

6 September 2017 – Embargo until 5:40pm (CET)

Acquisitions of 3 student buildings in the Netherlands with a total of 470 units successfully completed

Xior opens its largest site of 280 units in the Netherlands

Antwerp, Belgium – 6 September 2017 – Xior Student Housing NV, the Belgian real estate investment trust (BE-REIT) specialised in student housing in Belgium and the Netherlands, has successfully completed the acquisitions of three student buildings offering 470 independent student units in Delft, The Hague and Rotterdam. Following these acquisitions, there are a total number of 3,425 lettable units in the portfolio with an increased portfolio value of approx. EUR 444 million.



Delft



The Hague



Rotterdam

Acquisitions of three student buildings successfully completed

In 2016, Xior concluded agreements with two respective sellers regarding the acquisition of real estate projects in Rotterdam,¹ resp. Delft and The Hague in the Netherlands.² Xior starts the new academic year with the successful completion of these acquisitions on schedule.

Xior acquired the properties by buying 100% of the shares in the relevant real estate companies. The price of the shares in these companies is based on the investment value of the real estate held by the companies concerned, depending on the rental values calculated according to the Dutch points system. The total investment value of the underlying real estate is approx. EUR 55.9 million³, with an average initial gross rental yield of approx. 5.9%.

Following these acquisitions, there are a total number of 3,425 lettable student units in the portfolio with an increased portfolio value of EUR 444 million.

¹ See also our press release of 11 May 2016.

² See also our press release of 20 April 2016.

³ This is in line with the estimates of the independent property expert.

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Student building in Rotterdam – Woudestein Campus

This brand-new student building is referred to as the Woudestein Campus and offers 280 independent rooms. It is Xior's largest student building in the Netherlands.

The building consists of 280 independent student units between 20 m² and 39 m² on eight floors as well as common areas such as a bicycle area and roof terrace. The property is in a prime location on the Erasmus University Rotterdam campus in this bustling city.

The building was fully let in a record time of less than 48 hours before it was even completed, to students of more than 50 nationalities, in close cooperation with Erasmus University Rotterdam and the Rotterdam School of Management.



Student building in The Hague

The property in The Hague is situated on Waldorpstraat and has 72 independent studios on five floors. Every studio has a balcony with a colourful touch, which gives this property a charming appeal.

The property is situated near The Hague train station and The Hague University of Applied Sciences.

The Company was granted a one-year rental guarantee for 100% of the rental income.



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Student building in Delft

The property in Delft was built at Antonia Veerstraat 1-15 and consists of 118 independent units. It is part new construction and part redevelopment.

The property is situated near Delft train station and is Xior's third building in this city where demand for quality student accommodation is still high.

The Company was also granted a one-year rental guarantee for 100% of the rental income for this property.



Christian Teunissen, CEO of Xior: *"With the acquisition of almost another 500 units, Xior confidently continues its growth strategy according to plan. These new student buildings in three major established student cities in the Netherlands are also excellent additions to the portfolio."*

Xior wishes its new students living in these properties a pleasant stay and a successful academic year.

For more information on the availability of these rooms, do not hesitate to contact:

Woudestein Campus – Rotterdam: rotterdam@xior.nl | T +31 88 6000 183
Delft / The Hague: denhaag@xior.nl | T +31 88 6000 180



More information is available on our website or in the Xior app.

For more information on this press release, do not hesitate to 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 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 communal 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 immediately feels at home.

Xior Student Housing has been accredited as a public RREC under Belgian law since 24 November 2015. Xior Student Housing NV's shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. On 30 June 2017, Xior Student Housing's property portfolio was worth approximately EUR 357 million. 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
BE 0547.972.794 (Antwerp Register of Legal Entities, Antwerp section)

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