

Additional information in the context of the Extraordinary General Meeting of shareholders on 15 September 2022



Tomorrow, Thursday 15 September at 17h30 CET, Xior is holding an Extraordinary General Meeting related to the acquisition of BaseCamp.

Through this acquisition, Xior and BaseCamp, two European market leaders, join forces, creating continental Europe's largest student accommodation platform. This acquisition consolidates Xior's position as the continental European listed leader in student housing and increases Xior's footprint by promptly becoming operational in Germany, Denmark and Sweden and reinforcing its position in Poland.

As this acquisition is implemented using mainly contributions in kind, Xior informs its shareholders, as set out under paragraph 5.2 of the explanatory note, published on 16 August 2022, that the final number of new shares to be issued, subject to the approval of the Extraordinary General Meeting, will be 6,741,221 at a fixed issue price of EUR 44. Xior further informs its shareholders, as set out under paragraph 2 of the special report of the board of directors prepared in accordance with articles 7:179 and 7:197 of the Belgian Code on Companies and Associations, published on 16 August 2022, that the final number of new shares to be issued is the result of an estimated gross consideration of EUR 296,613,756.50 for the contributions to be made at the occasion and subject to the approval of the Extraordinary General Meeting.

Any differences from the number of new shares and gross consideration communicated in the explanatory note are due to updated estimated amounts of cash, debt and net working capital as at 15 September 2022. Any further differences with the actual amounts of cash, debt and net working capital as at 15 September 2022 will be settled post-closing in cash.

All new shares will be issued in accordance with Belgian law and will be fully paid-up, ordinary, non-par-value shares in the same type as the existing shares of the Company with voting rights and representing the capital. They will have the same rights as the existing shares of the Company, on the understanding that, as a result of the detachment from the existing shares of the Company of coupons no. 17, 19 and 20 on 25 February 2021 (after the end of trading), 3 December 2021 (after the end of trading) and 23 May 2022 (after the end of trading), respectively, and coupon no. 21 after the end of trading on the date hereof (ex-date 15 September 2022), they will not participate in the Company's results for the financial year 2021 and they will only participate pro rata temporis in the Company's results for the current financial year 2022 starting from 15 September 2022.

For more information, please contact:

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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, Portugal and Poland. 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 June 2022, Xior Student Housing held a property portfolio worth approximately EUR 2.22 billion. More information is available at www.xior.be.

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