

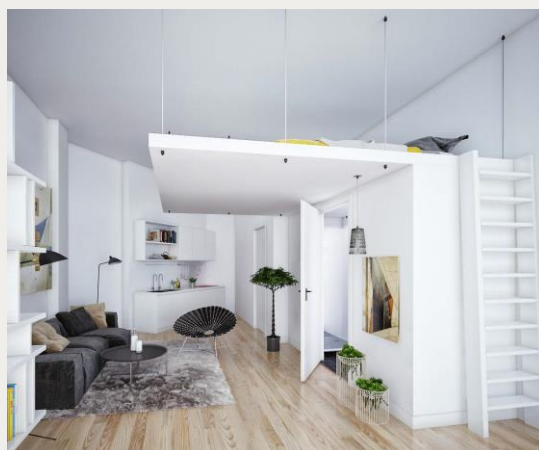
30 September 2016 – Embargo until 7:00 am (CET)

Regulated information

Xior Student Housing acquires student residence with 95 units in Eindhoven

Contractual value of EUR 10.4 million

Antwerp, Belgium – 30 September 2016 – 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 residence consisting of 95 self-contained units in the university city of Eindhoven. The agreed value of the property is EUR 10.4 million. This purchase was completed through the acquisition of 100% of the shares of the property company involved.



Acquisition of 95 student units in Eindhoven

Xior announces the acquisition of 95 self-contained units located in Kronehoefstraat in Eindhoven. This is a leased site that was delivered at end December 2015. Known as "The Spot", the student complex comes fully equipped with a range of features, including a digital key system, high-speed internet connection and digital television signal, camera system, etc. The students are free to use the common areas, such as a bike shed, shared indoor spaces and a laundry room.

The property is close to Eindhoven University of Technology and the train stations in Eindhoven.

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 is based on an agreed value for the property of 10,400,000 euro¹.

The property is expected to generate annual rent of approx. 652,000 euro. The transferor will provide a rental guarantee for a period of two years.

¹ This is in line with the estimate made by the independent property expert.

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Christian Teunissen, CEO of Xior: *"We are delighted to be able to have a presence in a new university city through this acquisition, with upward potential in terms of the number of students. We are continuing to implement Xior's growth strategy with great conviction."*



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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 and operator, Xior Student Housing has been building 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 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 30 June 2016, Xior Student Housing had a property portfolio worth approximately EUR 214 million. More information is available at www.xior.be.

Xior Student Housing NV, Public RREC under Belgian law (BE-REIT)
Mechelsesteenweg 34, PO box 108, 2018 Antwerp (Belgium)
BE 0547.972.794 (Antwerp Company Register, Antwerp department)

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