

Xior and the city of Seraing present a new rehabilitation project on a former Cockerill site:
Approx. 300 sustainable units for students and young professionals



The Master plan of the city of Seraing

En route to a new economic and social dynamic, the city of Seraing has been working on its post-industrial reconversion for several years. This work is bearing fruit and is mobilising teams of professionals determined to meet the challenges of a city in the midst of reconversion.

The renovation of the city centre will soon be completed thanks to the realisation of one of the flagship projects of the Master Plan: **Gastronomia**. The rehabilitation of the oldest site (1817) of the Cockerill factories will start in May 2022 under the leadership of the "Gastronomia Vision" consortium, bringing together 5 project developers / property developers.

In the heart of **Ougrée-Meuse**, the renovation of a 4-hectare former industrial site started in February 2022 and will contribute to a **complete transformation of the station area** within two years.

In the heart of a magnificent public park, this same district will host a group of **units for students and young professionals**, a stone's throw from the University of Liège and numerous other universities and colleges. This project will be carried out by the Xior Student Housing-Cordeel consortium.

As for **the concert hall**, the OM, an emblematic building in Seraing, located on the edge of the park, the concession was awarded to the consortium **Festiv@Liège ASBL (Ardenes) & Hors Kadre SCRL**. The final works will be completed by the end of 2022, and the concert halls are scheduled to open in February 2023.

Approx. 300 units for students and young professionals

The city of Seraing is the owner of a magnificent 4-hectare park, planted with remarkable trees and including a to be renovated patrimony.

In order to plan its redevelopment, a multidisciplinary team was appointed at the beginning of March 2022, with the task of designing, building, financing and operating an accommodation complex with services for students and young professionals.



The Trasenster Castle, built in the heart of the park, will also be restored and transformed in order to develop a service function, integrated into the project.

This development is part of the reconversion of the entire district, which by the end of 2023 will be home to new urban economic and cultural functions (concert halls, recording studio, music academy, dance school, ...) which will be developed around a real mobility hub (shared parking, train, bus and tram on the left bank).

The multidisciplinary team appointed includes the following companies:

- Project developers: Xior Student Housing & Cordeel Group
- Architects: Atelier Chora & Jaspers Evers Architects
- Landscaper: Atelier CUP
- Stability engineer: BEC Cerfontaine
- Specialised Techniques: SML engineers
- Contractor: Bernard Construction & Cordeel Group

Programme:

- Construction of approx. 300 units with various common areas and shops
- Contemporary, functional and timeless interior design
- Development of a public square as a link between the neighbourhood and the residence. The square is the end of the “Ateliers Centraux” footbridge and provides a space to live and meet
- Opening up and renovation of the Trasenster Castle to provide services open to the public: restaurants and terraces, or reserved for students: library, study rooms, reading and relaxation areas
- Development of the park and patios open to the public
- Resident parking and shared mobility

Transaction:

Xior Student Housing will obtain full ownership of the student housing complex and will obtain a 50-year long lease on Trasenster Castle (subject to obtaining the necessary permits). The estimated investment value is 26 MEUR (indicative) with an expected initial yield in line with market yields for student accommodation.

Timing:

- Preliminary draft July 2022
- Introduction of planning permission October 2022, acceptance March 2023
- Start of construction residence units March 2023 (17 months)
- Castle renovation December 2023 (12 months)
- Development of the surroundings and park July 2024
- 1st student residents: start of the academic year 2024



The developer and operator of the complex: Xior Student Housing

Xior and its consortium of partners won the tender of the city of Seraing to develop a new sustainable residence in the middle of a unique and beautiful green site.

This expansion in Seraing further confirms Xior's commitment to extend its reach into the main student cities in Wallonia. Following this acquisition, the number of Xior units in the Liège region will increase from 378 to 680.

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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, the Netherlands, Spain and Portugal. 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 accommodation 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's shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. On 31 December 2021, Xior Student Housing held a property portfolio worth approximately EUR 1.97 billion. More information is available at www.xior.be.

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