

Capital increase of approx. 178,9 MEUR fully subscribed

Results of the Offer and the amount payable to holders of non-exercised (or qualifying as such) Priority Allocation Rights



Public Offering for subscription up to a maximum of 4,209,288 New Shares in the context of a capital increase in cash within the authorised capital with Priority Allocation Right for an amount of up to a maximum of 178,894,740 EUR fully subscribed

Result of the sale of the Scrips

Antwerp, Belgium – 5 March 2021 – Xior announces the results of the Offer and the amount payable to the holders of the non-exercised (or qualified as such) Priority Allocation Rights, after the full subscription of the capital increase for an amount of approx. 178.9 MEUR.

During the Subscription Period with Priority Allocation Rights, represented by coupon no. 18, which ended on 4 March 2021, 3,898,723 New Shares were subscribed to, representing 92.62% of the total number of New Shares offered.

The 1,552,826 (i) non- exercised Priority Allocation Rights at the closing date of the Subscription Period and (ii) exercised registered Priority Allocation Rights (x) for which a duly completed subscription form or request for dematerialisation was not received in time, (y) which have not been sold in the name of the Company and for the account of the relevant registered shareholder by ING Belgium NV (notwithstanding any instruction in the subscription form) or (z) for which the total Issue Price has not been paid on time (and which therefore all qualifie as non-exercised Priority Allocation Rights), have been sold on 5 March 2021 in the form of Scrips in an exempted accelerated private placement with the composition of an order book, as described in chapter 8.1.4 of the Prospectus (the "Private Placement of the Scrips"). The Scrips purchasers have thus subscribed to the 310,565 New Shares still available at the same price and at the same ratio applicable to subscriptions by way of exercising the Priority Allocation Rights, namely 1 New Share (at 42.50 EUR per New Share) for 5 Priority Allocation Rights in the form of Scrips. The total order book in the Scrips Private Placement amounted to more than 4 times the number of available New Shares.

The gross proceeds of the 100% subscribed New Shares, after the Subscription Period with Priority Allocation Rights and the Private Placement of the Scrips, amount to 178,894,740 EUR. The net proceeds of the Offer, (after deduction of the costs of the Offer) are estimated at approx. 175 MEUR.

"The entire Xior team wishes to express its gratitude to all investors for making this fourth public capital increase another success. Five years after our IPO, we are particularly proud that we have been able to count on our loyal investors all these years. The high take-up of 92.62% confirms the confidence in Xior's growth story and operational model, as well as in the resilience of the student market in times of crisis. The realisation of this transaction is another important milestone in the further expansion of the company, which allows us, together with the entire team, to continue to confidently roll out our growth in the Benelux and Iberia", said Christian Teunissen, CEO of Xior.

The net proceeds from the sale of the Scrips, minus the costs, expenses and charges of any kind incurred by the Company in connection with the Private Placement of the Scrips (the "Excess Amount"), attributable to holders of non-exercised (or qualifying as such) Priority Allocation Rights amount to 0.83 EUR per Scrip. Xior expects this amount to be available and paid out on presentation of coupon no. 18 from 12 March 2021.

The payment and delivery of the New Shares is expected to take place on 9 March 2021. In principle, the New Shares will be admitted to trading on the regulated market of Euronext Brussels from the same date. Following this transaction, the number of issued Xior shares will increase from 21,046,441 to 25,255,729.

Trading in the Company's Shares on the regulated market of Euronext Brussels was suspended today, 5 March 2021, at the Company's request, from the market opening, in the lead-up to the publication of the results of the subscription with Priority Allocation Rights and of the Private Placement of the Scrips. Now that this phase has been successfully completed, the Company has requested the lifting of the suspension.

Belfius Bank and ING Belgium acted as Joint Global Coordinators & Joint Bookrunners, and BNP Paribas Fortis, ABN AMRO - ODDO BHF and KBC Securities acted as Joint Bookrunners and formed, together with the Joint Global Coordinators & Joint Bookrunners, the Underwriters in the context of the Offer.

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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 real estate 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. Xior Student Housing held a property portfolio worth approximately EUR 1.56 billion as at 31 December 2020. More information is available at www.xior.be.

Xior Student Housing NV, a Public RREC under Belgian law (BE-REIT)
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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, www.xior.be.

This document is not a prospectus and investors should not subscribe for or purchase any shares referred to herein except on the basis of the information contained in the Prospectus. Potential investors must read the Prospectus before making an investment decision in order to fully understand the potential risks and rewards associated with the decision to invest in the securities. The approval of the Prospectus should not be understood as an endorsement of the securities offered or admitted to trading on a regulated market.

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.

Information for distributors

The Underwriters have informed the Company that the following information is intended for distributors only. The information is provided by the Underwriters and the Company does not assume responsibility for it.

Solely for the purposes of the product governance requirements contained within: (a) EU Directive 2014/65/EU on markets in financial instruments, as amended ("MIFID II"); (b) Articles 9 and 10 of Commission Delegated Directive (EU) 2017/593

supplementing MiFID II; and (c) local implementing measures (together, the “**MiFID II Product Governance Requirements**”), the Underwriters have informed the Company that they have submitted the New Shares, Priority Allocation Rights and Scrips subject of the proposed Private Placement of Scrips to a product approval process, which has determined that such New Shares, Priority Allocation Rights and Scrips are: (i) compatible with an end target market of retail investors and investors who meet the criteria of professional clients and eligible counterparties, each as defined in MiFID II; and (ii) eligible for distribution through all distribution channels as are permitted by MiFID II (the “**Target Market Assessment**”). Notwithstanding the Target Market Assessment, distributors should note that: the price of the New Shares may decline and investors could lose all or part of their investment; the New Shares offer no guaranteed income and no capital protection; and an investment in the New Shares, Priority Allocation Rights or Scrips is compatible only with investors who do not need a guaranteed income or capital protection, who (either alone or in conjunction with an appropriate financial or other adviser) are capable of evaluating the merits and risks of such an investment and who have sufficient resources to be able to bear any losses that may result therefrom. The Target Market Assessment is without prejudice to the requirements of any contractual, legal or regulatory selling restrictions in relation to the proposed Private Placement of Scrips. It is further noted that, notwithstanding the Target Market Assessment, the Underwriters will only attract investors who meet the criteria of professional clients and eligible counterparties.

For the avoidance of doubt, the Target Market Assessment does not constitute: (a) an assessment of suitability or appropriateness for the purposes of MiFID II; or (b) a recommendation to any investor or group of investors to invest in, or purchase, or take any other action whatsoever with respect to the New Shares, Priority Allocation Rights or Scrips.

Each distributor is responsible for undertaking its own target market assessment in respect of the New Shares, Priority Allocation Rights and Scrips and determining appropriate distribution channels.