

14 December 2018 – Embargo until 5.40 p.m. (CET)

Xior announces acquisition of student housing site in Wageningen

Total investment value of approximately EUR 13 million for 200 units

Antwerp, Belgium – 14 December 2018 – 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 housing site with an expected total investment value of approximately EUR 13 million.



Acquisition of a student complex with 179 units in Wageningen

Xior has today completed the acquisition of a student complex in Wageningen, consisting of 179 non self-contained units. This imposing property was already being occupied by students on a temporary basis, and now has a permanent use. The building, known as Duivendaal, is close to the centre and also within easy reach of the educational institutions in Wageningen. The property consists of two four-storey blocks connected by a large glass-covered atrium. It contains an entrance hall and meeting point, both of which promote social cohesion between the residents. The building is surrounded by green space and has bicycle sheds and parking spaces. The seller from whom Xior is acquiring the Duivendaal property will carry out some modifications in order to bring it fully up to standard. The seller is providing Xior with a return guarantee until delivery. The acquisition value is in line with the fair value as determined by the company's independent valuation expert.

Agreement regarding the additional acquisition of the historic "Metegebouw" on the site

In addition to the Duivendaal property, an agreement has also been reached regarding the acquisition of the nearby "Metegebouw", which is to be converted into 22 self-contained units. After completion by the seller, the purchase is scheduled for mid-2019, with the seller providing a one-year rental guarantee for this property after acquisition.

Finally, the site may also offer the potential for further expansion in the future.

This transaction has an investment value (for both buildings, irrespective of any additional development potential) of approximately EUR 13 million, with an expected total initial yield after complete renovation of approximately 6.2%.

With this transaction, Xior will acquire two properties full of character which, after their respective acquisitions, will also immediately contribute to the result as well as meet the high demand in Wageningen for additional high-quality student housing.

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Wageningen has around 11,000 students and is a world leader in the field of agriculture and life sciences. This creates huge international potential and is expected to lead to a strong increase in the number of students as well as the demand for student housing.



"All 12 university cities and The Hague are anticipating an increase [in the student population]. Delft, Maastricht, Leiden and Wageningen are experiencing explosive growth, with forecast growth increases of up to 30%."¹

"The national growth in the number of university students over the next eight years can be seen in all cities with universities. Wageningen (26%) and Delft (21%) are the cities with the highest growth."²

Christian Teunissen, CEO of Xior: "With this acquisition, we've managed to end the year with an acquisition that generates an immediate value creation for both the portfolio and the return. Wageningen was also on our shortlist of student cities yet to be entered, and in so doing another important and growing student city has been added to Xior's portfolio in the Netherlands."

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 (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 shared 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.

¹ Source: Spotlight | Student Housing – The Netherlands, Savills World Research | Q2 2018.

² Landelijke Monitor Studentenhuisvesting 2018 [2018 National Student Housing Monitor]

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Xior Student Housing has been accredited as a public REIT under Belgian law since 24 November 2015. Xior Student Housing's shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. On 30 September 2018, Xior Student Housing had a property portfolio worth approx. EUR 716 million. More information is available at www.xior.be.

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