PRESS RELEASE

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Xior wins two awards at the EFFAS Benelux Awards 2026



Winner of the main award for Best Financial Communication and the Best Small & Mid Cap 2026 sub-award

Xior Student Housing is proud to announce that it has received two prestigious distinctions at the annual EFFAS Benelux Awards: the **main award for Best Financial Communication** and the **Best Small & Mid Cap sub-award**.

These two awards recognise the quality, transparency and consistency of Xior's financial communication and investor relations.

Xior particularly stood out for the quality of its financial reporting, the accessibility of its management team and the speed at which it publishes its financial results. The company also ranked second in the Best Investor Relations category, just one point behind the winner, and achieved the maximum score for the speed of publication of its financial results.

The EFFAS Benelux Awards are presented annually based on an extensive survey of financial analysts. The assessment takes into account not only the quality of financial reporting, including press releases and financial statements, but also non-financial information covering areas such as the company's strategy, operations and risks, as well as its overall relationships with investors. With a history spanning more than 65 years, the awards have become a well-established benchmark of excellence in financial communication across the Benelux.

Xior would like to thank EFFAS Benelux and the participating financial analysts for this special recognition, as well as the entire team for their dedication and efforts.

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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 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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