



CORPORATE FACT SHEET

November 2012

Key Group Facts

- Top performer in UK listed property sector by total shareholder return over 4.5 years: 106.2%
- Strong alignment of interest: Management own 54.58%
- Substantial cash and liquid resources available for new investment

Property Portfolio & Potential (Jun 2012)

- Solid, stable and diversified portfolio; average lot size £11.90m
- 408 tenants in 76 properties totalling 416,215 sq m across 4 countries
- Weighted average lease length: 7.4 years
- 40.7% government income
- £66.5m contracted rent, valued at £904.4m
- £2,194 / sq m capital value – circa replacement build cost
- Significant redevelopment options (200,000 sq m+) on several sites over a range of timelines
- Emphasis on active management, using in-house teams
- 66% of Group's rental income subject to indexation

Financials (Jun 2012)

- Profit after tax: £21.3m
- Earnings per share: 47.8 pence
- Net assets per share: 865.2 pence
- EPRA earnings per share: 30.7 pence
- EPRA net assets per share: 1037.7 pence
- Recurring interest cover: 3.4 times
- Net initial yield: 7.0%
- Loan-to-value ratio: 60.3%
- Liquid resources available for investment: £123m

Q3 IMS

- Successful issue of £65m retail bond
- Vacancy rate: down to 3.3% (3.5%, June 2012)
- Weighted average cost of debt: 3.79% one of the lowest in listed property sector
- New leases, lease renewals and extensions on 9,738 sq m

Listing	FTSE Small Cap
Sector	Real Estate Investment & Services
Ticker	CLI.L
Share Price	665p (14 Nov 2012)
Market Capitalisation	£288m (14 Nov 2012)
12 month high in 2011	680p
12 month low in 2011	501p
Joint Brokers	Charles Stanley Securities & Liberum
Financial PR	Smithfield Consultants

Overview

CLS Holdings plc is a property investment company which has been listed on the London Stock Exchange since 1994. At 30 June 2012 the company had shareholders' funds of £379.7m, and a property portfolio in London, France, Germany and Sweden valued at £904.4m. CLS specialises in owning and managing office buildings, with a range of lease lengths, in order to achieve stable cash flows. Its established local management operate from offices in London, Paris, Lyon, Stockholm, Luxembourg and Hamburg, and their priority is to meet the requirements of tenants by providing high quality, cost-effective premises with efficient and proactive management services incorporating the latest technical and IT facilities. CLS aims to hold, develop and refurbish its property investments to obtain long-term asset growth.

Latest Comment on Outlook:

The Group's core investment portfolio is continuing to deliver strong income returns against the Group's very low cost of debt and benefits from significant rental indexation. We are adding value through the planning and development process, particularly in the Vauxhall regeneration zone in London. In addition the balance sheet is strong, we benefit from excellent relationships with our banks and we have substantial liquid resources to fund the increasing number of attractive opportunities which we continue to identify.

This puts us in a solid position to deliver good returns, whilst being able to respond to events and opportunities as they arise.

Sten Mortstedt, Executive Chairman – 15 November 2012

Analyst Contacts

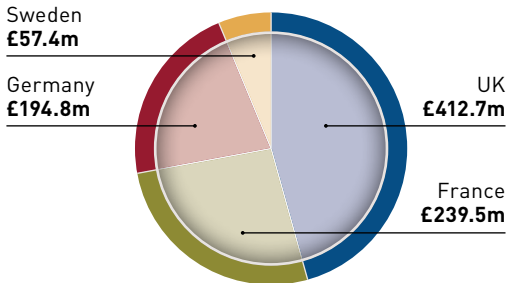
Name	Firm	Telephone
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Alison Watson	Liberum	+44 (0) 20 3100 2276

Financial Calendar

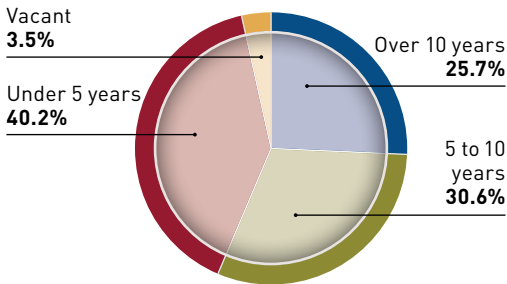
Date	Event
Mar 2013	Annual Financial Results 2012
Apr 2013	AGM
May 2013	Q1 Interim Management Statement
Aug 2013	Half Year Results 2013
Nov 2013	Q3 Interim Management Statement



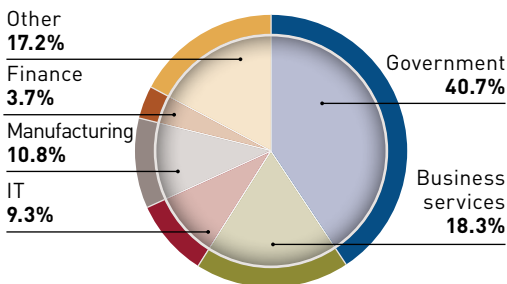
**PROPERTY VALUE BY GEOGRAPHY
PORTFOLIO BY VALUE ***



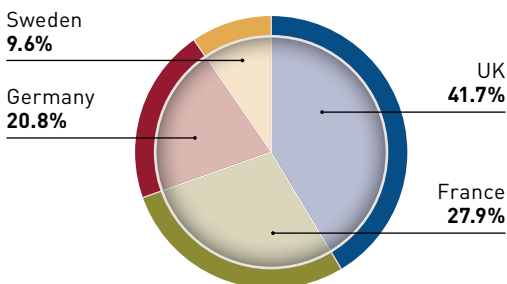
RENT BY LEASE LENGTH *



RENT BY SECTOR *



RENT BY GEOGRAPHY *



Strategy

- Actively manage cost-effective offices
- Cautiously entrepreneurial approach to acquiring investments
- Opportunistic: can buy assets or distressed loans or undertake JVs
- Progress medium-term redevelopment options (over 200,000 sq m)

Recent News

- 17 Oct 12** Change of Joint Corporate Broker
- 26 Sep 12** Completion of Tender Offer and Total Voting Rights
- 18 Sep 12** Result of Tender Offer
- 30 Aug 12** Sizing Announcement of 5.5% Retail Bond
- 29 Aug 12** Early Closure of Offer Period of 5.5% Retail Bond
- 24 Aug 12** Tender Offer
- 22 Aug 12** Publication of Prospectus
- 22 Aug 12** Launch of 5.5% Retail Bond
- 15 Aug 12** Half Yearly Result
- 07 Aug 12** Submission of Clifford's Inn Planning

Key Directors

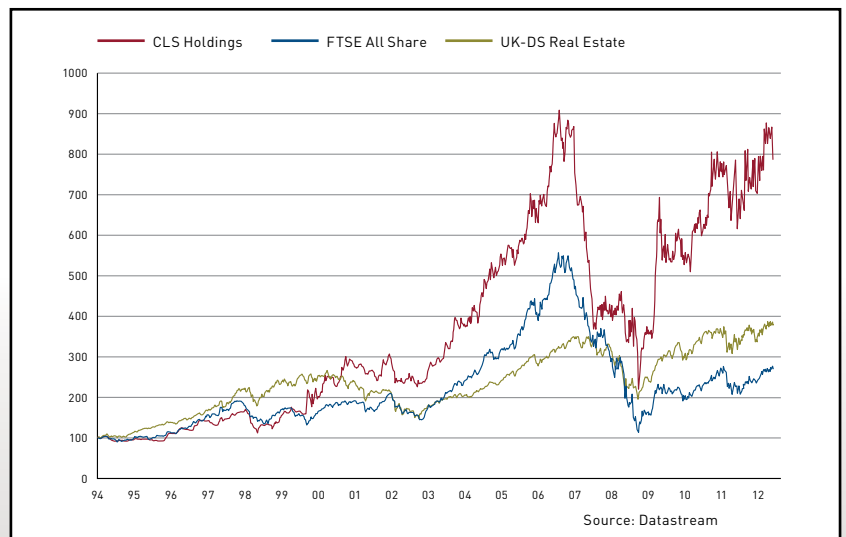
- Sten Mortstedt**, Executive Chairman
- Henry Klotz**, Executive Vice Chairman
- Richard Tice**, Chief Executive Officer
- John Whiteley**, Chief Financial Officer

Significant Shareholders (Nov 2012)

Sten Mortstedt , Executive Chairman	53.48%
Other Directors	1.10%
Bengt Mörtstedt	7.40%
F&C Asset Management	5.57%
Asset Value Investors	4.14%

Total Shareholder Return

(CLS Holdings vs. UK-DS Real Estate vs. FTSE All Share)



* All figures at 30 June 2012