



XIOR STUDENT HOUSING

Presentation Q3 2026 results

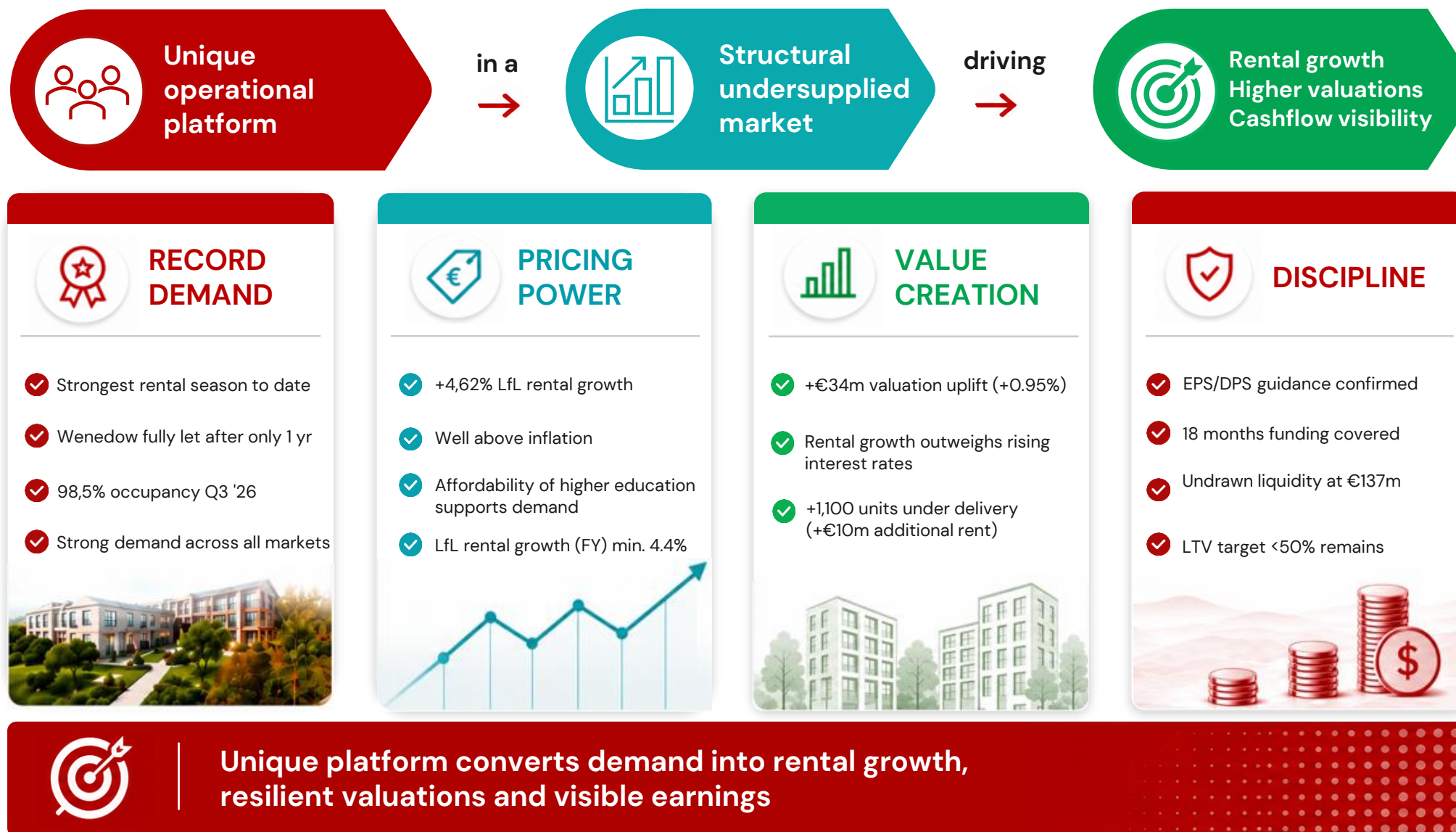
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HIGHLIGHTS Q3 2026

Strongest rental season to date confirms platform strength



Boavista – Porto: a new landmark in Xior's Portuguese portfolio



OPENING

A new chapter in Porto

Welcoming students since 1 September 2026



LOCATION & PRODUCT

Prime location, premium student living

532 modern rooms in an attractive Porto location



ACQUISITION

Full ownership, long-term value

Acquisition of the remaining 75% completed on 21 October 2026



STUDENT EXPERIENCE

A promising start

Positive initial letting performance and excellent student reviews with a 4.9/5 rating on Google

Active pipeline fully on track

Brinktoren – Amsterdam



266 units
delivery expected before end of 2026



Already +500 prospective tenants
on waiting list



Rental agreement with Tio Business School
for **150 units** (incl. vacancy guarantee)



Trasenster – Seraing (Liège)



302 units



Construction fully on track

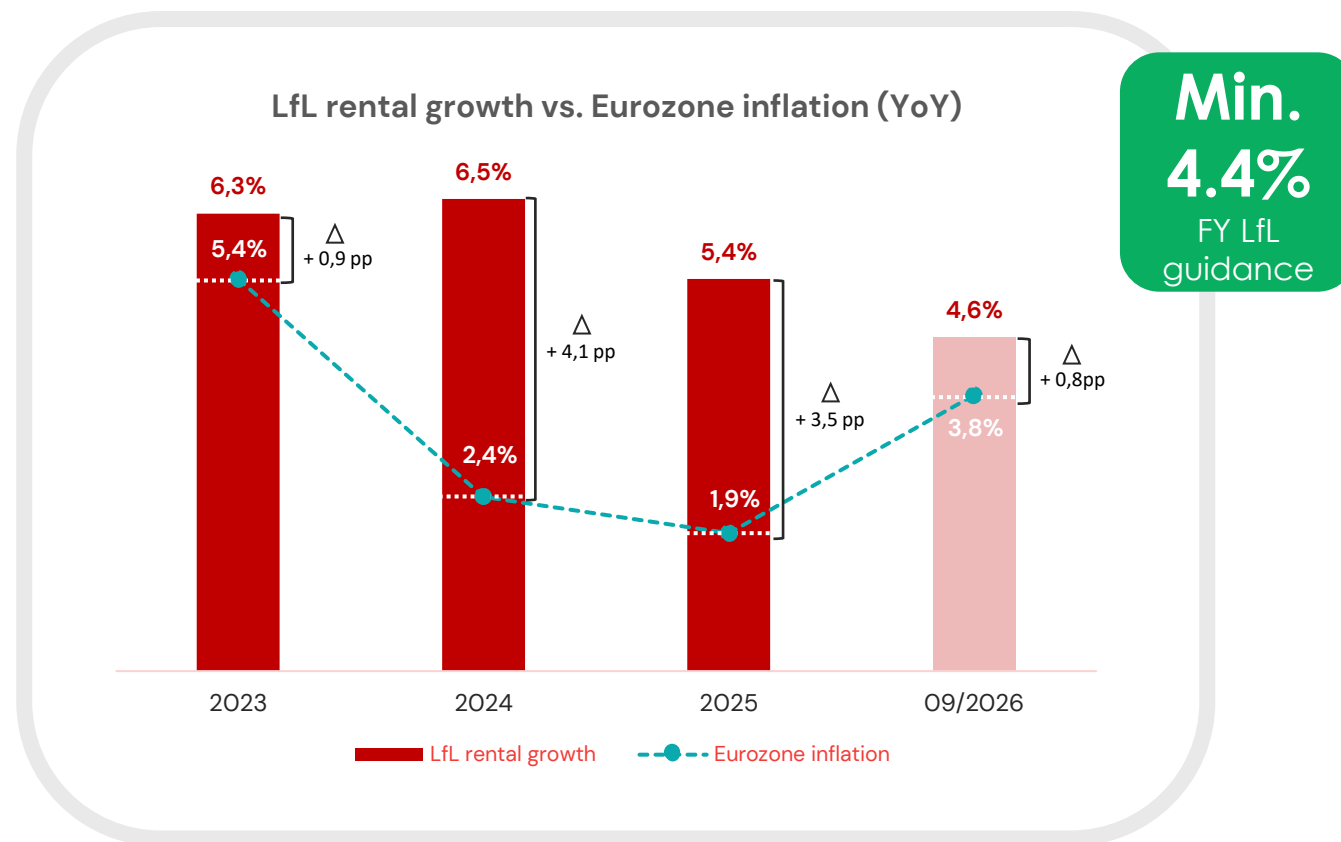


Delivery expected in 2027



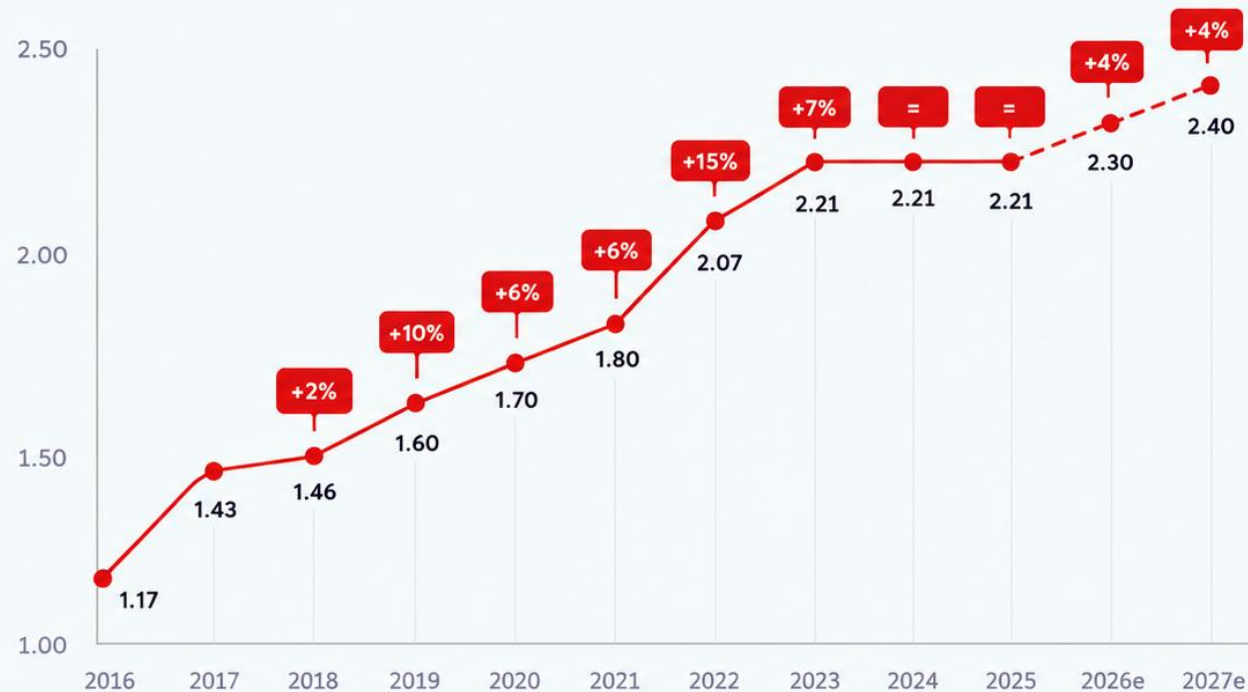
Pricing power above inflation supports earnings growth

+4.62% LfL rental growth
Clear evidence of sustainable pricing power



Sustained earnings & dividend growth supported by operational delivery

EPRA EPS growth trajectory (EUR)



2026 guidance



EPRA EPS
€ 2.30



DPS
€ 1.84

2027 guidance



EPRA EPS
€ 2.40



DPS
€ 1.92



OPERATIONAL UPDATE

Strongest rental season to date with record occupancy rate



Highlights

- ✓ Xior reaches **occupancy rate of 98.5%** following **record letting season**
- ✓ **Strong letting performance in all markets** – both existing & new residences
- ✓ **Wenedów (Warsaw) already fully let** in its first full letting season
- ✓ **Boavista (Porto) off to a strong start** with very positive first reviews and rental ramp-up fully in line
- ✓ **LfL rental growth of 4.62%** thanks to continued focus on quality, service and student experience, in combination with dynamic pricing models



4.62%

Q3 LfL
rental growth



98,5%

Q3 occupancy



Min. 4.4%+

LfL FY 2026
guidance



Strong leasing momentum across all regions supports maximum occupancy and continued rental growth

What is driving the strongest rental season to date?



1. STRUCTURAL DEMAND

- ✓ Persistent shortage of quality student housing
- ✓ Affordable higher education in Continental Europe
- ✓ Strong domestic and international student demand



2. HIGH RETENTION

- ✓ Strong student satisfaction
- ✓ Baselife community supports loyalty and engagement
- ✓ High-quality product & service encourages renewals & referrals



3. COMMERCIAL EXECUTION

- ✓ Active local leasing teams
- ✓ Dynamic pricing and targeted campaigns
- ✓ University partnerships and B2B initiatives



4. DIGITAL CONVERSION

- ✓ New website improves visibility and booking journey
- ✓ Better lead generation and conversion
- ✓ Faster ramp-up of new residences



Local execution, Baselife and digital tools convert robust demand into occupancy and pricing power.

Operational excellence converts demand into record letting performance

FEET ON THE GROUND

Local teams with in-depth **market knowledge**

Daily **presence** in the residences

Internalisation of technical management

Hands-on **follow-up** throughout the full letting cycle



"Local presence accelerates letting and strengthens service quality"

THE VALUE OF BASELIFE

Differentiated value proposition beyond the room

Basebuddies support onboarding, engagement & community

Stronger **retention** and positive **word-of-mouth**

Higher customer satisfaction and loyalty



"Baselife enhances the overall living experience and strengthens retention, loyalty and pricing power."

COMMERCIAL DISCIPLINE

Active pricing and revenue management

Digital channels improve **lead generation** and **conversion**

University **partnerships** and B2B initiatives broaden demand

Faster ramp-up of new residences



"Occupancy is King & Service is queen"

Turning strong demand into sustainable earnings growth



Unique platform

- ✓ High-quality rooms, excellent service & Baseline community creating the **right product** in the right place
- ✓ **Focus on hospitality**
- ✓ **86%** student satisfaction & **4.65 google review** score

Drives retention, conversion and pricing power



Robust demand

- ✓ Persistent **shortage** across all core markets
- ✓ **Affordability** of higher education in Continental Europe
- ✓ **Limited new supply**

Supports occupancy and further rental growth



Operational leverage

- ✓ Digitisation, automation & **standardisation**
- ✓ **New website** driving rental success
- ✓ **Faster ramp** up new deliveries & B2B initiatives

Lower cost per unit supporting margin growth

Key growth drivers



Organic earnings growth

- ✓ Pricing power **above inflation**
- ✓ **Minimum 4.4% LfL** rental growth for FY 2026
- ✓ Ca. **€10m additional income** from active pipeline

Further upside from landbank pipeline

Baselife community by Basebuddies

Vibrant Communities

Managing spaces and services to foster personal, social, and professional wellbeing



Care

Caring for our people, planet, and community



Future

Creating opportunities today that positively impact tomorrow



Fun

Connecting to each other and the world through fun-filled adventures



XIOR
STUDENT HOUSING

86%
CSI rate

Google
Reviews ★★★★★

4.65
average
rating

"Occupancy is King & Service is Queen"

The Basebuddy role is designed to help build a community by residents for residents.



ON-DUTY DAILY

Students that live with us & work for us part-time, trained locally



EVENT PLANNERS

Planning & execution of community events & engagements throughout the year



CONNECTORS

Role designed to help build a community by residents for residents



ADMIN SUPPORT

24/7 on call & emergency support for students outside office hours



FINANCIAL UPDATE

Q3 2026 key figures – Operational strength and financial delivery



Development active pipeline to support earnings growth



+9,8 MEUR
additional rental
income



Attractive cities
with very low
letting risk



Fully funded
without
external financing



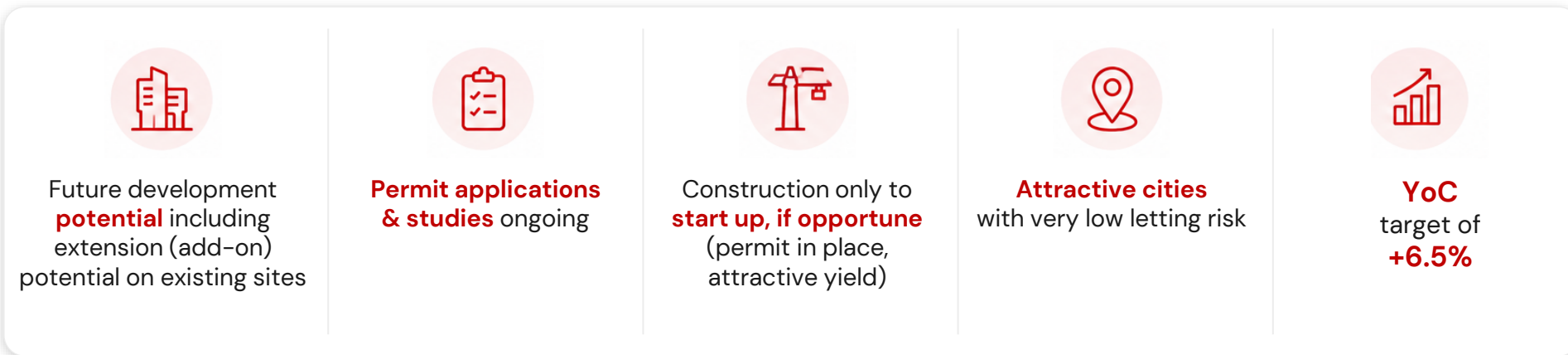
LTV
impact limited
Only **5 MEUR**
remaining capex



ICR & net debt/EBITDA
to further improve

Active pipeline (in execution)									
Project	Permit	Target delivery	Est. # beds/units	Est. Rental income (m€)	Est. Total cost (€m)	Cost to date (€m)	Cost to come (€m)	Est. YoC	Notes
Brinktoren (part Xior)	Yes	2026	266		93				
Brinktoren (part Ymere)	Yes	2026	112		28				Part Ymere (€28m) committed sale at completion - capex has been borne by Xior
Trasenster Seraing	Yes	2027	302		36				
Boavista Porto	Yes	2026	532		42				
Subtotal activa pipeline			1212		199	172	33		
Subtotal activa pipeline after sale Ymere			1.100	9,8	171	172	5	ca.5,8%	

Development future pipeline supporting future earnings growth



Future pipeline (in pre-execution)									
Project	Permit	Est. # beds/units	Est. Rental income (m€)	Est. total cost (€m)	Cost to date	Cost to come	Est. YoC	Notes	
Project A'dam area	2026e	1,200							
Bokelweg Rotterdam	Yes	350							
Karspeldreef A'dam extension	Yes	396						Extension potential on existing site: flexible timing	
UEM madrid extension	TBD	300						Extension potential on existing site: flexible timing	
Annadal extension	TBD							Additional extension potential to fully let and yielding Annadal residence	
Ariënsplein Enschede	TBD							Additional undeveloped part of fully let and yielding Ariënsplein residence	
Other	TBD							Additional redevelopment/add-on potential of existing properties	
Subtotal future pipeline			>30	TBD	272	TBD	Target +6.5%		
TOTAL					434*				

*Boavista developed in JV so not included in IP developments balance sheet @ €434m

Balance sheet – 100% of financing needs covered for 18 months



LTV

51.31 %

vs. 49.87% end 2025



COST OF DEBT

3.19 %



NET DEBT/EBITDA (adj)

11.79 x



DEBT RATIO

51.42 %

vs. 49.92% end 2025



DEBT MATURITY

4.9 years



ICR (INTEREST COVER RATIO)

3.10 x



TOTAL DEBT

€2 bn



HEDGE RATIO

90 %



UNDRAWN LINES

€137 mio



HEDGE DURATION

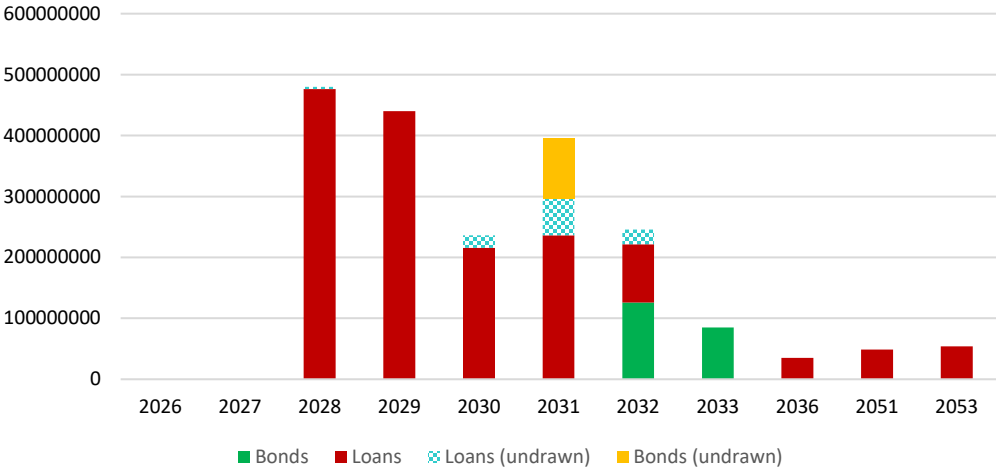
4.3 years

100%
FINANCING NEEDS COVERED
(18 months)

- ✓ 100% committed capex
- ✓ 100% refinancing
- ✓ 100% commercial paper

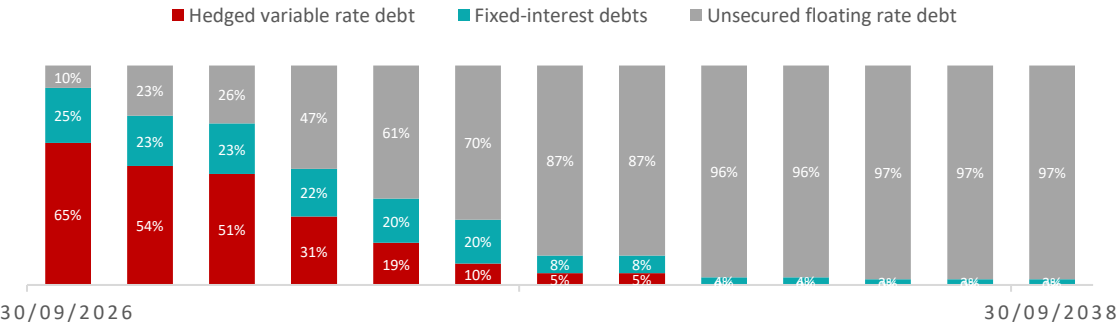
Financing update: Solid liquidity & funding secured until Q1 2028

DEBT MATURITIES Q3 2026



- ✓ All maturing loans until Q1 2028 extended or renewed
- ✓ 100% of funding needs covered for 18 months
- ✓ Well spread debt profile (2.02 bn EUR) with 24 lenders and 5 years average duration
- ✓ Continued access to new lending with existing and new lenders

OVERVIEW OF FIXED-RATE DEBT, HEDGED VARIABLE-RATE DEBT AND UNHEDGED VARIABLE-RATE DEBT (IN %)



- ✓ Continued high level of hedging
- ✓ Macro hedging in place limiting the risk of higher interest rates
- ✓ Average cost of debt at 3.19% over Q3 2026



Q&A



ESG UPDATE

Key ESG achievements 2025



PLANET



PEOPLE
employees
& students



GOVERNANCE





100%
green
electricity

11
externally certified
buildings (23% in FV)

+10%
increase green eligible
buildings (in FV)

CO₂ intensity 
= 13 kg CO₂e/m²
(-59% vs. 2020)

+34%
installed solar panel
capacity

CO₂ targets SBTi:
net ZERO by 2050

74%
general employee
satisfaction based on
the annual survey



86%
general student
satisfaction based on
the annual survey



+7.5%
evolution number of students

+31%
training hours for
employees



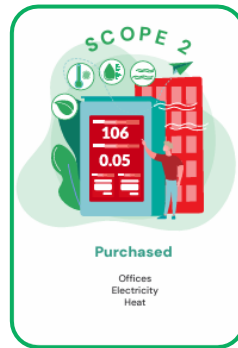
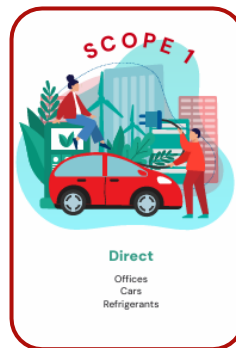
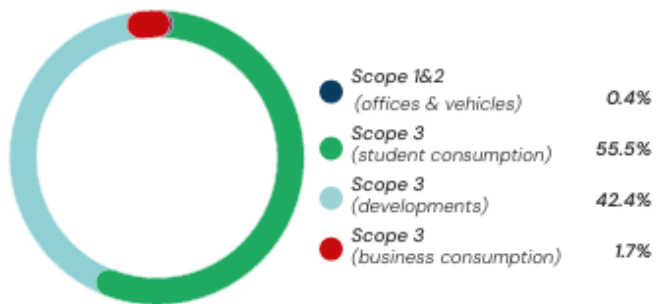
49%



51%

Our Climate Strategy & Net Zero Roadmap

Split Xior's 2024 CO₂ emissions –
Total 25,736.4 ton CO₂ emissions (2024)



Scope 3 – operational carbon (target)

Year	Kg CO ₂ e/m ²	Reduction % vs 2020
2020	32	
2021	24	-25%
2022	16	-50%
2023	15	-53%
2024	13	-61%
2025	13	-59%
2030e	...	-65% target
2040e	...	-80% target
2050e	Net zero	-90% target

“BY JOINING THE SBTi, WE ARE NOT ONLY DEMONSTRATING THAT WE TAKE OUR CLIMATE AMBITIONS SERIOUSLY, BUT ALSO THAT WE ARE COMMITTING TO A LEVEL OF EMISSIONS REDUCTION THAT IS IN LINE WITH INTERNATIONAL CLIMATE EXPECTATIONS.”

We commit to 4 core principles:



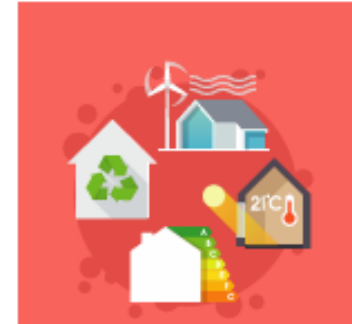
100% RENEWABLE ELECTRICITY
(via guarantees of origin or PPAs)



MAKING HEATING AND THE ENERGY MIX MORE SUSTAINABLE
(heat pumps/district heating networks in residences)



MONITORING, EFFICIENCY, AND BEHAVIORAL IMPACT
(smart meters + awareness)



LCA & LOW-CARBON CONSTRUCTION
(as the standard for new developments and major renovations)



Green (sustainable) financing

€ 1.24 billion
€ 1.05 billion drawn

Total sustainable assets

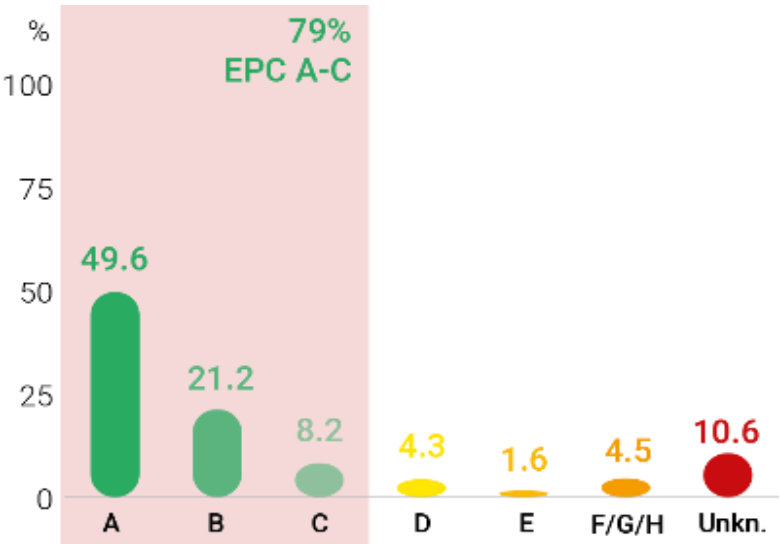
€ 2.41 billion
€ 1.98 billion green eligible assets
€ 472 million social eligible assets*



*excluding social assets already included as green assets – the total social eligible assets amount to € 898m

Per 30.09.2026

Distribution of EPC certificates Xior buildings in scope

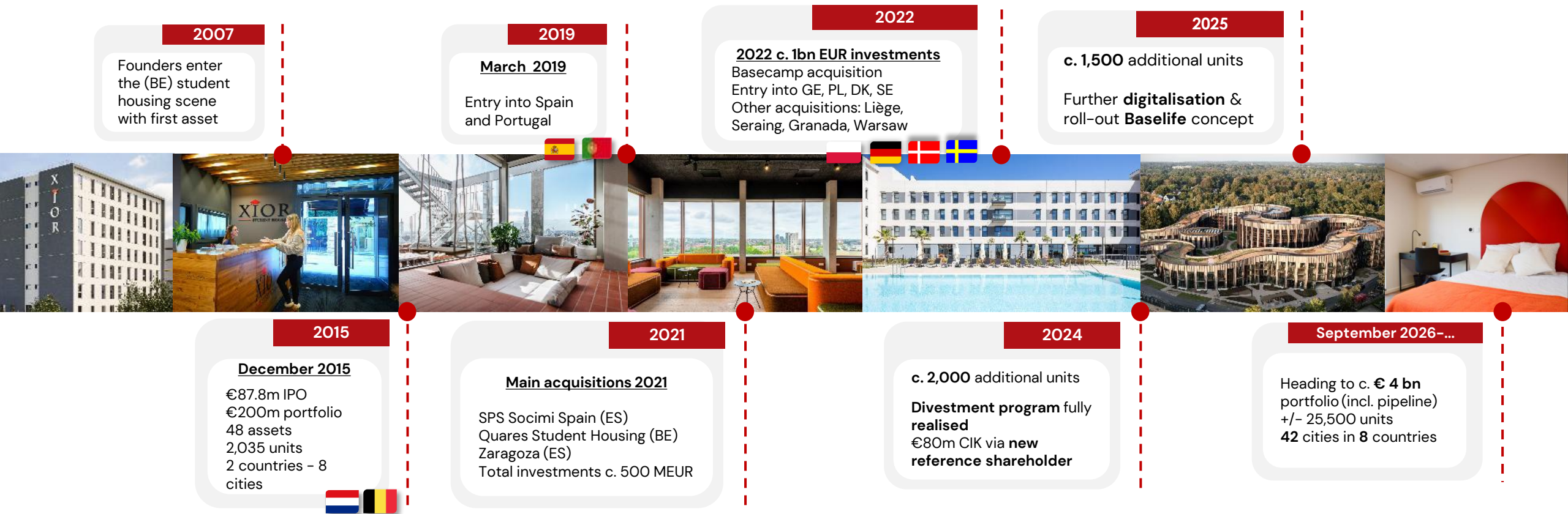


South Campus DGNB Silver 	Katowice BREEAM Very Good 	Leipzig LEED Gold 	Malmö BREEAM Very Good 	Łódź II BREEAM Very Good 	Potsdam LEED Gold 	Rotterdam BREEAM in use Good 	Zaragoza LEED Silver 	Lisbon BREEAM in use Very Good 	Lyngby DGNB Silver 	Aarhus DGNB Gold 
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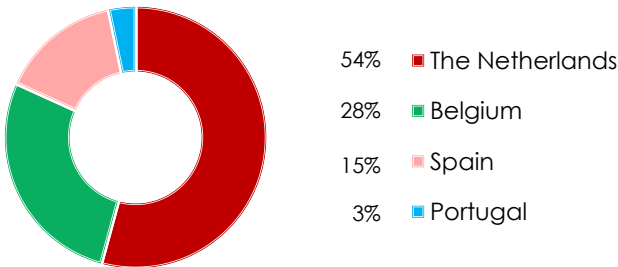


APPENDIX FINANCIALS

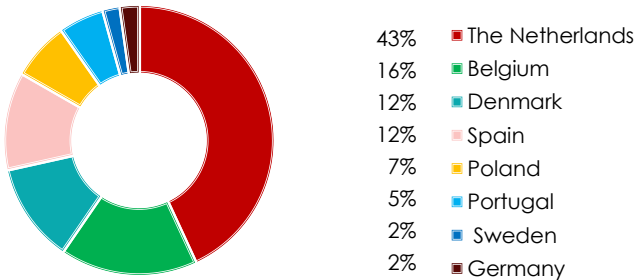
Track record



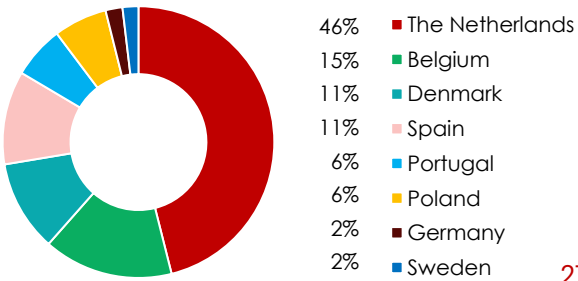
30 JUN 2022 (FV: €2.2 BN)



30 SEP 2026 (FV: c. €3.67 BN)



30 SEP 2026 (FV: c. €4.03 BN)



Widespread undersupply



High demand
6:1

	Xior countries	UK
Total students	8,462,385	2,863,180
% International	14.7%	24.1%
CAGR tot int (4y)	1.0%* 5.6%*	1.0% 3.5%
% Prov. rate	16.5%*	29.0%
Xior Market Share	1.6%	NA

*Weighted averages, based on the proportion of Xior's portfolio in each country.

	Belgium	The Netherlands	Spain	Portugal
#students	525,498	787,072	1,824,011	456,032
% International	16.8%	16.6%	14.4%	17.6%
CAGR tot int (4y)	3.8% 5.6%	-0.9% 6.3%	2.1% 5.9%	2.6% 7.9%
% Prov. rate	8.8%	19.3%	9.2%	6.7%
Xior Market Share	9.5%	4.5%	1.5%	5.6%
# HEIs (ranked)	10	13	59	16

	Poland	Germany	Denmark	Sweden
#students	1,280,096	2,864,122	249,331	476,223
% International	8.5%	17.2%	14.7%	9.9%
CAGR tot int (4y)	1.2% 6.4%	-0.7% 4.3%	-1.5% -0.6%	1.2% 9.0%
% Prov. rate	10.4%	12.9%	32.2%	20.3%
Xior Market Share	2.8%	0.2%	2.2%	0.6%
# HEIs (ranked)	42	64	7	16

Sources: BONARD, 2026 | Statista Research Department | HESA Student records

Portfolio overview*

Belgium

8 cities | 42 assets | 4,372 units

Antwerp	Leuven
Brussels	Liège/Seraing
Ghent	Mechelen
Hasselt	Namur

16%



Germany

2 cities | 2 assets | 675 units

Leipzig	Potsdam
---------	---------

2%



The Netherlands

15 cities | 42 assets | 6,908 units

Amsterdam	Groningen	The Hague
Breda	Leeuwarden	Utrecht
Delft	Leiden	Vaals
Eindhoven	Maastricht	Venlo
Enschede	Rotterdam	Wageningen

43%



Spain

6 cities | 11 assets | 2,473 units

Barcelona	Malaga
Granada	Seville
Madrid	Zaragoza

12%



Portugal

2 cities | 6 assets | 1,704 units

Lisbon	Porto
--------	-------

5%



Sweden

1 city | 1 asset | 583 units

Malmö

2%



Denmark

3 cities | 4 assets | 1,786 units

Aarhus
Copenhagen
Lyngby

12%



Poland

5 cities | 7 assets | 3,767 units

Katowice	Warsaw
Krakow	Wroclaw
Łódź	

7%



Total units: c. 22,268

*As per 30 September 2026 excl. pipeline (% of FV as valued by the valuation expert). The portfolio will grow to c. 25,500 units incl. pipeline.

A leading platform in a structurally undersupplied market



**"Setting the
standard
across Europe"**

UNIQUE SCALABLE PLATFORM

Leading pan-European student
platform

Operational efficiency
scale & excellence

Strong brand recognition



**"6 students
competing for 1
bed"**

WIDESPREAD UNDERSUPPLY

Low provision rate of 17% (avg)

High international student growth
(4Y CAGR 5.6%)

**High quality and affordable
education**



**"Strategically
positioned
for success"**

POTENTIAL FOR FUTURE GROWTH

Earnings growth secured
strong pricing power & high
occupancy

Robust pipeline for future growth

Expansion potential in all Xior cities

Key financials 30.09.2026¹

in KEUR	30.09.2026	30.09.2025
Net rental result	143,093	129,481
Property result	143,319	135,609
Operational result before result on the portfolio	105,349	99,793
Financial result (excl. variations in the fair value of financial assets and liabilities)	-28,286	-27,262
EPRA earnings ²	74,021	70,110
Result on the portfolio (IAS 40)	22,761	6,867
Revaluation of financial instruments (non-effective interest rate hedges)	31,290	-518
Deferred taxes	-8,505	-5,507
Net result (IFRS)	117,944	69,183

in KEUR	30.09.2026	31.12.2025
Equity – group share	1,775,810	1,751,575
Fair value of the real estate property ³	3,667,946	3,558,842
Loan-to-Value (LTV)	51.31%	49.87%
Debt ratio (Act on Regulated Real Estate Companies) ⁴	51.42%	49.92%

in EUR	30.09.2026	30.09.2025
Number of shares	46,695,094	46,695,094
Weighted average number of shares	46,695,094	46,139,304
EPRA earnings per share ⁵ 	1.59	1.52

1. Alternative performance measures (APMs) are measures Xior Student Housing NV uses to measure and monitor its operational performance. The European Securities and Markets Authority (ESMA) issued guidelines for the use and explanation of alternative performance measures, which came into effect on 3 July 2016. Chapter 10 of the Annual Financial Report 2025 includes the concepts Xior considers as APMs. The APMs are marked with  and are accompanied by a definition, objective and reconciliation as required under the ESMA guidelines.
2. The EPRA earnings figures reported relate to the EPRA earnings (group share), after application of the IFRIC 21 adjustment.
3. The fair value of the investment property is the investment value as determined by an independent property expert less the transaction fees (see BE-REIT Association press release dated 10 November 2016 – update press release from the BE-REIT Association of 30 June 2025). The fair value corresponds to the carrying amount under IFRS.
4. Calculated in accordance with the Royal Decree of 13 July 2014 pursuant to the Act of 12 May 2014 on Regulated Real Estate Companies.
5. EPRA earnings per share – group share after IFRIC 21 correction

NAV, Valuation yields & operational metrics

NAV* in EUR	09/2026	12/2025	12/2024	12/2023	12/2022	12/2021	12/2020
EPRA NAV per share – group share	38.84	38.81	40.02	40.63	43.00	37.93	34.00
EPRA NTA per share	38.69	38.67	39.91	40.55	42.96	37.92	33.99

* Calculated on the basis of the total number of shares outstanding.

Gross valuation yields	06/2026	12/2025	12/2024	12/2023	12/2022	12/2021	12/2020
Belgium	5.48%	5.39%	5.41%	5.29%	5.07%	5.11%	5.15%
The Netherlands	5.93%	5.84%	5.67%	5.62%	5.35%	5.87%	5.89%
Spain*	5.22%	5.13%	5.27%	N/A	N/A	N/A	N/A
Portugal*	6.43%	6.13%	6.11%	N/A	N/A	N/A	N/A
Poland	8.96%	8.88%	8.34%	8.36%	7.92%	N/A	N/A
Germany	6.62%	6.61%	6.66%	6.62%	5.96%	N/A	N/A
Denmark	5.01%	5.00%	5.28%	5.35%	5.04%	N/A	N/A
Sweden	6.16%	6.18%	6.31%	6.13%	N/A	N/A	N/A

* For Spain and Portugal, gross valuation yields will be reported instead of NOI yields from 2025 onwards. The comparative figures for 2024 have been restated accordingly.

Operational metrics	09/2026	12/2025	12/2024	12/2023	12/2022	12/2021	12/2020
Operational margin % (property operating result/NRI)*	81.70%	87.21%	84.28%	86.90%	78.18%	82.18%	87.08%
EBITDA margin	75.14%	80.34%	77.66%	77.20%	69.15%	74.07%	76.81%
Overhead costs compared to net rental income	6.58%	7.10%	7.56%	10.72%	9.48%	8.12%	10.36%
EPRA earnings %	52.11%	57.25%	54.43%	56.72%	55.59%	56.67%	57.51%

* Q3 2026: Operational margin temporarily lower due to non-recurring items last year. Long-term target remains 85%.

Nomination agreements¹

University	City	Location	#Units	End date
RENTAL CONTRACT				
Universiteit Antwerpen	Antwerp	Prince	19	31/08/2026
James Madison University	Antwerp	Rodestraat 2	16	30/06/2033
Universiteit Antwerpen – Campus Epidemiologie	Antwerp	Felix	10	31/08/2027
Brik	Brussels	Bischoffheimlaan/Van Orley	88	15/09/2031
UCLouvain	Brussels	Ommegangstraat 2	141	14/09/2035
EPHEC	Brussels	ALMA	8	31/08/2026 ²
The American University Brussels	Brussels	ALMA	10	31/07/2027
Hogeschool PXL	Hasselt	Xior PXL	34 (+6 big rooms)	31/08/2026 ²
Hogeschool PXL	Hasselt	Xior PXL	2	31/08/2026 ²
Hogeschool PXL	Hasselt	Xior PXL	Multifunctional space	28/02/2030
HoGent	Ghent	Overwale	318	31/08/2036
HoGent	Ghent	Overwale	Office	31/08/2036
KUL	Leuven	Studax	292	14/10/2044
Saxion Hogescholen	Enschede	Ariënsplein	115	31/07/2026
Saxion Hogescholen	Enschede	Ariënsplein	Office	31/08/2027
Saxion Hogescholen	Enschede	Ariënsplein	Office	30/04/2027
Saxion Hogescholen	Enschede	Ariënsplein	Office	28/02/2029
Saxion Hogescholen	Enschede	Ariënsplein	Office	31/08/2028
Saxion Hogescholen	Enschede	Ariënsplein	Office	30/04/2029
Stichting Regionaal Opleidingen Centrum van Twente	Enschede	Ariënsplein	Office	31/03/2030
Stichting Regionaal Opleidingen Centrum van Twente	Enschede	Ariënsplein	Office	31/07/2030
Universiteit Maastricht	Maastricht	Brouwersweg	268	31/01/2031
Universiteit Maastricht	Maastricht	Brouwersweg	108	31/01/2031
Universiteit Maastricht	Maastricht	Brouwersweg	109	31/01/2031
Universiteit Maastricht	Maastricht	Brouwersweg	28	31/01/2031

1. As per 30 June 2026

2. Expected to be renewed on a yearly basis

Nomination agreements¹

University	City	Location	#Units	End date
RENTAL CONTRACT				
Universiteit Maastricht	Maastricht	Vijverdalseweg	20	31/01/2031
Stichting Veste	Maastricht	Brouwersweg	16	31/07/2029
AWL University	Wroclaw	Wroclaw	230	30/09/2027
CIEE	Lisbon	Campo Pequeno	155	30/06/2027
CIEE	Lisbon	Lumiar	40	30/06/2027
The Luso-American Development Foundation (FLAD)	Lisbon	Campo Pequeno	23	31/07/2027
University Network for Human Rights	Lisbon	Campo Pequeno	8	31/01/2027
Danish Institute for Study Abroad (DIS)	Copenhagen	South Campus	45	Indefinite duration
Danish Institute for Study Abroad (DIS)	Lyngby	Lyngby Student	71	Indefinite duration
Luchtverkeersleiding Nederland (LVNL)	Copenhagen	South Campus	39	31/12/2028
GATE Aviation Training	Copenhagen	South Campus	10	31/12/2026
CIEE	Copenhagen	South Campus	15	Indefinite duration
CIEE	Lyngby	Lyngby Student	15	Indefinite duration
WARRANTY AGREEMENT				
Navitas (Twente Pathway College)	Enschede	Ariënsplein	30	30/05/2027
Tu/e (Technical University Eindhoven)	Eindhoven	Zernikestraat	240	30/05/2027
Hogeschool Zuyd	Maastricht	Vijverdalseweg	25	31/07/2027
Hogeschool Zuyd	Maastricht	Brouwersweg	18	31/07/2028
Hogeschool Utrecht	Utrecht	Willem Dreeslaan	50	31/03/2027
Rotterdam School of Management	Rotterdam	Burgemeester Oudlaan	21	31/12/2026 ²
Saxion Hogescholen	Enschede	Ariënsplein	110	31/07/2029
Copenhagen Business School	Copenhagen	South Campus	67	30/06/2029

1. As per 30 June 2026

2. Expected to be renewed on a yearly basis

3. As per 31 December 2025



c. 10.5% of annualized total rental income: LT leased via rental & guarantee contracts³
c. 2.94% of annualized total rental income via partnerships with universities³



APPENDIX ORGANISATION

Student housing with the X factor

Strengths



Pure player in student housing



Defensive & solid asset class



Pricing power



Long term owner & operator



Diversified continental BE-REIT



Full **value chain** in house



Sustainable growth strategy



Young portfolio



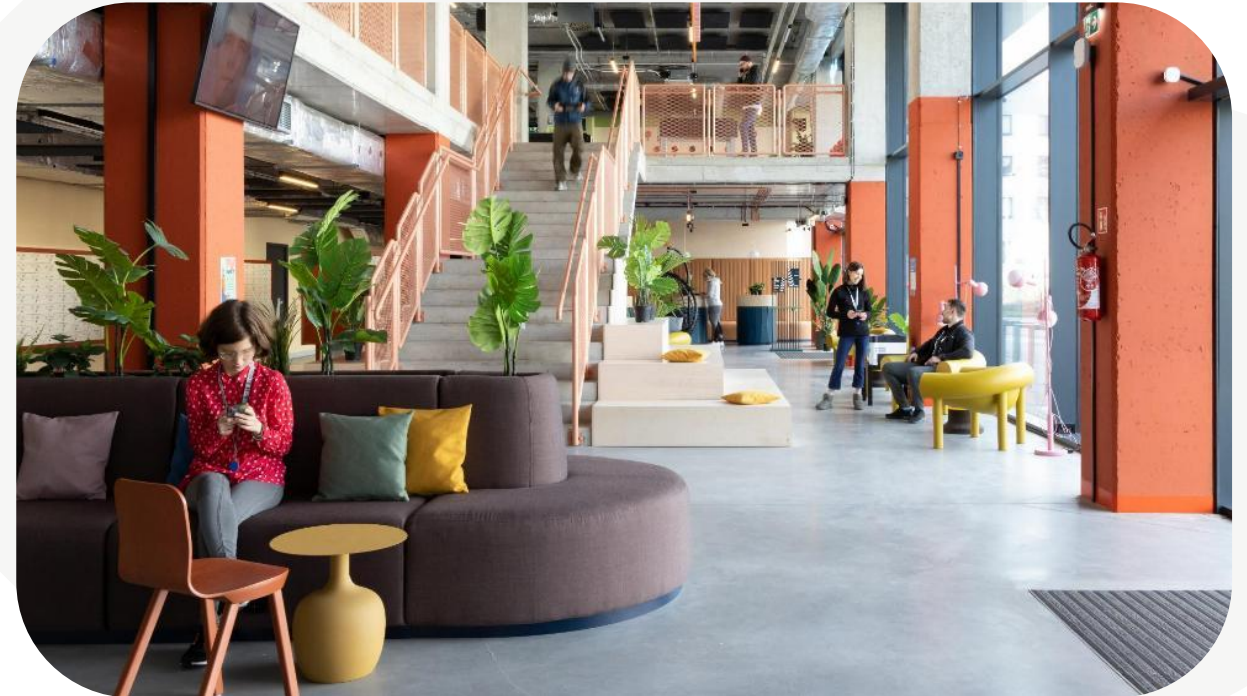
Focus on **earnings per share** (EPS)



Cooperation with universities & colleges



Strong **track record** since 2007



Market drivers – Increasing demand for student rooms



Existing shortage



Professionalisation of the market



Further consolidation



More regulations



Higher expectations & standards from students



Growing student population:

- Rise in international students
- Affordable education on the continent
- International mobility
- Increased access to higher education
- Increase in ETP's (English Taught Programs)
- Increase in average study length
- Desire for independence & campus life
- ...



RIISING DEMAND

Structural increase in the number of students



GLOBAL MOBILITY

More international students choosing Europe



EDUCATION ACCESS

Higher access and participation in higher education



LIFESTYLE SHIFT

Growing preference for independent living

Group structure

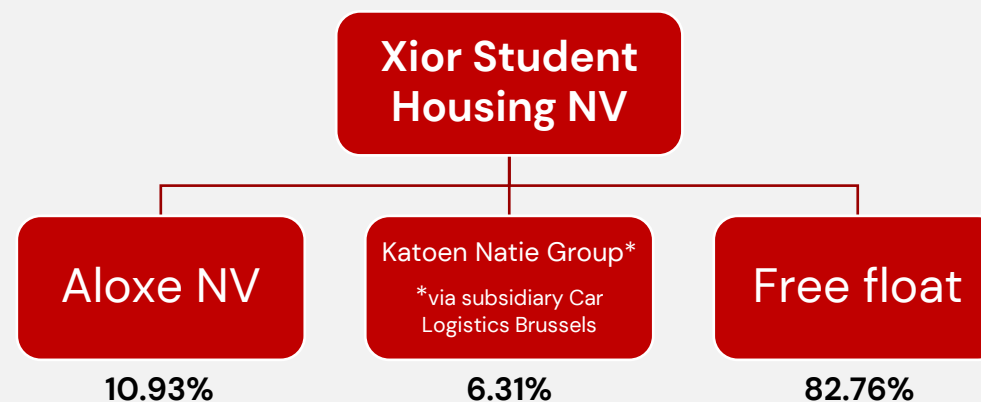
STRUCTURE

- Aloxe NV, the holding company held by the CEO (82%) and CFO (18%)
- Founding shareholders remain committed
- Management responsible for the implementation of the strategy and the management and growth of the portfolio
- Dutch real estate assets fiscally structured through a “vaste inrichting/établissement stable”, subject to corporate income tax
- The Spanish investments are held through a SOCIMI, a Spanish REIT similar to a B-REIT
- The Campopre investment in Lisbon (Portugal) is held by a real estate collective investment company (SIC) incorporated under Portuguese law (and subject to supervision by CMVM), which benefits from a beneficial tax regime
- The Danish, Swedish, German, Polish and other Portuguese investments are structured via a local holding company subject to normal corporate income tax

XIOR STUDENT HOUSING (Public RREC)

- Limited liability company (“naamloze vennootschap”)
- Registered office: Frankrijklei 64-68, 2000 Antwerp
- KBO 0547.972.794 (RPR Antwerp, Antwerp Department)
- Belgian Public REIT (BE-REIT)

Shareholder structure



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