

1 October 2018 – Embargo until 08:00 (CET)

Xior Student Housing acquires building with 82 units in Leeuwarden

Acquisition value of EUR 10.8 million

Antwerp, Belgium – 1 October 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 reconverted building consisting of 82 self-contained units in Leeuwarden. The agreed value of the property is approximately EUR 10.8 million. This purchase was completed through the acquisition of 100% of the shares of the property company involved.



Acquisition of 82 self-contained units in Leeuwarden

Xior announces the acquisition of 82 self-contained units located on Tesselschadestraat in Leeuwarden. This recently reconverted office building is known as "The Block" and is fully equipped with features including a digital key system, high-speed Internet connection and digital television signal, camera system, etc. The students have access to a dedicated indoor storage space and shared facilities such as a bike shed and laundry room. The building also contains a commercial space on a long-term lease.

The complex is located close to the city centre, with good connections to main roads and public transport. The Central Station and the bustling centre of Leeuwarden – European Capital of Culture 2018 – are both within walking distance of The Block. Likewise, Leeuwarden's various educational institutions can also be reached quickly by bike. Leeuwarden has a range of colleges and universities offering dozens of degree-level courses (campuses of the University of Twente, University of Groningen, Wageningen University & Research, and various universities of applied technology). With around 20,000 students – a large number of whom are living away from home – the city offers major potential in a region with high demand for student rooms. Xior can also combine its management of Leeuwarden with its management in Groningen, resulting in additional economies of scale.

This property was acquired through the purchase of 100% of the shares in the real estate company involved. The price of the shares in the property company is based on an agreed value for the property of approximately EUR 10.8 million euro, and the expected initial yield for the transaction is approx. 6.3%. The transferor has provided a rental guarantee until the end of 2018.

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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 30 June 2018, Xior Student Housing had a property portfolio worth approx. EUR 612 million. More information is available at www.xior.be.

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