

Announcement of results of capital increase 94 % subscribed after Subscription Period with Irreducible Allocation Rights

Not for distribution, publication or release, directly or indirectly, in or into the United States of America, Canada, Australia, Japan, South Africa or any other country in which such distribution would be unlawful. Other restrictions also apply.

**Public offering 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 up to max. EUR 134,011,078**

**94 % is subscribed after the Subscription Period with Irreducible
Allocation Rights**

Launch of private placement

Antwerp, Belgium – 8 June 2018 – 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 7 June 2018, 4,065,586 New Shares, or 94 % of the total number of New Shares offered were subscribed.

The 514.705 Irreducible Allocation Rights, represented by coupon no. 6, 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 6.1.3 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 no. 6, in principle from 15 June 2018. 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 8 June 2018, after the end of the private placement of the Scrips.

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 regulated market of Euronext Brussels from the same date.

8 June 2018 – 10.30 am (CET)

Regulated Information – Inside information

Trading in the Company's Shares on the regulated market of Euronext Brussels was suspended today, 8 June 2018, 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 act as Sole Global Coordinator and with Kempen & Co, Bank Degroof Petercam and Belfius Bank as Joint Bookrunners.

For more information please contact:

Xior Student Housing NV
Mechelsesteenweg 34, Box 108
2018 Antwerp
www.xior.be

Christian Teunissen, CEO
Frederik Snaauwaert, CFO
Arne Hermans, CIO
info@xior.be
T +32 3 257 04 89

Xior Investor Relations
Sandra Aznar
Head of Investor Relations
ir@xior.be
T +32 3 257 04 89

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)
Mechelsesteenweg 34, Box 108, 2018 Antwerp
BE 0547.972.794 (Antwerp Register of Legal Entities, Antwerp section)