

Xior Student Housing completes acquisition of student residence in Leuven Capital increase of ca. 5.8 million euro

Information with regard to the total number of voting rights (denominator)

(Article 15 of the Transparency Law)

Antwerp, Belgium – 1 March 2016 – Xior Student Housing NV, the B-REIT specialised in student housing in Belgium and the Netherlands, has completed the acquisition of a student residence in the heart of Leuven. With this acquisition, Xior has completed its first post-IPO acquisition on time, as announced in the context of the IPO in December 2015. This acquisition has been completed today through the merger by acquisition of Devimmo NV. Following this merger, which results in a capital increase (including issue premium) of approximately EUR 5.8 million, Xior has issued 230,657 new shares.

Acquisition of student residence in Leuven

Xior Student Housing has today completed the acquisition of a student residence in the heart of Leuven. This student residence with 73 units is situated at Parkstraat 137, close to various campuses of the University of Leuven. "Residence Vinckebosch" was built in the early '90s and completely refurbished in 2015. The shared areas were recently redecorated by a number of well-known graffiti artists. The students can also make use of the garden.

This property was acquired at fair value, assessed by the surveyor at EUR 6,964,900. The property will generate an expected annual rental income of approximately EUR 392,400.

With this acquisition, Xior has completed its first post-IPO acquisition on time, as announced in the context of the IPO in December 2015.

Christian Teunissen, CEO of Xior: *"This student accommodation is situated in the centre of a vibrant university city and offers a pleasant living environment for students. This acquisition is in line with the growth strategy pursued by Xior and a perfect fit for Xior's activities in Belgium and the Netherlands."*

Capital increase and issue of new shares

This acquisition has been completed today through the merger by acquisition of Devimmo NV. Following the merger, Xior issued 230,657 new shares. This merger results in a capital increase (including issue premium) of EUR 5,766,425.00, of which an amount of EUR 4,151,826.00 has been accounted for as Capital and the amount of EUR 1,614,599.00 as Issue Premiums. The shares have been issued to Aloxe NV, and are ordinary shares with the same rights as the existing Xior shares, provided that the new shares only share in the result and entitle the holder to share in profits as of today. The profit for the new shares for the 2016 financial year will be calculated *pro rata temporis* from the closing date up to and including the last day of the financial year. The issue price of the new shares is EUR 25.00 per share, as also provided for in the IPO prospectus dated 24 November 2015, published in the context of the IPO of 11 December 2015.

Information on the total number of voting rights (denominator) in accordance with Article 15 of the Transparency Law

In accordance with Article 15 of the Law of 2 May 2007 concerning the disclosure of major shareholdings, Xior Student Housing NV discloses the following information on 1 March 2016:

- Total capital: EUR 87,433,866.00
- Total number of securities with voting rights: 4,857,437 (all ordinary shares)
- Total number of voting rights (= denominator): 4,857,437 (all attached to ordinary shares)

Each of these shares confers one vote at the Shareholders' Meeting and these shares are therefore the denominator for purposes of publications under the transparency regulations (i.e. notification in the event of reaching, crossing or falling below the statutory or legal thresholds). Xior Student Housing NV's Articles of Association do not provide for an additional statutory threshold. No outstanding options or warrants have been issued that entitle their holder to shares, nor shares without voting rights.

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About Xior Student Housing

Xior Student Housing NV is the first Belgian public 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. More information is available at www.xior.be.

Xior Student Housing NV, Public RREC under Belgian law (B-REIT)
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