

**CLS Holdings plc ("CLS", the "Company" or the "Group")
CLS announces the sale of two properties in Germany**

CLS announces the sale of two properties in Germany for a total of €41.3 million.

CLS has completed the sale of Techno Centre, Gräfelfing Business Park, Munich, an 8,527 sqm mixed-use office and industrial building. CLS has also unconditionally exchanged, with completion in early August, on the sale of Jarrestrasse 8-10 in Hamburg, a fully let 5,488 sqm office building.

The properties offered limited asset management opportunities for CLS and no longer aligned with the forward-looking strategy for the Company's portfolio. They were sold at a discount of c.10% below the 31 December 2024 valuations and at an average net initial yield of 6.4%.

The proceeds will be used to pay down debt, and with the recent completion of the sale of Spring Mews Student in the UK for £101.1 million, the pro-forma LTV will reduce from 50.7% at year-end to 47.0%.

Fredrik Widlund, Chief Executive of CLS, commented:

"We remain focused on reducing our LTV and prioritising assets where we can generate long-term upside through active asset management. These transactions demonstrate tangible progress ahead of the disposal targets we outlined in our Full Year results. With occupier demand strengthening and significant opportunities within our existing portfolio, we are well positioned to capitalise on a recovering market."

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