

## Disclosure of a transparency notification

(Article 14 of the Belgian Transparency Law)



In accordance with Article 14, first paragraph, of the Act of 2 May 2007 on disclosure of major shareholdings (the "Transparency Law"), Xior Student Housing NV discloses the following information.

Xior Student Housing NV received a transparency notification from ST Holdings S.à.r.l. and ESHF 2 Holdings S.à.r.l. on 21 September 2022. The notification contains the following information:

Item	Information Notification		
Reason for notification	Acquisition or disposal of voting securities or voting rights – Crossing of a threshold by persons acting in concert		
Notification by	Persons acting in concert		
Persons with an obligation to notify	ST Holdings S.à.r.l. – 51 Boulevard Grande Duchesse Charlotte, 1331 Luxembourg (Luxembourg) and ESHF 2 Holdings S.à.r.l. – 51 Boulevard Grande Duchesse Charlotte, 1331 Luxembourg (Luxembourg)		
Transaction date	15 September 2022		
Crossed threshold (in %)	15%		
Denominator	34.752.543		
Details of the notification			
<i>Holders of voting rights</i>	<i>previous notification</i>	<i>after the transaction</i>	
	<i># voting rights</i>	<i># voting rights</i>	<i>% voting rights</i>
ST Holdings S.à.r.l.	0	3,357,497	9.66%
ESHF 2 Holdings S.à.r.l.	0	3,383,724	9.74%
Subtotal		6,741,221	19.40%
<b>Total</b>		<b>6,741,221</b>	<b>19.40%</b>
Chain of controlled companies through which participation is actually held	ESHF 2 Holdings Sàrl and ST Holdings Sàrl are not controlled entities.		
Additional information	Issuance of shares in the Issuer to ST Holdings S.à.r.l. and ESHF 2 Holdings S.à.r.l. as consideration for a capital increase by contributions in kind		

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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, Germany, Poland, Denmark and Sweden. 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](http://www.xior.be).

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