

Capital increase of approximately EUR 134 million fully subscribed

Results of the Offer and amount payable to holders of non-exercised Irreducible Allocation Rights

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Public Offer for subscription to a maximum of 4,322,938 New Shares in the context of a capital increase in cash within the authorised capital with Irreducible Allocation Rights for max. EUR 134,011,078 fully subscribed

Result of the sale of Scrips

Antwerp, Belgium – 8 June 2018 – Xior Student Housing NV announces the results of the Offer and the amount payable to holders of non-exercised Irreducible Allocation Rights, following the full subscription of the capital increase for the sum of approximately EUR 134 million.

During the Subscription Period with Irreducible Allocation Rights, which ended on 7 June 2018, 4,065,586 New Shares, or 94% of the total number of New Shares offered were subscribed.

All Irreducible Allocation Rights, represented by coupon no. 6, which were not exercised by the end of the Subscription Period, were sold on 8 June 2018 in the form of Scrips in an exempt accelerated private placement with the composition of an order book, as set out in point 6.1.3 of the Securities Note. The Scrips buyers have therefore subscribed to the 257,352 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") allocated to holders of non-exercised Irreducible Allocation Rights amount to EUR 1.74 per Irreducible Allocation Right. Xior expects this amount to be available and paid upon presentation of coupon no. 6, in principle, from 15 June 2018.

The gross proceeds from the 100% subscribed New Shares, after the Subscription Period with Irreducible Allocation Rights and the exempt accelerated private placement of Scrips, are EUR 134,011,078. The net proceeds from the Offer (after deduction of the costs of the Offer) are estimated at EUR 131.1 million.

"We wish to thank all of our investors for making this transaction a success once again. This confirms the confidence of our investors in the growth story of Xior. Following the successful IPO in December 2015 and the public capital increase in 2017, the completion of this transaction marks another very important milestone in the company's continuing expansion that allows us to continue our growth strategy with conviction", said Christian Teunissen, CEO of Xior.

8 June 2018 – 12:45 pm (CET)

Regulated Information – Inside information

Payment and delivery of the New Shares will take place on 12 June 2018. In principle, the New Shares will be admitted to trading on the Euronext Brussels regulated market from the same date.

Trading in the Company's Shares on the Euronext Brussels regulated market was suspended today, 8 June 2018, at the Company's request, from the market opening, in the lead-up to the announcement of the results of the subscription with Irreducible Allocation Rights and the exempt accelerated private placement of the Scripts. Now that this phase has been successfully completed, the Company has requested the lifting of the suspension.

ING Belgium act as Sole Global Coordinator and with Kempen & Co, Bank Degroof Petercam and Belfius Bank as Joint Bookrunners.

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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 2018, Xior Student Housing had a property portfolio worth approximately EUR 512 million. More information is available on www.xior.be.

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