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Xior Student Housing signs agreement on the acquisition of a student housing complex in Enschede

Investment value of approximately EUR 28 million

Antwerp, Belgium – 12 March 2018 – Xior Student Housing NV, the Belgian real estate investment trust (BE-REIT) specialising in student housing in Belgium and the Netherlands, has signed an agreement for the acquisition of a 271-unit student complex in Enschede, the Netherlands. The transaction, which is subject to a number of conditions, has an investment value of approximately EUR 28 million.



Ariënsplein Enschede¹



Acquisition of a student complex in Enschede

Xior has signed an acquisition agreement for the redevelopment project of the former hospital on Ariënsplein in Enschede, the Netherlands, consisting of 271 student rooms (166 self-contained units and 105 non-self-contained units). Besides the student rooms, the transaction also includes two education facilities. The non-self-contained units as well as one education facility have already been rented out to educational institution Saxion for the long term (10 years and 8 years, respectively).

This acquisition represents an investment value of approximately EUR 28 million (furnished building) and is expected to have an initial yield of approximately 6.3%.

Upon fulfilment of all conditions this acquisition will allow Xior to acquire a renovated property in a Dutch student city where it was not yet present. The presence of Saxion makes the site a perfect hub for students and their accommodation, located near the heart of Enschede and with public transport nearby.

The acquisition and commissioning of the building in Enschede is planned for 2018. The developer will complete the building in stages and has provided Xior with a one-year rental guarantee for the non-rented sections (self-contained units) as well as a three-year guarantee for the second education facility.

This project is being redeveloped by the L.I.F.E. group, from which Xior previously acquired 143 student units in Maastricht in 2016 and 69 units in Brussels in 2017.

Christian Teunissen, CEO of Xior: *"We are delighted to add this new project to our portfolio, thereby entering a new student city in the Netherlands, in close cooperation with the higher education institute present on the site."*

¹ Source: Google Earth – Google Street view

For more information about this transaction please contact:

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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 December 2017, Xior Student Housing had available a property portfolio worth approximately EUR 489 million. More information is available at www.xior.be.

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