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Regulated information

Xior receives landmark tax equivalence ruling, paving the road for SOCIMI status in Spain



Financially favourable ruling to apply for SOCIMI status in Spain

Xior Student Housing NV is pleased to announce that it has obtained a favourable ruling from the Spanish tax authorities stating that, as a Belgian GVV/SIR, it is equivalent to a Spanish SOCIMI (i.e. a Spanish REIT). This takes away the main obstacle for Xior's Spanish subsidiaries to apply for SOCIMI status. If such applications are made prior to the end of September 2022 and provided certain limited changes are made to Xior's legal corporate structure in Spain, such subsidiaries will enjoy SOCIMI status as of 1 January 2022. A SOCIMI has a tax favourable regime similar to other international REIT regimes.

As soon as SOCIMI status is obtained, the transition from a normal tax regime to a favourable tax regime in Spain will increase the return on the current Spanish Xior portfolio in the future. This will also increase the EPRA earnings per share. Moreover, this will also ensure a level playing field with local Spanish REITs.

Christian Teunissen, CEO Xior Student Housing : *"This decision marks an important milestone not only for Xior, but for the entire Belgian REIT sector active in Spain. It is likely to attract significant additional foreign investment volume in the Spanish real estate sector, thus generating new jobs and tax revenues. It could also possibly boost the further expansion of our portfolio in the Iberian peninsula. Xior would like to thank Care Property Invest and Osborne & Clarke for their collaboration."*

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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 31 March 2022, Xior Student Housing held a property portfolio worth approximately EUR 2.01 billion. More information is available at www.xior.be.

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