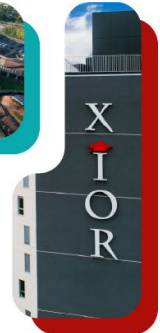
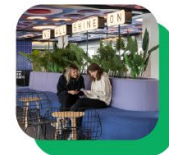


## Successful closing of new Xior Wenedów residence in Warsaw, Poland



### Successful closing & opening

Xior announces the successful closing of the newly developed student residence *Wenedów* in Warsaw, Poland. The development of the building was realized by Solida Capital. Xior initially held a 25% + 1 share interest in this development through a joint venture with Solida Capital. With the acquisition of the remaining interest, Xior now acquires full ownership of all the shares in the development. The total investment value was approx. 38.5 MEUR including furnishing and interior fit-out, with a gross return of approx. 9%.

This new residence is the first in Poland to be fully developed and commercialized under the Xior brand from the start. With its opening to students, Xior has once again reached an important milestone in this country, positioning itself as the top choice for both national and international students looking for quality housing. In total, Xior's portfolio now comprises 3,767 lettable units in Poland.

On 10 September 2025, Xior and Solida Capital celebrated the grand opening of the residence, which is now fully ready to welcome its first students. Xior's Polish headquarters will also soon be located in the building.

The residence has been open for bookings since the end of April 2025, allowing students to secure their place for the 2025-2026 academic year and benefit from a modern, international and safe living experience. There is already strong interest in the property, and several room types are already fully booked.



*The new Xior Wenedów residence*

### Details of the residence

The Wenedów residence consists of 404 units for students, varying from single rooms to studios with private kitchens and bathrooms, as well as a few apartments. The property has extensive communal spaces including study rooms, lounges, a fitness area, communal kitchen and even a cinema room. Other key features include the rooftop terrace with views over the Vistula River and an underground parking for secure storage of bicycles and vehicles. The residence is strategically located within walking distance of Warsaw's city centre and several universities, and is well connected by public transport. Additionally, Xior's BaseBuddies (in-house student ambassadors) provide a familiar point of contact for residents and organize various activities each week to create a vibrant and engaging community for all students.

For more information, please contact:

**Xior Student Housing NV**  
Frankrijklei 64-68  
2000 Antwerp, Belgium  
[www.xior.be](http://www.xior.be)

**Christian Teunissen, CEO**  
**Frederik Snauwaert, CFO**  
[info@xior.be](mailto:info@xior.be)  
T +32 3 257 04 89

**Xior Investor Relations**  
**Sandra Aznar**  
IR & ESG Director  
[ir@xior.be](mailto:ir@xior.be)  
T +32 3 257 04 89



## 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 June 2025, Xior Student Housing held a property portfolio worth approximately 3.5 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)  
Frankrijklei 64-68, 2000 Antwerp, Belgium  
BE 0547.972.794 (Antwerp Register of Legal Entities, Antwerp Division)

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