

Antwerp, Belgium – 1 July 2021 – Embargo until 07h30 (CET)

Xior expands further in the Netherlands and Belgium and is strengthened by new Business Development Director



Xior acquires up and running residence in Breda

- Sustainable building 'Study Studio Park' with 224 recently built up and running rooms in Breda
- Prime location on the edge of the city centre, which has not had a single day of vacancy since its opening in 2017
- Investment value of approx. 24 MEUR with an expected gross yield of approx. 6% after targeted rental optimisation

Xior expands further in Antwerp

- Intended redevelopment of the existing 'Antwerp Inn Hotel' and the adjacent property into a brand new student complex 'Roosevelt'
- Perfectly located on the Rooseveltplaats, right in the centre of Antwerp and close to the University of Antwerp
- Investment value of approx. 18 MEUR with an expected gross initial yield of approx. 5.75%

Business Development Director strengthens team Xior

- Dimitri Huygen will join Xior as Business Development Director as from 1 July 2021
- He will focus on the previously announced IT and digital transformation process of Xior
- Next to that, he will also further support the marketing, communication and strategic partnership domains

Christian Teunissen, CEO of Xior: *"We are very proud that we were able to secure a prime operational residence in Breda, which has not seen a single day of vacancy since its opening four years ago. The fact that we are also able to secure a redevelopment project in our home base and vibrant student city Antwerp underlines our ambition to continue growing."*

Xior acquires up and running residence in Breda

Xior is strengthening its position in Breda with the acquisition of 'Study Studio Park', an extremely popular, operational and fully let student campus, situated at a very favourable location on the edge of the Breda city centre. This building is situated on a private, fully closed terrain and has 224 independent studios, all built around a green courtyard. Next to the student rooms, the building also has 31 parking spaces and various common areas, such as a fitness, study rooms, a laundry area, camera surveillance, a bicycle shed and a sports field. To promote interaction between students and to create a vibrant on-campus experience, all living areas have a view on the inner garden.

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This residence is fully in line with Xior's sustainable vision for the future, in which the company is always striving to grow its portfolio with sustainable and energy-efficient buildings. For instance, the building has heat pumps that regulate the heat flow and temperature in the building. The residence has an energy label A with an energy index for the rooms between 1,07-1,19, which means that the building meets the criteria set out in Xior's Green Finance Framework.



'Study Studio Park' is located within cycling distance of the Avans University of Applied Sciences and the Breda University of Applied Sciences, which have approximately 40,000 students, and is within walking distance of Breda's historic city centre. This convenient location also perfectly aligns with Xior's other locations in Breda. Since its opening in 2017, this residence has not seen a single day of vacancy, while there are also waiting lists of more than 9 months with hundreds of students. Even for the parking spaces there is a waiting list.

The acquisition, under the suspensive condition of obtaining the approval of the municipality of Breda, will take place through the acquisition of a long lease (until 2 December 2041, with the possibility of extending it by 25 years) linked to a building lease right. The total investment value amounts to approx. 24 MEUR with an expected yield of approx. 6% (after rent optimisation). The entire residence is operational and fully let and will immediately contribute to the rental result of Xior as soon as the above-mentioned suspensive condition is fulfilled and the delivery of the complex to Xior takes place. That delivery to Xior is expected to take place by 31 July 2021 at the latest.

This acquisition raises the total number of operational rooms in Breda from 226 to 450, spread over four different locations, creating additional economies of scale.

Xior expands further in Antwerp

Xior is also further expanding its portfolio in Antwerp through the acquisition of the to be redeveloped 'Antwerp Inn Hotel' (comprising 51 hotel rooms) at Franklin Rooseveltplaats 9 (together with the adjacent property at Franklin Rooseveltplaats 7), right in the centre of Antwerp. This property will be transformed, subject to obtaining the necessary permits, into the modern student residence 'Roosevelt'.

The project is easily accessible by public transport and within walking and cycling distance of the University of Antwerp. It is also just a stone's throw away from the Kipdorp residence where the Antwerp rental office is located, and forms a perfect addition to the existing Xior portfolio in Antwerp, which consists of more than 1,000 units (including pipeline).

The acquisition of this redevelopment project took place through the acquisition, by a newly established real estate company (in which Xior acquired a 75% stake), of 100% of the shares in Terminus NV, full owner of the existing 'Antwerp Inn Hotel' and the adjacent property. The redevelopment, via the aforementioned newly established real estate company, will take place via a joint venture with a private investor, with whom Xior had also previously joined forces.

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The necessary permits for this redevelopment are expected in the course of 2022 and the project is expected to be completed in Q3 2023. The total investment value amounts to approx. 18 MEUR with an expected gross initial yield of approx. 5.75%.

Dimitri Huygen strengthens team Xior

As of July 1st Dimitri Huygen will join Xior Student Housing. As Business Development Director, he will be responsible for the further structural development of the previously announced IT and digital transformation process and will also further develop strategic partnerships. He will also support the domains of marketing and communication.

With this, Xior shows its ambitions to digitally future-proof the company and to connect the community of students even more, to offer additional services and to develop a direct relationship which contributes to the warm Xior family feeling.

Dimitri has gained a broad experience in the football world in the fields of media-, sponsorship-, hospitality- and operational management over the past 10 years. First at the Royal Belgian Football Union and later at R. Antwerp FC, where in a short period of time a thorough IT professionalization has been implemented. In the coming months Dimitri will combine his transfer at R. Antwerp FC with the start-up at Xior. He will start full time from September.

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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 March 2021, Xior Student Housing held a property portfolio worth approximately EUR 1.56 billion. More information is available at www.xior.be.

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