

Xior Student Housing acquires student residence with 134 units in Leiden

Total investment value of approximately EUR 12.7 million

Antwerp, Belgium – 30 November 2017 – Xior Student Housing NV, the Belgian real estate investment trust (BE-REIT) specialised in student housing in Belgium and the Netherlands, announces the acquisition of a student residence consisting of 134 self-contained units in the Dutch university city of Leiden, close to the Leiden Bio Science Park. The investment value is approximately EUR 12.7 million.



Acquisition of 134 student units opposite Leiden Bio Science Park

Xior announces the acquisition of a student complex, Verbeekstraat Campus, consisting of 134 self-contained furnished units on Verbeekstraat and Plesmanlaan in Leiden. The land has been allocated under a perpetual ground lease paid-up until 2057. The seller is Reggestaete Maarsse B.V., part of the Reggeborgh Group.

The site was renovated and converted into student facilities in 2016 and is fully leased. The student complex has two common roof terraces, a common meeting place, washing and drying facilities and two bicycle areas that can be locked. It has 107 parking spaces and 42 external storage areas.

The property is situated in a prime location opposite the leading Leiden Bio Science Park, where institutions such as the university and college of Leiden are based. There are bus stops by Verbeekstraat Campus and the site is easy to reach by bicycle from Leiden Central Station. Leiden was the first student city in the Netherlands and Leiden University is the oldest university in the country. This increases Xior's access to another top-10 student city in the Netherlands. Leiden has over 32,000 students and therefore offers a lot of potential.

The overall investment value of the building in question is approximately EUR 12.7 million¹, with an expected initial yield of approximately 6.3%. The transferor provides a rental guarantee for the student units for a period of one year.

Christian Teunissen, CEO of Xior: *"Xior's acquisition of this renovated, fully leased student complex is a great addition to the portfolio, which is again expanding its student range in Leiden, a city with both a great history and a vibrant atmosphere."*

¹ This is in line with the estimate made by the independent property expert.

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About Xior Student Housing

Xior Student Housing NV is the first Belgian public RREC 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 immediately feels at home.

Xior Student Housing has been accredited as a public RREC under Belgian law since 24 November 2015. Xior Student Housing NV's shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. On 30 September 2017, Xior Student Housing's property portfolio was worth approximately EUR 450 million. More information is available at www.xior.be.

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