

Company Presentation

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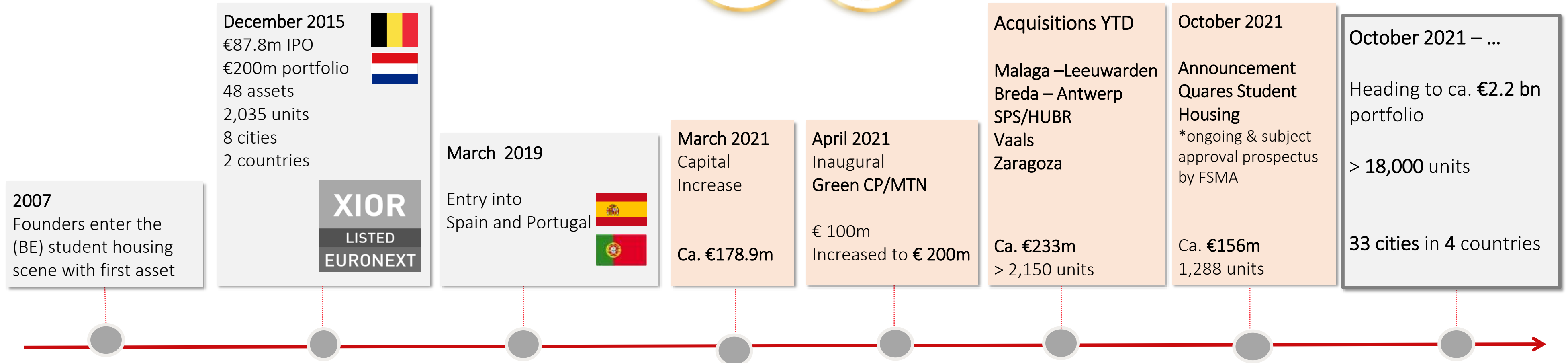
Appendix Organisation

01.

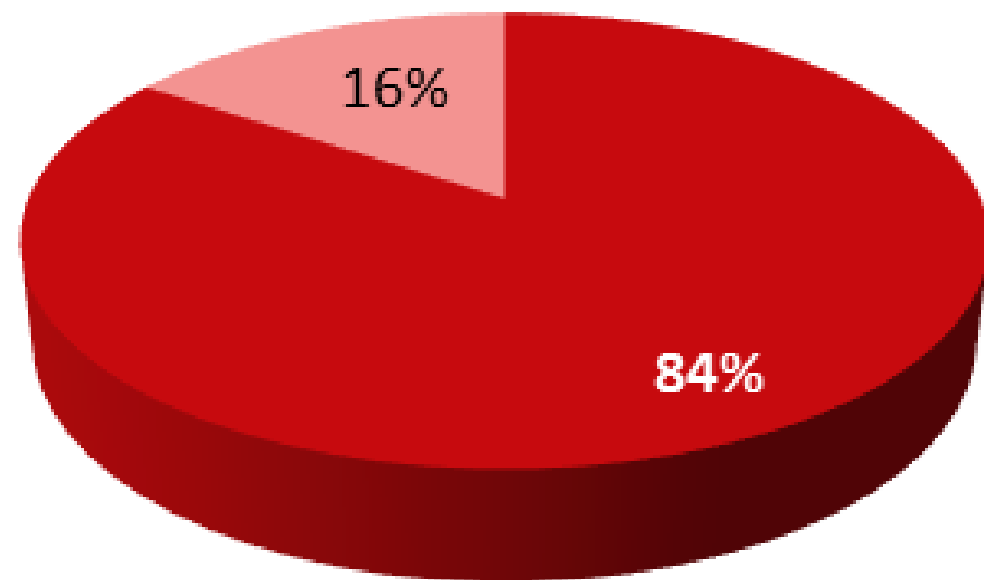
Recap YTD



Track record

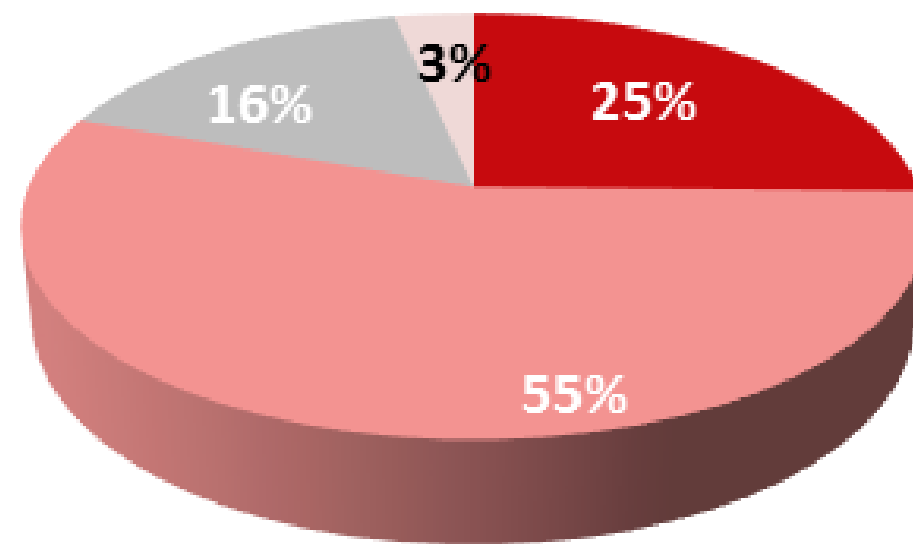


31 DEC 2015 (FV: €194.8 M)



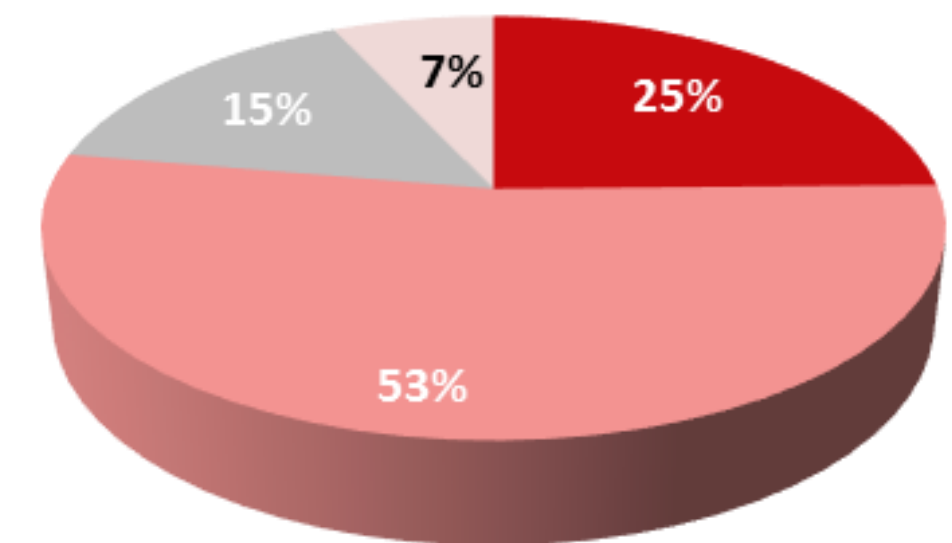
■ Belgium ■ The Netherlands

30 SEP 2021 (FV: € 1.74 BN)



■ Belgium ■ The Netherlands
■ Spain ■ Portugal

30 SEP 2021¹ (FV: CA. €2.24 BN)



■ Belgium ■ The Netherlands
■ Spain ■ Portugal

1. As at 26 October 2021.

Total of €233m acquisitions 9M 2021



Teatinos – Malaga

#units	229 (231 beds)
Investment value	approx. 23.2 MEUR
Gross Yield	approx. 7.1%
Status	Delivered 2 yr triple net lease by operator AMRO
Permit	In place

Project City Lofts – Leeuwarden

#units	183 units
Investment value	approx. 18.5 MEUR
Gross Yield	approx. 6.2%
Status	Exp. Delivery 2023
Permit	2022

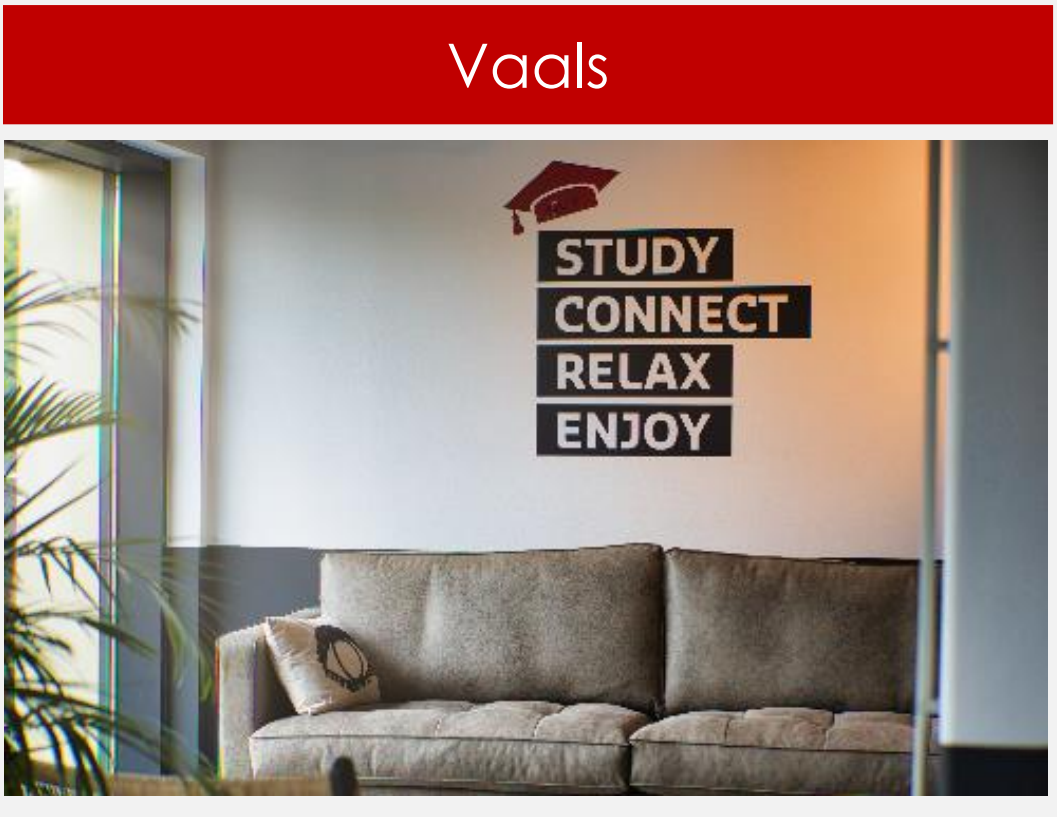
Study Studio Park – Breda

#units	224 units
Investment value	approx. 24 MEUR
Gross Yield	approx. 6.0%
Status	Fully operational (opened in 2017)
Permit	In place

Project Roosevelt – Antwerpen

#units	TBD (>51 units)
Investment value	approx. 18 MEUR
Gross Yield	approx. 5.75%
Status	Exp. Delivery Q3 2023
Permit	Exp. 2022

Total of €233m acquisitions 9M 2021



Successful Tender Offer SPS / HUBR Portfolio

#units	676 units (> 725 beds)
Investment value	approx. 88 MEUR
Gross Yield	approx. 7%
Status	All three residences operational Rental Guarantee: 12M Malaga, 24M Seville
Structure	SPS remains listed on BME Growth market Socimi status
Permit	In place

Successful Tender Zaragoza

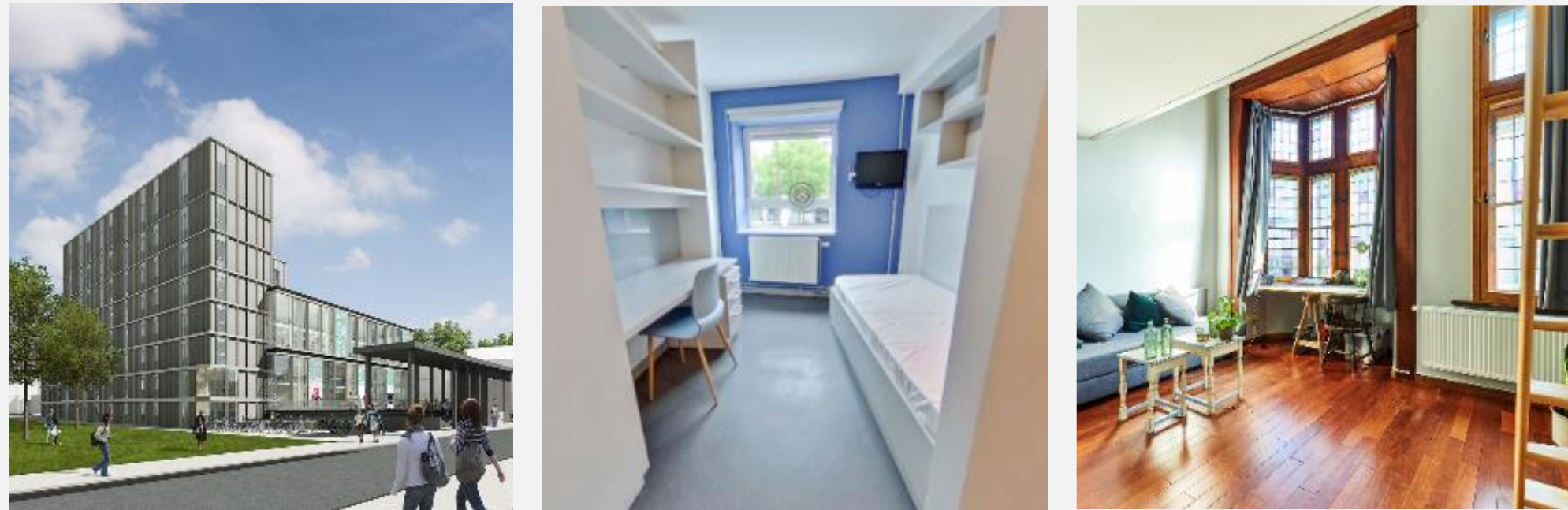
#units	approx. 388 units
Investment value	approx. 26 MEUR
Gross Yield	approx. 8%
Status	Exp. Delivery academic year 2023-2024
Permit	Expected 2022

Acquisition building plot in Vaals

#units	approx. 400 units (students & young professionals)
Investment value	approx. 35 MEUR
Gross Yield	approx. 7%
Status	In-house development Exp. Delivery Q4 2022
Permit	change of use & environmental permit exp. Q4 2022

Announcement of intention public tender offer Quares Student Housing

Quares Student Housing



Impact*

- Takeover large **competitor**
- **Belgian portfolio** to increase by 25%
- Number of **lettable units** to increase by 30%
- Easily **integrated** into Xior's existing operational platform
- **Economies of scale**
- Positive impact on **operational margin**
- **EPRA earnings** 2022 will be 5% higher than previously announced (total increase of 15%)

Intention Public tender offer Quares Student Housing

#units (incl. pipeline)	1,288 units
Investment value	approx. 155,8 MEUR
Gross Yield	In line with yields current BE portfolio
Status	Ongoing – agreement reference shareholders for 32,36% of QSH Shares Intention to launch public tender offer for remaining shares follow-on obligation from 50%
Prospectus approval ongoing	Prospectus subject to approval FSMA

Xior + Quares Student Housing in Belgium

# operational units	Antwerp	995
	Brussels	1,239
	Ghent	988
	Hasselt	193
	Leuven	1,016
	Liège	378
	Namur	-
Total		4,809
# units including pipeline	Belgium	1,211
Total incl. pipeline	Belgium	6,020

*if the tender offer is successful

Recent acquisitions after Q3 2021

Amsterdam



Tower Karspeldreef Amsterdam

#units	Approx. 350
Investment value	Approx. 55 MEUR
Gross Yield	In line with market yields
Status	Letter of intent signed with local government Exp. Delivery 2026
Structure	Existing long lease right to be revised and extended with a new 50 year period
Permit	Exp. 2023

Seville



Odalys Seville

#units	Approx. 416
Investment value	Approx. 44.4 MEUR
Gross Yield	Approx. 7%
Status	Letter of intent signed Exp. Delivery Q4 2024
Permit	Exp. Q1 2022

02.

Operational update



Market update

- Rental season started **significantly earlier**
- Increased **retention**
 - Making up for a “lost” on-campus year
 - Longer studies due to failed year
- Increased **demand** and rush
 - Increasing student population
 - Brexit
 - Extra covid-effect
 - Return of on-campus life

.... Resulting in **full occupancy** reached much earlier
.... E-learning & on-campus learning go hand in hand



Room shortage causes Tomorrowland-situations

'Tekort aan studentenkamers zal komende jaren verdubbelen naar 50.000'

Slapen bij kennis, in hotel of zelfs bij docent

Zó groot is woningnood: 'Nog 26.500 studenten zoeken kamer'

Ook in Leeuwarden woningtekort bij studenten. 'Als er ergens een kamer vrijkomt kan ik het binnen één minuut verhuren'

Internationale studenten wanhopig: 'Als ik over een maand nog geen kamer heb, stop ik mijn studie'

Van Bahrein naar Amsterdam en dan woon je op een vakantiepark: tekort aan kamers dwingt student Yusuf (18) ertoe

Extreme schaarste studentenkamers: 'Soms wel 300 reacties voor één kijkavond'

Jongeren zetten tenten op voor stadhuis Enschede: 'Wij willen een dak boven ons hoofd'

Tomorrowland

Ook in Nederland draaien de zaken bijzonder goed, met een totale verhuurgraad van 99,5 procent. Residentie Woudestein in Rotterdam toonde zich zelfs een beetje het Tomorrowland van Xior. Amper vier uur na de opening van de boekingswebsite waren alle kamers verhuurd.

KU Leuven lost tekort aan koten op met containers

Making Xior **future proof** – we remain **ambitious**

IT & DIGITAL

Phase 1 of Xior's digital transformation process:

Data warehousing & creation of interfaces
New website & student app
Customer journey mapping

COMMUNITY LIVING

Trends

Hybrid living concepts
Changing customer behavior
Focus on community and integrating local partners and corporates

PROFITABLE GROWTH

Further growth in existing countries - QUID 5th or 6th country
Focus on LFL & operational efficiency
Focus on partnerships, added value, services

SUSTAINABILITY

Increased focus on ESG with clear KPI's

E: CO2 reduction targets, renewable energy, sustainable buildings
S: Corporate wellbeing, student board, tenant satisfaction, ...
G: Policies, code of conduct, ...

ESG: Xior's sustainability strategy



Our strategy is based on **2 pillars** covering **5 materialities** based on stakeholder analysis

Best in class organisation and employees

- Ethics and integrity
- Health, safety and wellbeing of employees

Happy students in efficient buildings

- Health, safety and wellbeing of tenants
- Energy efficiency
- Sustainable buildings



ESG: Xior's roadmap – the North Star project

1. Ethics and Integrity

Priorities roadmap 2021-2023

- ✓ Code of Conduct : Values and ESG policies (published 5 October 2021)

2. Health, Safety & Wellbeing of employees

Priorities roadmap 2021-2023

- We care for your talent programme
- ✓ Reactivate Xiorize – our corporate wellbeing programme: triathlon, teambuildings
- Employee satisfaction

3. Health, Safety & Wellbeing of tenants

Priorities roadmap 2021-2023

- ✓ Yearly tenant satisfaction
- Student board
- ✓ Campaigns to improve & support mental & physical wellbeing
- International internship programme

4. Sustainable buildings

Priorities roadmap 2021-2023

- ✓ Increase 'eligible assets' under GFF
- Energy audits on existing buildings
- Green building policy: Xior Blueprint

5. Energy efficiency

Priorities roadmap 2021-2023

- ✓ Energy manager
- ✓ Increase frequency of internal ESG workgroup
- Carbon Strategy based on SBTi (ongoing)
- Awareness campaigns for students



03.

Portfolio & Pipeline



Current portfolio overview*

Belgium – 8 cities

4,732 units

Antwerp
Brussels
Ghent
Hasselt
Mechelen
Leuven
Liège
Namur

25%

The Netherlands – 17 cities

8,386 units

Amsterdam
Amstelveen
Breda
Delft
Eindhoven
Enschede
Groningen
Leeuwarden
Leiden
Maastricht
Rotterdam
Tilburg
The Hague
Utrecht
Wageningen
Vaals
Venlo

53%

Spain – 6 cities

Barcelona
Granada
Madrid
Malaga
Seville
Zaragoza

15%

2,765 units

Portugal – 2 cities

Porto
Lisbon

7%

2,227 units

What's next?

Further **Growth Potential**
in existing countries

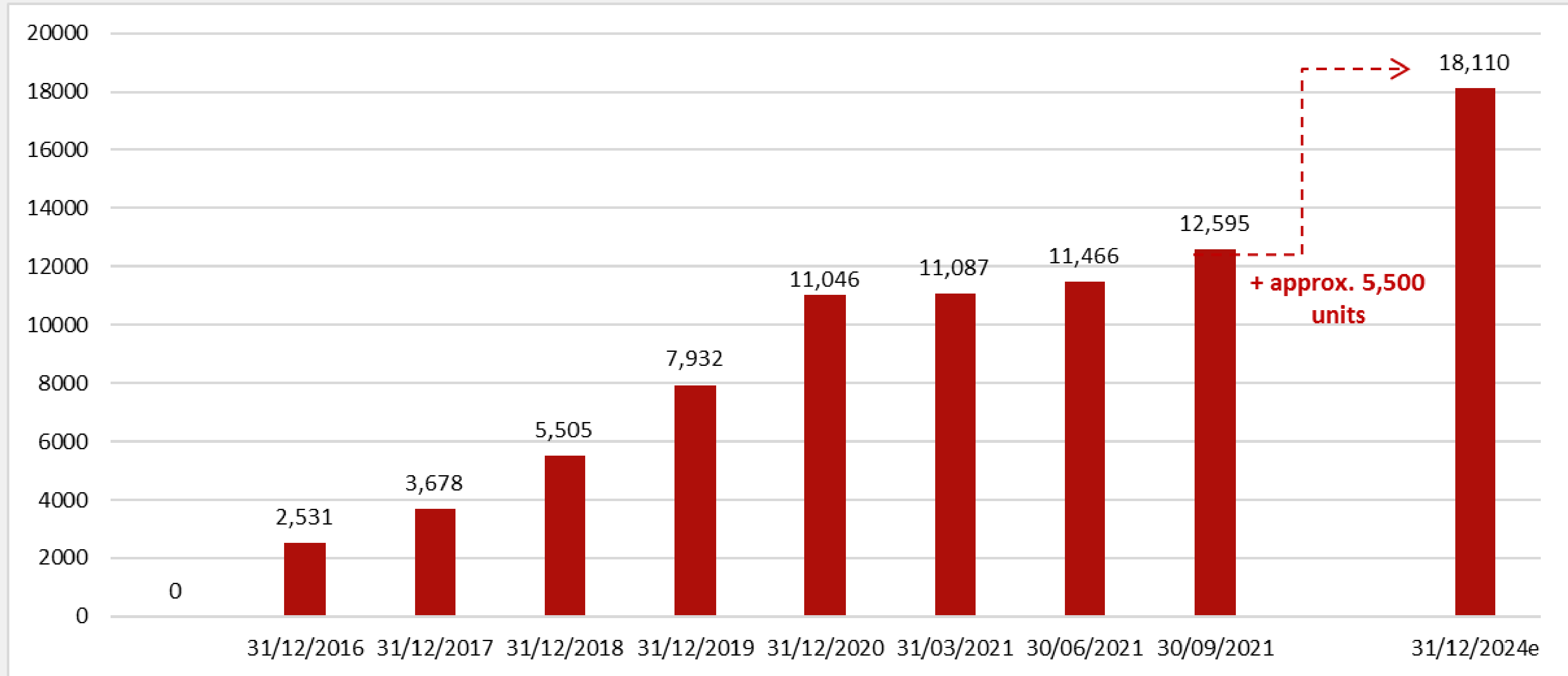
Quid extra countries?



*Including pipeline, excluding Quares Student Housing

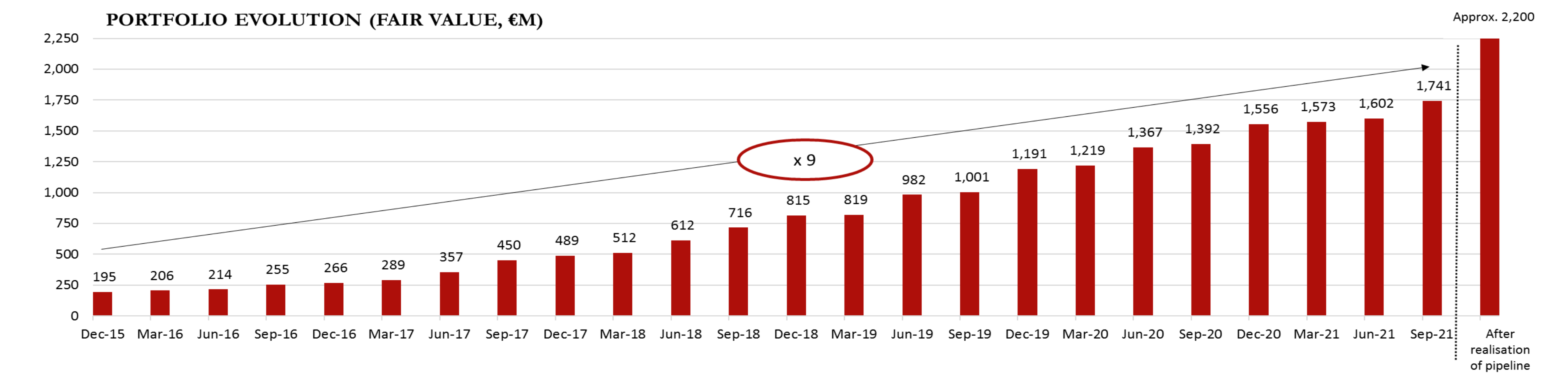
Xior, a growth story

CONTINUOUS INCREASE OF LETTABLE UNITS¹

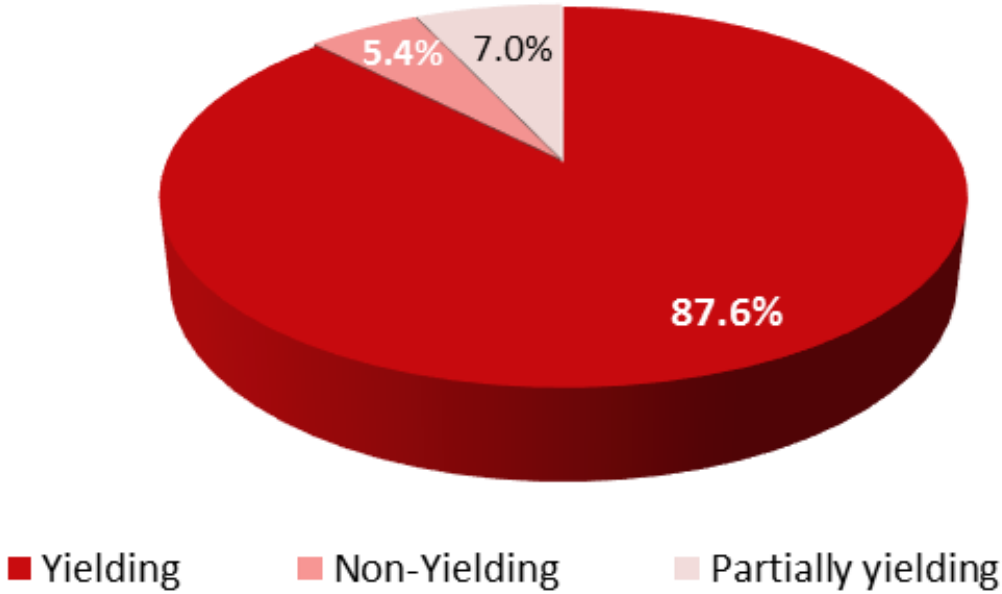


1. As at 30 September 2021 (not including Quares Student Housing).

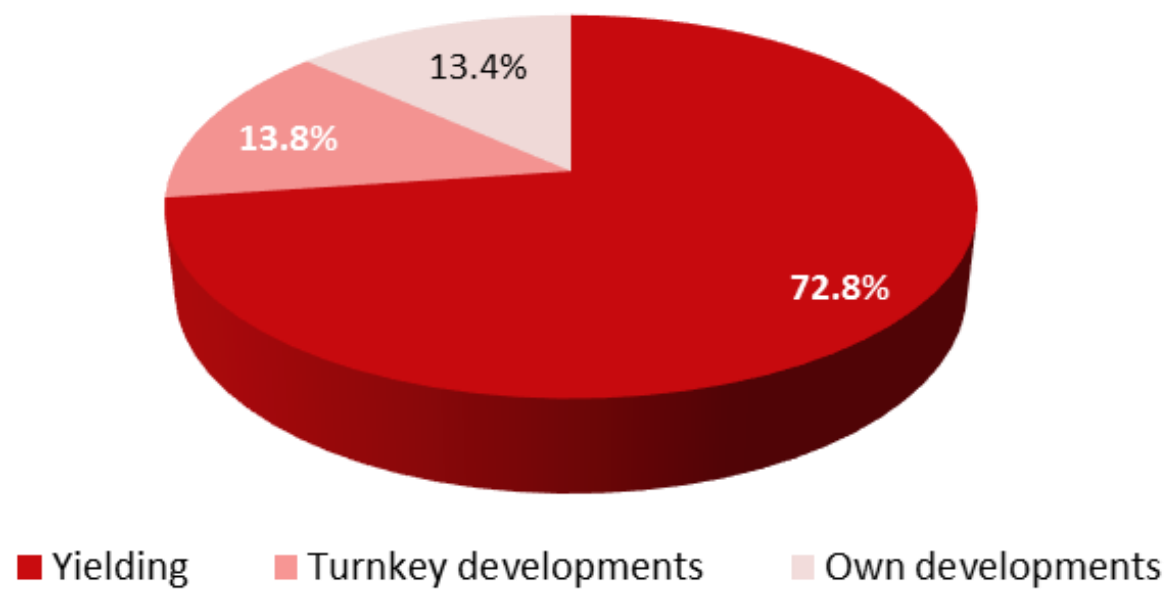
Accelerating portfolio growth¹



YIELDING & NON YIELDING ASSETS (% OF FV)



PORTFOLIO SPLIT INCLUDING PIPELINE (% OF FV)



1. As at 30 September 2021.

Pipeline per 30.09.2021 (acquisitions & developments)



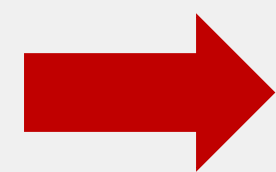
Project	Estimated Investment value (ca. €m) ¹	Permit	Expected delivery	# of units (beds)	Rental income
BENELUX PORTFOLIO					
Bokelweg – Rotterdam	TBD (est. 56.6)	Exp. 2022	2023	350	Partially as office
Marivaux – Brussels	TBD (est.20.0)	✓	2022	135	No
Bagatten – Ghent	TBD (est. 4.1)	Exp. 2022	2023	50	No
Voskenslaan & St. Pietersplein – Ghent	TBD (est 16.5)	✓	2022 & 2023	110 & 50	No
Boschdijk Veste – Eindhoven	TBD (est 32.0)	Exp. 2022	2023	240	Partially as office
Keesomlaan – Amstelveen	TBD (est. 39.2)	Exp. 2022	2023	380 + office	Partially as office
Project Amsterdam area	TBD (est. 123.0)	Exp. 2022	2024	ca. 700-900	No
Brinktoren – Amsterdam	TBD (est. 61.0)	Exp. 2022-2023	2025-2026	250	No
Rue Mélot – Namur	20.0	✓	2022	>206	No
City Lofts – Leeuwarden	Est. 18.5	Exp. 2022	2023	183	No
Roosevelt – Antwerp	Est. 18.0	Exp. 2022	2023	TBD (> 51)	Partially
Selzerbeeklaan - Vaals	Est. 35.0	Exp. 2022	2024	400	No
XL FUND PORTFOLIO					
Felix – Antwerp	17.4	✓	2023	203	No
Campus Drie Eiken – Antwerp	33.8	Exp. 2021	2023	387	No
Ariënsplein – Enschede	16.0	✓	2022	ca. 122 + other	No
TOTAL BENELUX PORTFOLIO	~ 511.1				

1. Final investment values may differ from estimations once final permits and construction agreements have been concluded.

Pipeline per 30.09.2021 (acquisitions & developments)



Project	Estimated Investment value (ca. €m) ¹	Permit	Expected delivery	# of units (beds)	Rental income
SPAIN PORTFOLIO					
Project Collblanc – Barcelona	23.0	✓	2022	128 (223)	No
UEM – Madrid	TBD (est. 22.2)	Exp. 2021	TBD	>200	No
Pontoneros - Zaragoza	26,0	Exp. 2022	2023	388	No
PORTUGAL PORTFOLIO					
Lamas – Lisbon	10.4	✓	2022	124 (254)	No
U.hub Lumiar – Lisbon	35.5	✓	2022	498	No
Granjo – Porto	17.8	✓	2022	211 (420)	No
U.hub Boavista – Porto	33.6	Exp. 2021	2023	500	No
TOTAL IBERIA PORTFOLIO	~ 168.5				
TOTAL IBERIA & BENELUX	~ 679.6				



Estimated **cost to complete** of **ca. €400m** to execute the pipeline in Benelux and Iberia (based on estimated investment values)²

1. Final investment values may differ from estimations once final permits and construction agreements have been concluded.
2. Based on situation per 30 September 2021.

04.

Q3 2021 Results

BrinkToren – Amsterdam



Key figures as per 30.09.2021



PORTFOLIO FAIR VALUE

€1.74bn



DEBT RATIO

50.71 %



EPS Q3 2021

€1.22/ share¹

LFL 1.95%



EPRA NAV/share

€ 35.83



OCCUPANCY RATE

97.8 %



EPS/DPS GUIDANCE 2021

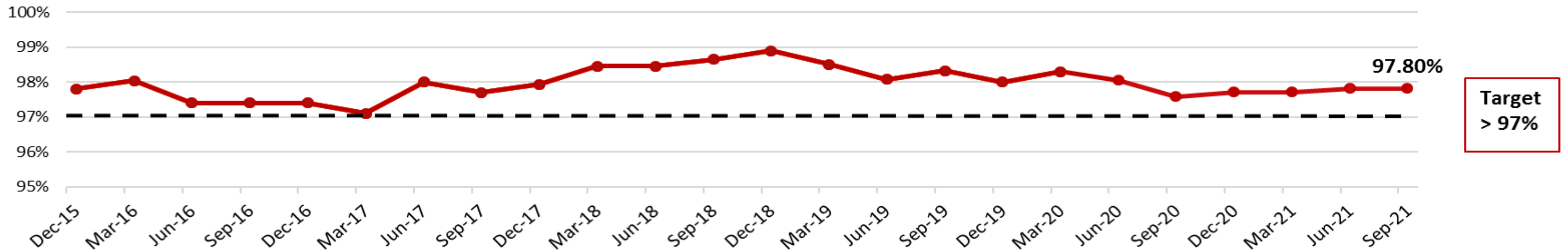
€1.80/€1.44 share²

GUIDANCE 2022³

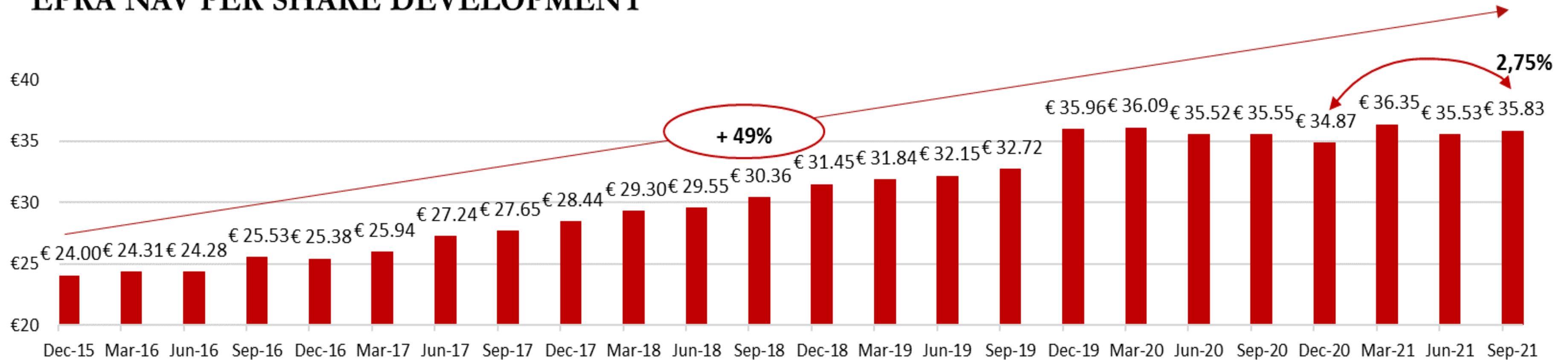
Min. EPS growth of 10% vs. 2021

Occupancy rates and NAV per share

QUARTERLY OCCUPANCY RATE DEVELOPMENT



EPRA NAV PER SHARE DEVELOPMENT



Nomination agreements¹

UNIVERSITY	CITY	LOCATION	#UNITS	END DATE
RENTAL CONTRACT				
Saxion Hogescholen	Enschede	Ariënsplein	113	31/07/2026
Saxion Hogescholen	Enschede	Ariënsplein	1 (educational facility)	31/08/2027
Saxion Hogescholen	Enschede	Ariënsplein	1 (educational facility)	28/02/2029
Saxion Hogescholen	Enschede	Ariënsplein	1 (educational facility)	30/04/2022
Saxion Hogescholen	Enschede	Ariënsplein	1 (educational facility)	30/04/2029
Saxion Hogescholen	Enschede	Ariënsplein	1 (garden)	31/08/2027
Stichting Regionaal Opleidingen Centrum van Twente	Enschede	Ariënsplein	1 (educational facility)	31/03/2030
Stichting Regionaal Opleidingen Centrum van Twente	Enschede	Ariënsplein	1 (educational facility)	31/07/2030
Universiteit Maastricht	Maastricht	Vijverdalseweg	20	Undetermined
Universiteit Maastricht	Maastricht	Annadal	513	2021/2031
Stichting Studenten Huisvesting (SSH)	Maastricht	Annadal	124	2037
Stichting Veste	Maastricht	Annadal	16	31/07/2029
Hogeschool Gent	Ghent	Campus Overwale	318	01/09/2041
Amro Estudiantes	Granada	Granada	347	17/06/2022
GUARANTEE CONTRACT				
Vrije Universiteit	Amsterdam	Naritaweg	75	31/08/2022
Hogeschool Zuyd	Maastricht	Vijverdalseweg	60	31/07/2022
Hogeschool Zuyd	Maastricht	Annadal	18	31/07/2022
Rotterdam School of Management (RSM)	Rotterdam	Woudestein	21	31/12/2021
Hogeschool Utrecht	Utrecht	Willem Dreeslaan	47	31/03/2023
Universiteit Twente	Enschede	Ariënsplein	62	27/07/2022
Navitas	Enschede	Ariënsplein	46	31/05/2024

1. As per 30 June 2021.



10.37% of annualized total rental income: LT leased via rental & guarantee contracts

Nomination agreements¹

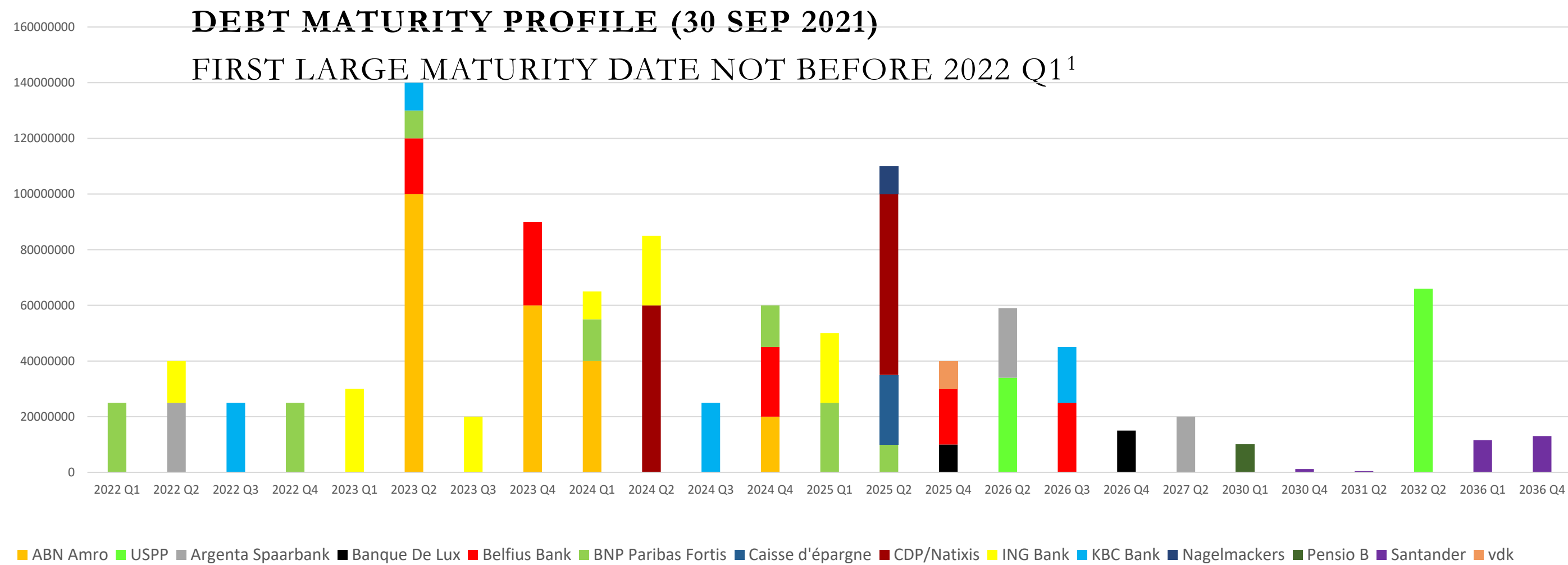
UNIVERSITY	CITY	LOCATION	#UNITS	END DATE
PARTNERSHIPS				
KU Leuven	Leuven	Studax	292	14/09/2041
Technische Universiteit Delft	Delft	Phoenixstraat	91	31/07/2022
Universiteit Leiden	Leiden	Verbeekstraat	ca. 30	
Erasmus Universiteit	Rotterdam	Woudestein	259	31/08/2022
Universiteit Utrecht	Utrecht	Willem Dreeslaan	84	31/07/2022
Universiteit Utrecht	Utrecht	Rotsoord	60	31/07/2022
Universiteit Twente	Enschede	Ariënsplein	75	31/07/2022



Extra 6.3% of annualized total rental income via partnerships with universities

1. As per 30 June 2021.

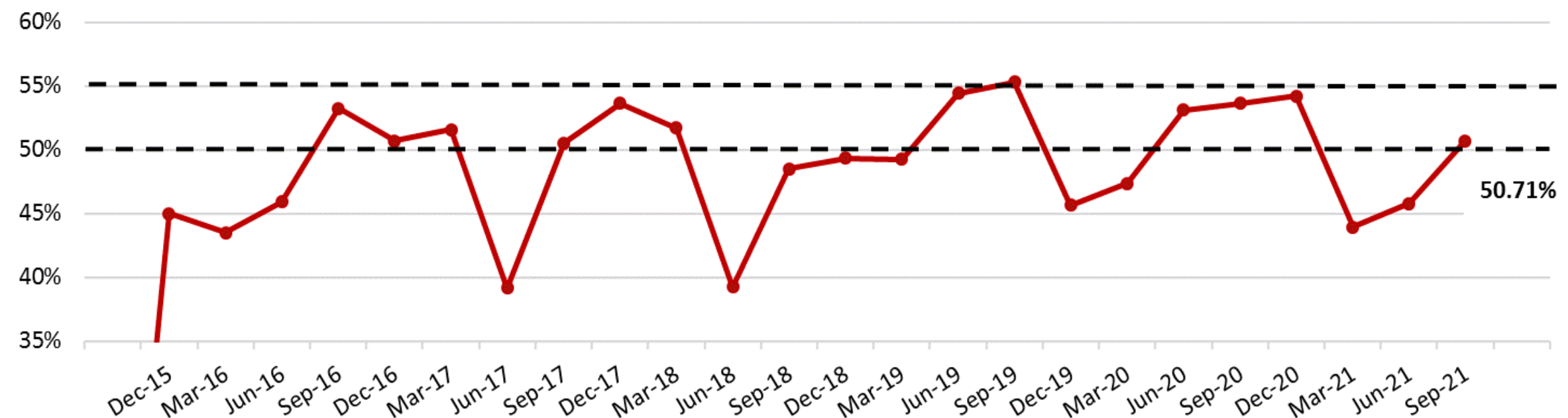
Solid financing position



DEBT PROFILE (30 SEP 2021)

- **Debt ratio of 50.71%**
 - 31/12/2020: 54.18%
 - 53.5% (pro forma after QSH)
- **Total credit lines of €1,080m** of which €209m undrawn facilities
- **Average debt maturity: 4.24 years**
 - 31/12/2020: 4.51 years
- **Average cost of debt: 1.84%**
 - 30/09/2020: 2.06%
- **Hedge ratio: 97%**
 - 31/12/2020: 77%
- **Average hedge maturity: 6.02 years**
 - 31/12/2020: 6.87 years
- Inaugural **Green CP/MTN** programme for €200m
- **Additional financing in Q4 2021**
 - €160m with ABN (2, 3 and 5 years)
 - €147m new Green USPP's (€40m increase + €107m new shelf)

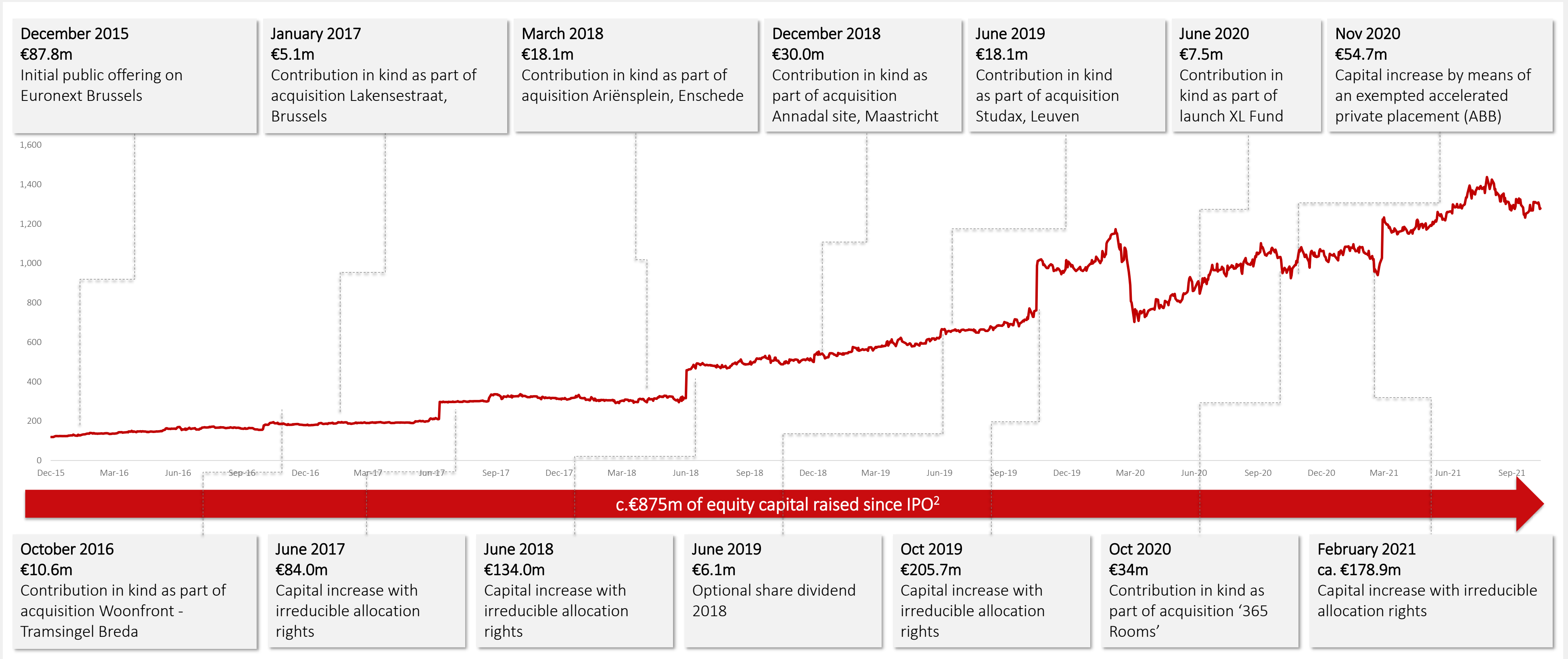
DEBT RATIO DEVELOPMENT



1. The quarterly redeemable loans of Stratos KVK and Uhub entities are not included in the graph above as it would render the graph unreadable.

Xior market cap development

CA. €875M OF EQUITY CAPITAL RAISED¹ / MARKET CAP INCREASE OF €1,159M SINCE IPO / €73.9M DIVIDENDS PAID OUT² SINCE IPO



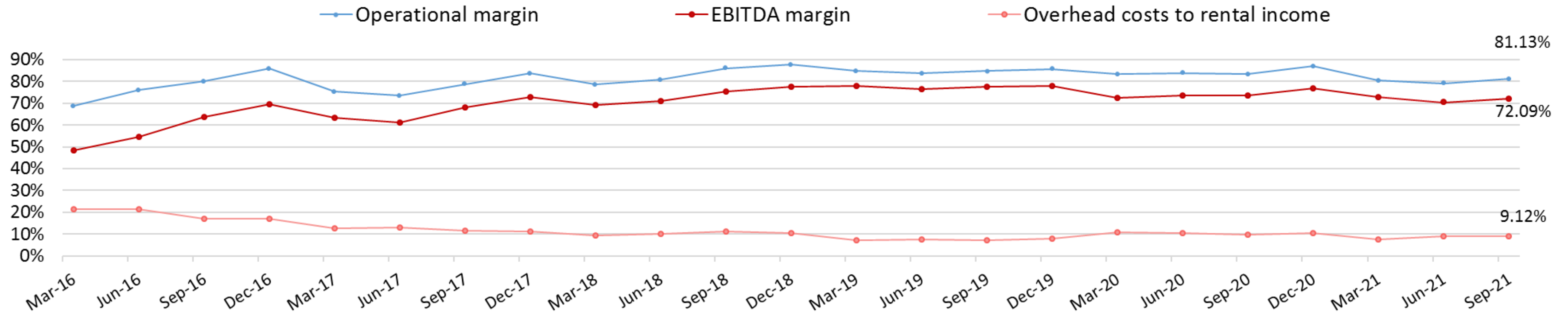
1. IPO: €88m; capital increases with irreducible allocation rights: €603m; capital increases by means of an exempted accelerated private placement: €55m; contributions in kind: €123m; optional share dividend: €6m.

2. Including stock dividend.

Source: Bloomberg (data as at 22 October 2021)

Operational metrics & valuation yields

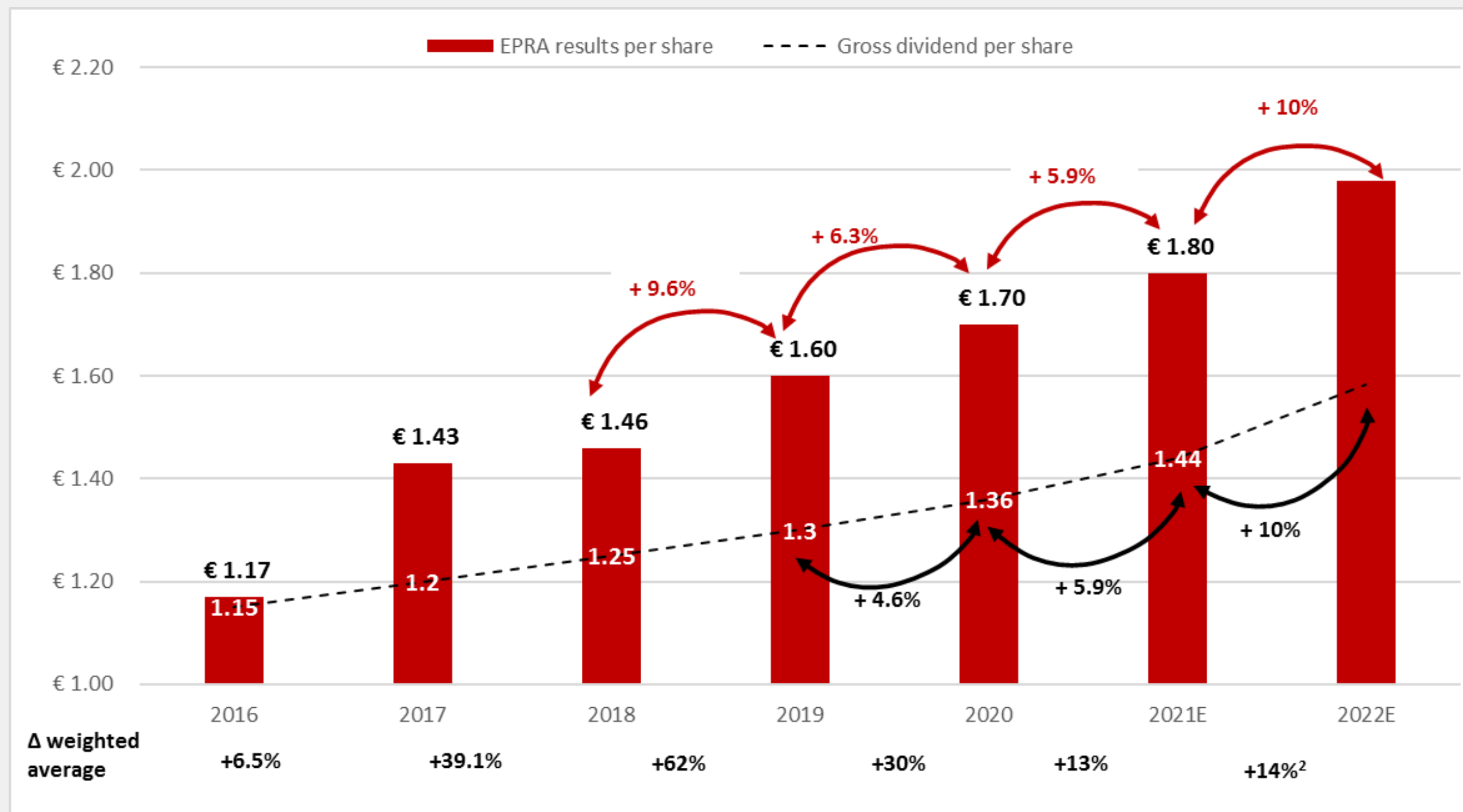
OPERATIONAL METRICS



VALUATION YIELDS

Gross valuation yields	31/12/2020	31/12/2019	31/12/2018	31/12/2017	31/12/2016	31/12/2015
Gross yields Belgium	5.15%	5.13%	5.10%	5.15%	5.17%	5.31%
Gross yields the Netherlands	5.89%	5.63%	5.72%	6.19%	6.54%	7.95%
Gross yields Spain	5.83%	5.27%				
Gross yields Portugal	7.01%	N/A				
Gross yields entire portfolio	5.73%	5.43%	5.52%	5.68%	5.58%	5.67%

EPS¹ & DPS: Guidance 2021 – 2022



➔ Xior foresees EPS growth of at least 10% in 2022 compared to 2021, if the growth strategy is executed.
 (Including potential QSH portfolio – EPRA earnings to increase by 15% versus 2021.)




1. EPS – group share.
 2. Per 30 September 2021.


Q&A



Appendix Financials

Key financials 30.09.2021 – P&L¹

in KEUR	30/09/2021	30/09/2020	
Net rental result	53,998	41,057	+32 %
Real estate result	52,916	40,286	
Operating result before result on the portfolio	38,162	29,602	
Financial result (excl. variations in the fair value of financial assets and liabilities)	-6,947	-6,451	
EPRA earnings – group share 	28,770	21,269	+35 %
EPRA earnings – group share after IFRIC21 adjustment 	29,537	21,845	+35 %
Result on the portfolio (IAS 40) 	-9,152	-19,297	
Revaluation of financial instruments (ineffective interest rate hedges)	8,831	-8,838	
Share in the result of joint ventures	155	-453	
Deferred taxes	1,426	221	
Net result (IFRS)	29,083	-6,735	

1. Alternative performance measures (APMs) are measures Xior Student Housing NV uses to measure and monitor its operational performance. The European Securities and Markets Authority (ESMA) issued guidelines for the use and explanation of alternative performance measures, which came into effect on 3 July 2016. Chapter 10.8 of the Annual Financial Report 2020 includes the concepts Xior considers as APMs. The APMs are marked with  and are accompanied by a definition, objective and reconciliation as required under the ESMA guidelines.





Key financials 30.09.2021 – Balance sheet

In KEUR	30/09/2021	31/12/2020
Equity	836,343	659,503
Equity – part of the group	817,718	641,194
Fair value of the real estate property ¹	1,741,104	1,555,779
Debt ratio (Law on Regulated Real Estate Companies) ²	50.71%	54.18%

1. The fair value of the investment property is the investment value as determined by an independent property expert less the transaction fees (see BE-REIT Association press release dated 10 November 2016). The fair value corresponds to the carrying amount under IFRS.

2. Calculated in accordance with the Royal Decree of 13 July 2014 pursuant to the Act of 12 May 2014 on Regulated Real Estate Companies.

Key financials 30.09.2021 – Figures per share

in EUR	30/09/2021	30/09/2020
Number of shares	25,255,729	19,295,291
Weighted average number of shares	24,211,088	19,295,291
EPRA ¹ earnings per share 	1.21	1.12
EPRA ¹ earnings per share after IFRIC adjustment 	1.24	1.15
EPRA ¹ earnings per share – group share 	1.19	1.10
EPRA¹ earnings per share after IFRIC adjustment – group share 	1.22	1.13

in EUR	30/09/2021	30/06/2021	31/03/2021	31/12/2020
EPRA NAV per share	35.83	35.53	36.35	34.87
EPRA NTA per share	35.09	34.79	35.60	33.99

1. Calculated on the basis of the weighted average number of shares.

Key financials 30.09.2021 – Metrics

Operational Ratios	30/09/2021	31/12/2020	31/12/2019	31/12/2018	31/12/2017
Operational margin % (property operating result/net rental income)	81.13%	87.08%	85.72%	87.82%	83.75%
EBITDA margin	72.09%	76.81%	78.05%	77.53%	72.80%
Overhead costs compared to net rental income	9.12%	10.36%	7.79%	10.47%	11.37%
EPRA earnings %	54.70%	57.51%	53.64%	53.78%	53.70%

Gross valuation yields	31/12/2020	31/12/2019	31/12/2018	31/12/2017	31/12/2016	31/12/2015
Gross yields Belgium	5.15%	5.13%	5.10%	5.15%	5.17%	5.31%
Gross yields the Netherlands	5.89%	5.63%	5.72%	6.19%	6.54%	7.95%
Gross yields Spain	5.83%	5.27%				
Gross yields Portugal	7.01%	NA				
Gross yields entire portfolio	5.73%	5.43%	5.52%	5.68%	5.58%	5.67%

Appendix Organisation

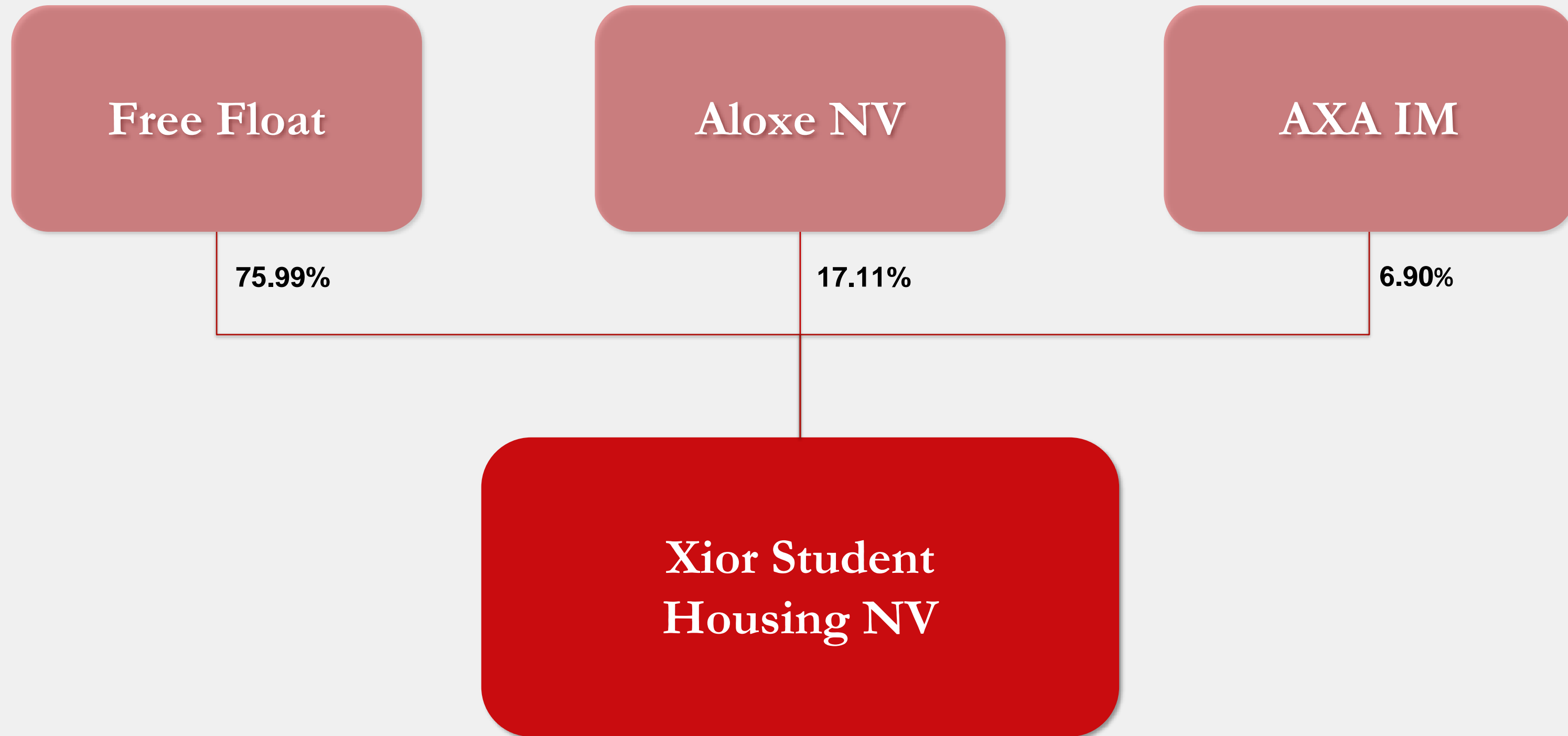


Market overview

	Belgium	The Netherlands	Spain	Portugal
Number of students	~475,000	~770,000	~1,600,000	~375,000
Estimated demand¹	~135,000	~360,000	~465,000	~145,000
Existing offer PBSA²	~135,000 (including private offer)	~315,000 (45,000 shortage)	~96,000	~18,000
Education	12 universities 37 colleges	13 universities 36 colleges	82 public universities 13 private universities	14 public universities 36 private universities
Type of contracts	12 months	min. 12 months	Split academic year & summer	Split academic year & summer
Average rent PBSA excl. services	€350-500	€550-650	€600-1,000	€500-800
Accommodation services/extra charges	laundry, ...	laundry, curtains, furniture, ...	laundry, catering, linen, cleaning, ...	laundry, cleaning, linen, ...
Price levels (LFL)	Health index	State controlled system ("WWS")	Consumer Price Index	Consumer Price Index

1 Estimation of total student housing demand
 2 PBSA = Purpose Built Student Accommodation
 Source: Cushman & Wakefield

Shareholder structure¹



1. As per 1 December 2021.

2. AXA Investment managers S.A. makes the transparency notification as controlling person for AXA Investment Managers Paris S.A., AXA Real Estate Investment Managers S.A. and AXA Real Estate Investment Managers SGP.

Corporate governance – Board of Directors



CHRISTIAN TEUNISSEN
Executive director & CEO

From 1997 until 2008 mainly active in the insurance industry at subsequently Fortis AG, AdB Business Partners and Van Dessel Verzekeringen after the acquisition of AdB Partners. Founded Xior Group in 2008 and has been managing director of the group since then.



FREDERIK SNAUWAERT
Executive director & CFO

Previously active as a senior auditor at PwC in financial services, as a credit and asset risk officer at Fortis Lease Group and as a relationship manager for mid-sized corporate and institutional investors in real estate at ING. Joined Xior Group in 2012 as Chief Financial Officer.



LEEN VAN DEN NESTE
Chairwoman of the Board
Independent director

Since 2012 Director-General of vdk bank and since 2011 member of the executive board. Previously member of the board of Elia NV and currently of Retail Estates. Between 1995 and 2011 active at Groep Arco in various roles, including Administration and finance director and member of the executive board.



MARIEKE BAX
Independent director

Joined the Board in June 2021. She currently holds mandates at InPost, Vion Food and Frontier Economics. She holds an MA Law from the University of Amsterdam, an LLM from Cambridge University and an MBA from INSEAD.



WILFRIED NEVEN
Independent director

Chief Digital and Transformation Officer of Ethias NV/SA.. Previously active as CEO of Allianz Benelux, director and chairman of the board of management at Allianz Benelux president at Brocom and managing director at ING Insurance. Holds a master degree in Applied Economics (KUL).



JOOST UWENTS
Independent director

CEO of the B-REIT WDP NV/SA since 2010, where he started as CFO in 1999 and has been on the board since 2002. He holds a Master in Science in Business Engineering and obtained his MBA at the Vlerick Business School.



WOUTER DE MAESENEIRE
Independent director

Professor in corporate finance, Academic Dean Masters and programme director of the Master in Financial Management at Vlerick Business School and visiting professor at Erasmus University Rotterdam and Ghent University.

Group structure

XIOR STUDENT HOUSING (Public RREC)

- 🏠 Limited liability company (“naamloze vennootschap”)
- 🏠 Registered office: Mechelsesteenweg 34/108, B-2018 Antwerp
- 🏠 KBO 0547.972.794 (RPR Antwerp, Antwerp Department)
- 🏠 Belgian Public REIT (BE-REIT)

STRUCTURE

- 🏠 Aloxe NV, the holding company held by the CEO (82%) and CFO (18%)
- 🏠 Founding shareholders remain committed
- 🏠 Management responsible for the implementation of the strategy and the management and growth of the portfolio
- 🏠 Dutch real estate assets fiscally structured through a « vaste inrichting/établissement stable », subject to corporate income tax
- 🏠 Portuguese and Spanish investments are structured via a local holding company subject to normal corporate income tax



Follow the
#Xior family



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