

## Announcement of results of first phase of capital increase

**93.1% subscribed after Subscription Period with Irreducible Allocation Rights**

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**Public offering for subscription to a maximum of 4,783,282 New Shares as part of a capital increase in cash within the limits of the authorised capital with Irreducible Allocation Right for a maximum amount of EUR 205,681,126.00**

**93.1% subscribed for at the end of the Subscription Period with Irreducible Allocation Rights**

**Launch of private placement of the Scrips**

**Antwerp, Belgium – 25 October 2019 – Xior Student Housing NV announces the results of the first phase of the capital increase in cash at the end of the Subscription Period with Irreducible Allocation Rights.**

During the Subscription Period with Irreducible Allocation Rights, which ended on 24 October 2019, 4,451,595 new shares, or 93.1% of the total number of New Shares on offer were subscribed for.

The 995,062 Irreducible Allocation Rights, represented by coupon no. 11, which (i) relate to non-exercised Irreducible Allocation Rights at the end of the Subscription Period or (ii) relate to exercised registered Irreducible Allocation Rights at the end of the Subscription Period for which the total Issue Price was not paid on time (and which therefore qualify as non-exercised Irreducible Allocation Rights), will now be sold in the form of Scrips via an exempted accelerated private placement with the composition of an order book, as described in Chapter 8.1.4 of the Prospectus. The sale will take place immediately after the publication of this press release. The purchasers of the Scrips will have to subscribe to the New Shares still available at the same price and under the same conditions as applicable to the subscription via exercise of Irreducible Allocation Rights, i.e. 1 New Share (at EUR 43.00 per New Share) for 3 Irreducible Allocation Rights (in the form of Scrips).

The net proceeds from the sale of the Scrips after deduction of costs, expenses and charges of any kind incurred by the Company (the Excess Amount), will be paid upon presentation of coupon no. 11, in principle from 4 November 2019. If the Excess Amount is less than EUR 0.01 per Scrip, it will not be paid to the holders of non-exercised Irreducible Allocation Rights, but it will be transferred and provided to the Company.

The result of the subscriptions to the New Shares by exercising the Scrips and the Excess Amount will, in principle, be published on 25 October 2019 after the completion of the Scrips' private placement in a press release.

Payment and delivery of the New Shares will take place on 29 October 2019. In principle, the New Shares will be admitted to trading on the regulated market of Euronext Brussels from the same date.

Trading in the Company's shares on the regulated market of Euronext Brussels has been suspended today, 25 October 2019, at the Company's request, from the market opening, until the publication of the press release about the results of the Offer (including the results of the Scrips' private placement), which will appear on the Company's website later today.

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**Belfius Bank, BNP Paribas Fortis and ING Belgium are acting as Joint Global Coordinators and Joint Bookrunners, and Kempen and Natixis are acting as Co-Lead Managers.**

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**For more information, please contact:**

**Xior Student Housing NV**  
Mechelsesteenweg 34, box 108  
2018 Antwerp

[www.xior.be](http://www.xior.be)

**Christian Teunissen, CEO**  
**Frederik Snauwaert, CFO**

[info@xior.be](mailto:info@xior.be)  
T +32 3 257 04 89

**Xior Investor Relations**  
**Sandra Aznar**  
Head of Investor Relations

[ir@xior.be](mailto:ir@xior.be)  
T +32 3 257 04 89

**About Xior Student Housing**

Xior Student Housing NV is the first and only Belgian public regulated real estate company (RREC) in the student housing sector operating in Belgium, the Netherlands, Portugal and Spain. 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, Xior Student Housing has been operating as the owner and manager of 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's shares have been listed on Euronext Brussels (XIOR) since 11 December 2015. On 30 September 2019, Xior Student Housing held a property portfolio worth approximately EUR 1.0 billion. 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, box 108, 2018 Antwerp, Belgium  
BE 0547.972.794 (Antwerp Register of Legal Entities, Antwerp Division)

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An investment in shares entails significant risks. Relevant investors are encouraged to read the Prospectus that is made available on the website of Xior Student Housing NV/SA, [www.xior.be](http://www.xior.be).

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