

Disclosure of the new denominator in accordance with Article 15 of the Law of 2 May 2007 (Transparency Law)



On 13 December 2023 Xior launched a capital increase in cash within the authorised capital with the cancellation of the statutory preferential subscription right (to the extent necessary, partly in favour of Aloxe NV) of, and without granting an irreducible allocation right to, the existing shareholders, by means of an exempt accelerated private placement to institutional investors with the composition of an order book ("**ABB**")¹.

As a result of the successful completion of this capital increase and the issue of 2,609,636 new shares (the "**New Shares**") on 18 December 2023 at a total proceeds of EUR 75,679,444 (i.e. EUR 46,973,448 capital and EUR 28,705,996 share premium), Xior discloses the following information as at 18 December 2023, in accordance with Article 15 of the Act of 2 May 2007 on the disclosure of major holdings.

- Total capital: EUR 688,100,346
- Total number of securities conferring voting rights: 38,227,797 (all common shares)
- Total number of voting rights (= denominator): 38,227,797 (all related to ordinary shares)

Each of these shares confers one vote at the general meeting and these shares therefore represent the denominator for the purposes of notifications within the framework of the transparency regulations (i.e. notifications in the event of (among other things) reaching, exceeding or falling below statutory or legal thresholds). The articles of association of Xior Student Housing NV do not provide for additional statutory thresholds. No outstanding options or subscription rights have been issued that entitle the holder to shares, nor preferential shares or shares without voting rights.

¹ See earlier press releases of 13 December 2023.

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Regulated information

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About Xior Student Housing

Xior Student Housing NV is the first Belgian public regulated real estate company (RREC) specializing in the student housing segment in 8 countries: 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 September 2023, Xior Student Housing held a property portfolio of approximately 3.17 billion EUR. More information is available at www.xior.be.

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Disclaimer

This press release has been prepared in Dutch and has been translated into English and French. In case of discrepancies between the different versions of this press release, the Dutch version will prevail.