

Publication of the new denominator in accordance with Article 15 of the Act of 2 May 2007 (Transparency Law)



Antwerp, Belgium – 25 November 2020 – Xior Student Housing NV announces the new denominator in accordance with Article 15 of the Transparency Law.

Xior launched on 19 November 2020 a capital increase in cash within the authorised capital with cancellation of the statutory preferential subscription right of, and without granting an irreducible allocation right to, the existing shareholders by means of an exempt accelerated private placement with international institutional investors with the composition of an order book ("*accelerated bookbuild*" or "*ABB*").

As a result of the successful completion of this capital increase and the issue of 1,093,611 New Shares on 25 November 2020 at a total issue price of EUR 54,680,550.00 (i.e. EUR 19,684,998.00 capital and EUR 34,995,552.00 share premium), Xior, in accordance with article 15 of the Act of 2 May 2007 on the disclosure of major holdings, discloses the following information on 25 November 2020.

- Total capital: EUR 378,835,938.00
- Total number of securities conferring voting rights: 21,046,441 (all ordinary shares)
- Total number of voting rights (= denominator): 21,046,441 (all related to ordinary shares)

Each of these shares confers one vote at the general meeting and these shares therefore represent the denominator for the purposes of notifications within the framework of the transparency regulations (i.e. notifications in the event of (among other things) reaching, exceeding or falling below statutory thresholds or thresholds provided in the articles of association). The articles of association of Xior Student Housing NV do not provide for additional notification thresholds. No outstanding options or subscription rights have been issued that entitle the holder to shares, preference shares or shares without voting rights.

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About Xior Student Housing

Xior Student Housing NV is the first Belgian public regulated real estate company (RREC) specialising in the student housing segment in Belgium, the Netherlands, Spain and Portugal. Within this property segment, Xior Student Housing offers a variety of accommodation, ranging from rooms with shared facilities to en-suite rooms and fully equipped studios. Since 2007, as owner-operator, Xior Student Housing has built high-quality, reliable student accommodation for students looking for the ideal place to study, live and relax. A place with that little bit extra, where every student immediately feels at home.

Xior Student Housing has been accredited as a public RREC under Belgian law since 24 November 2015. Xior Student Housing's shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. On 30 September 2020, Xior Student Housing held a property portfolio worth approximately EUR 1.39 billion. More information is available at www.xior.be.

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