

17 January 2017 – Embargo until 8:00 (CET)

Regulated information

## Acquisition of Brussels real estate project via contribution in kind Capital increase and increase in equity of approx. EUR 5 million

Information regarding the total number of voting rights (denominator)  
(Section 15 of the Transparency Act)

**Antwerp, Belgium – 17 January 2017** – Xior Student Housing NV, the Belgian real estate investment trust (BE-REIT) specialised in student housing in Belgium and the Netherlands, has achieved a successful capital increase through the previously announced acquisition of a real estate project in Brussels via the contribution of the land and existing structures. As a result of this contribution, which entails a capital increase (including issue premium) of approximately EUR 5 million, 148,332 new shares were issued by Xior. The issue price is EUR 34.14 per share (rounded).



### Acquisition of real estate project in Brussels via capital increase of approximately EUR 5 million

On 9 June 2016, Xior announced that it had signed an agreement on the acquisition of a student residence located on Lakensestraat in the centre of Brussels, consisting of 69 furnished student units.<sup>1</sup>

The buildings are located in the heart of the capital, surrounded by various public transport facilities within walking distance (Brussels-North railway station, tram/bus/metro stops) and close to several education institutions (e.g. Vlerick Business School, Odisee Campus and Université Saint-Louis).

The new build complex is currently under construction and is expected to be completed for the 2017-2018 academic year. On completion, this site will provide 39 individual en-suite student units with their own bathroom (shower, toilet and washbasin) and kitchenette and 30 en-suite units with their own bathroom.

This morning, the acquisition of the land and structures already erected was completed via a contribution in kind to Xior's capital. The value of the contribution was determined based on the value of the land and the structures (already completed) and amounts to EUR 5,064,067.

<sup>1</sup> See press release dated 9 June 2016.

17 January 2017 – Embargo until 8:00 (CET)

Regulated information

This project is being redeveloped and contributed by L.I.F.E., from whom Xior recently also acquired 143 student units in Maastricht.<sup>2</sup> L.I.F.E. will be responsible for the completion of the student complex, in accordance with the agreements reached between the parties.

#### **Capital increase and issue of new shares**

The contribution was financed by 148,332 new Xior shares, for a total value of EUR 5,064,067.

The new Xior shares were issued today, 17 January 2017, as a result of a capital increase within the authorised capital, following a decision by the Xior board of directors. The transaction resulted in an equity increase of EUR 5,064,067, of which EUR 2,669,976.00 were assigned as capital and EUR 2,394,091.00 as issue premiums.

The issue price of the new shares is EUR 34.14 per share (rounded), and is based on the average of the volume-weighted average price (or VWAP) for Xior shares on Euronext Brussels during the five trading days prior to 17 January 2017, less the envisaged dividend for the (pro rata temporis part of) the 2016 financial year represented by coupon number 2, to which the new Xior shares confer no entitlement (i.e. rounded off EUR 0.25)<sup>3</sup>, less a discount of EUR 1.07. The new Xior shares will participate in the Company's profits from the date of 1 January 2017 (see below regarding dividend rights).

Christian Teunissen, CEO of Xior: *"The acquisition of this project via a contribution in kind allows the portfolio to be expanded with a healthy combination of different financing sources, while keeping the level of debt under control. We are also expanding our portfolio in the largest student city in the country, which represents a win-win for Xior."*

#### **Detachment of coupon number 2 (with estimated value of approx. EUR 0.25) – listing of new shares**

The 148,332 new Xior shares are of the same type and carry the same rights as existing shares, except that they will be issued without coupon number 2. The new Xior shares will participate in the Company's profits from the date of 1 January 2017 and will be issued with coupon number 3 and subsequent coupons attached.

Given that the new Xior shares will only share in the Company's profits (always subject to approval by the Annual General Meeting) as from 1 January 2017 (and not for the 2016 financial year), coupon number 2 will be detached from the existing shares prior to listing of the new shares on Euronext Brussels, expected to take place on 17 January 2017, after closing of the markets.<sup>4</sup> The existing Xior shares will be listed from 18 January 2017 ex-coupon number 2.

Xior aims to have the new shares listed on Euronext Brussels from 18 January 2017, with coupon number 3 and subsequent coupons attached.

<sup>2</sup> See press release dated 1 September 2016.

<sup>3</sup> This estimated amount of EUR 0.25 (rounded) is based on the envisaged gross dividend of EUR 1.13 for the 2016 financial year (see the information previously published by the Company with regard to the Outlook for the Company), less the dividend right represented by coupon number 1 (with an estimated value of approx. EUR 0.88) already detached on 11 October 2016.

<sup>4</sup> This coupon will only be paid after and subject to approval by the Annual General Meeting on 18 May 2017.

17 January 2017 – Embargo until 8:00 (CET)

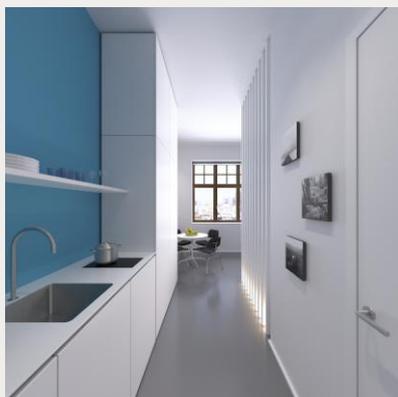
Regulated information

### Disclosure under Article 15 of the Act of 2 May 2007 (the Transparency Act)

Following the capital increase and issue of new shares on 17 January 2017 as part of this transaction, Xior Student Housing NV discloses the following information, in accordance with Article 15 of the Act of 2 May 2007 on the disclosure of significant holdings:

- Total capital: EUR 97,538,994.00
- Total number of securities with voting rights: 5,418,833 (all ordinary shares)
- Total number of voting rights (= denominator): 5,418,833 (all attached to ordinary shares)

Each of these shares confers one vote at the Annual General Meeting and these shares are therefore the denominator for purposes of publications under the transparency rules (i.e. notification in the event of reaching, exceeding or failing to meet the thresholds specified by law or in the Articles of Association). Xior Student Housing NV's Articles of Association do not provide for additional statutory thresholds. There are no outstanding options or warrants that confer rights to shares, nor preference shares or shares without voting rights.



**For more information about this transaction please contact:**

**Xior Student Housing NV**  
Mechelsesteenweg 34, P.O. Box 108  
2018 Antwerp  
www.xior.be | info@xior.be

**Christian Teunissen, CEO**  
**Frederik Snauwaert, CFO**  
**Arne Hermans, CIO**  
T +32 3 257 04 89

**For more information about renting student rooms in Brussels, please contact:**

**Xior Student Housing**  
T +32 (0)16 41 43 43  
brussel@xior.be

17 January 2017 – Embargo until 8:00 (CET)

Regulated information

## 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 will feel at home right away.

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 September 2016, Xior Student Housing had a property portfolio worth approximately EUR 255 million. More information is available at [www.xior.be](http://www.xior.be).

**Xior Student Housing NV**, Public RREC under Belgian law (BE-REIT)  
Mechelsesteenweg 34, P.O. Box 108, 2018 Antwerp (Belgium)  
BE 0547.972.794 (RPR Antwerp, Antwerp section)

## Disclaimer

---

This press release contains forward-looking information, projections, convictions, opinions and estimates produced by Xior in relation to the expected future performance of Xior and of the market in which it is active ('forward-looking statements'). By nature, forward-looking statements involve inherent risks, uncertainties and assumptions, both general and specific, that appear justified at the time at which they are made but which may or may not turn out to be accurate, and there is a risk that the forward-looking statements will not be realised. Some events are difficult to predict, and may depend on factors outside of Xior's control. In addition, the forward-looking statements are only valid on the date of this press release. Statements in this press release relating to past trends or activities may not be interpreted as an indication that such trends or activities will persist in future. Neither Xior nor its representatives, officers or advisers can guarantee that the parameters upon which the forward-looking statements are based are free of errors, nor can they indicate, guarantee or predict whether the expected results set out in such a forward-looking statement will ultimately be achieved. Actual profits, the financial situation and Xior's performance or results may therefore differ substantially from the information projected or implied in forward-looking statements. Xior expressly declines any obligation or guarantee to publicly update or review forward-looking statements unless it is required to do so by law. This press release has been prepared in Dutch and has been translated into English and French. In case of discrepancies between the different versions of this press release, the Dutch version will prevail.