

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 07 October 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	07 October 2022		
Crossed threshold (in %)	15%		
Denominator	34,752,543		
Details of the notification			
Holders of voting rights	previous notification	after the transaction	
	# voting rights	# voting rights	% voting rights
ST Holdings S.à.r.l.	3,357,497	2,515,573	7.24%
ESHF 2 Holdings S.à.r.l.	3,383,724	2,129,428	6.13%
Subtotal		4,645,001	13.37%
Total		4,645,001	13.37%
Full chain of controlled undertakings through which the holding is effectively held	ESHF 2 Holdings Sàrl and ST Holdings Sàrl are not controlled entities.		
Additional information	Sale of 841,924 shares in the issuer by ST Holdings S.à.r.l. by way of a private placement. Sale of 1,254,296 shares in the issuer by ESHF 2 Holdings S.à.r.l. by way of a private placement.		

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, 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 2.2 billion. With the acquisition of the Basecamp portfolio as of 15 September 2022, the total value increases further by about 900 MEUR. More information is available at www.xior.be.

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