

Publication of Annual Financial Report 2020 (including Sustainability Report)

Notice of Extraordinary General Meeting and Notice of Ordinary General Meeting of 20 May 2021



Antwerp, Belgium – 20 April 2021 – Xior Student Housing NV, the BE-REIT specialised in student housing in Belgium, the Netherlands, Spain and Portugal announces the publication of its Annual Financial Report 2020 (including Sustainability Report). Xior also publishes the notice for an Extraordinary General Meeting and the notice for the annual Ordinary General Meeting of shareholders, both on 20 May 2021.

Xior Student Housing NV has published its Annual Financial Report for 2020. The Annual Report, including the Sustainability Report, is available on the Xior website ([Dutch](#) & [English](#)).

Xior also published the notice for the Extraordinary General Meeting and for the Ordinary General Meeting that will be held on Thursday 20 May 2021 at 09:00 am (CET) and 10:00 am (CET) respectively.

If the required attendance quorum would not have been reached during the first Extraordinary General Meeting, a second Extraordinary General Meeting will be convened, which will validly deliberate on the same agenda, regardless of the number of shares present or represented. This second Extraordinary General Meeting, if any, will be held on 15 June 2021, at 11:00 am (CET).

The notice, including agenda and practical arrangements, as well as a power of attorney form, are also available on the Company's [website](#).

IMPORTANT NOTE: Because of the federal measures to limit the spread of the coronavirus COVID-19, the Board of Directors fears that it will not be able to physically organise the aforementioned general meetings. Consequently, shareholders cannot attend the Extraordinary General Meeting or the Ordinary General Meeting in person, but can, prior to the meetings, grant power of attorney with specific voting instructions to Mr. Christian Teunissen, managing director of the Company, and, as the case may be, exercise their right to ask questions in writing.

The Company invites the shareholders to follow the meetings via live transmissions of the meetings in video/audio format (the webcasts). These webcasts are not an electronic means of communication enabling shareholders to actively participate in the meetings from a distance within the meaning of Article 7:137 of the Belgian Companies Code, but an additional tool made available to the shareholders by the Company. Shareholders can follow the meetings via these webcasts, but cannot intervene or vote via the webcasts. Shareholders who wish to follow the webcasts can do so via the following website: <https://xior.beerninkproductions.com>.

In case the measures with regard to the fight against the coronavirus COVID-19 would be flexibilised between the date of this notice and the date of the Ordinary and Extraordinary General Meeting and physical meetings would again be possible, the Board of Directors of the Company will further communicate this, without prejudice to the right to participate in the Extraordinary and Ordinary General

Meeting in accordance with the above possibilities and to vote on the items on the agendas of these meetings.

Financial calendar 2021

The financial calendar for 2021 is given below.

Date*	Item
27 April 2021	Announcement of results 1 st quarter 2021 (before the start of trading)
6 May 2021	Registration date for participation in the Extraordinary and Ordinary General Meeting
14 May 2021	Deadline for confirmation of participation in the Extraordinary and Ordinary General Meeting (bank certificate/power of attorney)
20 May 2021	Extraordinary General Meeting & Ordinary General Meeting
26 May 2021	Payment date dividend 2020 (coupon n° 14, 15, 16)
6 August 2021	Announcement of half-year results 2021 and publication of the Half-Yearly Financial Report 2021 (before the start of trading)
26 October 2021	Announcement of results 3 rd quarter 2021 (before the start of trading)

*These dates are subject to change.

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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 and Portugal. 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 2020, Xior Student Housing held a property portfolio worth approximately EUR 1.56 billion. More information is available at www.xior.be.

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