

Proposed rent freeze in the Netherlands not applicable to private landlords



Following the conclusion of the Council of Ministers meeting on Friday, May 16, 2025, Minister Mona Keijzer provided an update on the impact of the rent freeze for 2025 and 2026, announced earlier in the Spring Memorandum. This Spring Memorandum proposed a temporary freeze on rent indexation for social housing. The bill now presented proposes that the measure will apply only to social rental housing owned by housing corporations. **Private and commercial landlords of social rental housing are excluded from this regulation.**

For commercial landlords such as Xior, this means that rents for existing tenants can continue to be indexed according to existing laws and regulations and that the **potential impact** on our Dutch revenues communicated earlier in our Q1 press release, **does not apply** for the time being.

The bill has yet to be approved by both the Second and First Chambers of Parliament. The bill must be published in the Bulletin of Acts and Decrees by 30 June 2025, in order to take effect 1 July 2025, thus only resulting in a rent freeze for social housing owned by housing corporations. Xior is closely monitoring these developments and remains committed to affordable and quality student housing in the Netherlands and other markets in which it operates.

For more information see [Government website \(Rijksoverheid\)](#).

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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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