

Successful placement of 332,701 Xior shares

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Antwerp, Belgium – 7 October 2020 – Xior Student Housing was informed that a private placement of 332,701 shares, issued earlier this morning in the framework of the indirect acquisition of the student residence "365 Rooms" in Brussels¹, has been successful.

The 332,701 shares were placed by BNP Paribas Fortis by way of a bookbuilding across institutional investors after extensive market consultation at a price of EUR 52.75 per share, which represents a discount of 2.95 % compared to yesterday's closing price, 6 October 2020 minus the pro rata temporis portion of the gross dividend for the 2020 financial year.

The trading of Xior shares on Euronext Brussels has been suspended since this morning as a result of this private placement and will resume as soon as possible after the publication of this press release.

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¹ See previous press release dated 7 October 2020.

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, the Netherlands, Spain and Portugal. 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 accommodation 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's shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. On 30 June 2020, Xior Student Housing held a property portfolio worth approximately EUR 1.37 billion. More information is available at www.xior.be.

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