



CLS Holdings plc

86 Bondway
London
SW8 1SF

Tel: +44 (0)20 7582 7766
Fax: +44 (0)20 7840 7710
e-mail: enquiries@clsholdings.com

www.clsholdings.com

Release date: 17 August 2011
Embargoed until: 7:00am

PRESS RELEASE

CLS HOLDINGS PLC
("CLS", THE "COMPANY" OR THE "GROUP")
ANNOUNCES ITS HALF-YEARLY FINANCIAL REPORT FOR THE SIX MONTHS TO 30 JUNE 2011

A robust set of results demonstrating the success of CLS's high-yielding portfolio and active property, financing and cash management

CLS is a property investment company with a diverse portfolio of £0.9 billion modern, well-let properties in London, France, Germany and Sweden. CLS's properties have been selected for their potential to add value and to generate high returns on capital investment through active asset management.

FINANCIAL HIGHLIGHTS

- Profit before tax up 32% to £37.1 million (2010: £28.1 million)
- Profit after tax up 36% to £33.6 million (2010: £24.7 million)
- Earnings per share up 35% to 69.9 pence (2010: 51.8 pence)
- Proposed distribution up 10% to £4.4 million (2010: £4.0 million) by way of tender offer buy-back: 1 in 72 at 700 pence, equivalent to 9.7 pence per share.
- Net assets up 11% in last 6 months to £396.3 million (31 December 2010: £357.2 million) and up 28% in last 12 months (30 June 2010: £309.5 million)
- Net assets per share up 13% to 869.1 pence (31 December 2010: 766.7 pence)
- EPRA earnings per share up 103% to 37.4 pence (2010: 18.4 pence)
- EPRA net assets per share up 10% to 1,047.7 pence (31 December 2010: 952.9 pence)
- Portfolio valued at £924.8 million (31 December 2010: £876.9 million), like-for-like revaluation up 4.6%, or 1.6% in local currencies
- Liquid resources available for new investments £228.8 million

OPERATIONAL HIGHLIGHTS

- A robust start to the year in challenging economic conditions
- Continued strong performance on lettings with vacancy level down to 4.2% (31 December 2010: 4.3%)
- Weighted average cost of debt of 4.5%, one of the lowest in the sector
- Net initial yield of 7.1%, 260 basis points above cost of debt
- £100 million of extra new debt raised

- 2 -

- Issue of SEK 300 million unsecured bond in Sweden
- Further progress made on redevelopments in Vauxhall
- Appointment of Brighth Terry as an additional Independent Non-Executive Director

Sten Mortstedt, Executive Chairman of CLS, commented:

“The Group has had an active and positive first half of 2011. The results benefit from our diversity across four European property markets, three currencies, and a broad and growing range of funding structures and lending sources.

“There has been an acceleration of attractive opportunities coming onto the market in each of our geographical areas; we are actively pursuing a number of these and expect to be able to announce further acquisitions over the next six months.”

ENDS

Copies of the half-yearly financial report are available for download from our website at www.clsholdings.com. Hard copies can be requested via the website or by contacting the company (email: enquiries@clsholdings.com or phone +44 (0)20 7582 7766).

Enquiries:

CLS Holdings plc +44 (0)20 7582 7766
www.clsholdings.com
Sten Mortstedt, Executive Chairman
Henry Klotz, Executive Vice Chairman
Richard Tice, Chief Executive Officer

Smithfield +44 (0)20 7360 4900
Alex Simmons

Brewin Dolphin Limited
Mark Brady +44 (0)845 213 4729
Miriam Greenwood

Liberum Capital Limited +44 (0)20 3100 2222
Chris Bowman
Tom Fyson