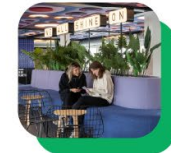


Publication of Annual Financial Report 2025 (including Sustainability Report)

Notice of Ordinary General Meeting



Publication of Annual Report and Sustainability Report 2025

Xior Student Housing NV, the BE-REIT specialising in student housing in Belgium, the Netherlands, Spain, Portugal, Germany, Poland, Denmark and Sweden, announces the publication of its Annual Financial Report 2025 (including Sustainability Report). Xior also publishes the notice of the Annual Ordinary General Meeting on 21 May 2026.

The Annual Report, including the Sustainability Report, is available on Xior's website ([Dutch](#) & [English](#)).

The Ordinary General Meeting will be held on Thursday 21 May 2026 at 10:00 am (CET) at the Company's registered office. The notice, including agenda and practical arrangements, as well as a proxy form, are also available on the Company's [website](#).

Financial calendar 2026

Below is the financial calendar for 2026.

Date*	Item
24 April 2026	Announcement of results per 31 March 2026 (before start of trading)
21 May 2026	Ordinary General Meeting
26 May 2026	Dividend payment date 2025 (coupon no. 27-28)
6 August 2026	Announcement of results per 30 June 2026 (before start of trading)
23 October 2026	Announcement of results per 30 September 2026 (before start of trading)

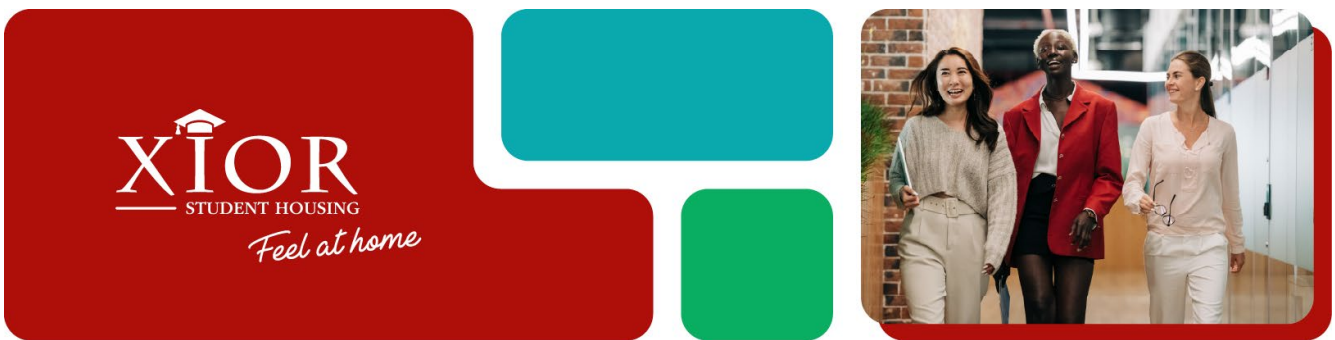
* These dates are subject to change

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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 December 2025, Xior Student Housing held a property portfolio worth approximately 3.6 billion EUR. 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

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