

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



Xior Student Housing (“**Xior**”) launched a capital increase in cash within its authorised capital on 16 January 2025 with cancellation of the preferential subscription rights of, and without granting irreducible allocation rights to the existing shareholders, through an exempted 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 2,877,698 new shares (the “**New Shares**”) on 21 January 2025 for total proceeds of 80,000,004.40 EUR (i.e. 51,798,564 EUR capital and 28,201,440.40 EUR issue premium), Xior discloses the following information as at 21 January 2025, in accordance with Article 15 of the Law of 2 May 2007 on the disclosure of major shareholdings.

- Total capital: 813,995,658 EUR
- Total number of securities with voting rights: 45,221,981 (all ordinary shares)
- Total number of voting rights (= denominator): 45,221,981 (all attached to ordinary shares)

Each of these shares confers one vote at the general meeting and these shares thus represent the denominator for 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 legal or statutory thresholds). Xior's Articles of Association do not provide for any 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 previous press releases of 16 and 17 January 2025.

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Regulated information

For more information, please contact:

Xior Student Housing NV
Frankrijklei 64-68
2000 Antwerp, Belgium
www.xior.be

Christian Teunissen, CEO
Frederik Snauwaert, CFO
info@xior.be
T +32 3 257 04 89

Xior Investor Relations
Sandra Aznar
IR & ESG Director
ir@xior.be
T +32 3 257 04 89



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 September 2024, Xior Student Housing held a property portfolio worth approximately EUR 3.3 billion. More information is available at www.xior.be.

Xior Student Housing NV, a Public RREC under Belgian law (BE-REIT)
Frankrijklei 64-68, 2000 Antwerp, Belgium
BE 0547.972.794 (Antwerp Register of Legal Entities, Antwerp Division)

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.