PRESS RELEASE

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Regulated information
Inside information

Xior announces CFO's departure

Xior Student Housing NV announces that Mr Frederik Snauwaert's mandate as CFO and executive director of Xior will end on 31 December 2026. After more than fourteen years in which Frederik has played a key role in Xior's growth, international expansion and further professionalisation, it was decided in good agreement to align the Company's financial leadership with Xior's next phase of growth. Frederik remains involved with Xior as a shareholder and remains confident in the strategy, growth prospects and potential for sustainable long-term value creation.

The Board of Directors and the management team would like to express their sincere gratitude to Frederik for his many years of dedication and valuable contribution to Xior's development into a leading European player in student housing.

Frederik will remain on board until 31 December 2026 and will focus on a new professional challenge from the new year onwards. During the transition period, he will work alongside the Board of Directors and the management team to ensure an orderly handover of his responsibilities and to safeguard the continuity of the financial organisation. The planned transition period gives the Company the time it needs to prepare for the handover carefully and to continue to organise its financial reporting, financing, governance processes and day-to-day operations in a structured manner. In doing so, Xior can rely on an experienced finance team.

Meanwhile, the Board of Directors has initiated the search for a successor and will keep the market duly informed of further developments in this process.

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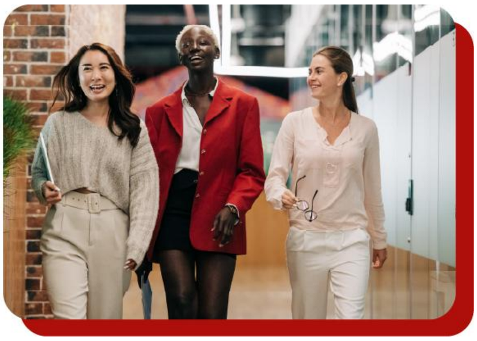

About Xior Student Housing

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 June 2026, Xior Student Housing held a property portfolio worth approximately 3.7 billion EUR. More information is available at www.xiorstudenthousing.eu.

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