

Xior Student Housing enters into agreement on the acquisition of a student building in Rotterdam

Investment value of approximately 30 million euros

Antwerp, Belgium – 11 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 student building to be developed near Erasmus University Rotterdam. This transaction has an investment value of approximately 30 million euros based on the estimated rental values, and is subject to a number of conditions. If these conditions are met on time, the takeover is planned for September 2017. This will add a brand-new property in a prime location to Xior's portfolio.



Agreement on the acquisition of a student building in Rotterdam with 280 units

Following the recent agreement on the acquisition of two new student buildings in Delft and The Hague¹, Xior is continuing its growth strategy by entering into an agreement on the acquisition of a student building to be developed near Erasmus University Rotterdam in the Netherlands.

This acquisition has an investment value of 30,260,000 euros (furnished building), and is based on an estimated annual rental value of approximately 1,815,600 euros, calculated according to the Dutch points system². The transaction is subject to a number of conditions.

¹ See our press release of 20 April 2016.

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.

11 May 2016 – Embargo until 17:40 (CET)

Regulated information



If all conditions are met, Xior will add a brand-new building to its portfolio in September 2017 at the earliest (depending on when all conditions are met). The building consists of 280 independent student units between 20 m² and 39 m² on eight floors, and common areas such as a bicycle area and roof terrace. The property will have a prime location near Erasmus University Rotterdam in this bustling city.

The seller provides a one-year rental guarantee to Xior starting from the transfer of the property.

Christian Teunissen, CEO of Xior: *"This project is a perfect match for Xior's 'multi-country - multi-city' approach and its goal to further expand its portfolio in existing and new major student towns, including Rotterdam."*

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) specialised 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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