XIOR STUDENT HOUSING

PRESS RELEASE

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European Commission recognises student housing as essential infrastructure

Xior Student Housing NV, the leading pure-player in student housing on continental Europe, welcomes the **European Commission's formal recognition of student housing as "essential infrastructure"** – a milestone that underlines the sector's crucial role in supporting Europe's competitiveness, student mobility, and social inclusion.

This announcement, made by Matthew Baldwin, Head of European Commission's Housing Task Force, during **the Class Conference 2025** in Lisbon, marks the first time that student housing has been explicitly recognised within the European policy framework. Baldwin confirmed that student housing will be a **core pillar of the forthcoming European Affordable Housing Plan**, to be presented later this year.

This recognition aims to provide a stronger European framework to support the delivery of high-quality, affordable, and sustainable student accommodation – enabling more students to access suitable housing and pursue their studies under optimal conditions.

"Housing is key for the autonomy, security, and stability in young people's lives," Baldwin said. "If students cannot find affordable places to live, they cannot take up new opportunities, study abroad, or enter new careers."

For Xior, this recognition represents a shared European ambition: ensuring that access to safe, affordable, and well-managed housing becomes a reality for as many students as possible. By continuing to collaborate with public institutions, universities, and other partners, Xior remains committed to developing and operating sustainable, inclusive, and high-quality housing that strengthens the cities and communities it serves and where students truly feel at home.

The European Public Real Estate Association (EPRA) has actively contributed to sharing the perspective of listed property companies with both the European Parliament's Special Committee on Housing and the European Commission's Housing Task Force in the context of the upcoming European Affordable Housing Plan. As an **active member of EPRA's Housing Working Group**, Xior has helped bring the perspective of student housing into this policy dialogue, underlining its importance as part of Europe's wider housing ecosystem.

EPRA's submission highlights how listed property companies can play a decisive role in delivering affordable and sustainable housing at scale, combining private investment capacity with long-term social impact. Within this context, Xior was featured as a case study for its continued focus on quality, affordability, and cross-border reach within the student housing segment.

***Kristina Olsen, COO Xior**: "This is a pivotal moment for our sector. The European recognition of student housing as essential infrastructure validates what we've been building for years: a platform that supports students, universities, and cities, while contributing to Europe's social and economic resilience."*

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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 September 2025, Xior Student Housing held a property portfolio worth approximately 3.5 billion EUR. More information is available at www.xior.be.

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