

Successful tender offer on Student Properties Spain – HUBR Closing of Malaga transaction with Amro



Successful tender offer Student Properties Spain

Following the previous press release on 12 July 2021¹, in which Xior Student Housing NV (“Xior”) announced the launch of a public tender offer on all shares of Student Properties Spain SOCIMI, S.A. (“SPS”), Xior is pleased to announce that this tender offer was successful.

According to the final results, Xior now has control over approx. 99.99% of all issued and outstanding shares of SPS. Xior will be the principal shareholder of Student Properties Spain and the company will remain listed on the BME and retain its Socimi status. Completion and settlement of the offer has taken place today.

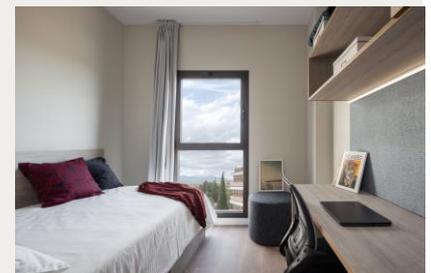
SPS portfolio

The SPS portfolio consists of three top tier assets which represent more than 725 beds situated at prime locations in some of the most popular student cities in Spain: Madrid, Seville and Malaga (the latter to be delivered in Q3 2021). For more details on the assets, see our previous [press release](#).

All three residences are operated under the HUBR brand, which will now join forces with the Xior team. For more information on the HUBR operational platform see the [HUBR website](#).

Closing of Malaga acquisition from Amro Real Estate Partners

Xior can also report that the previously announced agreement² to acquire a new student residence in Malaga’s Teatinos district (229 rooms) from developer Amro Real Estate Partners has been successfully completed. The residence has been delivered on schedule and Xior has a triple net lease agreement with current operator Amro Estudiantes during the initial two years. In one fell swoop, along with the HUBR Malaga asset (also located in the Teatinos district), Xior will now operate 450 rooms spread over two residences in this vibrant and upcoming student city with over 35,000 students. Thanks to these two complementary assets, Xior builds scale and also diversifies her offer in the city of Malaga.



Bastiaan Grijpink, Country Manager Iberia: *“We are proud of the Xior team for successfully bringing our first public takeover across the finish line. It is great to see that we have built an organization that is capable of completing large portfolio acquisitions in an efficient and professional manner. The newly acquired residences fit perfectly in our strategy in terms of size, location and quality. The total number of rooms operated under the Xior flag in Spain will now increase from 1,700 to 2,400 rooms, which allows us*

¹ See press releases on 5 July 2021 and 12 July 2021.

² See press release Q1 results published on 27 April 2021.

to benefit from growing economies of scale. Finally, this transaction allows us to bring aboard the HUBR team. They have done a wonderful job and we look forward to welcoming them to the Xior family.”

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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 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 2021, Xior Student Housing held a property portfolio worth approximately EUR 1.602 billion. More information is available at.

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