

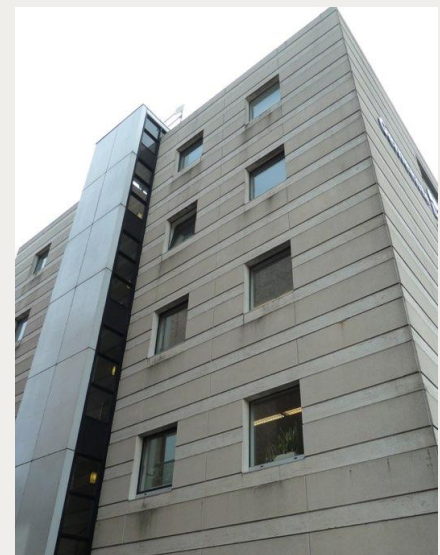
5 August 2016 – Embargo until 5.40pm (CET)

Regulated information

Xior Student Housing enters into agreement on the acquisition of 108 student rooms in Delft

Contractual value of approximately EUR 12.4 million

Antwerp, Belgium – 5 August 2016 – Xior Student Housing NV, the Belgian real estate investment trust (BE-REIT) specialised in student housing in Belgium and the Netherlands, has signed an agreement regarding the acquisition of a property in Delft consisting of 108 student housing units. This transaction has a contractual acquisition value of approximately EUR 12.4 million. The transfer of this property is planned for January 2017.



Agreement on acquisition of 108 student housing units in Delft

Xior has entered into an agreement on the acquisition of a redeveloped real estate project in Delft, the Netherlands. The property is situated in a premium location in the centre of Delft, near the station and close to Delft University of Technology, which is home to more than 20,000 students.

The project is a conversion of an office building. This acquisition means that Xior will acquire 108 new self-contained units early 2017.

This acquisition has a contractual acquisition value of approximately EUR 12.4 million, and the (furnished) property is expected to generate a total annual rent of approximately EUR 752K. The transaction is subject to a number of customary conditions.

Xior has already announced the acquisition of a property in Delft containing 118 units, expected for 2017¹, which brings the total number of units in the pipeline for this university town to 226.

¹ See the press release dated 20 April 2016.

5 August 2016 – Embargo until 5.40pm (CET)

Regulated information

Christian Teunissen, CEO of Xior: "*The acquisition of this property corresponds perfectly to our strategy to further develop our portfolio of high-quality buildings in premium locations in important university towns.*"

For more information, please contact:

Xior Student Housing NV
Mechelsesteenweg 34, box 108
2018 Antwerp
www.xior.be | info@xior.be

Christian Teunissen, CEO
Frederik Snauwaert, CFO
Arne Hermans, CIO
T +32 3 257 04 89

About Xior Student Housing

Xior Student Housing NV is the first Belgian public regulated real estate company specialising in student housing 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, owner and operator Xior Student Housing has built high-quality, reliable student housing offering ideal places 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 regulated real estate company under Belgian law since 24 November 2015. Xior Student Housing shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. On 31 March 2016, Xior Student Housing had a property portfolio worth approximately 206 million euros. More information is available at www.xior.be.

Xior Student Housing NV, Public RREC under Belgian law (BE-REIT)
Mechelsesteenweg 34, box 108, 2018 Antwerp, Belgium
BE 0547.972.794 (Antwerp Register of Legal Entities, Antwerp section)

Disclaimer

This press release contains forward-looking information, projections, convictions, opinions and estimates produced by Xior in relation to the expected future performance of Xior and of the market in which it is active ('forward-looking statements'). By nature, forward-looking statements involve inherent risks, uncertainties and assumptions, both general and specific, that appear justified at the time at which they are made but which may or may not turn out to be accurate, and there is a risk that the forward-looking statements will not be realised. Some events are difficult to predict and may depend on factors outside of Xior's control. In addition, the forward-looking statements are only valid on the date of this press release. Statements in this press release relating to past trends or activities may not be interpreted as an indication that such trends or activities will persist in future. Neither Xior nor its representatives, officers or advisers can guarantee that the parameters upon which the forward-looking statements are based are free of errors, nor can they indicate, guarantee or predict whether the expected results set out in such a forward-looking statement will ultimately be achieved. Actual profits, the financial situation and Xior's performance or results may therefore differ substantially from the information projected or implied in forward-looking statements. Xior expressly declines any obligation or guarantee to publicly update or review forward-looking statements unless it is required to do so by law. This press release has been prepared in Dutch and has been translated into English and French. In case of discrepancies between the different versions of this press release, the Dutch version will prevail.