

Successful placement of 800,000 Xior shares

Antwerp, Belgium – 5 December 2018 – Xior Student Housing NV, the Belgian real estate investment trust (BE-REIT) specialising in student housing in Belgium and the Netherlands, is pleased to announce the successful placement of 800,000 of Xior shares by its reference shareholder, Aloxe NV, as a result of which the trading of Xior shares on Euronext Brussels on 5 December 2018 has been suspended at Xior's request. This was a first step in the transaction to acquire the "Annadal site" in Maastricht (the Netherlands), which leads to an increase in Xior's equity capital by an amount of 30 million euro by way of a contribution in kind.

Successful private placement

Xior's reference shareholder, Aloxe NV, has placed existing Xior shares for an amount of 30 million euro through a private placement. The 800,000 shares were placed with a broad base of Belgian and international investors, at a price of 37.50 euro per share, representing a discount of 3.40% compared to the closing price of Tuesday, 4 December 2018, which was EUR 39.40, adjusted by the estimated value of coupon no. 8 detached before the placement, i.e. EUR 38.82 after this adjustment. In view of the detachment of coupon number 8 announced in the context of this transaction, Xior shares will remain suspended throughout the day and trading will resume on 6 December 2018 at the opening of the stock exchange.

The advisers were ING Belgium and Bank Degroof Petercam.

First step of the contribution in kind of the Annadal site in Maastricht (the Netherlands) carried out

The placement, whose object is the sale of existing shares of Aloxe NV, Xior's reference shareholder, is part of the transaction planned by Xior concerning the Annadal site in Maastricht (the Netherlands). Xior plans to acquire part of the real estate company that owns this site in Maastricht¹ on 12 December 2018 through a contribution in kind of the shares in the real estate company concerned. The underlying property has an agreed value of approximately 62.6 million euro.

For more information about this transaction please contact:

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¹ See the previous press release of 5 December 2018 concerning the acquisition of the "Annadal site" in Maastricht.

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 REIT under Belgian law since 24 November 2015. Xior Student Housing's shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. On 30 September 2018, Xior Student Housing had a property portfolio worth approx. EUR 716 million. More information is available at www.xior.be.

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