

Information regarding the total number of voting rights (denominator)

(Section 15 of the Transparency Act)

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Antwerp, Belgium – 22 June 2017 – Xior Student Housing NV announces the new denominator in accordance with Article 15 of the Transparency Act.

On 7 June 2017, Xior launched a capital increase in cash with irreducible allocation rights for a gross amount of maximum EUR 83,991,896, through the issuance of maximum 2,709,416 new shares at an issue price of EUR 31.00 per share.

Following completion of the capital increase and issuance of 2,709,416 new shares on 22 June 2017 for a total issue price of EUR 83,991,896, Xior Student Housing NV discloses the following information, in accordance with Article 15 of the Act of 2 May 2007 on the disclosure of significant holdings, per 22 June 2017:

- Total capital: EUR 146,308,482.00
- Total number of securities with voting rights: 8,128,249 (all ordinary shares)
- Total number of voting rights (= denominator): 8,128,249 (all attached to ordinary shares)

Each of these shares confers one vote at the Annual General Meeting and these shares are therefore the denominator for purposes of publications under the transparency rules (i.e. notification in the event of reaching, exceeding or failing to meet the thresholds specified by law or in the Articles of Association). Xior Student Housing NV's Articles of Association do not provide for additional statutory thresholds. There are no outstanding options or warrants that confer rights to shares, nor preference shares or shares without voting rights.

For more information please contact:

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About Xior Student Housing

Xior Student Housing NV is the first Belgian public 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 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 31 March 2017, Xior Student Housing had a property portfolio worth approximately EUR 289 million. More information is available at www.xior.be.

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