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PRESS RELEASE

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CLS Holdings plc ("CLS" or the "Group") CLS leases over 8,900 sqm in Hamburg, Germany

CLS announces it has let 8,939 sqm (96,219 sq. ft.) at Fangdieckstrasse 75 in Hamburg to the Hamburg Institut für Pathologie und Hämatopathologie (HPH).

The HPH Institute, which specialises in the diagnosis of haematological diseases, has extended its existing lease of 5,628 sqm (60,579 sq. ft.) of office and laboratory space until 2035 and has leased an additional 3,311 sqm (35,639 sq. ft.) of office and production space in the property. The HPH Institute will move into the additional space from September 2024, following the current occupier's lease surrender, meaning the property will remain fully let.

Fangdieckstrasse 75 was acquired by CLS in 2007 and has since been fully refurbished and successfully repositioned as a science and healthcare hub. The multi-tenant property has 13,092 sqm (140,921 Sq. ft.) and offers a mix of office, light industrial, and laboratory space.

Located close to the 'Science City Hamburg Bahrenfeld' area of Hamburg, occupied by science and technology start-ups, the property is well connected to major transport links.

Fredrik Widlund, Chief Executive Officer of CLS, commented:

"We are thrilled that HPH has not only extended their existing lease for over 10 years but has also chosen to lease additional space in Fangdieckstrasse 75. Hamburg-Bahrenfeld is an up-and-coming commercial area and CLS has successfully repositioned the property as an attractive location for science and technology organisations, and demand from occupiers in this sector remains high."

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