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**CLS Holdings plc
("CLS" or the "Group")**

Sale of Fangdieckstrasse, Hamburg for €25.3 million

CLS Holdings plc is pleased to announce the unconditional exchange of Fangdieckstrasse 75, 75a and 75b in Hamburg for €25.35 million, 9% below the latest valuation.

The property comprises approximately 13,116 sqm (141,180 sq. ft.) of office, laboratory and training space and is almost fully let, with a weighted average remaining lease term of just under seven years.

Since acquiring the property in 2007, CLS has actively repositioned the site through the expansion of laboratory and office space and the agreement of long-term leases, transforming it into a life sciences campus.

Completion is expected in Q4 2026 and the proceeds from the sale will be used to pay down debt.

Fredrik Widlund, Chief Executive Officer of CLS, commented:

"Following the successful repositioning of Fangdieckstrasse, we consider this the right time to dispose of the asset, further focusing our German portfolio and reducing debt. The transformation of the property into an almost fully let life sciences campus demonstrates the value that can be created through active asset management and close engagement with occupiers."

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