

# Annual Communiqué

## Announcement of annual results 1/1/2016 - 31/12/2016

Antwerp, Belgium – 22 February 2017 – Annual results 1/1/2016 to 31/12/2016

**EPRA earnings of EUR 1.17 per share<sup>1</sup> – 3.5% higher than estimated**

**Proposed gross dividend of EUR 1.15 per share instead of EUR 1.13 per share, as predetermined**

**EPRA earnings of KEUR 5,774 in 2016 – EPRA earnings of KEUR 2,641 in Q4 compared to KEUR 1,833 in Q3 – an increase of 44%**

**Net result (IFRS) in 2016 of KEUR 5,016 or EUR 1.02 per share**

**Net asset value per share<sup>2</sup> (IFRS) of EUR 24.97 compared to 23.42 on 31 December 2015**

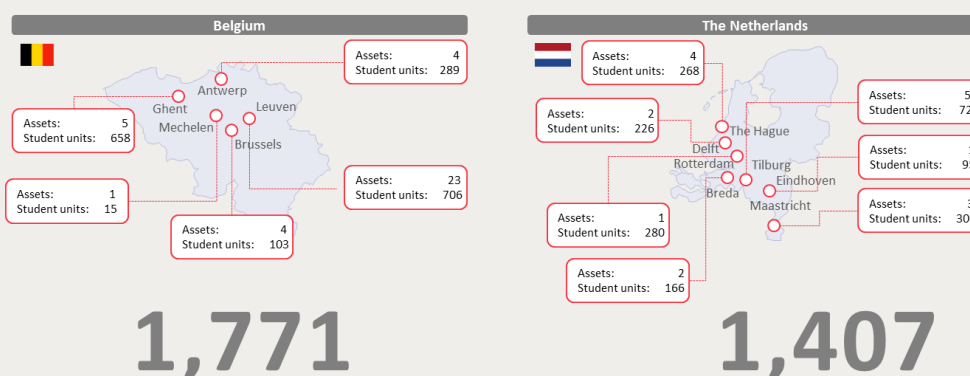
**The debt ratio is 50.69%, compared to 45.01% on 31 December 2015.**

**The occupancy rate remained stable at 97.4%**

**Property portfolio has risen to EUR 266 million, which is equivalent to an increase of 36.5% compared to 31 December 2015. If all acquisitions in the pipeline are completed, the portfolio will increase to approximately EUR 340 million at the end of 2017 with 3,178 student units, which equates to a twofold increase in the number of lettable units in the space of two years.**

### I. XIOR's STUDENT HOUSING PORTFOLIO MID-2017 (INCL. PIPELINE) (#UNITS)

# 3,178



<sup>1</sup> Figures per share are calculated on the basis of the weighted average number of shares, unless stated otherwise.

<sup>2</sup> Based on the number of outstanding shares.

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Regulated information

	IPO 2015	31/12/2016	31/12/2017
<b>Total # of student units</b>	2,035	2,531	3,178
<b>Fair value (incl. non-student)</b>	EUR 195 million	EUR 266 million	> EUR 340 million
<b>Buildings (incl. non-student)</b>	48	54	60
<b>Cities</b>	4 (BE) + 4 (NL)	5 (BE) + 5 (NL)	5 (BE) + 7 (NL)

## II. KEY FIGURES

Consolidated income statement	in KEUR	31/12/2016	31/12/2015 <sup>3</sup>
Net rental income		10.912	563
Real estate result		11.349	667
Operating result before result on the portfolio		7.580	132
Financial result (excl. variations in the fair value of financial assets and liabilities)		-1.597	-54
EPRA earnings *		5.774	14
Result on the portfolio (IAS 40) *		1.108	-529
Revaluation of financial instruments (ineffective interest rate hedges)		-1.866	0
Net result (IFRS)		5.016	-514
<b>Number of lettable student units</b>		<b>2.531</b>	<b>1.462</b>
<b>Gross yields<sup>4</sup></b>		<b>2016</b>	<b>2015</b>
Belgium		5,17%	5,31%
Netherlands		6,54%	7,95%
Global portfolio		5,58%	5,67%
Consolidated balance sheet	in KEUR	31/12/2016	31/12/2015
Equity		131.630	108.382
Fair value of investment property <sup>5</sup>		265.873	194.753
Debt ratio (Law on Regulated Real Estate Companies) <sup>6</sup>		50,69%	45,01%

In accordance with the guidelines recently issued by the ESMA (European Securities and Market Authority), as from today the APMs (Alternative Performance Measures) used by Xior will be recorded. The definitions of the APMs and the reconciliation tables are listed in Section XIII of this Press Release. The website will include a separate Glossary of these APMs for future reference. The APMs are marked with \*.

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<sup>3</sup>Xior's first financial year ended on 31 December 2015. The results from Xior's first financial year as a public regulated real estate company (RREC) listed on the stock market concern the period from 11 December 2015 to 31 December 2015, and cover a total of only 21 days.

<sup>4</sup> Calculated as estimated rental value divided by the fair value.

<sup>5</sup> The fair value of the property investments is the investment value, as determined by an independent property expert, minus transaction fees (see BE-REIT Press Release dated 10 November 2016). The fair value corresponds to the carrying amount under IFRS.

<sup>6</sup> Calculated in accordance with the Royal Decree of 13 July 2014 pursuant to the Law of 12 May 2014 on Regulated Real Estate Companies.

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Regulated information

Key figures per share	in EUR	31/12/2016	31/12/2015
Number of shares		5,270,501	4,626,780
Weighted average number of shares <sup>7</sup>		4,926,405	NA
EPRA earnings <sup>8</sup> per share (based on the weighted average number of shares)*		1.17	NA
Result on the portfolio (IAS 40)		0.22	-0.11
Revaluation of financial instruments		-0.38	0
Net result per share (IFRS) <sup>9</sup>		1.02	-0.11
Closing price of the share		35.67	26.70
Net asset value per share (IFRS) (before dividend)		24.97	23.42
Dividend Payout Ratio (versus EPRA earnings) <sup>10</sup>		98.3%	NA
Proposed dividend per share <sup>11</sup>		1.15	NA

EPRA metrics	Definition	in thousand EUR	EUR per share
<b>EPRA earnings *</b>	Underlying result derived from the strategic operating activities. This indicates the extent to which dividend payments are supported by the earnings.	5,774	1.17
<b>EPRA NAV *</b>	Net asset value (NAV) adjusted to take into account the fair value of the real estate property and excluding certain elements that are not part of a financial model of long-term property investments.	133,496	25.33
<b>EPRA NNAV *</b>	EPRA NAV adjusted to take into account the fair value of (i) the financial instruments, (ii) the debts and (iii) the deferred tax.	131,630	24.97
			%
<b>EPRA cost ratio (incl. vacancy costs) *</b>	EPRA costs (including vacancy costs) divided by the gross rental income.		35.53%
<b>EPRA cost ratio (excl. vacancy costs) *</b>	EPRA costs (excluding vacancy costs) divided by the gross rental income.		35.53%

### III. CONSOLIDATED FINANCIAL RESULTS

The financial information for the period ending on 31 December 2016 was drawn up in accordance with the International Financial Reporting Standards (IFRS).

<sup>7</sup> Shares are counted from the time of issue.

<sup>8</sup> Calculated on the basis of the weighted average number of shares.

<sup>9</sup> Based on the number of shares.

<sup>10</sup> The dividend pay out ratio is calculated based on the consolidated result. The actual dividend distribution is based on the standalone result of Xior Student Housing NV.

<sup>11</sup> Subject to approval by the Annual General Meeting.

The figures published represent consolidated figures; in line with the relevant legislation, associated companies and subsidiaries are consolidated.

## 1. Net rental income

In 2016, Xior Student Housing achieved a net rental income of KEUR 10,912: KEUR 2,132 in Q1, KEUR 2,595 in Q2, KEUR 2,786 in Q3 and KEUR 3,399 in Q4. The net rental income will continue to increase in 2017, as certain buildings were finalised or acquired in 2016 and therefore did not have the opportunity to contribute to the net rental income for a full year.

This mainly relates to the following properties:

- 137 Parkstraat, Leuven, Belgium: rental income as of 1 March 2016 (following the merger with Devimmo NV)
- 42-44 Overwaele, Ghent (Schoonmeersche Campus): rental income as of 1 May 2016
- 11 Parkstraat/91 Vlamingenstraat, Leuven, Belgium: rental income as of 1 August 2016 (following a merger with CPG CVBA)
- 55-57 Tongerseweg, Maastricht (Carré): rental income as of 1 September 2016
- 1-11F Kronehoefstraat, Eindhoven (The Spot): rental income as of 30 September 2016
- 27 Tramsingel, Breda: rental income as of 11 October 2016
- 43 Kruitmolenstraat/16 Nieuwbrug, Brussels: rental income as of 21 October 2016

The average occupancy rate for the property portfolio stood at 97.4% in 2016.

## 2. EPRA earnings\*

The EPRA earnings\* (excluding the portfolio result and excluding the impact of the variation in the fair value of financial assets and liabilities) amount to KEUR 5,774.

EPRA earnings\* per share<sup>12</sup> of EUR 1.17, as compared to a proposed gross dividend of EUR 1.15 per share.

Based on this, the Board of Directors intends to propose to the Annual General Meeting a gross dividend of EUR 1.15, or EUR 0.805 net<sup>13</sup> per share for 2016 (taking account of the dividend entitlements of the coupons detached from the shares) represented by coupon number 1 (totalling EUR 0.892) and coupon number 2 (totalling EUR 0.258), which were already detached from the Xior share<sup>14</sup>.

<sup>12</sup> The calculation of the EPRA earnings per share is based on the weighted average number of shares as at 31 December 2016, which is 4,926,405.

<sup>13</sup> Taking account of a withholding tax of 30%.

<sup>14</sup> Based on the weighted average number of shares and therefore taking account of dividend entitlements for the shares issued due to various capital increases such as (i) the merger with Devimmo NV, (ii) the merger with CPG CVBA, (iii) the contribution in kind of the property company Woonfront-Tramsingel Breda B.V. and the contribution in kind of 69 units under construction in Brussels. It should be recalled that a coupon detachment occurred in connection with the capital increase on 11 October 2016 (Tramsingel

### 3. Net result

The net result stands at KEUR 5,016 as at 31 December 2016. The net result per share stands at EUR 1.02.<sup>15</sup>

The net result includes the impact of variations in the fair value of property investments, other portfolio results, result on the sale of property investments, and variations in the fair value of financial assets and liabilities. EPRA earnings is the net result corrected for the impacts set out above.

### 4. Fair value of the property portfolio

As at 31 December 2016, the portfolio consisted of 2,531 lettable student units. This resulted in a valuation of the property portfolio of EUR 265,873,318 on 31 December 2016, a 36.5% increase since 31 December 2015. This increase is primarily a result of mergers with Devimmo and CPG, the acquisition of the "Carré" property in Maastricht, the acquisition of "The Spot" in Eindhoven, the acquisition of "Tramsingel Breda" and the acquisition of the two buildings at Nieuwbrug and Kruitmolenstraat in Brussels.

On 30 June 2016, a number of units of the entire portfolio were still under construction. These represented a fair value of EUR 47,523,836 (573 units). They have been operational since September 2016 and are making a full contribution to rental income<sup>16</sup>.

During the fourth quarter, the growth strategy was further rolled out, resulting in the acquisition of the following student complexes:

- Tramsingel Breda with a fair value of EUR 12,372,562 (122 student units);
- Two buildings located at Nieuwbrug and Kruitmolenstraat in Brussels with a fair value of EUR 2,145,239 (34 student units).

If all acquisitions currently in the pipeline are implemented, this figure will rise to approximately EUR 340 million, with more than 3,178 student units by the end of 2017. This means the lettable units will have doubled in two years.

### 5. Debt ratio and increase in equity

On 31 December 2016, the debt ratio was 50.69% compared to 45.01% on 31 December 2015. The debt ratio rose in 2016 due to the acquisitions in September 2016, which were financed using borrowed capital. The acquisition of Tramsingel Breda on 11 October 2016 was financed via a capital increase through contribution in kind of the shares in the real estate company, with new shares also issued, which resulted

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Breda) and the capital increase on 17 January 2017 (69 units under construction in Brussels). All Xior shares are currently listed with coupon numbers 3 and higher attached. See the relevant Press Releases dated 11 October 2016 and 17 January 2017.

<sup>15</sup> Based on the weighted average number of shares.

<sup>16</sup> The rent guarantees for the properties that have now been completed will therefore be rescinded.

in an increase in equity. This method of acquisition (contribution in kind) allows the portfolio to be expanded with a healthy combination of different financing sources, while keeping the debt ratio under control.

#### **6. Other balance sheet items**

Current assets include, primarily:

- Amount to be recovered (KEUR 542): this primarily includes rent to be received;
- Other receivables: this primarily includes a receivable from Aloxe NV (KEUR 1,659, payable at market interest rate), which arose as a result of the merger with Devimmo and CPG, and additionally as a consequence of the rental guarantees provided in 2016.

The long-term debt stands at KEUR 131,315 compared to KEUR 72,447 on 31 December 2015. This increase is a result of the implementation of Xior's growth strategy in 2016, which was partially financed using loans.

Other long-term liabilities (KEUR 1,866) include the negative market value of the IRS contracts on the balance sheet date.

Outstanding exit tax (KEUR 3,469) includes the exit tax to be paid as a result of the mergers with Devimmo NV, CPG CVBA, Karibu Invest BVBA, Kwartma BVBA (indirectly, via a previous merger through the takeover of Kwartma by Karibu Invest) and Retail Design BVBA. This exit tax must be paid by the end of this year.

Other short-term debts include, primarily:

- Outstanding supplier debts (KEUR 1,244): these primarily include certain supplier positions relating to projects completed in 2016;
- Other (KEUR 1,016): these primarily include Belgian tax debts (KEUR 749) for the absorbed subsidiaries, VAT to be paid (KEUR 100) and social debts (KEUR 103);
- Guarantees received on rented properties (KEUR 1,583).

#### **IV. FINANCING**

As at year-end 2015, the Company concluded two financing agreements with ING Belgium NV and Belfius Bank NV with the aim of raising the necessary funds (totalling a maximum of EUR 110 million) to acquire property from the property portfolio during the IPO and to finance the Company's growth. By the end of 2015, EUR 72 million was actually drawn down. The total sum was drawn down in the course of 2016. In the second half of 2016, additional financing agreements were concluded with ING Belgium NV, Belfius Bank NV and KBC Bank NV. ING Belgium NV provided a total of EUR 78 million, Belfius Bank NV EUR 52 million and KBC Bank NV EUR 20 million. As at 31 December 2016, the Company has concluded financing agreements totalling a maximum of EUR 150 million. A total of EUR 131.5 million of this financing was

drawn down on 31 December 2016. The Company aims to stagger the loan maturities, with an average maturity of 3.13 years as at 31 December 2016.

Furthermore, the Company concluded IRS contracts in 2016 totalling EUR 100 million. As at 31 December 2016, 76.05% of the credit drawn down was hedged via IRS contracts.

The average financing cost\* in 2016 was 2.05%.

#### V. KEY COMPLETED PROJECTS 2016

- Sale of the retail property in Hasselt

On 20 December 2016, the retail property located at 31-33 Havermarkt in Hasselt was sold. The agreed sale price of this property was EUR 2.98 million and the capital gains achieved on this sale were KEUR 106. The divestment of this non-strategic retail property is fully in line with the pure player strategy of Xior, which is focused on student housing in its geographic core markets.

- Optimisation of the internal group structure

In December 2016, the Company further optimised its internal group structure through internal mergers of five subsidiaries within the Group. These mergers have led to operational and administrative simplifications and will help to achieve synergies within Xior. As the activities of the subsidiaries in question fell within the sphere of Xior's activities, and given that these companies did not have their own staff, retaining these separate legal entities did not generate any economic advantages.

- Acquisition of 34 student units in Brussels

On 20 October 2016, Xior successfully completed its acquisition of two student properties at Nieuwbrug/Kruitmolenstraat in Brussels. The acquisition involved 34 student units with an investment value of approximately EUR 2.3 million.

- Acquisition of 122 student units in Breda

On 11 October 2016, Xior successfully completed its acquisition of the Tramsingel property in Breda.<sup>17</sup> This acquisition was achieved by the contribution in kind of 100% of the shares in the property company "Woonfront-Tramsingel Breda B.V." to Xior's capital. The price of the shares in the property company was based on the global investment value of the property held by this company, i.e. approximately EUR 12.4 million. The transaction strengthened the equity position, which stood at EUR 10,631,947 (capital including issue premium).

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<sup>17</sup> See Press Releases dated 2 June 2016 and 11 October 2016.

- Acquisition of 95 student units in Eindhoven<sup>18</sup>

On 29 September 2016, Xior acquired 95 self-contained units located at Kronehoefstraat in Eindhoven. This is a leased site that was delivered at the end of December 2015. The student housing complex is known as "The Spot". This property was acquired through the purchase of 100% of the shares in the property company involved. The price of the shares in the property company was based on an agreed value for the property of EUR 10.4 million.

- Schoonmeersche Campus – HoGent

This project was finally delivered on 14 September 2016. Xior and Hogeschool Gent (HoGent) concluded a partnership agreement regarding the letting of 318 student rooms on the Schoonmeersche Campus, situated at 42–44 Overwale, 9000 Gent, for a term of 20 years.

- Acquisition of 143 student units in Maastricht

On 1 September 2016, Xior successfully completed its acquisition of the Carré property in Maastricht.<sup>19</sup> This meant acquiring a student property in the centre of Maastricht consisting of 143 units and retail space on the ground floor. This acquisition has a total investment value of approximately EUR 24 million.

- Change in promotorship

On 3 August 2016, the Company announced a change in its promotorship as well as intensifying the engagement of the CEO and CFO. Christian Teunissen (CEO) and Frederik Snauwaert (CFO) have acquired the full shareholding of Ben Van Loo in Aloxe NV, the main shareholder and Promoter of the Company. In doing so, the CEO and CFO increased their investment in Aloxe NV (in which they now hold shares of 82% and 18% respectively), which is also in the best interest of the further development of the Company. Following this transaction, Christian Teunissen became the Promoter of the Company together with Aloxe NV.<sup>20</sup>

- Merger with CPG CVBA

On 1 August 2016, the merger by acquisition of CPG CVBA was completed.<sup>21</sup> Through this merger, Xior acquired a real estate property located at 91 Vlamingenstraat/11 Parkstraat in Leuven, with a total of 29 units intended for student housing. The fair value of the real estate property was estimated at EUR 2.7 million. Following this merger, 73,386 new shares were issued. This merger resulted in a capital increase (including issue premium) of EUR 1,834,650.

<sup>18</sup> See Press Release dated 30 September 2016.

<sup>19</sup> See Press Releases dated 23 May 2016 and 1 September 2016.

<sup>20</sup> See Press Release dated 3 August 2016.

<sup>21</sup> At the time of the merger, CPG CVBA was a subsidiary of Aloxe NV, Promoter of the Company.



- Merger with Devimmo NV

On 1 March 2016, the merger by acquisition of Devimmo NV was completed<sup>22</sup>. Through this merger, Xior acquired a property located at 137 Parkstraat in Leuven consisting of 73 units intended for student housing and 30 underground parking spaces. The fair value of the real estate property was estimated at EUR 6.9 million. Following this merger, 230,657 new shares were issued. This merger resulted in a capital increase (including issue premium) of EUR 5,766,425.

**VI. IMPORTANT EVENTS AFTER CLOSING OF THE FINANCIAL YEAR**

- Acquisition of 108 independent units in Delft

On 5 January 2017, Xior acquired a student accommodation complex<sup>23</sup> consisting of 108 brand-new, independent, furnished units in one of the fastest-growing student cities in the Netherlands. This acquisition has a total investment value of approximately EUR 13.5 million, based on the current rental value.

- Acquisition of 69 student rooms in Brussels via contribution in kind

On 17 January 2017, Xior acquired a student accommodation complex in Brussels<sup>24</sup>. The land and structures already erected were acquired via a contribution in kind to Xior's capital. The value of the contribution was determined based on the value of the land and the structures (already completed) and has resulted in a capital increase of EUR 5,064,067 (incl. issue premium). This acquisition has a total investment value of approximately EUR 8.1 million.

**VII. ACQUISITIONS IN THE PIPELINE**

If all acquisitions currently in the pipeline are implemented, the fair value of the property portfolio will increase to approximately EUR 340 million (including Delft, Brussels, The Hague and Rotterdam – see VI), with more than 3,000 student units by the end of 2017.

- Acquisition of a total of 190 student units in The Hague (72 units) and Delft (118 units) at a total investment value of approximately EUR 26.3 million, with transfer planned for mid-2017.<sup>25</sup>
- Acquisition of 280 student units in Rotterdam at an investment value of approximately EUR 30 million, with transfer planned for September 2017 at the earliest.<sup>26</sup>

<sup>22</sup> At the time of the merger, Devimmo NV was a subsidiary of Aloxe NV, Promoter of the Company.

<sup>23</sup> See Press Releases dated 5 August 2016 and 5 January 2017.

<sup>24</sup> See Press Releases dated 9 June 2016 and 17 January 2017

<sup>25</sup> See Press Releases dated 20 April 2016 and 2 June 2016.

<sup>26</sup> See Press Release dated 11 May 2016.

## **VIII. GROWTH PROSPECTS<sup>27</sup>**

Xior intends to continue to pursue its growth strategy with conviction in 2017 by adding high-quality student properties to its property portfolio.

For the 2017 financial year the Company proposes EPRA earnings of EUR 1.40 per share with a gross dividend of EUR 1.20 per share.

Xior expects the debt ratio to be around 55% as a result of the further implementation of the growth strategy.

In 2017, Xior expects an occupancy rate similar to the current occupancy rate.

## **IX. AUDIT ACTIVITIES**

The statutory auditor has confirmed that their audit work, that has been completed in all material aspects, revealed that no material corrections need to be made to the accounting information included in the communiqué.

## **X. ANNUAL FINANCIAL REPORT – ANNUAL GENERAL MEETING**

The annual report will be made available to shareholders on the website [www.xior.be](http://www.xior.be) as of 14 April 2017 (after stock market closing) and can also be obtained from the company's headquarters on request (Mechelsesteenweg 34, P.O. Box 108, 2018 Antwerp or via [info@xior.be](mailto:info@xior.be)).

The Annual General Meeting of the Company will be held on 18 May 2017.

## **XI. FINANCIAL CALENDAR**

Publication of the Annual Financial Report	14 April 2017
Announcement of results as at 31 March 2017	5 May 2017
Annual General Meeting	18 May 2017
Announcement of results as at 30 June 2017	24 August 2017
Announcement of results as at 30 September 2017	10 November 2017

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<sup>27</sup> These forecasts are based on the current situation and do not account for unforeseen circumstances (such as a deterioration of the economic and financial climate and/or the materialisation of risks to which the Company and its activities are exposed). Forecasts regarding dividends are subject to approval by the Annual General Meeting.

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Regulated information

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## About Xior Student Housing

Xior Student Housing NV 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 communal 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 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 2016, Xior Student Housing had a property portfolio worth approximately EUR 266 million. More information is available at [www.xior.be](http://www.xior.be).

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

Mechelsesteenweg 34, Box 108, 2018 Antwerp

BE 0547.972.794 (Antwerp Register of Legal Entities, Antwerp section)

## XII. FINANCIAL OVERVIEWS

### CONSOLIDATED OVERVIEW OF THE FINANCIAL POSITION

ASSETS (in thousand EUR)	31/12/2016	31/12/2015
<b>I. FIXED ASSETS</b>	<b>266,276</b>	<b>195,392</b>
C. Investment property	265,873	194,753
a. Property available to let	265,873	157,879
b. Property developments	0	36,874
D. Other tangible fixed assets	248	240
a. - Tangible fixed assets for own use	248	240
E. Financial fixed assets	21	19
Other	21	19
G. Trade receivables and other fixed assets	135	0
H. Deferred taxes – assets	0	380
<b>II. CURRENT ASSETS</b>	<b>7,231</b>	<b>7,939</b>
A. Assets intended for sale	0	186
c. - Other assets	0	186
D. Trade receivables	542	635
E. Tax receivables and other current assets	2,051	2,577
a. - Taxes	172	666
c. - Other	1,879	1,911
F. Cash and cash equivalents	4,098	4,384
G. Accruals and deferred payments	540	157
Costs to be carried over	430	8
Accrued rental income		50
Other	110	99
<b>TOTAL ASSETS</b>	<b>273,507</b>	<b>203,331</b>

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LIABILITIES (in thousand EUR)	31/12/2016	31/12/2015
<b>EQUITY</b>	<b>131,630</b>	<b>108,382</b>
A. Capital	94,869	76,321
a. - Issued capital	94,869	83,282
b. - Capital increase costs (-)	0	-6,961
B. Issue premiums	32,261	25,615
C. Reserves	-515	6,961
Non-distributable reserve: reserve for expected losses	0	6,961
Reserve for the balance of the variations in the fair value of property	4,044	0
Reserve for the impact on the fair value of the estimated transaction fees and costs resulting from the hypothetical disposal of investment properties	-4,565	0
Retained earnings from previous financial year	6	0
D. Net result for the financial year	5,016	-514
<b>LIABILITIES</b>	<b>141,877</b>	<b>94,949</b>
<b>I. Non-current liabilities</b>	<b>133,465</b>	<b>75,100</b>
B. Non-current financial debts	131,315	72,447
a. - Credit institutions	131,315	72,447
C. Other non-current financial liabilities	1,866	0
a. - permitted hedging instruments	1,866	0
F. Deferred taxes – liabilities	283	2,653
a. - Exit tax	0	2,110
b. - Other	283	543
<b>II. Current liabilities</b>	<b>8,412</b>	<b>19,849</b>
D. Trade and other current payables	5,729	18,088
a. - Exit tax	3,469	5,869
b. - Other	2,260	12,219
Suppliers	1,244	6,025
Taxes, wages and social security contributions	1,016	6,194
E. Other current liabilities	1,583	981
Other	1,583	981
F. Accruals and deferred payments	1,100	780
a. - Property income received in advance	512	357
c. Other	588	423
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>273,507</b>	<b>203,331</b>

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Regulated information

**CONSOLIDATED PROFIT AND LOSS ACCOUNTS**

Income statement (in thousand EUR)	31/12/2016	31/12/2015
I. (+) Rental income	10,969	563
(+) Rental income	9,949	563
(+) rental guarantees	1,035	
(-) rent reductions	-15	
II. (+) Writeback of rental carried over and discounted	0	0
III. (+/-) Rental-related expenses	-57	0
<b>NET RENTAL RESULT</b>	<b>10,912</b>	<b>563</b>
IV. (+) Recovery of property expenses	0	0
V. (+) Recovery of rental charges and taxes normally payable by the tenant on let properties	1,460	32
- <i>Transmission of rental charges borne by the owner</i>	1,334	32
- <i>Calculation of withholding tax and taxes on let properties</i>	126	
VI. (-) Costs payable by tenants and borne by the landlord for rental damage and refurbishment at the end of the lease	0	0
VII. (-) Rental charges and taxes normally payable by the tenant on let properties	-1,457	-18
- Rental charges borne by the owner	-1,326	-40
- <i>Advance levies and taxes on let properties</i>	-131	-18
VIII. (+/-) Other rental-related income and expenditure	433	90
<b>PROPERTY RESULT</b>	<b>11,349</b>	<b>627</b>
IX. (-) Technical costs	-688	-161
Recurring technical costs	-687	
(-) Maintenance	-608	-98
(-) Insurance premiums	-79	-13
Non-recurring technical costs	-1	
(-) Damages	-1	-10
X. (-) Commercial costs	-216	-18
(-) Publicity etc.	-216	-18
XI. (-) Costs and taxes for non-let properties	0	0
XII. (-) Property management costs	-607	-7
(-) Management costs (external)	-235	-7
(-) Management costs (internal)	-373	0
XIII. (-) Other property costs	-470	-13
(-) Architects' fees	0	-1
(-) Surveyors' fees	-112	-12
(-) Other property costs	-358	0
(+/-) PROPERTY CHARGES	-1,981	-159
<b>PROPERTY OPERATING RESULT</b>	<b>9,368</b>	<b>468</b>
XIV. (-) General company expenses	-1,859	-291
XV. (+/-) Other operating income and costs	71	-45
<b>OPERATING RESULT BEFORE THE RESULT ON THE PORTFOLIO</b>	<b>7,580</b>	<b>132</b>

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XVI. (+/-) Result on the sale of property investments	106	0
XVII. (+/-) Result on the sale of other non-financial assets	0	0
XVIII. (+/-) Variations in the fair value of property investments	1,112	-149
(+) Positive variations in the fair value of property investments	3,319	1,293
(-) Negative variations in the fair value of property investments	-2,208	-1,442
XIX. (+) Other portfolio result	-110	-379
<b>OPERATING RESULT</b>	<b>8,688</b>	<b>-397</b>
XX. (+) Financial income	23	9
(+) Interest and dividends collected	23	9
XXI. (-) Net interest costs	-1,389	-43
(-) Nominal interest paid on loans	-957	-43
(-) Reconstitution of the nominal amount of financial debt	-58	0
(-) Costs of permitted hedging instruments	-373	0
XXII. (-) Other financial costs	-232	-20
- Bank costs and other commissions	-212	-16
- Other	-20	-3
XXIII. (+/-) Variations in the fair value of financial assets and liabilities	-1,866	0
(+/-) FINANCIAL RESULT	-3,464	-54
<b>RESULT BEFORE TAXES</b>	<b>5,225</b>	<b>-451</b>
XXV. Corporate taxes	-521	-44
XXVI. Exit tax	11	-20
Deferred taxes	300	0
(+/-) TAXES	-209	-64
<b>NET RESULT</b>	<b>5,016</b>	<b>--514</b>
<b>EPRA EARNINGS</b>	<b>5,774</b>	<b>14</b>
<b>RESULT OF THE PORTFOLIO</b>	<b>1,108</b>	<b>-529</b>
<b>VARIATIONS IN THE FAIR VALUE OF FINANCIAL ASSETS AND LIABILITIES</b>	<b>-1,866</b>	<b>0</b>
<b>EPRA EARNINGS PER SHARE * (in EUR)</b>	<b>1.17</b>	<b>0.0031</b>

#### CONSOLIDATED STATEMENT OF OVERALL RESULT

in thousand EUR	31/12/2016	31/12/2015
Net result	5,016	-514
Other components of the comprehensive result		
(+/-) Impact on the fair value of the estimated transaction fees and costs resulting from hypothetical disposal of investment properties	0	0
(+/-) Variations in the fair value of financial assets and liabilities	0	0
<b>OVERALL RESULT</b>	<b>5,016</b>	<b>-514</b>

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CONSOLIDATED CASH FLOW STATEMENT

CONSOLIDATED CASH FLOW STATEMENT (in thousand EUR)	31/12/2016	31/12/2015
<b>CASH AND CASH EQUIVALENTS AT THE START OF THE FINANCIAL YEAR</b>	<b>4,384</b>	<b>0</b>
<b>1. Cash flow from operating activities</b>	<b>-20,294</b>	<b>-10,722</b>
<b>Net profit for the financial year:</b>	<b>7,091</b>	<b>-395</b>
Operating result	8,688	-397
Interest paid	-1,620	-7
Interest received	22	9
Other	-570	
<b>Non-cash elements added to/subtracted from the result</b>	<b>-846</b>	<b>589</b>
<u>* Amortisations and depreciations</u>		
- Amortisations/depreciations (or writebacks) on tangible and intangible assets	44	60
<u>* Other non-cash elements</u>	-890	529
- Variations in the fair value of the real estate property	-890	529
<b>Variation in working capital requirements:</b>	<b>-25,969</b>	<b>-10,916</b>
<u>* Movement of assets:</u>	2,408	4,459
<u>* Movement of liabilities:</u>	-28,377	-15,375
<b>2. Cash flow from investment activities</b>	<b>-37,693</b>	<b>-34,013</b>
Acquisition of property investments and property developments	-35,677	-21,095
Sale of property investments	2,870	0
Purchase of shares in real estate companies	-5,398	-12,501
Acquisition of other tangible assets	-51	-240
Acquisition of non-current financial fixed assets	-2	-5
Receivables on trade and other non-current assets	380	0
Assets intended for sale	185	-173
<b>3. Cash flow from financing activities</b>	<b>57,701</b>	<b>49,054</b>
<u>* Change in financial liabilities and financial debts</u>		
- Increase in financial debts	57,037	72,447
- Decrease in financial debts	0	-96,730
- Repayment of shareholder loans	0	-5,278
<u>* Change in other liabilities</u>	-124	0
<u>* Change in equity</u>		
- Increase (+)/decrease (-) in capital/issue premiums	0	85,575
- Costs for the issue of shares	0	-6,961
Increase in cash following merger	788	66
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL YEAR</b>	<b>4,098</b>	<b>4,384</b>



### XIII. ALTERNATIVE PERFORMANCE MEASURES (APMs): RECONCILIATION TABLES

	31/12/2016	31/12/2015
EPRA earnings		
Net result	5.016	-514
Variations in the fair value of the real estate property	-1.112	149
Other portfolio result	110	379
Result on the sale of property investments	-106	0
Variations in the fair value of financial assets and liabilities	1.866	0
<b>EPRA earnings</b>	<b>5.774</b>	<b>14</b>

	31/12/2016	31/12/2015
Result for the portfolio		
Result on the sale of property investments	106	0
Variations in the fair value of the real estate property	1.112	-149
Other portfolio result	-110	-379
<b>Result of the portfolio</b>	<b>1.108</b>	<b>-528</b>

	31/12/2016	31/12/2015
Net asset per share (IFRS)		
Equity	131.630	108.382
Number of shares	5.270.501	4.626.780
<b>Net asset per share (IFRS)</b>	<b>24,97</b>	<b>23,42</b>

	31/12/2016	31/12/2015
Net asset per share (EPRA)		
Equity	131.630	108.382
Impact of the fair value of the permitted hedging instruments	1.866	0
Number of shares	5.270.501	4.626.780
<b>Net asset per share (EPRA)</b>	<b>25,33</b>	<b>23,42</b>

	31/12/2016	31/12/2015
Net earnings per ordinary share		
Net result	5.016	-514
Average number of shares	4.926.405	na
<b>Net earnings per ordinary share</b>	<b>1,02</b>	<b>na</b>

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Distributable earnings per share	31/12/2016	31/12/2015
Net result	5.016	-514
Variations in the fair value of the real estate property	-1.112	149
Other portfolio result	110	379
Variations in the fair value of financial assets and liabilities	1.866	0
Weighted average number of shares	4.926.405	na
<b>Distributable earnings per share</b>	<b>1,19</b>	<b>na</b>

EPRA earnings per share	31/12/2016	31/12/2015
Net result	5.016	-514
Variations in the fair value of the real estate property	-1.112	149
Other portfolio result	110	379
Result on the sale of property investments	-106	0
Variations in the fair value of financial assets and liabilities	1.866	0
Weighted average number of shares	4.926.405	na
<b>EPRA earnings per share</b>	<b>1,17</b>	<b>na</b>

Average interest rate	31/12/2016	31/12/2015
Nominal interest paid on loans	957	60
Costs of permitted hedging instruments	373	0
Capitalised interest	389	21
Average outstanding debt for the period	96.798	72.657
<b>Average interest rate</b>	<b>1,78%</b>	<b>1,94%</b>

Average financing costs	31/12/2016	31/12/2015
Nominal interest paid on loans	957	60
Costs of permitted hedging instruments	373	0
Capitalised interest	389	21
Reconstitution of the nominal amount of financial debt	58	0
Bank costs and other commissions	212	16

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Average outstanding debt for the period	96.798	72.657
<b>Average financing costs</b>	<b>2,05%</b>	<b>2,32%</b>
EPRA NAV	31/12/2016	31/12/2015
Net asset value according to the financial statements	131.630	108.382
Effect of exercising options, convertible debt and the other equity instruments		
Diluted intrinsic value after exercising options, convertible debt and other equity instruments	131.630	108.382
To be excluded:		
Fair value of the financial instruments	1.866	0
<b>EPRA NAV</b>	<b>133.496</b>	<b>108.382</b>
<b>EPRA NAV (EUR/share)</b>	<b>25,33</b>	<b>23,42</b>
EPRA NNNAV	31/12/2016	31/12/2015
EPRA NAV	133.496	108.382
To be added:		
Fair value of the financial instruments	-1.866	0
<b>EPRA NAV</b>	<b>131.630</b>	<b>108.382</b>
<b>EPRA NAV (EUR/share)</b>	<b>24,97</b>	<b>23,42</b>
EPRA cost ratio	31/12/2016	31/12/2015
General expenses	1.859	na
Impairment of trade receivables	57	na
Property charges	1.981	na
		na
EPRA costs (incl. vacancy costs)	3.897	na
Vacancy costs	0	na
EPRA costs (excl. vacancy costs)	3.897	na
Gross rental income	10.969	na
<b>EPRA cost ratio (incl. vacancy costs)</b>	<b>35,5%</b>	<b>na</b>
<b>EPRA cost ratio (excl. vacancy costs)</b>	<b>35,5%</b>	<b>na</b>

#### XIV. Lexicon of the Alternative Performance Measures (APM) used by Xior Student Housing

APM terms	Definition	Use
EPRA earnings	Net result +/- variations in the fair value of property investments, +/- other portfolio results, +/- result on the sale of property investments, +/- variations in the fair value of financial assets and liabilities	Measuring the result of the strategic operating activities, excluding variations in the fair value of property investments, other portfolio results, the result on the sale of property investments and variations in the fair value of financial assets and liabilities
Result for the portfolio	Result on the sale of property investments +/- variations in the fair value of property investments +/- other portfolio results	Measuring the realised and unrealised gain/loss on property investments
Net asset per share (IFRS)	Equity divided by the number of shares	Measuring the fair value of the share, enabling a comparison with the stock market price. Comparability with other RRECs and international property players
Net asset per share (EPRA)	Equity excluding the fair value of the permitted hedging instruments divided by the number of shares	Measuring the fair value of the share, enabling a comparison with the stock market price. Comparability with other RRECs and international property players
Net profit per share	Net result divided by the average number of shares	Measuring the result of the share and comparing it with the distributed dividend per share. Comparability with other RRECs and international property players
Distributable earnings per share	Net result +/- variations in the fair value of property investments, +/- other portfolio results, +/- variations in the fair value of financial assets and liabilities divided by the average number of shares	Measuring the operating performance of the Company's activities, after the financial result and taxes
Average interest rate	Interest costs including IRS interest costs divided by the average outstanding debt for the period.	Measuring the average interest costs of the debts to enable a comparison with peers + analysis of evolution over time.
Average financing costs	Interest costs including IRS interest costs + arrangement fee and commitment fees divided by the average outstanding debt for the period	Measuring the average financing costs of the debt to enable a comparison with peers + analysis of evolution over time.
EPRA earnings per share	Net result +/- result on the sale of property investments +/- variations in the fair value of property investments, +/- other portfolio results, +/- variations in the fair value of financial assets and liabilities divided by the average number of shares	Comparability with other RRECs and international property players
EPRA NNNNAV	EPRA NAV adjusted to take into account the fair value of (i) the financial instruments, (ii) the debts and (iii) the deferred tax.	Comparability with other RRECs and international property players
EPRA cost ratio (incl. vacancy costs)	EPRA costs (including vacancy costs) divided by the gross rental income, minus the rent still to be paid on rented land.	Comparability with other RRECs and international property players
EPRA cost ratio (excl. vacancy costs)	EPRA costs (excluding vacancy costs) divided by the gross rental income, minus the rent still to be paid on rented land.	Comparability with other RRECs and international property players

## Disclaimer

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