

Xior Student Housing enters into agreement on acquisition in Maastricht

Investment value of approximately 23.16 million euros

Antwerp, Belgium – 23 May 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 on the acquisition of a property in Maastricht consisting of 143 student units and a ground floor retail space. This transaction has an investment value of approximately 23.16 million euros, and is subject to certain customary conditions. The acquisition is planned in September 2016.



Agreement on the acquisition of "Carré Maastricht"

Xior has entered into an agreement on the acquisition of a redeveloped real estate project in the Netherlands. The property, called Carré, is situated in the centre of Maastricht, nearby educational institutions.

Xior will acquire a student property consisting of 143 units and shared facilities, and the ground floor retail space, which is leased on the long term.

This transaction will allow Xior to acquire this property full of character before the next academic year of 2016-2017, meeting the demand for additional quality student housing in the Netherlands.

This acquisition has an investment value of approximately 23.16 million euros, and the (furnished) property is expected to generate a total annual rent of approximately 1,511,000 euros. The transaction is subject to certain customary conditions.

The property was redeveloped by I LOVE STUDENTLIFE.NL (a collaboration between L.I.F.E. group and Gijbels Group), who is selling it to Xior. The seller provides a one-year rental guarantee to Xior starting from the expected transfer date.

Christian Teunissen, CEO of Xior: *"With this acquisition, we are continuing our growth strategy by strengthening our position in the student city of Maastricht this year."*

For more information, please contact:

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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.

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