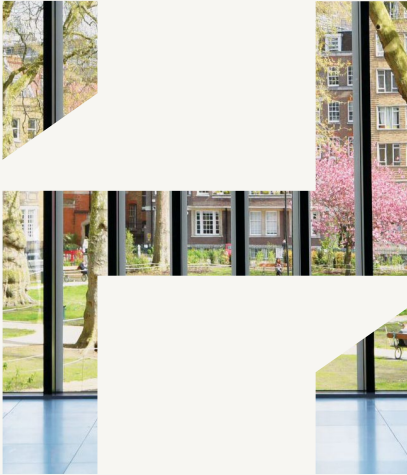


Pioneering sustainable workplaces



Overview

We create sustainable and inspiring workplaces which are technologically smart, rich in amenities and promote employee wellbeing.

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	245.00p (22 May 2024)
Market capitalisation	£302.22m (22 May 2024)
12 month high	281.50p
12 month low	185.00p
Joint stockbrokers	DeutscheNumis, Peel Hunt LLP

Financial calendar

2024	
23 May 2024	Announcement of Full Year Results to 31 March 2024
17 July 2024	Helical plc Annual General Meeting
2 August 2024	Final Ordinary Dividend Payment
September 2024	Trading Update
November 2024	Announcement of Half Year Results to 30 September 2024
January 2025	Interim Ordinary Dividend Payment

Analyst contacts

Max Nimmo
DeutscheNumis
+44 (0)20 7260 1464

Matthew Saperia
Peel Hunt LLP
+44 (0)20 3597 8631

Year ended 31 March 2024

Results highlights

EPRA net tangible assets value per share
(March 2023: 493p)

331p

IFRS net assets
(March 2023: £608.7m)

£401.1m

IFRS loss after tax
(March 2023: profit of £64.5m)

£189.8m

Total dividend declared per share
(March 2023: 11.75p)

4.83p

Property valuations

See-through property portfolio
(March 2023: £840.4m)

£662.3m

Total Property Return
(March 2023: -£51.4m)

-£162.7m

Investment property valuations, on a like-for-like basis (March 2023: -10.1%)

-22.4%

WAULT of portfolio
(March 2023: 5.0 years)

6.6 years

Financing

See-through loan to value
(March 2023: 27.5%)

39.5%

Average maturity of the Group's share of debt
(March 2023: 2.9 years)

2.1 years

Group's share of cash and undrawn bank facilities
(March 2023: £244.2m)

£115.5m

Weighted average cost of Group's share of debt
(March 2023: 3.4%)

2.9%

Strategy

1 Growth

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

2 Property

Manage a “best-in-class”, balanced portfolio with a clear market focus, combining assets with significant development and asset management potential with a strong rental income stream.

3 Sustainability

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

4 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.

5 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.

Recent news

2024	
20 May	Helical sells 50% stake in 100 New Bridge Street
8 April	The JJ Mack Building officially recognised as the UK's highest rated BREEAM office building
25 March	Helical agrees sale of 25 Charterhouse Square
15 March	Three Crowns signs new 15 year lease at The JJ Mack Building
11 January	Flexible workspace creator, infinSpace, launches third London location in The Bower
5 December	J Sainsbury signs lease at The JJ Mack Building

Substantial shareholders (as at 14 May 2024)

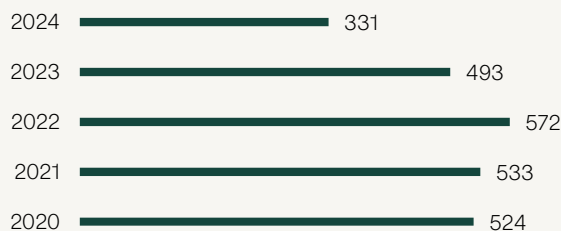
Name	Shareholding %
Janus Henderson Investors	8.82
Mr Michael Eric Slade	7.18
BlackRock*	6.89
Aberforth Partners	6.20
Schroder Investment Management	4.80
Baillie Gifford	5.04
Jupiter Asset Management	4.72
Premier Miton Investors	4.12
Vanguard Group	3.68
Dimensional Fund Advisors	3.45

* Percentage as at 29/04/2024

Directors and Company Secretary

Name and Position	Email
Richard Cotton Chairman	rc@helical.co.uk
Gerald Kaye Chief Executive	gak@helical.co.uk
Tim Murphy Chief Financial Officer	tjm@helical.co.uk
Matthew Bonning-Snook Property Director	mbs@helical.co.uk
James Moss Chief Operating Officer & Group Company Secretary	jm@helical.co.uk

EPRA NET TANGIBLE ASSET VALUE PER SHARE - PENCE

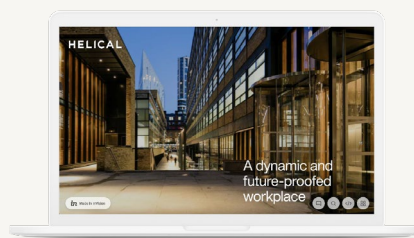
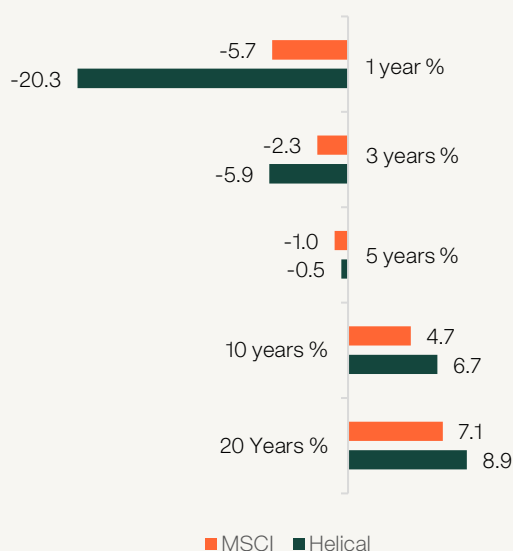


TSR – 20 YEARS TO 31 MARCH 2024

	Performance measured over					
	1 year Total return pa %	3 years Total return pa %	5 years Total return pa %	10 years Total return pa %	15 years Total return pa %	20 years Total return pa %
Helical plc ¹	(27.3)	(17.8)	(6.0)	(3.1)	0.3	3.1
Listed Real Estate Sector Index ²	9.3	(2.3)	(1.1)	1.5	7.8	3.2

- Growth over all years to 31/03/24.
- Growth in FTSE 350 Real Estate Super Sector Return Index over all years to 31/03/24.

HELICAL'S UNLEVERAGED PORTFOLIO RETURNS TO 31 MARCH 2024



Find out more online
Visit our website to find the latest information and news.