

Approx. 46.6% of shareholders opt for payment of optional dividend in new shares

Publication of the new denominator under the Transparency Act



Results optional dividend & new denominator

Xior's shareholders have chosen for approx. 46.6% of their dividend claims for a contribution of their net dividend claims in exchange for new shares rather than a dividend payment in cash.

This result leads to a capital increase (including issue premium) for Xior of approx. 23.7 MEUR by creating 877,695 new shares, which means the total number of Xior shares will be equal to 46,695,094.

I. Capital increase following optional dividend

This capital increase results in a retention of resources within the company, which will be used to strengthen Xior's equity and therefore reduce its (limited by law) debt ratio. In addition, this strengthens ties with shareholders.

Finally, the strengthening of Xior's equity will play a role in a.o. the assessment of Xior's financial health by third parties (credit institutions, suppliers and customers).

This result reduces the debt ratio by 0.66% (compared to a 100% dividend payment in cash) and results in a capital increase (including issue premium) following the optional dividend of approx. 23.7 MEUR. The deed for the capital increase was executed today, Thursday 5 June 2025, before the opening of the stock market.

Today, Thursday 5 June 2025, the actual dividend settlement will take place before the opening of the stock market, whereby, depending on the choice of shareholders, (i) the new shares, issued in exchange for the contribution of net dividend rights, will be delivered, (ii) the dividend will be paid in cash, or (iii) the two previous payment terms will be combined.

The newly created shares will be admitted for trading on the Euronext Brussels regulated market as from 5 June 2025.

Reference shareholder Aloxe NV participated in the optional dividend for the total amount of its participation.

II. Disclosure under Article 15 of the Act of 2 May 2007 (Transparency Act)

As a result of this capital increase and the issue of 877,695 new shares at a total issue price of 23,715,318.90 EUR (specifically 15,798,510 EUR capital and 7,916,808.90 EUR issue premium), Xior

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Regulated information

Student Housing NV hereby discloses the following information as at 5 June 2025 in accordance with Article 15 of the Transparency Act:

- Total capital: 840,511,692 EUR
- Total number of voting securities: 46,695,094 (all ordinary shares)
- Total number of votes (= denominator): 46,695,094 (all associated with ordinary shares)

Each of these shares confers one vote at the annual general meeting and these shares are therefore the denominator for the purpose of notifications under the transparency rules (i.e. notification in the event of reaching, exceeding or falling below the thresholds specified by law or in the Articles of Association). Xior's Articles of Association do not provide for additional statutory thresholds for notifications under transparency regulations. No outstanding options or warrants have been issued that entitle the holder to shares – neither pre-emptive shares, nor non-voting shares.

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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 March 2025, Xior Student Housing held a property portfolio worth approximately 3.36 billion EUR. More information is available at www.xior.be.

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