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## **BOOKS IN RELATION TO THE PUBLIC OFFERING THAT RUNS UNTIL 8 DECEMBER 2015 ALREADY EXCEED THE MAXIMAL OFFERING SIZE OF EUR 87.8M**

**ANTWERP, Belgium, 1 December 2015** – Xior Student Housing NV (the "Company" or "Xior"), a Belgian company accredited as a public regulated real estate company ("RREC"/Belgian REIT), specialized in student housing, today announces that after the first four days of the offering, the books in relation to its offering already exceed at the maximal size of the offering of EUR 87,836,650.

As previously announced, the offer period started on 26 November 2015 and runs to 8 December 2015 at 4 p.m. (CEST), subject to early closure, provided that the offer period shall remain open in any case for at least six working days following publication of the Prospectus (as defined below). Thus, the closure of the Offer Period can take place at the earliest at 4 p.m. (CEST) on 3 December 2015.

Bank Degroof Petercam and ING Belgium act as Joint Global Coordinators and Joint Bookrunners.

### **Prospectus**

A prospectus, dated 24 November 2015, has been approved by the Belgian Financial Services and Markets Authority (the "Prospectus"). This Prospectus is only available in Dutch. The Summary is available in Dutch, with English and French translations. The Prospectus is available to investors free of charge since 26 November 2015 at the Company's registered office at Mechelsesteenweg 34, box 108, 2018 Antwerp, Belgium. The Prospectus is also available free of charge on request from Bank Degroof Petercam and ING Belgium. The Prospectus is also available online on the following websites: [www.xior.be](http://www.xior.be), <https://degroofpetercam.com/xior>, [www.ing.be/equitytransactions](http://www.ing.be/equitytransactions), [www.ing.be/aandelentransacties](http://www.ing.be/aandelentransacties), and [www.ing.be/transactionsdactions](http://www.ing.be/transactionsdactions) and by request by calling +32 2 287 91 56 (Bank Degroof Petercam) and +32 2 464 60 04 (EN), +32 2 464 60 01 (NL) or +32 2 464 60 02 (FR) (ING Belgium).

### **Subscriptions**

Orders may be submitted free of charge directly to Bank Degroof Petercam NV/SA or ING Belgium NV/SA. Prospective investors wishing to submit an order for the shares offered via other financial intermediaries are requested to inform themselves as to the costs that may be invoiced by the other financial intermediaries.

### **Risks**

Investing in the offered shares involves risks. Investing in the offered shares involves risks that might lead to the loss of the entire investment in the offered shares. Investors are recommended

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[www.xior.be](http://www.xior.be)

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to read the Prospectus carefully, particularly those parts dealing with risk factors, before deciding to subscribe to the offered shares.

More information about the risks can be found in the Prospectus in elements D1 and D3 of the Summary and in section 2 "Risk factors".

<i>Product</i>	<i>Shares in Xior Student Housing NV (BE)</i>
<i>Applicable jurisdiction</i>	<i>Belgium</i>
<i>Maturity</i>	<i>Not specified</i>
<i>Investment objective</i>	<i>Shares have unlimited maturity and offer no planned capital repayment. These shares are expected to be traded on the regulated market of Euronext Brussels, which may lead to capital gains or losses. These shares may carry a right to dividends. In the event of the liquidation of the Company, shareholders will rank below all other creditors. In general, shareholders recover nothing. As a shareholder in the Company, your rights will be determined by Belgian law.</i>

### **Qualification**

This message is being communicated subject to (i) the occurrence of events that could give rise to the publication of a supplement to the Prospectus (ii) the signing of the Underwriting Agreement, as described in the Prospectus.

**-ENDS-**

### **Contact details**

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## **About Xior Student Housing**

Xior Student Housing NV is a Belgian property company specialising in the student housing segment 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, as owner-operator, Xior Student Housing has built high-quality, reliable student housing for students looking for the ideal place to study, live and relax. A place with that little bit extra, where every student will feel at home right away. Xior Student Housing is accredited as a public RREC under Belgian law since 24 November 2015. In the event of a successful IPO, Xior Student Housing will have a property portfolio worth approximately EUR 196 million, which will generate approximately EUR 11 million in annual rental income. More information is available at [www.xior.be](http://www.xior.be)

**Xior Student Housing NV**, Mechelsesteenweg 34, bus 108, 2018 Antwerpen  
BE 0547.972.794 (RPR Antwerpen, afdeling Antwerpen)

## **Important information**

The information contained in this announcement is merely of a general nature and does not claim to be exhaustive or complete. This announcement does not constitute an offer, nor does it form part of an offer or invitation to sell or issue shares, nor a solicitation to offer to purchase or subscribe for shares, and any purchase of, subscription for or attempt to issue shares in the Company in connection with the Offer should only be made based on the information contained in the prospectus in connection with the Offer and any supplements thereto. This announcement is not a prospectus. The prospectus contains detailed information about the Company and its management, risks associated with investing in the Company, together with the annual accounts and other financial information.

This announcement is not for distribution, directly or indirectly, in or into the United States and is not and does not form part of any offer or solicitation for the purchase of or subscription for securities in the United States. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended, (the "US Securities Act") and may not be offered or sold within the United States, except pursuant to an exemption from the registration requirements of the US Securities Act. The Company has registered no part whatsoever of the Offer or the shares in the United States, does not intend to proceed with such registration and does not intend to make a public offering of securities in the United States. This announcement is exclusively intended for and addressed to persons in member states of the European Economic Area ("EEA") other than Belgium who are 'qualified investors' within the meaning of Article 2(1)(e) of the Prospectus Directive (Directive 2003/71/EC as amended, including amendments by Directive 2010/73/EU, to the extent implemented in the relevant member state of the European Economic Area) and any transposition measure in any relevant Member State of the EEA (the "Prospectus Directive") ("Qualified Investors").

In addition, in the United Kingdom, this announcement is only directed at, and being distributed to Qualified Investors (i) who have professional experience in matters relating to investments and who fall within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended, (the "Order") and Qualified Investors who fall within Article 49(2)(a) to (d) of the Order, and (ii) to any other persons to whom it may otherwise be lawfully communicated (together all such persons being referred to as "relevant persons"). Depending

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on the case, the Offer will only be available to, and any invitation, offer or agreement to subscribe for or purchase securities, or to acquire them in any other manner, will only be engaged in with relevant persons. No person who is not a relevant person may act on or rely on this notice or its contents.

This announcement and the information contained therein is not intended for publication, distribution or release in or into the United States, Australia, Canada or Japan.

This announcement contains statements which are "forward-looking statements" or could be considered as such. These forward-looking statements can be identified by the use of forward-looking terminology, including the words 'believe', 'estimate', 'anticipate', 'expect', 'intend', 'may', 'will', 'plan', 'continue', 'ongoing', 'possible', 'predict', 'plans', 'target', 'seek', 'would' or 'should', and contain statements made by the Company regarding the intended results of its strategy. By their nature, forward-looking statements involve risks and uncertainties and readers are warned that none of these forward-looking statements offers any guarantee of future performance. The Company's actual results may differ materially from those predicted by the forward-looking statements. The Company makes no undertaking whatsoever to publish updates or adjustments to these forward-looking statements, unless required to do so by law. The date of the completion of admission to trading on the regulated market of Euronext Brussels may be influenced by factors including market conditions. There is no guarantee whatsoever that such listing will take place and you should not base your financial decisions on the intentions of the Company regarding such admission for trading at this stage. The acquisition of investments to which this announcement relates may expose an investor to a significant risk of losing the entire amount invested. Persons considering such investments should seek the advice of a qualified person specialising in such investments. This announcement does not constitute a recommendation of the Offer. The value of the shares may fall as well as rise. No announcement or information whatsoever regarding the Offer or the shares referred to above may be distributed publicly in jurisdictions outside Belgium where prior registration or approval is required for this purpose. No steps have been taken, nor shall any be taken, with regard to the Offering of shares in the Company in any jurisdiction outside Belgium where such steps are required. In certain jurisdictions, the issue of, subscription for or purchase of shares in the Company is subject to specific legal or statutory restrictions. The Company accepts no liability in the event of failure to comply with the aforementioned restrictions on the part of any person. Bank Degroof Petercam SA/NV and ING Belgium SA/NV act for the Company and for no one else with regard to the Offer, and will be responsible to no one other than the Company for the provision of the protection owed to their respective clients nor for the provision of advice in connection with the Offer. The Company is responsible for the information contained in this announcement. Neither Bank Degroof Petercam SA/NV nor ING Belgium SA/NV nor any of their respective directors, executives, employees, advisers or representatives accept any responsibility or liability for or make any explicit or implicit representation or warranty as to the truthfulness, accuracy or completeness of the information in this announcement (or that no information is omitted from this announcement) or any other information regarding the Company, its respective subsidiaries or affiliated companies, whether in writing, verbally or in visual or electronic form, and transmitted or made available in any manner whatsoever or for any loss which may arise in any form from any use of this announcement or its contents or occurring in any other manner in connection therewith.