

## Disclosure of a transparency notification

(Article 14 of the Belgian Transparency Law)



In accordance with Article 14, first paragraph, of the Act of 2 May 2007 on disclosure of major shareholdings (the "Transparency Law"), Xior Student Housing NV discloses the following information.

Xior Student Housing NV received a transparency notification from ESHF 2 Holdings S.à.r.l. and ST Holdings S.à.r.l. on 2 January 2024. The notification contains the following information:

Item	Information Notification		
Reason for the notification	Termination of an agreement to act in concert. Downward crossing of the lowest threshold		
Notification by	Persons acting in concert		
Persons subject to the notification requirement	ESHF 2 Holdings S.à.r.l. – 19 rue de Bitbourg, L-1273 Luxembourg, Luxembourg and ST Holdings S.à.r.l. – 19 rue de Bitbourg, L-1273 Luxembourg, Luxembourg		
Date on which the threshold is crossed	19 December 2023		
Crossed threshold (in %)	5%		
Denominator	38,227,797		
Details of the notification			
<b>Holders of voting rights</b>	<b>previous notification</b>	<b>after the transaction</b>	
	<b># voting rights</b>	<b># voting rights</b>	<b>% voting rights</b>
ESHF 2 Holdings S.à.r.l.	1,029,428	0	0%
ST Holdings S.à.r.l.	1,515,573	1,515,573	3.96%
Full chain of controlled undertakings through which the holding is effectively held	ESHF 2 Holdings S.à.r.l. has as sole shareholder European Student Housing Fund II and ST Holdings S.à.r.l. has as sole shareholder European Student Housing Fund, a compartment of DMS QIAIF Platform ICAV.		
Additional information	ESHF 2 Holdings S.à.r.l. is no longer a shareholder following the sale of its shares. It and ST Holdings S.à.r.l. do not act in concert with regard to the Xior share. On 19/12/2023, ST Holdings S.à.r.l. held 1,515,573 voting rights of Xior (or 3.96% of the total voting rights).		

For more information, please contact:



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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 2023, Xior Student Housing held a property portfolio worth approximately c. 3.17 billion EUR. More information is available at [www.xior.be](http://www.xior.be).

**Xior Student Housing NV**, a Public RREC under Belgian law (BE-REIT)  
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## **Disclaimer**

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