

26 April 2018 – Embargo until 7:00 a.m. (CET)

Regulated Information – Inside Information

Xior Student Housing acquires site with 247 units in Amsterdam

Total investment value of approximately EUR 47 million

Antwerp, Belgium – 26 April 2018 – Xior Student Housing NV, the Belgian real estate investment trust (BE-REIT) specialising in student housing in Belgium and the Netherlands, announces the acquisition of a site with three brand new buildings comprising a total of 247 units in Amsterdam. The deal has an investment value of approximately EUR 47 million. This allows Xior to strengthen its position in the largest student city in the Netherlands.



Xior successfully completed the acquisition of a site with three towers on Naritaweg/Barajasweg in the Dutch capital of Amsterdam. The buildings were completed in 2018 and offer a total of 247 units ranging from 23 m² to 52 m², with 94 parking spaces. The site is located near public transport and is undergoing a comprehensive upgrade through various redevelopment projects, with care being taken towards providing sufficient green spaces.

Two thirds of the buildings, which provide a range of options for students and young starters, are already rented out. The seller also provides Xior with a 12-month rental guarantee. This means Xior strengthens its position, and also becomes operational, in the largest student city in the Netherlands, where demand for quality (student) accommodation remains high.

Xior acquired the properties (under a continuous long-term lease) by means of the acquisition 100% of the shares in the relevant real estate companies. The price of the shares in these companies is based on the investment value of the real estate held by the relevant companies depending on the rental values. The total investment value of the underlying real estate is approximately EUR 47 million¹ with an envisaged initial yield of approximately 5.6%.

Xior has previously worked with the developer for this project in Delft, Breda and The Hague.

Christian Teunissen, CEO of Xior: *"This acquisition adds three brand new buildings to the portfolio that will immediately contribute to our results. It also launches Xior's operations in the largest student city of the Netherlands, making this a perfect addition to the further expansion of Xior's growth and operations."*

¹ This is in line with the estimates of the independent property expert.

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For more information about this transaction please contact:

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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. On 31 December 2017, Xior Student Housing had available a property portfolio worth approximately EUR 489 million. More information is available at www.xior.be.

Xior Student Housing NV, Public RREC under Belgian law (BE-REIT)
Mechelsesteenweg 34, box 108, 2018 Antwerp, Belgium
BE 0547.972.794 (Antwerp Register of Legal Entities, Antwerp section)

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