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Xior Student Housing successfully closes offer of eur 87.8 million

Antwerp, Belgium – 9 December 2015 – Xior Student Housing NV (the “Company” or “Xior”), a Belgian public limited liability company (naamloze vennootschap), accredited as a public regulated real estate company (openbare gereguleerde vastgoedvennootschap) (“RREC” or B-REIT) under Belgian law, today announces the results of its initial public offering launched on 26 November 2015 (the “IPO”).

Christian Teunissen, CEO of Xior: *“The successful closing of the offer marks a further major milestone in Xior’s development. I’m very pleased with the results of the IPO. It indicates strong confidence in and support for our future plans and strategy. The management team would like to thank both private and institutional investors for subscribing for the offer.”*

- The offer price per share offered is EUR 25.
- The offer to institutional investors and to private investors in Belgium closed on 8 December 2015 at 4 p.m. (CET).
- The offer was 2.1x oversubscribed, with a strong demand of as well Belgian retail investors as institutional investors in Belgium, continental Europe and the United Kingdom.
- In the offer, 3,373,016 new shares and 140,450 existing shares were allocated for the total sum of EUR 87,836,650.
- The offer price for the shares offered and any taxes applying must be paid in full in euros by investors on 11 December 2015. No charge applies for investors who submitted their orders to Bank Degroof Petercam or ING Belgium. Investors who submitted their orders via other financial intermediaries can obtain information about the amount of the charges from the party or parties concerned.
- 1,442,733 shares, representing approximately 41.1% of the shares offered, have been placed with private investors in Belgium. All shares allocated to private investors are new shares.
- The gross proceeds from the offer following the issue of 3,373,016 new shares amount to EUR 84,325,400 and the net proceeds are estimated at EUR 77,364,762 (the total cost of the offer is

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estimated at approximately EUR 6,960,638). The gross proceeds from the offer of existing shares amount to EUR 3,511,250.

- As of the date of completion of the offer, Xior Student Housing's share capital, being EUR 83,282,040.00 is represented by 4,626,780 shares. Consequently, Xior's market capitalisation stands at approximately EUR 115.7 million. The free float will amount to approximately 75%.
- Trading of Xior shares on Euronext Brussels under ISIN code BE0974288202 and with symbol XIOR should commence on 11 December 2015. Delivery of the shares will also take place on 11 December 2015.
- Certain parties, including the promoter, have undertaken not to sell the shares in the Company held by them on the date of completion of the offer during a period of 365 calendar days after the date of completion of the Offer, subject to the usual exceptions. The Company has agreed to a standstill with regard to the shares and all other similar securities issued by the Company, as well as all related securities or rights issued by the Company during a period of 365 calendar days after the date of completion of the Offer, subject to the usual exceptions.
- Certain parties have committed themselves unconditionally and irrevocably to subscribe for new shares for the (total) sum of EUR 700,000 (representing 28,000 shares, representing ca. 0.8% of the total number of offered shares) These parties will be allocated all shares for which they have committed to subscribe.
- Bank Degroof Petercam and ING Belgium acted as joint global coordinators and joint bookrunners for the IPO.

Shares subscribed for by private investors will be allocated based on the allocation table below:

Number of shares for which requests were submitted	% of total requested shares allocated
1 – 500	50.0%
501 - 2000	42.5%
> 2000	35.0%

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About Xior Student Housing

Xior Student Housing 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 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. Xior Student Housing is accredited as a public RREC under Belgian law since 24 November 2015. As of the closing date of the IPO, Xior Student Housing will have a property portfolio worth approximately EUR 196 million, which will generate approximately EUR 11 million in annual rental income. More information is available at www.xior.be.

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This announcement is exclusively intended for and addressed to persons in member states of the European Economic Area ("EEA") other than Belgium who are 'qualified investors' within the meaning of Article 2(1)(e) of the Prospectus Directive (Directive 2003/71/EC as amended, including amendments by Directive 2010/73/EU, to the extent implemented in the relevant member state of the European Economic Area) and any transposition measure in any relevant Member State of the EEA (the "Prospectus Directive") ("Qualified Investors").

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