

Xior Student Housing enters into agreement on acquisition of two student buildings in the Netherlands

Investment value of ca. 24 million euro

Antwerp, Belgium – 20 April 2016 – Xior Student Housing NV, the Belgian real estate investment trust (B-REIT) specialising in student housing in Belgium and the Netherlands, has signed an agreement on the acquisition of two new strategic student buildings in Delft and The Hague. With this, Xior is expanding its real estate portfolio on the Dutch market to roll out its growth strategy further. This takeover with a global investment value of approximately 24 million euros according to the current estimated rental values entails the acquisition of 100% of the shares of two real estate companies. The transaction is subject to due diligence and a number of customary conditions precedent. The transfer will be completed mid-2017.



The Hague



Delft

Acquisition of two student buildings in the Netherlands with a total of 190 units

As part of Xior's growth strategy in Belgium and the Netherlands, Xior signed an agreement regarding the acquisition of two new strategic student buildings in its second home market, the Netherlands, more specifically in Delft and The Hague. These involve redevelopment as well as new construction.

With this, Xior will expand its real estate portfolio on the Dutch market further with a total of 190 units.

This takeover has a global investment value of approximately 24 million euros according to the current estimated rental values totalling EUR 1,375,000. The transaction is subject to due diligence and a number of customary conditions precedent.

The takeover of these properties will entail the acquisition of 100% of the shares of two real estate companies. The price of the shares in these companies will be based on the investment value of the real

estate established by the company concerned, depending on the rental values calculated according to the Dutch points system¹. A guarantee for the lease of 100% of the units on Closing is being provided.

The Hague

The property in The Hague is located on Waldorpstraat and looks like a single structure, but actually consists of two completely separate buildings. The property has 72 independent studio apartments. The acquisition is planned for mid-2017.

Delft

The property in Delft is located at Antonia Veerstraat 1-15 and will consist of 118 units. It is part new construction and part redevelopment. The acquisition is planned for mid-2017.

Christian Teunissen, CEO of Xior: *"With this acquisition we will be able to consolidate our presence in the existing markets of The Hague further, and we will also expand to a large university town such as Delft. It strengthens Xior's position in the Netherlands as part of the planned growth strategy."*

For more information, please contact:

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¹ The Netherlands have imposed a national points system for property valuation ("woningwaarderingstelsel" or "WWS") that sets the maximum rent based on a number of factors, such as square footage, quality and location.

About Xior Student Housing

Xior Student Housing NV is the first Belgian public regulated real estate company specialising in student housing in Belgium and the Netherlands. Within this property segment, Xior Student Housing offers a variety of accommodation ranging from rooms with communal facilities to en-suite rooms and fully-equipped studios. Since 2007, owner and operator Xior Student Housing has built high-quality, reliable student housing offering ideal places to study, live and relax. A place with that little bit extra, where every student will feel at home right away.

Xior Student Housing has been accredited as a public regulated real estate company under Belgian law since 24 November 2015. Xior Student Housing shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. More information is available at www.xior.be.

Xior Student Housing NV, Public regulated real estate company under Belgian law (BE-REIT)
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