

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 ESHF 2 Holdings S.à.r.l. and ST Holdings S.à.r.l. on 3 May 2023. The notification contains the following information:

Item	Information Notification		
Reason for notification	Crossing of a threshold by persons acting in concert – passive crossing of a threshold		
Notification by	Persons acting in concert		
Persons subject to the notification requirement	ESHF 2 Holdings S.à.r.l. – 51 Boulevard Grande Duchesse Charlotte, 1331 Luxembourg (Grand Duchy of Luxembourg) and ST Holdings S.à.r.l. – 51 Boulevard Grande Duchesse Charlotte, 1331 Luxembourg (Grand Duchy of Luxembourg)		
Date on which the threshold is crossed	25 April 2023		
Crossed threshold (in %)	10%		
Denominator	35,618,161		
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.	2,515,573	2,515,573	7.06%
ESHF 2 Holdings S.à.r.l.	1,029,428	1,029,428	2.89%
Total		3,545,001	9.95%
Full chain of controlled undertakings through which the holding is effectively held	ESHF 2 Holdings S.à.r.l. has as sole shareholder European Student Housing Fund II and ST Holdings S.à.r.l. has as sole shareholder European Student Housing Fund, a compartiment of DMS QIAIF Platform ICAV.		

Additional information

Xior issued 865,618 new shares to Amnon Bar-Tur, Armon Bar-Tur, David Justin Hamer and Andreas Junius, resulting in a dilution of the ownership rights of ESHF 2 Holdings S.à r.l. and ST Holdings S.à r.l. and the companies passively downwards crossing the threshold of 10 per cent.

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 31 March 2023, Xior Student Housing held a property portfolio worth approximately c. 3.06 billion EUR. More information is available at www.xior.be.

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