

Private placement of Xior shares by Aloxe to Car Logistics Brussels
 (Intermediate step to finance acquisition of new shares)

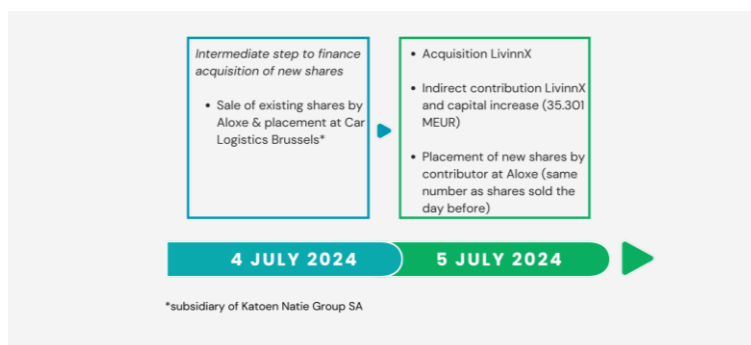
As previously announced on 27 June 2024 (see [press release](#)), Xior Student Housing NV will complete the acquisition of the LivinnX residence in Kraków (Poland) tomorrow, 5 July 2024. This acquisition will take place through a contribution of a debt claim to the capital of Xior whereby new Xior shares will be issued.

The contribution value (i.e. is the value of the debt claim in question that was contributed, which is equal to the purchase price + VAT) was set at 35.301 MEUR, as a result of which a capital increase will be carried out tomorrow of the same amount (namely 21,896,154 EUR in capital and 13,404,846 EUR in share premium). At the set issue price of 29.0196 EUR per share (not rounded), this represents 1,216,453 new shares. These new shares will then be sold immediately by the contributor, at a price equal to the issue price (29.0196 EUR per share (not rounded)), to the reference shareholder, Aloxe NV.

In preparation for the acquisition of these new shares, Aloxe NV, **today on 4 July 2024**, carried out a **private placement** of an identical number of shares (**1,216,453 shares**). These shares were placed through ING with **Car Logistics Brussels NV (subsidiary of Katoen Natie SA)** at the same price as the issue price namely 29.0196 EUR per share (not rounded). As the placement price was set equal to the issue price, no arbitrage gains were realised on the price of the shares.

On 27 June 2024, Car Logistics Brussels NV has already acquired 1,552,724 shares of Xior in the context of the contribution in kind of the debt claim for payment of the purchase price of the shares that arose as a result of the purchase agreement regarding 100% of the shares in Campopre Investments, Unipessoal Lda.. As a result of the acquisition today of the 1,216,453 shares through the private placement of Aloxe NV, Car Logistics Brussels NV exceeds the legal threshold of 5% and as soon as Xior has received the official transparency notification, it will issue a press release to that effect.

Because Aloxe's sale of existing Xior shares today will be followed tomorrow by the acquisition of the same number of new shares, **Aloxe's equity position in Xior will remain unchanged after both transactions**. This will be further clarified in the press release regarding the completion of the acquisition of the LivinnX residence in Kraków (Poland) which is expected to be published tomorrow, 5 July 2024.



Antwerp, Belgium | 4 July 2024 2023 | 17h40 CET
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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 2024, Xior Student Housing held a property portfolio worth approximately 3.19 billion EUR. More information is available at www.xior.be.

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Disclaimer

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