

Xior Copenhagen South ApS
C/O Xior Student Operations Nordic ApS, Birketinget 6, 2300 København S

Annual report

2025

Company reg. no. 39 07 66 91

The annual report was submitted and approved by the general meeting on the 17 April 2026.

Christian Gustaaf Teunissen
Chairman of the meeting

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Notes:

To ensure the greatest possible applicability of this document, IAS/IFRS English terminology has been used.

Please note that decimal points have not been used in the usual English way. This means that for instance DKK 146.940 means the amount of DKK 146,940, and that 23,5 % means 23.5 %.

Management's statement

Today, the Executive Board has approved the annual report of Xior Copenhagen South ApS for the financial year 2025.

The annual report has been prepared in accordance with the Danish Financial Statements Act.

We consider the chosen accounting policy to be appropriate, and in our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2025 and of the results of the Company's operations for the financial year 1 January - 31 December 2025.

Further, in our opinion, the Management's review gives a true and fair review of the matters discussed in the Management's review.

We recommend that the annual report be approved at the Annual General Meeting.

Copenhagen, 17 April 2026

Executive board

Kristina Olsen

Alexander Juel Rosentorn

Christian Gustaaf Teunissen

Frederik Evariste A. Snauwaert

Independent auditor's report

To the Shareholder of Xior Copenhagen South ApS

Opinion

We have audited the financial statements of Xior Copenhagen South ApS for the financial year 1 January - 31 December 2025, which comprise a summary of significant accounting policies, income statement, balance sheet, statement of changes in equity and notes, for the Company. The financial statements are prepared under the Danish Financial Statements Act.

In our opinion, the financial statements give a true and fair view of the financial position of the Company at 31 December 2025, and of the results of the Company's operations for the financial year 1 January - 31 December 2025 in accordance with the Danish Financial Statements Act.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) and the additional requirements applicable in Denmark. Our responsibilities under those standards and requirements are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (IESBA Code) and the additional ethical requirements applicable in Denmark, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Financial Statements

Management is responsible for the preparation of financial statements that give a true and fair view in accordance with the Danish Financial Statements Act, and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting in preparing the financial statements unless Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Independent auditor's report

As part of an audit conducted in accordance with ISAs and the additional requirements applicable in Denmark, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting in preparing the financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and contents of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that gives a true and fair view.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Statement on Management's Review

Management is responsible for Management's Review.

Our opinion on the financial statements does not cover Management's Review, and we do not express any form of assurance conclusion thereon.

Independent auditor's report

In connection with our audit of the financial statements, our responsibility is to read Management's Review and, in doing so, consider whether Management's Review is materially inconsistent with the financial statements or our knowledge obtained during the audit, or otherwise appears to be materially misstated.

Moreover, it is our responsibility to consider whether Management's Review provides the information required under the Danish Financial Statements Act.

Based on the work we have performed, we conclude that Management's Review is in accordance with the financial statements and has been prepared in accordance with the requirements of the Danish Financial Statement Act. We did not identify any material misstatement of Management's Review.

Copenhagen, 17 April 2026

Martinsen

State Authorised Public Accountants
Company reg. no. 32 28 52 01

Leif Tomasson

State Authorised Public Accountant
mne25346

Abdallah Mohamed Said Sheikh Farah

State Authorised Public Accountant
mne51604

Company information

| | |
|------------------------|---|
| The company | Xior Copenhagen South ApS C/O Xior Student Operations Nordic ApS, Birketinget 6 2300 København S |
| | Company reg. no. 39 07 66 91 |
| | Financial year: 1 January 2025 - 31 December 2025 8th financial year |
| Executive board | Kristina Olsen Alexander Juel Rosentorn Christian Gustaaf Teunissen Frederik Evariste A. Snauwaert |
| Auditors | Martinsen Statsautoriseret Revisionspartnerselskab Øster Allé 42 2100 København Ø |
| Parent company | Xior Student Operations Nordic ApS |

Management´s review

Description of key activities of the company

The principal activity is to own, develop, buy and sell real estate.

Significant changes in the company's activities and financial matters

There have been no significant changes in activities and financial matters.

The revenue for the year totals TDKK 31.202 against TDKK 29.603 last year. Income or loss from ordinary activities after tax totals TDKK 70.208 against TDKK 17.957 last year. Management considers the net profit for the year satisfactory.

Accounting policies

The annual report for Xior Copenhagen South ApS has been presented in accordance with the Danish Financial Statements Act regulations concerning reporting class B enterprises. Furthermore, the company has decided to comply with certain rules applying to reporting class C enterprises.

The accounting policies are unchanged from last year, and the annual report is presented in DKK.

Recognition and measurement in general

Income is recognised in the income statement concurrently with its realisation, including the recognition of value adjustments of financial assets and liabilities. Likewise, all costs are recognised in the income statement, including depreciations amortisations, writedowns for impairment, provisions, and reversals due to changes in estimated amounts previously recognised in the income statement.

Assets are recognised in the statement of financial position when it seems probable that future economic benefits will flow to the company and the value of the asset can be reliably measured.

Liabilities are recognised in the statement of financial position when it is seems probable that future economic benefits will flow out of the company and the value of the liability can be reliably measured.

Assets and liabilities are measured at cost at the initial recognition. Hereafter, assets and liabilities are measured as described below for each individual accounting item.

Upon recognition and measurement, allowances are made for such predictable losses and risks which may arise prior to the presentation of the annual report and concern matters that exist on the reporting date.

Foreign currency translation

Transactions in foreign currency are translated by using the exchange rate prevailing at the date of the transaction. Differences in the rate of exchange arising between the rate at the date of transaction and the rate at the date of payment are recognised in the profit and loss account as an item under net financials. If currency positions are considered to hedge future cash flows, the value adjustments are recognised directly in equity in a fair value reserve.

Receivables, payables, and other foreign currency monetary items are translated using the closing rate. The difference between the closing rate and the rate at the time of the occurrence or initial recognition in the latest financial statements of the receivable or payable is recognised in the income statement under financial income and expenses.

Income statement

Revenue

Lease income comprises income from the lease of property and is recognised in the income statement for the period relating to the lease payment.

Accounting policies

Other operating income

Other operating income comprises items of a secondary nature as regards the principal activities of the enterprise, including profit from the disposal of intangible and tangible assets, operating loss and conflict compensation as well as salary reimbursements received. Compensation is recognized when it is overwhelmingly probable that the company will receive the compensation.

Other external costs

Other external costs comprise costs incurred for sales and administration.

Costs concerning investment properties

Costs concerning investment properties comprise operating costs, repair and maintenance costs, heating income and cost, taxes, charges, and other costs.

Value adjustment of investment property

Value adjustment of investment property comprises value adjustments of properties at fair value.

Depreciation, amortisation, and writedown for impairment

Depreciation, amortisation, and writedown for impairment comprise depreciation on, amortisation of, and writedown for impairment of intangible and tangible assets, respectively.

Financial income and expenses

Financial income and expenses are recognised in the income statement with the amounts concerning the financial year. Financial income and expenses comprise interest income and expenses, and debt and transactions in foreign currency.

Tax on net profit or loss for the year

Tax for the year comprises the current income tax for the year and changes in deferred tax and is recognised in the income statement with the share attributable to the net profit or loss for the year and directly in equity with the share attributable to entries directly in equity.

The company is subject to Danish rules on compulsory joint taxation of Danish group enterprises.

The current Danish income tax is allocated among the jointly taxed companies proportional to their respective taxable income (full allocation with reimbursement of tax losses).

Statement of financial position

Intangible assets

Patents, and licences

Patents and licenses are measured at cost less accrued amortisation. Patents are amortised on a straightline basis over the remaining patent period and licenses are amortised over the contract period, however, for a maximum of 10 years.

Accounting policies

Profit and loss from the sale of patents, and licenses are measured as the difference between the sales price less sales costs and the carrying amount at the time of sale. Profit or loss are recognised in the income statement as other operating income or other operating expenses, respectively.

Investment properties

At the initial recognition, investment properties are measured at cost, comprising the cost price of the property and any directly related costs.

Investment properties are subsequently measured at fair value, corresponding to the amount for which the individual property is estimated to be able to sell for on the balance sheet date to an independent buyer. The fair value is calculated using a rent capitalization method based on the budgeted net earnings for the following year, restated according to normal earnings and by applying a required rate of return reflecting the market's actual required rate of return of similar properties. The value is adjusted for factors that are not reflected in normalized earnings, such as actual rent loss due to vacancy, major refurbishment work, etc.

Costs adding new or improved qualities to an investment property compared to its condition at the time of acquisition, thereby improving the future return on the property, are added to the cost as an improvement. Costs which do not add new or improved qualities to an investment property are recognized in the income statement under the item "Costs concerning investment property".

Like other property, plant, and equipment except for land, investment property has a limited economic life. The impairment taking place concurrently with the ageing of the investment property is reflected in the continuing measurement of the investment property at fair value. Therefore, no systematic depreciations are made over the useful life of the investment property.

Value adjustments are recognized in the income statement under the item "Value adjustments of property".

Impairment loss relating to non-current assets

The carrying amount of both intangible and tangible fixed assets are subject to annual impairment tests in order to disclose any indications of impairment beyond those expressed by amortisation and depreciation respectively.

If indications of impairment are disclosed, impairment tests are carried out for each individual asset or group of assets, respectively. Writedown for impairment is done to the recoverable amount if this value is lower than the carrying amount.

The recoverable amount is the higher value of value in use and selling price less expected selling cost. The value in use is calculated as the present value of the expected net cash flows from the use of the asset or the asset group and expected net cash flows from the sale of the asset or the asset group after the end of their useful life.

Accounting policies

Previously recognised impairment losses are reversed when conditions for impairment no longer exist.

Receivables

Receivables are measured at amortised cost, which usually corresponds to nominal value.

In order to meet expected losses, impairment takes place at the net realisable value. The company has chosen to use IAS 39 as a basis for interpretation when recognising impairment of financial assets, which means that impairments must be made to offset losses where an objective indication is deemed to have occurred that an account receivable or a portfolio of accounts receivable is impaired. If an objective indication shows that an individual account receivable has been impaired, an impairment takes place at individual level.

Prepayments

Prepayments recognised under assets comprise incurred costs concerning the following financial year.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

Income tax and deferred tax

Current tax liabilities and current tax receivable are recognised in the statement of financial position as calculated tax on the taxable income for the year, adjusted for tax of previous years' taxable income and for tax paid on account.

The company is jointly taxed with consolidated Danish companies. The current corporate income tax is distributed between the jointly taxed companies in proportion to their taxable income and with full distribution with reimbursement as to tax losses. The jointly taxed companies are comprised by the Danish tax prepayment scheme.

Joint taxation contributions payable and receivable are recognised in the statement of financial position as "Tax receivables from group enterprises" or "Income tax payable to group enterprises"

According to the rules of joint taxation, Xior Copenhagen South ApS is unlimitedly, jointly, and severally liable to pay the Danish tax authorities the total income tax, including withholding tax on interest, royalties, and dividends, arising from the jointly taxed group of companies.

Deferred tax is measured on the basis of temporary differences in assets and liabilities with a focus on the statement of financial position. Deferred tax is measured at net realisable value.

Deferred tax assets, including the tax value of tax losses allowed for carryforward, are recognised at the value at which they are expected to be realisable, either by settlement against tax of future earnings or by set-off in deferred tax liabilities within the same legal tax unit. Any deferred net tax assets are measured at net realisable value.

Accounting policies

Liabilities other than provisions

Mortgage loans and bank loans are thus measured at amortised cost which, for cash loans, corresponds to the outstanding payables. For bond loans, the amortised cost corresponds to an outstanding payable calculated as the underlying cash value at the date of borrowing, adjusted by amortisation of the market value on the date of the borrowing effectuated over the repayment period.

Other liabilities concerning payables to suppliers, group enterprises, and other payables are measured at amortised cost which usually corresponds to the nominal value.

Income statement 1 January - 31 December

DKK thousand.

| <u>Note</u> | <u>2025</u> | <u>2024</u> |
|---|----------------------|----------------------|
| Revenue | 31.202 | 29.603 |
| Other operating income | 0 | 78 |
| Other external expenses | -8.918 | -5.599 |
| Costs concerning investment property | -6.463 | -8.541 |
| Value adjustment of investment property | <u>77.826</u> | <u>11.246</u> |
| Gross profit | 93.647 | 26.787 |
| Depreciation and writedown relating to fixed assets | <u>-97</u> | <u>-95</u> |
| Operating profit | 93.550 | 26.692 |
| 2 Other financial income | 583 | 274 |
| 3 Other financial expenses | <u>-4.710</u> | <u>-3.939</u> |
| Pre-tax net profit or loss | 89.423 | 23.027 |
| 4 Tax on net profit or loss for the year | <u>-19.215</u> | <u>-5.070</u> |
| Net profit or loss for the year | <u>70.208</u> | <u>17.957</u> |
| Proposed distribution of net profit: | | |
| Transferred to retained earnings | <u>70.208</u> | <u>17.957</u> |
| Total allocations and transfers | <u>70.208</u> | <u>17.957</u> |

Balance sheet at 31 December

DKK thousand.

| Assets | | |
|---|----------------|----------------|
| <u>Note</u> | <u>2025</u> | <u>2024</u> |
| Non-current assets | | |
| 5 Acquired concessions, patents, licenses, trademarks, and similar rights | 244 | 286 |
| Total intangible assets | 244 | 286 |
| 6 Investment properties | 651.500 | 573.300 |
| Total property, plant, and equipment | 651.500 | 573.300 |
| Total non-current assets | 651.744 | 573.586 |
| Current assets | | |
| Manufactured goods and trade goods | 26 | 41 |
| Total inventories | 26 | 41 |
| Receivables from group enterprises | 45.734 | 34.881 |
| Other receivables | 6.830 | 6.370 |
| Prepayments | 191 | 458 |
| Total receivables | 52.755 | 41.709 |
| Cash and cash equivalents | 13 | 74 |
| Total current assets | 52.794 | 41.824 |
| Total assets | 704.538 | 615.410 |

Balance sheet at 31 December

DKK thousand.

| Equity and liabilities | | | |
|--|--|-----------------------|-----------------------|
| <u>Note</u> | | <u>2025</u> | <u>2024</u> |
| Equity | | | |
| | Contributed capital | 51 | 51 |
| | Retained earnings | <u>272.971</u> | <u>202.763</u> |
| | Total equity | <u>273.022</u> | <u>202.814</u> |
| Provisions | | | |
| 7 | Provisions for deferred tax | <u>53.329</u> | <u>36.043</u> |
| | Total provisions | <u>53.329</u> | <u>36.043</u> |
| Liabilities other than provisions | | | |
| 8 | Mortgage loans | 363.000 | 363.000 |
| 9 | Deposits | <u>7.866</u> | <u>8.461</u> |
| | Total long term liabilities other than provisions | <u>370.866</u> | <u>371.461</u> |
| | Trade payables | 487 | 181 |
| | Payables to subsidiaries | 2.509 | 86 |
| | Corporate tax | 1.929 | 2.347 |
| | Other payables | <u>2.396</u> | <u>2.478</u> |
| | Total short term liabilities other than provisions | <u>7.321</u> | <u>5.092</u> |
| | Total liabilities other than provisions | <u>378.187</u> | <u>376.553</u> |
| | Total equity and liabilities | <u>704.538</u> | <u>615.410</u> |
| 1 | Employee issues | | |
| 10 | Disclosures on fair value | | |
| 11 | Charges and security | | |
| 12 | Contractual obligations and contingencies, etc. | | |
| 13 | Related parties | | |

Statement of changes in equity

DKK thousand.

| | <u>Contributed capital</u> | <u>Retained earnings</u> | <u>Total</u> |
|---|--------------------------------|------------------------------|----------------|
| Equity 1 January 2025 | 51 | 202.763 | 202.814 |
| Profit or loss for the year brought forward | <u>0</u> | <u>70.208</u> | <u>70.208</u> |
| | <u>51</u> | <u>272.971</u> | <u>273.022</u> |

Notes

DKK thousand.

| | <u>2025</u> | <u>2024</u> |
|--|----------------------|---------------------|
| 1. Employee issues | | |
| Average number of employees | <u>0</u> | <u>0</u> |
| 2. Other financial income | | |
| Financial income, group enterprises | 509 | 274 |
| Exchange differences | <u>74</u> | <u>0</u> |
| | <u>583</u> | <u>274</u> |
| 3. Other financial expenses | | |
| Financial costs, group enterprises | 0 | 2 |
| Other financial costs | <u>4.710</u> | <u>3.937</u> |
| | <u>4.710</u> | <u>3.939</u> |
| 4. Tax on net profit or loss for the year | | |
| Tax of the results for the year | 1.929 | 2.347 |
| Adjustment for the year of deferred tax | <u>17.286</u> | <u>2.723</u> |
| | <u>19.215</u> | <u>5.070</u> |

Notes

DKK thousand.

| | <u>31/12 2025</u> | <u>31/12 2024</u> |
|---|--------------------|--------------------|
| 5. Acquired concessions, patents, licenses, trademarks, and similar rights | | |
| Cost 1 January 2025 | 476 | 476 |
| Additions during the year | <u>56</u> | <u>0</u> |
| Cost 31 December 2025 | <u>532</u> | <u>476</u> |
| Amortisation and write-down 1 January 2025 | -190 | -95 |
| Amortisation for the year | <u>-98</u> | <u>-95</u> |
| Amortisation and write-down 31 December 2025 | <u>-288</u> | <u>-190</u> |
| Carrying amount, 31 December 2025 | <u>244</u> | <u>286</u> |

Notes

DKK thousand.

| | <u>31/12 2025</u> | <u>31/12 2024</u> |
|---|-----------------------|-----------------------|
| 6. Investment properties | | |
| Cost 1 January 2025 | 423.207 | 422.323 |
| Additions during the year | <u>374</u> | <u>884</u> |
| Cost 31 December 2025 | <u>423.581</u> | <u>423.207</u> |
| Fair value adjustment 1 January 2025 | 150.093 | 138.847 |
| Adjust of the year to fair value | <u>77.826</u> | <u>11.246</u> |
| Fair value adjustment 31 December 2025 | <u>227.919</u> | <u>150.093</u> |
| Carrying amount, 31 December 2025 | <u>651.500</u> | <u>573.300</u> |

The company's investment properties comprise of one student housing, situated on the island of Amager. The Building has associated facilities such as parking space. The total area is 10,382 square meters.

Investment properties are, as per the description of the accounting policies applied, measured at fair value (Level 3 in the fair value hierarchy) using a rent capitalization method. The method calculates the value based on the budgeted net earnings for the following year, restated according to normal earnings and by applying a required rate of return reflecting the market's actual required rate of return of similar properties.

As per the description of the accounting policies applied, the investment property is measured at fair value (Level 3 in the fair value hierarchy) and, in accordance with the valuation report conducted by the valuation firm CBRE, measured at fair value as of 31 December 2025. The fair value of the property as a student housing property is reported as TDKK 651,500, as per the valuation report.

The significant assumptions for the determined fair value are as follows:

| | <u>31/12 2025</u> |
|--|-------------------|
| Capitalization rate (yield) Student accomodation | 4,15% |
| Occupancy rate - student accommodation | 98% |
| Rent pr bed/month - student accommodations (DKK) | 7.987 |
| Cost pr bed/month - student accommodations (DKK) | 1.492 |

Notes

DKK thousand.

| | <u>31/12 2025</u> | <u>31/12 2024</u> |
|---|--------------------------------|--|
| 7. Provisions for deferred tax | | |
| Provisions for deferred tax 1 January 2025 | 36.043 | 33.325 |
| Deferred tax of the results for the year | <u>17.286</u> | <u>2.718</u> |
| | <u>53.329</u> | <u>36.043</u> |
| 8. Mortgage loans | | |
| Total mortgage loans | <u>363.000</u> | <u>363.000</u> |
| Share of liabilities due after 5 years | <u>363.000</u> | <u>363.000</u> |
| 9. Deposits | | |
| Total deposits | <u>7.866</u> | <u>8.461</u> |
| 10. Disclosures on fair value | | |
| | <u>Investment property</u> | <u>Trading financial liabilities</u> |
| Fair value at 31 December 2025 | <u>651.500</u> | <u>0</u> |
| Unrealised change in fair value of the year recognised in the statement of financial activity | <u>77.826</u> | <u>0</u> |
| 11. Charges and security | | |
| As collateral for mortgage loans, TDKK 363.000, security has been granted on land and buildings representing a carrying amount of TDKK 651.500 at 31 December 2025. | | |

Notes

DKK thousand.

12. Contractual obligations and contingencies, etc.

| | DKK in thousands |
|---|---------------------|
| Lease liabilities | <u>74</u> |
| Total contractual obligations | <u>74</u> |
| Total contingent liabilities | <u>0</u> |
| Total contractual obligations and contingent liabilities | <u>74</u> |

Joint taxation

With Xior Student Operations Nordic ApS as administration company, the company is subject to the Danish scheme of joint taxation and unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for the total corporation tax.

The company is unlimitedly, jointly, and severally liable, along with the other jointly taxed companies, for any obligations to withhold tax on interest, royalties, and dividends.

The jointly taxed enterprises' total known net liability to the Danish tax authorities emerges from the financial statements of the administration company.

Any subsequent adjustments of corporate taxes or withholding tax, etc., may result in changes in the company's liabilities.

13. Related parties

Consolidated financial statements

The company is included in the consolidated annual accounts of XIOR Student Housing NV, Frankrijklei 64-68, 2000 Antwerp, Belgium.

The consolidated financial statements for XIOR Student Housing NV can be downloaded from the company's website