

## Successful closing of two residencies in Wroclaw and Warsaw



Xior announces the successful closing of the acquisition of two first-class student residences in Poland, located in Wroclaw and Warsaw. These strategic acquisitions, the signing of which was previously announced, strengthen Xior's position in the Polish market with approximately 900 additional beds, bringing the total number of beds in Poland to approximately 3,600. This allows Xior to expand its range of high-quality student rooms in the Polish markets, which is characterised by a significant shortage of student housing.

The residence in Warsaw was completed on 24 March 2025, while the acquisition of the residence in Wroclaw was successfully completed today, fully in line with the expected closing window. The teams in Poland have seamlessly taken over operations, making the transition smooth and efficient.

Details of the acquisitions:

City	#beds/units	Total investment value (approx.)	Initial gross yield (approx.)	Completion	Operational & let
Wroclaw	775/775	55 MEUR	11.1%	2022	Yes
Warsaw	117/117	12 MEUR	8.0%	2022	Yes
<b>Total</b>	<b>892/892</b>	<b>67 MEUR</b>	<b>10.5%</b>		

For more information about the initial announcement of these acquisitions, please refer to the press release dated 16 January 2025.

Xior remains committed to offering high-quality student housing and expanding its presence in strategic markets. These acquisitions are an important step in the further growth and development of the company.



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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 December 2024, Xior Student Housing held a property portfolio worth approximately 3.3 billion EUR. More information is available at [www.xior.be](http://www.xior.be).

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