

Announcement of results of capital increase 95.3% subscribed after Subscription Period with Irreducible Allocation Rights

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**Public offering for subscription to a maximum of 2,709,416 New Shares
in the context of a capital increase in cash within the authorised capital
with Irreducible Allocation Rights for up to max. EUR 83,991,896**

**95.3% is subscribed after the Subscription Period with Irreducible
Allocation Rights
Launch of private placement**

Antwerp, Belgium – 20 June 2017 – Xior Student Housing NV announces the results of the capital increase in cash after the end of the Subscription Period with Irreducible Allocation Rights.

During the Subscription Period with Irreducible Allocation Rights, which ended on 19 June 2017, 2,583,218 New Shares, or 95.3% of the total number of New Shares offered were subscribed.

The 252,397 Irreducible Allocation Rights, represented by coupon no. 3, which were not exercised by the end of the Subscription Period, will now be sold as part of an exempt accelerated private placement with the composition of an order book, as set out in point 6.3.1 of the Securities Note. This sale will take place immediately after the publication of this press release. The Scrips buyers will have to subscribe to the New Shares still available at the same price and in the same proportion as for the subscription following the exercise of the Irreducible Allocation Rights, i.e. 1 New Share (at EUR 31.00 per New Share) for 2 Irreducible Allocation Rights (in the form of Scrips). The net proceeds from the sale of these Scrips (the "Excess Amount") will be paid on presentation of coupon number 3, in principle from 27 June 2017. If the net proceeds per Scrip are less than EUR 0.01 per Scrip, they will not be paid to the holders of non-exercised Irreducible Allocation Rights, but will be transferred to the Company.

The result of the subscriptions to New Shares due to the exercised Scrips and Excess Amount belonging to holders of non-exercised Irreducible Allocation Rights, if the net proceeds are EUR 0.01 or more per Scrip, will be announced in principle in a press release on 20 June 2017, after the end of the private placement of the Scrips.

Payment and delivery of the New Shares will take place on 22 June 2017. In principle, the New Shares will be admitted to trading on the regulated market of Euronext Brussels from the same date.

Trading in the Company's Shares on the regulated market of Euronext Brussels was suspended today, 20 June 2017, at the Company's request, from the market opening, until the moment of the publication of the press release about the results of the Offer (i.e. including the results of the private placement of the Scrips), which will appear on the Company's website and in the press later today.

ING Belgium and Bank Degroof Petercam act as Joint Global Coordinators and Joint Bookrunners. KBC Securities and Kempen & Co act as Co-Managers.

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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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