



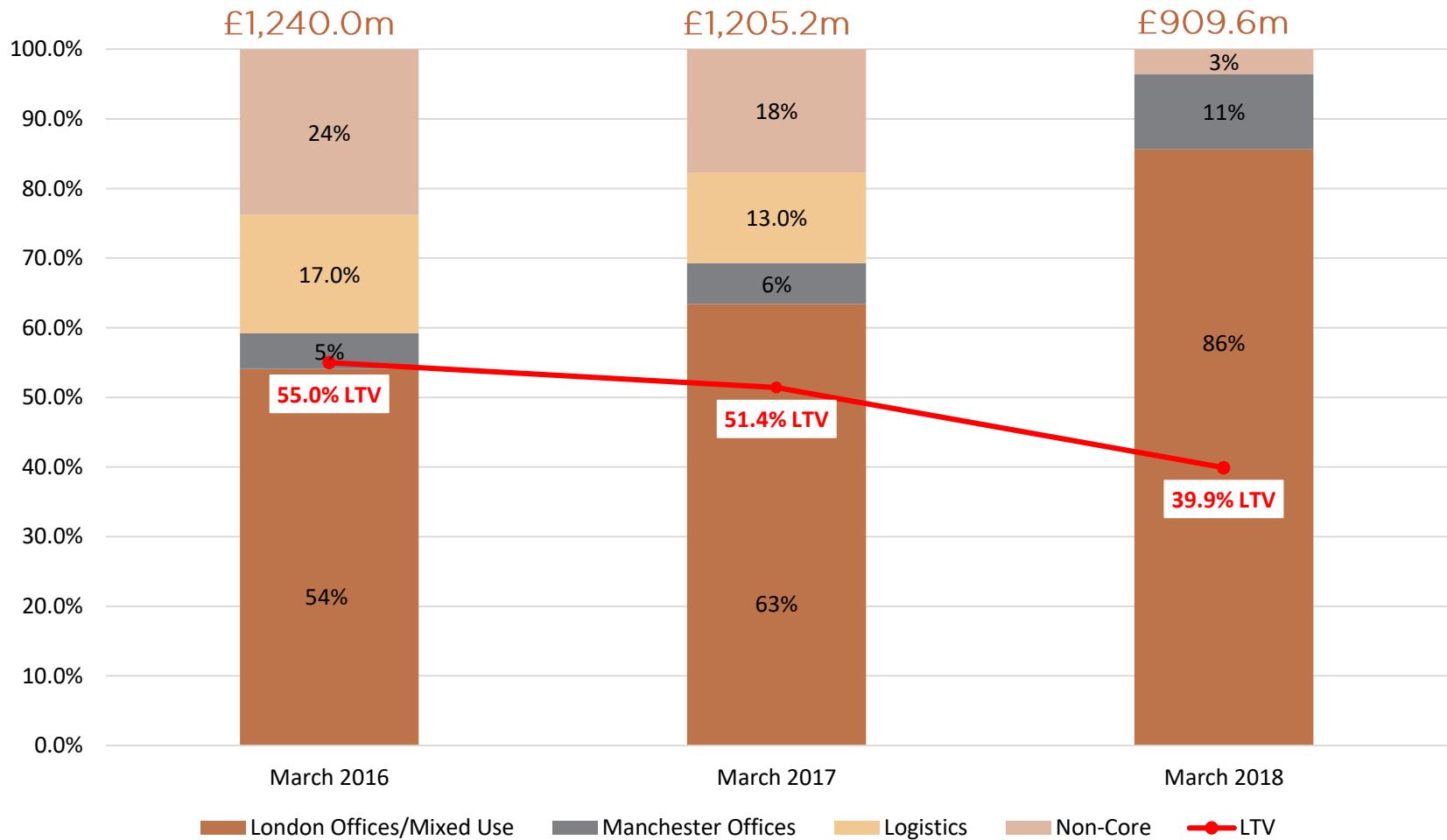
# ANNUAL GENERAL MEETING

12TH JULY 2018



# PORTFOLIO ALLOCATION AND LTV

- Reduction of non-core from 41% to 3%
- Reduction of LTV from 55% to 40%



# RESULTS HIGHLIGHTS

## PROFIT BEFORE TAX

£30.8m

(2017: £41.6m)

## TOTAL DIVIDEND PER SHARE

9.50p

+10.5% from 2017

## SALE/VALUATION GAIN

£40.7m

(2017: £38.6m)

## TOTAL ACCOUNTING RETURN

£27.2m

+5.3%

## EPRA NAV PER SHARE

468p

-1.1%

## NET RENTAL INCOME

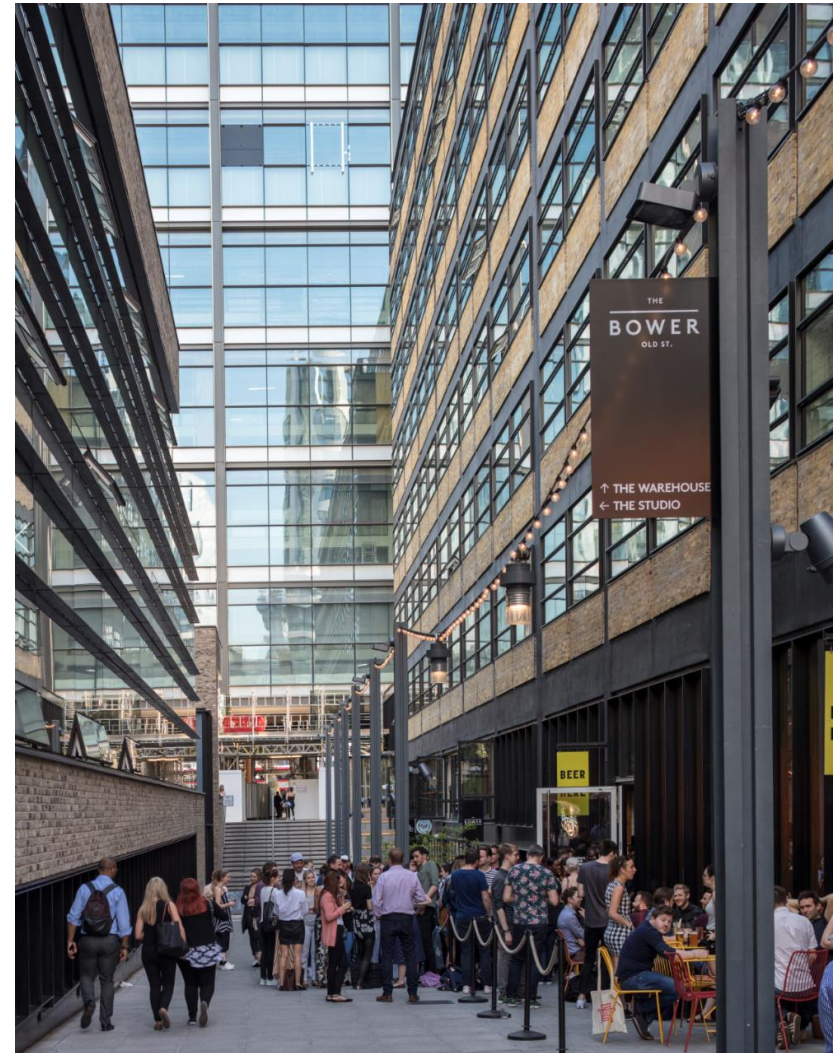
£36.1m

(2017: £47.0m)

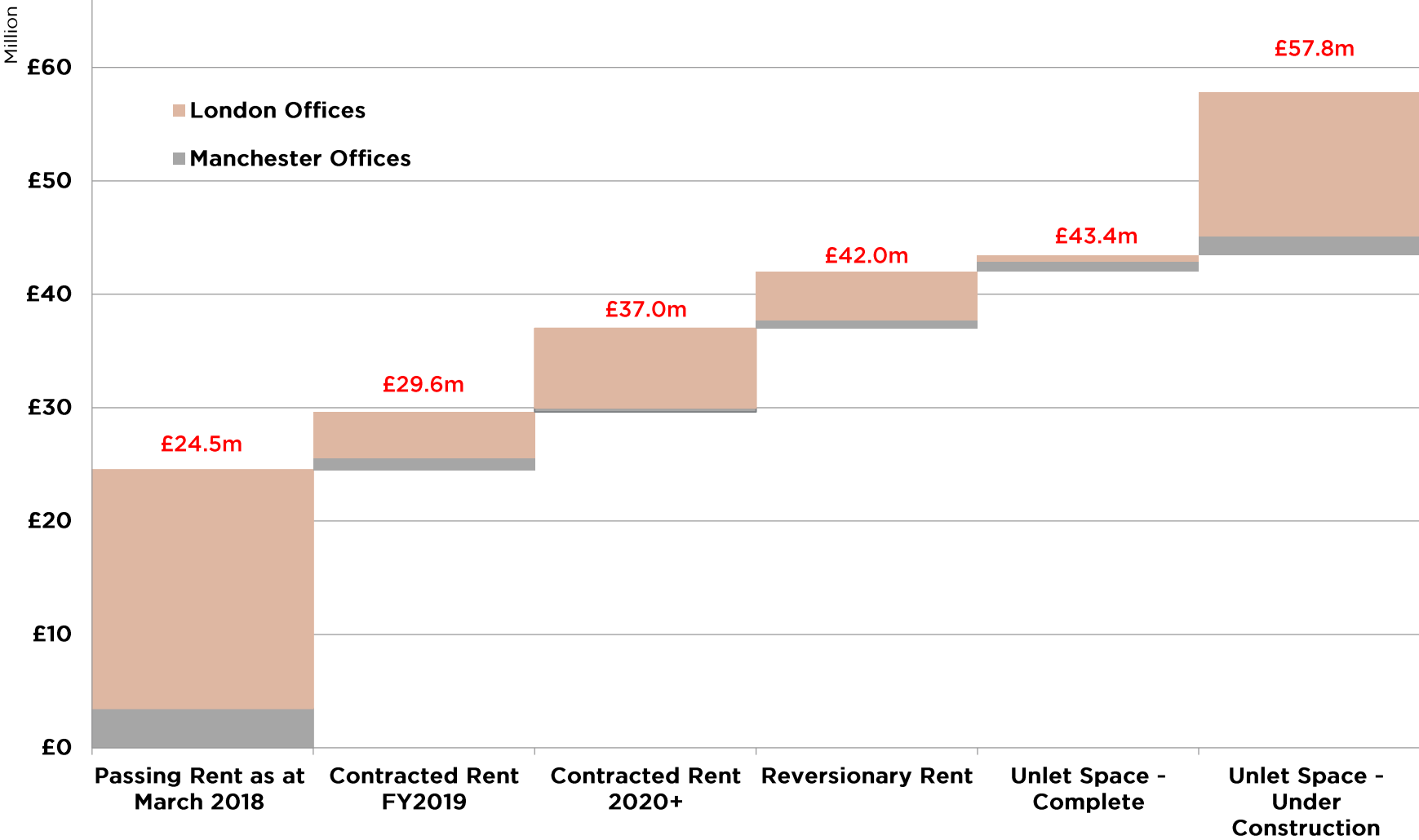
## SEE-THROUGH LOAN TO VALUE

39.9%

(pro-forma 37.1%)



# INCREASING RENTAL INCOME



# FIRST QUARTER UPDATE

## One Bartholomew, EC1

- 54,261 sq ft let to Trade Desk at One Bartholomew
- 25% let

## Barts Square, EC1

- Phase 1 – 134 units exchanged/sold – 10 remaining units
- Phase 2 – 23 units exchanged, 5 under offer, 64 remaining
- 90 Bartholomew Close c. 6,400 sq ft of ground floor space let to Wright & Bell.

## The Tower, EC1

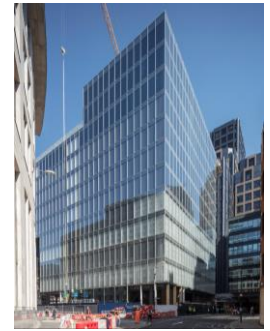
- 29,635 sq ft let to existing Phase One tenant for expansion space at The Tower
- 52% let
- 5,554 sq ft let to restaurant operator Albion & East

## One Creechurch Place, EC3

- 31,415 sq ft let to Hyperion and Coverys
- 80% let

## Other

- 32,454 sq ft of additional lettings in London
- 8,869 sq ft of additional lettings in Manchester
- Sale of three remaining non-core assets at Sevenoaks, Reading and Glasgow



## SUMMARY

**Focus** of portfolio – London and Manchester

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**Opportunity** in our area of activity

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**Flexibility** for customers and to maximise income

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**Upside** potential from enduring quality of chosen assets





## NEW OPPORTUNITIES

Grade Interesting

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Reposition

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Refurbish

---

Redevelop

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Either 100% Helical or 'Equity Lite'  
with partner

# REPOSITION - THE LOOM





# REPOSITION - DALE HOUSE



# REFURBISH – C SPACE



# REFURBISH - THE BOWER



# REFURBISH – 25 CHARTERHOUSE SQUARE



# REDEVELOP - ONE CREECHURCH PLACE



# REDEVELOP - ONE BARTHOLOMEW



# REDEVELOP - BARTS SQUARE



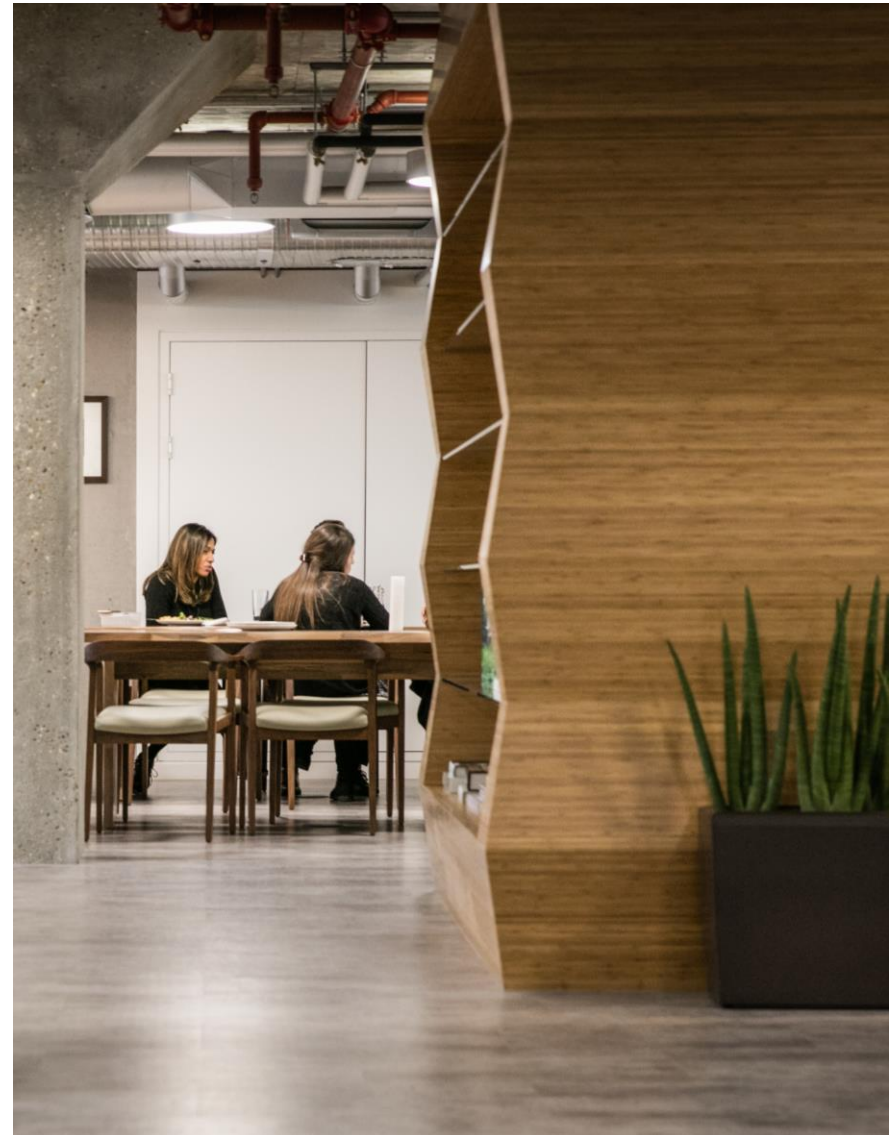
# REDEVELOP – FARRINGDON EAST





# CHANGE

- Intel estimate their transistors are 90,000 times more efficient and 60,000 times cheaper than their first ones in 1971.
- Kodak declared bankrupt in 2012, Instagram acquired by Facebook for US\$1Bn. Kodak employed 145,000 people at peak. Instagram 13 at time of acquisition.
- By 2020 90% of world's adult population will be smartphone users, 50% in 2015.
- Growth of VR and AR. Goldman Sachs estimate a US\$80Bn market in 2025.
- Artificial Intelligence - 50% of office jobs done today could be automated in the next 20 years.
- Use of freelancers, consultants and contingency workers sourced via virtual marketplace.
- Workplace vital in attracting/retaining best people.



# FLEXIBILITY

London	Status
The Loom E1	35 tenants 110,000 sq ft
The Warehouse & The Studio, The Bower EC1	13 tenants 151,000 sq ft
<i>The Tower, The Bower EC1</i>	<i>2+ tenants Under construction 181,500 sq ft</i>
25 Charterhouse Square EC1	4 tenants 43,500 sq ft
The Shepherds Building W14	31 tenants 150,000 sq ft
Power Road Studios W4	17 tenants 57,000 sq ft

Manchester	Status
Churchgate & Lee House	14 tenants 243,500 sq ft
35 Dale Street	10 tenants 53,000 sq ft
31 Booth Street	2+ tenants 25,000 sq ft
<i>Trinity Court</i>	<i>Under refurbishment 47,500 sq ft</i>



## OCCUPIER SURVEY

Independent Survey – February 2018 – 47 occupiers (face to face meetings)

The Loom, The Shepherds Building  
25 Charterhouse Square, The Bower

“With the benefit of hindsight how pleased are you that you decided to have your organisation located here?”

81% very pleased

13% slightly pleased

6% not pleased

Tenant Demand for Space by end of 2018

50% stay same

38% significantly or slightly increase (25% significant)

6% significantly or slightly decrease

6% don't know

# OCCUPIER SURVEY

“The sole reason we came to this building was to help attract and retain employees”

“[Helical are] very friendly and engaged in what their tenants do, and very helpful on our move into the building.”

Peakon, 25 Charterhouse Square

“I saw [Helical] very early on in our relationship, which has allowed us to pick up the phone if there are any problems. I think they're great.”

John Brown Media, The Bower

“We have had many [landlords] in our time here and we find [Helical] by far the most constructive and responsive we've had”

“Helical have done quite a lot of work here, which is a significant improvement. The common parts are much better than they were. It's a lot brighter and lighter inside.”

CBB, The Loom

“[Helical] have done a great job on the building. I've been here nearly 30 years and seen a few landlords come and go. When I have dealt with them, they've been very helpful.”

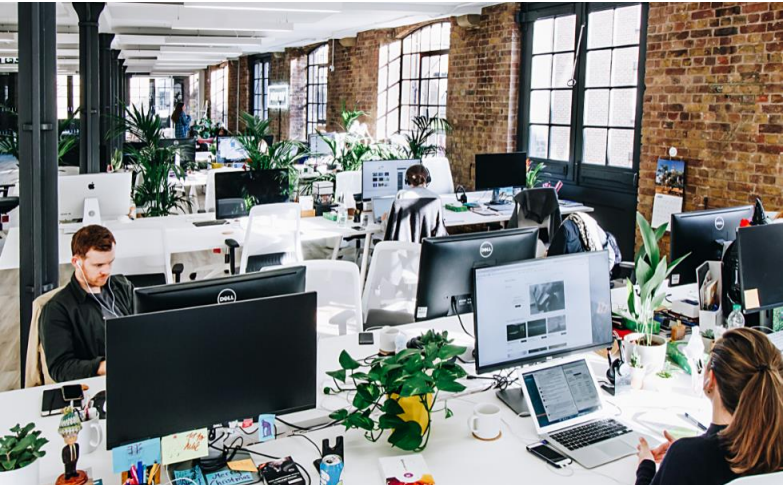
Profile Print, The Loom





# QUALITY OF WORKSPACE

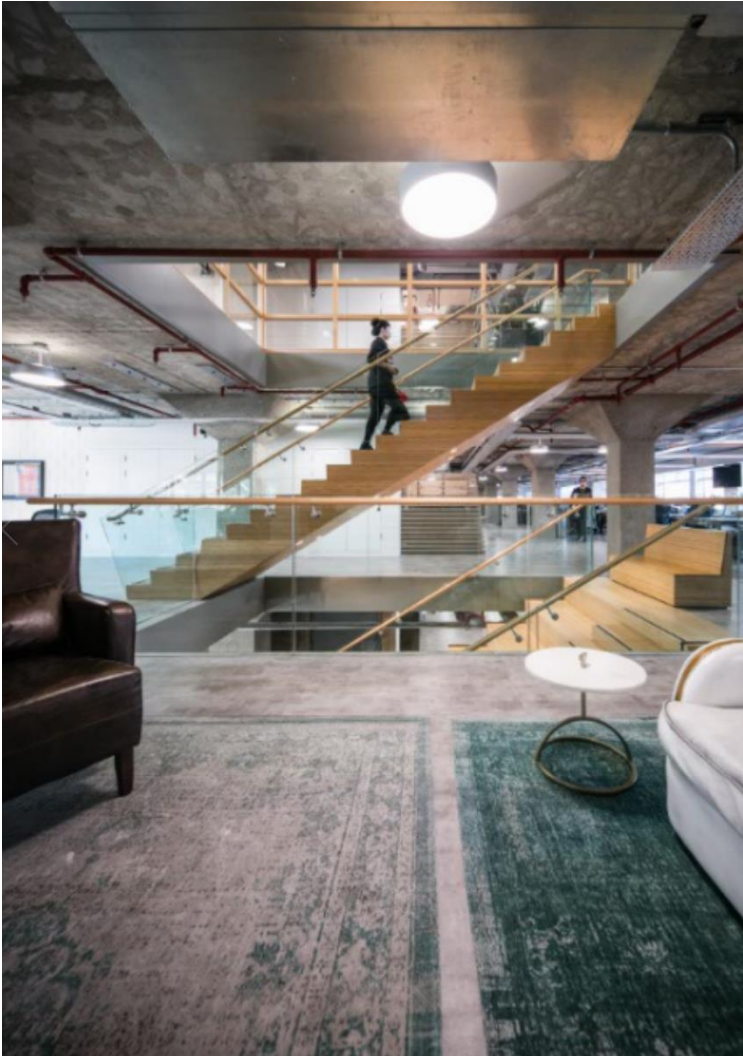
# ARTSY - THE LOOM



# ANOMALY - 25 CHARTERHOUSE SQUARE

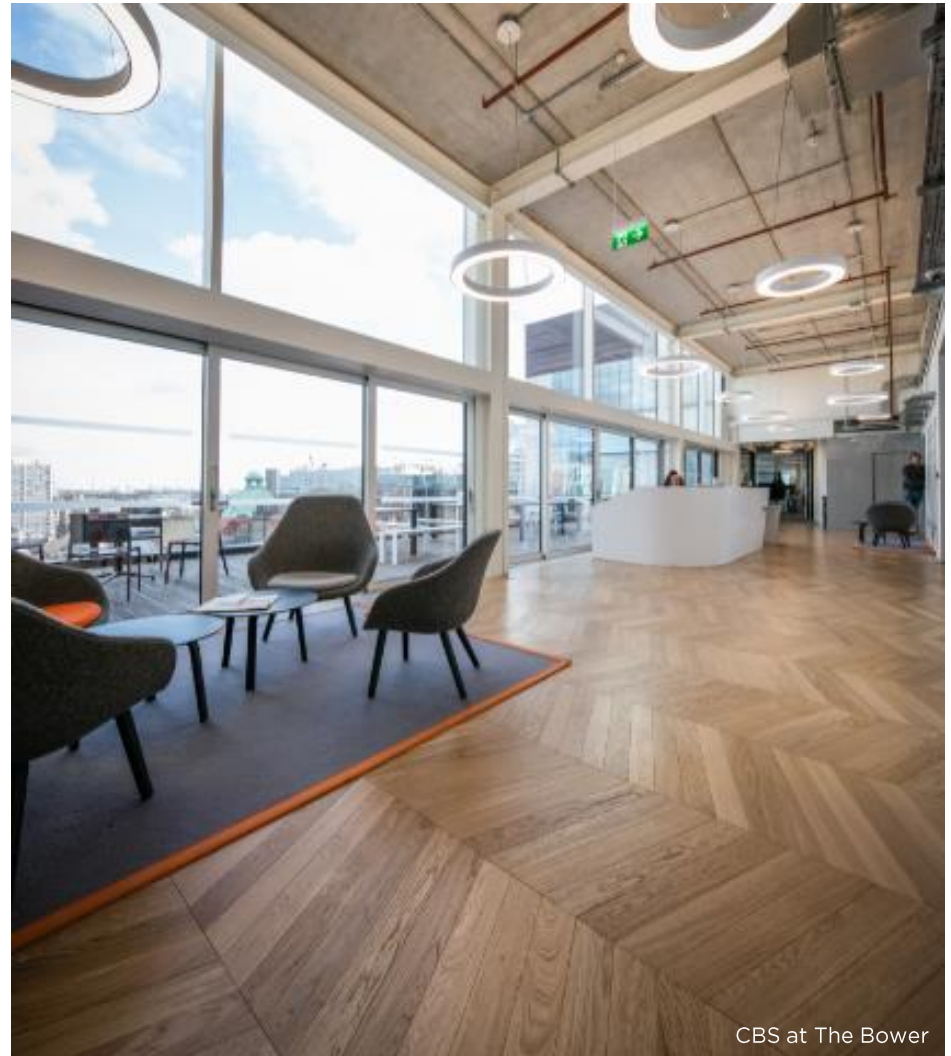
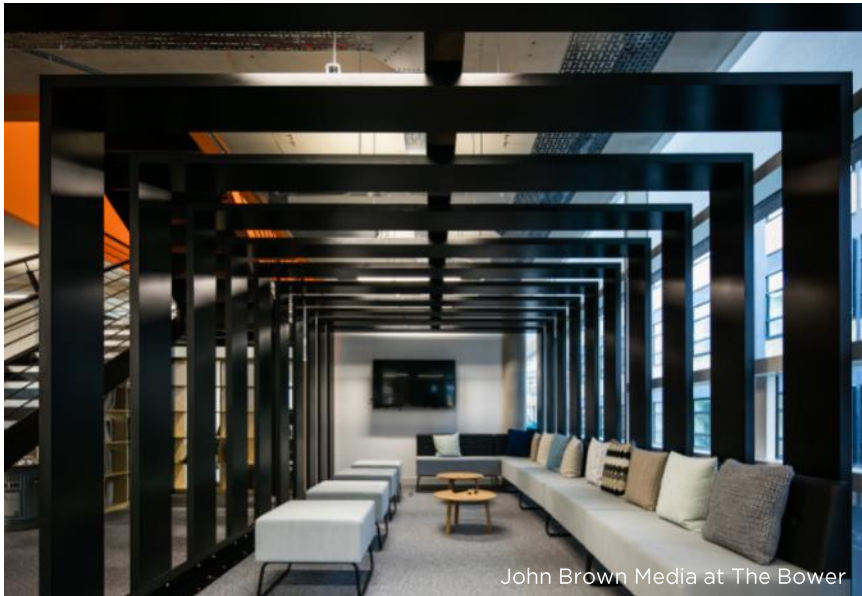


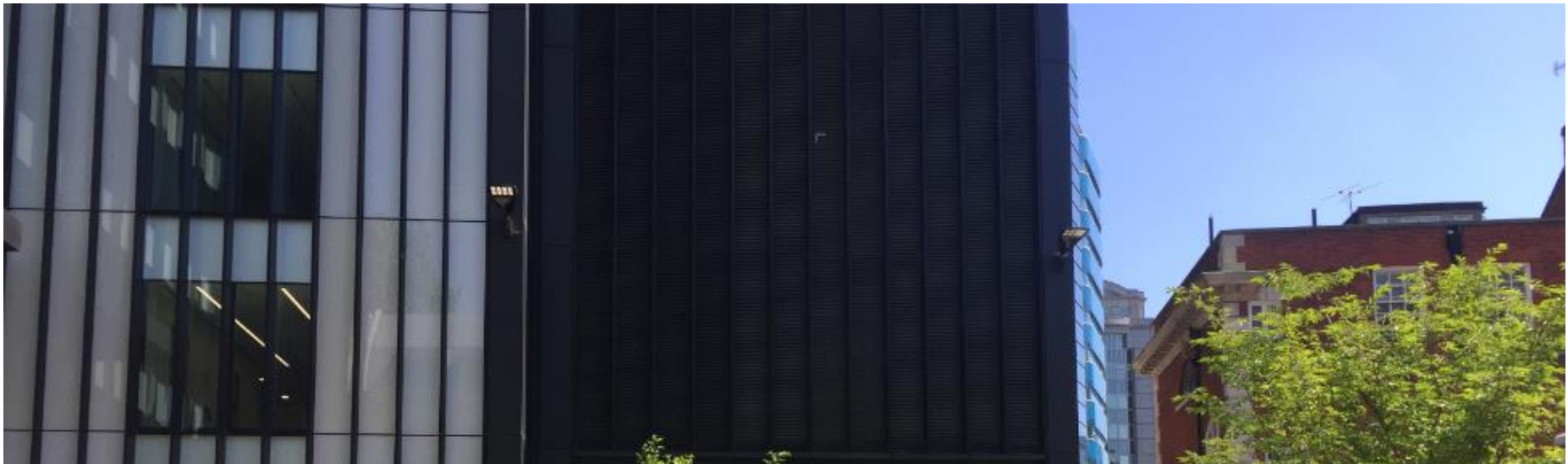
# FARFETCH - THE BOWER





# JOHN BROWN MEDIA & CBS – THE BOWER

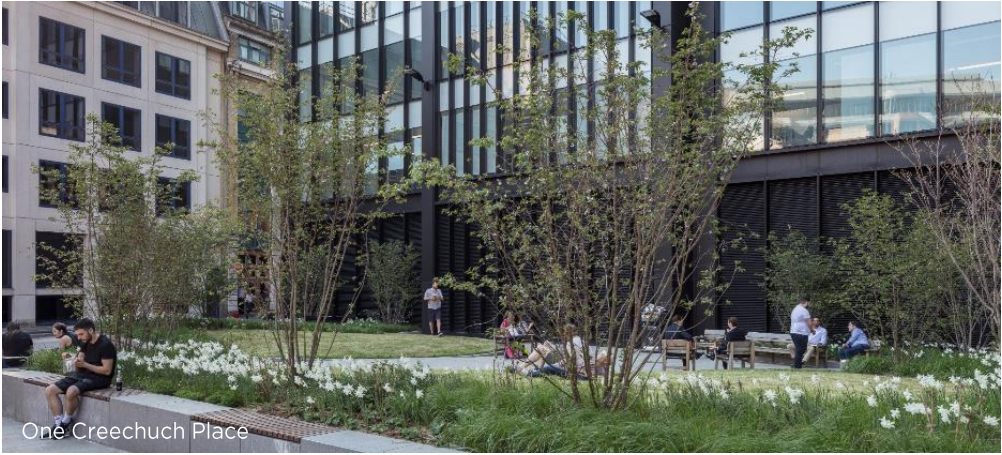




# ATTRACTIVE PUBLIC REALM



# PUBLIC REALM



# PUBLIC REALM



35 Dale Street, Manchester



Power Road Studios



The Bower

# PUBLIC REALM



Churchgate & Lee House, Manchester



The Bower



25 Charterhouse Square

A photograph of an outdoor pizza restaurant named 'Enoteca da Luca'. The restaurant features a prominent green wood-fired oven with a chimney. Several people are gathered around the oven, and others are seated at small round tables in the foreground. A chalkboard menu is visible in the lower left, listing various pizza options and prices. The scene is set in a modern, urban environment with large glass windows in the background.

# OCCUPIER AMENITIES

# CAFES, RESTAURANTS AND BARS



Franze & Evans at The Bower



Franze & Evans at The Bower



The Draft House at The Bower

# CAFES, RESTAURANTS AND BARS



The Jones Family Project at The Shepherds Building



The Shoreditch Grind at The Bower



Look Mum No Hands Cafe at The Loom



# CAFES, RESTAURANTS AND BARS



The Shoreditch Grind at The Bower



Illy Café at One Creechurch Place



Bone Daddies at The Bower

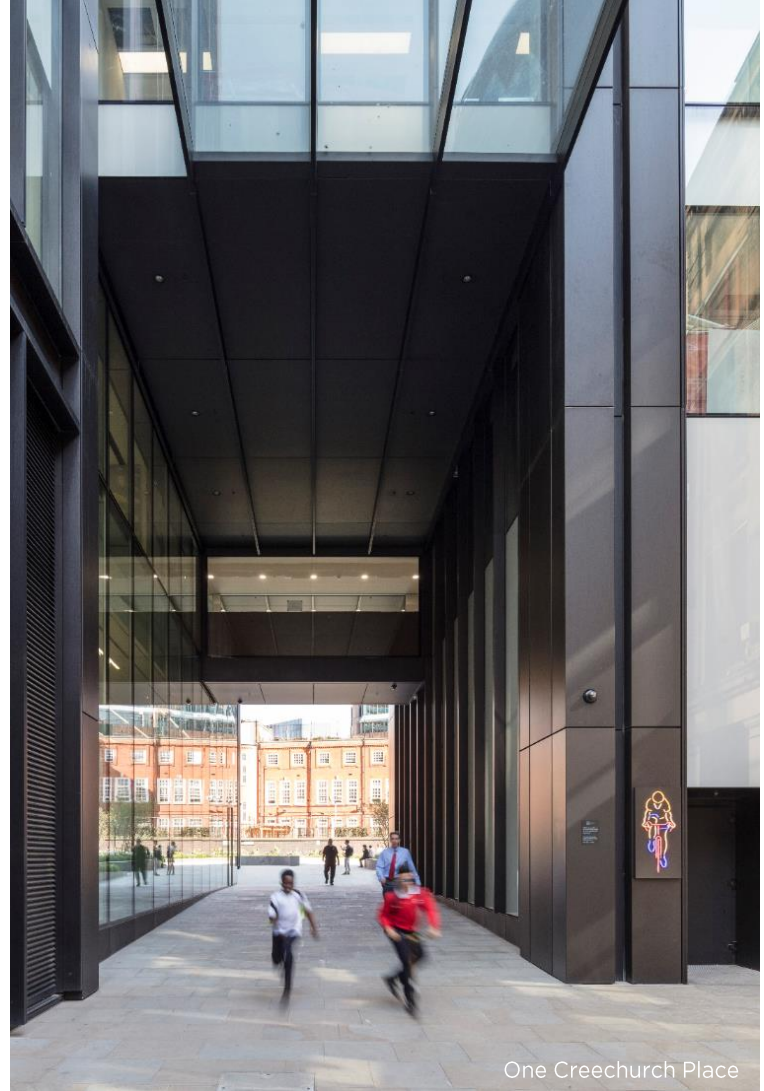


Enoteca Da Luca at The Bower

# CAFES, RESTAURANTS AND BARS



# SHOWER AND CYCLE FACILITIES



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25 Charterhouse Square



The Loom



25 Charterhouse Square



25 Charterhouse Square



The Loom



The Loom



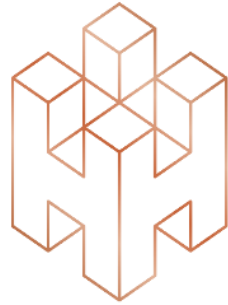
THANK YOU

# THE TEAM



# THE ATLAS ASCENT - HELICAL'S CHARITY TREK





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