an investment of 18% in the ordinary shares of Quotient Biosciences Group Limited, a private bioscience company. During the period trading conditions and its financial position deteriorated and, accordingly, the investment has been assessed as, having a fair value of £nil (31 March 2010: £13.3m). Of the fall in value £1,817,000, representing the cost of our investment, has been written off through the Income Statement. The remaining £11,508,000 (£8,286,000 net of deferred tax), which represents prior period fair-value increases from cost, was reversed in the Statement of Comprehensive Income.

## unaudited notes to the half year statement

<b>12. Trade receivables and other receivables</b>	At 30 September 2010 £000	At 31 March 2010 £000
Trade receivables	8,087	12,316
Other receivables	10,992	11,728
Prepayments and accrued income	7,192	14,647
	<b>26,271</b>	<b>38,691</b>

<b>13. Cash and cash equivalents</b>	At 30 September 2010 £000	At 31 March 2010 £000
Rent deposits and cash held at managing agents	2,946	1,274
Cash secured against debt and cash held at solicitors	301	1,295
Cash allocated to dividend	-	2,909
Cash deposits	27,265	34,322
	<b>30,512</b>	<b>39,800</b>

Included within cash deposits is £559,000 of restricted cash which can be called by a third party under defined terms of a guarantee.

<b>14. Trade payables and other payables</b>	At 30 September 2010 £000	At 31 March 2010 £000
Trade payables	5,352	4,635
Other payables	5,541	9,857
Accruals and deferred income	20,207	29,159
	<b>31,100</b>	<b>43,651</b>

## 15. Borrowings

	At 30 September 2010 £000	At 31 March 2010 £000
<b>Bank overdraft and loans – maturity</b>		
Due within one year	52,742	72,459
Due after more than one year	186,763	170,299
	<b>239,505</b>	<b>242,758</b>
Current borrowings:- less than one year	52,742	72,459
Bank loans repayable within:- one to two years	16,751	29,644
two to three years	137,282	72,725
three to four years	10,120	68,878
four to five years	23,547	-
after five years	-	-
	<b>187,700</b>	<b>171,247</b>
Deferred arrangement costs	(937)	(948)
	<b>186,763</b>	<b>170,299</b>

### Net Gearing

Total borrowings	239,505	242,758
Cash	(30,512)	(39,800)
Net borrowings	208,993	202,958

The Group's share of borrowings in joint ventures is £29,877,000 (31 March 2010: £29,752,000).

	£000	£000
Net assets	230,384	242,607
Gearing	91%	84%

## 16. Derivative financial instruments

	At 30 September 2010 £000	At 31 March 2010 £000
At 1 April	(8,540)	(14,337)
Change in fair value in the period	(1,078)	1,157
Cancelled in the period	(58)	3,202
Purchased in the period	-	1,438
At 30 September / 31 March	<b>(9,676)</b>	<b>(8,540)</b>
Derivative financial instruments asset	774	1,945
Derivative financial instruments liability	(10,450)	(10,485)
	<b>(9,676)</b>	<b>(8,540)</b>

# unaudited notes to the half year statement

## 17. Share capital

	At 30 September 2010 £000	At 31 March 2010 £000
Authorised	39,577	39,577
	<b>39,577</b>	<b>39,577</b>

The authorised share capital of the Company is £39,576,626.60 divided into ordinary shares of 1p each and deferred shares of 1/8p each

Allotted, called up and fully paid

- 107,407,522 ordinary shares of 1p each	1,074	1,074
- 214,145,300 deferred shares of 1/8p each	265	265
	<b>1,339</b>	<b>1,339</b>

As at 1 April 2010 and 30 September 2010, the Company had 107,407,522 ordinary 1p shares in issue.

### Share options

At 30 September 2010 there were no unexercised options over new ordinary 1p shares in the Company (31 March 2010: nil) and no purchased ordinary 1p shares held by the ESOP had been granted to directors and employees under the Company's share option schemes (31 March 2010: nil). During the period no new options were granted.

## 18. Dividends

	Half Year To 30 September 2010 £000	Half Year To 30 September 2009 £000	Year To 31 March 2010 £000
Attributable to equity share capital			
Ordinary			
- First interim paid 1.75p per share	-	-	1,852
- Second interim paid of 2.75p per share	-	-	2,909
- prior period final paid 0.25p (2009: 2.75p) per share	265	2,896	2,896
	<b>265</b>	<b>2,896</b>	<b>7,657</b>

The interim dividend of 1.75p (30 September 2009: 1.75p per share) was approved by the board on 24 November 2010 and will be paid on 23 December 2010 to shareholders on the register on 3 December 2010. This interim dividend, amounting to £1,857,000 has not been included as a liability as at 30 September 2010.

## 19. Own shares held

Following approval at the 1997 Annual General Meeting the Company established the Helical Bar Employees' Share Ownership Plan Trust (the "Trust") to be used as part of the remuneration arrangements for employees. The purpose of the Trust is to facilitate and encourage the ownership of shares by or for the benefit of employees by the acquisition and distribution of shares in the Company.

The Trust purchases shares in the Company to satisfy the Company's obligations under its Share Option Schemes and Performance Share Plan.

At 30 September 2010 the Trust held 1,291,844 (31 March 2010: 1,291,844) ordinary shares in Helical Bar plc.

At 30 September 2010 options over nil (31 March 2010: nil) ordinary shares in Helical Bar plc had been granted through the Trust. At 30 September 2010 awards over 6,249,364 (31 March 2010: 4,870,283) ordinary shares in Helical Bar plc, made under the terms of the Performance Share Plan, were outstanding.

## 20. Net assets per share

	30 September 2010 £000	Number of shares 000's	30 September 2010 pence per share
Net asset value	230,384	107,408	-
Less: own shares held by ESOP	-	(1,292)	-
deferred shares	(265)	-	-
Basic net asset value	230,119	106,116	217
Add: unexercised share options	-	-	-
Diluted net asset value	230,119	106,116	217
Adjustments for			
fair value of financial instruments	11,369	-	-
deferred tax	1,465	-	-
Adjusted diluted net asset value	242,953	106,116	229
Adjustment for			
fair value of trading and development properties	33,518	-	-
Diluted EPRA net asset value	276,471	106,116	261
Adjustment for			
fair value of financial instruments	(11,369)	-	-
deferred tax	(1,465)	-	-
Diluted EPRA triple net asset value	263,637	106,116	248

The adjustment for the fair value of trading and development properties represents the surplus as at 30 September 2010.

	31 March 2010 £000	Number of shares 000's	31 March 2010 pence per share
Net asset value	242,607	107,408	-
Less: own shares held by ESOP	-	(1,292)	-
deferred shares	(265)	-	-
Basic net asset value	242,342	106,116	228
Add: unexercised share options	-	-	-
Diluted net asset value	242,342	106,116	228
Adjustments for			
fair value of financial instruments	9,978	-	-
deferred tax	3,257	-	-
Adjusted diluted net asset value	255,577	106,116	241
Adjustment for fair value of trading and development properties	32,991	-	-
Diluted EPRA net asset value	288,568	106,116	272
Adjustment for			
fair value of financial instruments	(9,978)	-	-
deferred tax	(3,257)	-	-
Diluted EPRA triple net asset value	275,333	106,116	259

The net asset values per share have been calculated in accordance with the best practice recommendations of the European Public Real Estate Association ("EPRA").

## unaudited notes to the half year statement

### 21. Related party transactions

At 30 September 2010 and 31 March 2010 the following amounts were due from the Group's joint ventures.

	At 30 September 2010 £000	At 31 March 2010 £000
Abbeygate Helical (Leisure Plaza) Ltd	2,471	2,212
Abbeygate Helical (Winterhill) Ltd	(12)	(12)
Abbeygate Helical (C4.1) LLP	(598)	(598)
King Street Developments (Hammersmith) Ltd	1,850	1,634
Shirley Advance LLP	4,487	4,372
The Asset Factor Ltd	102	600
PH Properties Limited (BVI)	-	-



**Helical Bar plc**

Registered Office  
11-15 Farm Street  
London, W1J 5RS

Tel: 020 7629 0113  
Fax: 020 7408 1666

email: [info@helical.co.uk](mailto:info@helical.co.uk)

**[www.helical.co.uk](http://www.helical.co.uk)**

