

Xior Student Housing enters into agreement on the acquisition of 122 student rooms in Breda

Antwerp, Belgium – 2 June 2016 – Xior Student Housing NV, the Belgian real estate investment trust (BE-REIT) specialised in student housing in Belgium and the Netherlands, has concluded an agreement regarding the acquisition of a third student building in Breda¹ as part of its recently announced acquisition of two other student buildings in The Hague and Delft. This takes the total investment value for these three buildings up to approximately EUR 36.7 million according to the current estimated rental values. The transaction entails the acquisition of 100% of the shares in the real estate company concerned. The transaction is subject to due diligence and a number of customary conditions precedent. The transfer of this property is planned for autumn 2016.



Agreement regarding additional acquisition of 122 units in Breda

Xior has concluded an agreement regarding the acquisition of a real estate project consisting of 122 independent units located on Tramsingel in Breda. It is a conversion of an existing office building. The property is walking distance from the central station and city centre and various educational institutes.

This acquisition is part of the recently announced takeover of two student buildings in The Hague and Delft¹. Xior has reached an agreement with the seller to optimise this global transaction and expand it with this third property. This acquisition takes the total investment value for these three buildings to approximately EUR 36.7 million according to the current estimated annual rental values of EUR 2.1 million. The transaction is subject to due diligence and a number of customary conditions precedent.

This property will be purchased by acquiring 100% of the shares in the real estate company concerned. The price of the company shares will be based on the investment value of the real estate established by

¹ See the press release dated 19 April 2016.

2 June 2016 – Embargo until 7:00 (CET)

Regulated information

the company concerned, depending on the rental values calculated according to the Dutch points system². A guarantee for the lease of 100% of the units on Closing is being provided.



Xior currently already has 44 student units in Breda, and is further expanding its range with this acquisition.

Xior student building in Breda

Christian Teunissen, CEO of Xior: *"The acquisition of these 122 units efficiently optimises a previous transaction and enables us to further expand our range of quality student buildings in Breda."*

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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-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 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 2016, Xior Student Housing had a property portfolio worth approximately 206 million euros. More information is available at www.xior.be.

² The Netherlands have imposed a national points system for property valuation ("woningwaarderingstelsel" or "WWS") that sets the maximum rent based on a number of factors, such as square footage, quality and location.

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