

Disclosure of the new denominator in accordance with Article 15 of the Act of 2 May 2007 (Transparency law)



Xior launched on 2 December 2021 a capital increase in cash within the authorised capital with the cancellation of the statutory preferential subscription right of, and without granting an irreducible allocation right to, the existing shareholders, by means of an exempt accelerated private placement with international institutional investors with the composition of an order book ("**accelerated bookbuild**" or "**ABB**").

As a result of the successful completion of this capital increase and the issue of 2,525,572 New Shares on 7 December 2021 at a total issue price of EUR 46.00 (i.e. EUR 45,460,296 capital and EUR 70,716,016 share premium), Xior discloses the following information as at 7 December 2021, in accordance with Article 15 of the Act of 2 May 2007 on the disclosure of major holdings.

- Total capital: EUR 500,063,418
- Total number of securities conferring voting rights: 27,781,301 (all common shares)
- Total number of voting rights (= denominator): 27,781,301 (all related to ordinary shares)

Each of these shares confers one vote at the general meeting and these shares therefore represent the denominator for the purposes of notifications within the framework of the transparency regulations (i.e. notifications in the event of (among other things) reaching, exceeding or falling below statutory or legal thresholds). The articles of association of Xior Student Housing NV do not provide for additional statutory thresholds. No outstanding options or subscription rights have been issued that entitle the holder to shares, nor preferential shares or shares without voting rights.

For more information, please contact:

Xior Student Housing NV
Mechelsesteenweg 34, bus 108
2018 Antwerp
www.xior.be

Christian Teunissen, CEO
Frederik Snauwaert, CFO
info@xior.be
T +32 3 257 04 89

Xior Investor Relations
Sandra Aznar
Head of Investor Relations
ir@xior.be
T +32 3 257 04 89



About Xior Student Housing

Xior Student Housing NV is the first Belgian public GVV, specialized in the segment of student housing in Belgium, the Netherlands, Spain and Portugal. Within this real estate segment, Xior Student Housing offers a variety of properties, ranging from rooms with shared facilities, rooms with private sanitary facilities to fully equipped studios. As owner and operator, Xior Student Housing has been building high-quality and reliable student accommodation for students looking for a place to study, live and work in ideal conditions since 2007. A room with just that little bit more, where every student feels at home immediately.

Xior Student Housing has been licensed as a public GVV under Belgian law since 24 November 2015. The shares of Xior Student Housing have been listed on Euronext Brussels (XIOR) since December 11, 2015. On 30 September 2021, Xior Student Housing has a real estate portfolio valued at approximately EUR 1.741 billion. More information is available at www.xior.be.

Xior Student Housing NV, Public Limited Company under Belgian Law (BE-REIT)
Mechelsesteenweg 34, box 108, 2018 Antwerp
BE 0547.972.794 (RPR Antwerpen, section Antwerpen)

Disclaimer

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