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PRESS RELEASE

Hamburg, 4 July 2024

This is an extract from a German press release issued by CLS Germany GmbH ("CLS Germany")

CLS Germany leases over 3,400 square meters in Cologne, Hamburg and Berlin

In **Cologne**, CLS Germany has signed Eviden Germany, a technology transformation leader, as a new tenant for the "Office Connect" property. Eviden is renting 1,414 square meters with a lease term of six years. The multi-tenant property in the Cologne Airport Business Park has around 13,000 square meters of lettable space. The property offers modern and flexible office space with a restaurant on the ground floor. It has excellent public transport connections to the city centre of Cologne and to the Cologne Bonn Airport. There are also various shopping facilities and extensive parks and green spaces in the immediate vicinity.

In **Hamburg**, CLS Germany has signed the Deutsches Rotes Kreuz (German Red Cross) as a new tenant for the "Fleethaus" property. Deutsches Rotes Kreuz is renting 1,226 square meters with a lease term of 10 years. The Fleethaus is an historic building in the heart of the harbour district in south Hamburg. The property has a total of around 5,000 square meters of office space and restaurants, with 284 parking spaces and excellent local and long-distance public transport connections.

In **Berlin**, CLS Germany has signed Pulsation IT, a leading software company, as a new tenant for the "Flexion" property. Pulsation IT has signed for 849 square meters with a lease term of six years. Flexion is located directly by the River Spree in Berlin-Mitte. It has a total of around 8,700 square meters of rentable office space, with far reaching views across the River Spree, the Technical University and the Tiergarten park.

"We are delighted with our new tenants in Cologne, Hamburg, and Berlin. These letting successes are a testament to our active asset management approach and a great result for the asset management team," says **Rolf Mensing, Head of Germany at CLS Holdings plc**. "CLS completed a successful first half-year in the German letting market and is optimistic about the second half of the year. We are currently taking part in various discussions and expect to see additional deals closing soon. The office market in Germany is going through changes but there is clear tenant demand for modern, flexible and sustainable office space within properties in attractive locations".

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About CLS Germany

CLS Germany GmbH is part of CLS Holdings plc.

CLS Holdings plc is a real estate investor that invests in high-quality office buildings with stable cash flows in major European cities. Through its investments in modern and sustainable office space and an active asset management approach, CLS creates consistent, long-term value and steady capital appreciation. The company emphasises a deep understanding of its tenants' business ambitions, an agile corporate culture and a long-term management focus.

CLS' portfolio in the UK, Germany and France comprises assets worth approximately €2.4 billion, of which the German portfolio accounts for around €1 billion (as of 31 December 2023). CLS has over 700 tenants including leading blue chip companies and the public sector. The company has been listed on the main market of the London Stock Exchange since 1994.

