

Successful accelerated private placement of 1,093,611 new shares at an issue price of 50.00 EUR per share

Antwerp, Belgium – 19 November 2020 – On 19 November 2020¹, Xior launched a capital increase in cash within the framework of the authorised capital with cancellation of the preferential subscription right of, and without granting an irreducible allocation right to, the existing shareholders, by means of an exempt accelerated private placement with institutional investors with the composition of an order book ("*accelerated bookbuild*" or "ABB").

Xior (the "Company") now announces that it has successfully completed the ABB and that the 1,093,611 new shares (the "New Shares") have been placed with institutional investors at an issue price of 50.00 EUR per share. This issue price represents a discount of 3.32% compared to the last price of the Xior share on Wednesday 18 November 2020 of 51.90 EUR (minus the estimated value of coupon N° 15, see below).

In view of the issue price and the number of New Shares, the gross amount of the capital increase amounts to 54,680,550 EUR. The main objective of the capital increase is part of the pursuit of a balanced financing structure and consists of allowing the Company to acquire new financial resources and to strengthen its equity capital so that it can continue to implement its growth strategy.

In order to enable the issue of the New Shares with dividend rights as of the issue date, the Company has requested in the context of the ABB to detach coupon N° 15 from the existing shares, as of 23 November 2020. Coupon N° 15 will entitle the Company to the *pro rata temporis* dividend for the current financial year from 7 October 2020 (inclusive) until 24 November 2020, with an estimated value of 0.1821 EUR². The New Shares will be issued with coupons N° 16 and following attached. The New Shares will therefore entitle the holder to the profit as from 25 November 2020. This means that, although the ABB relates to New Shares without coupon N° 15 attached, the existing shares will continue to trade with coupon N° 15 attached until 20 November 2020. On the actual issue of the New Shares (expected to take place on 25 November 2020), the existing shares and the New Shares will all trade with coupon N° 16 and following attached and will therefore have the same dividend rights.

The issuance as well as the delivery and admission to trading on the regulated market of Euronext Brussels of the New Shares are expected to take place on 25 November 2020.

Trading in the Xior share was temporarily suspended as a result of this private placement and will resume tomorrow, 20 November 2020, at the opening of the stock exchange.

Kempen & Co acted as Global Coordinator in this transaction. KBC Securities acted as Joint Bookrunner together with the Global Coordinator.

¹ See earlier press release of 19 November 2020.

² This amount is based on the dividend forecast for the financial year 2020 with an estimated value of 1.36 EUR gross per share with a minimum payout of 80%, as included in the annual report published on 22 April 2020 and as recently reconfirmed in the interim communication on the Q3 results as per 30 September 2020, published on 23 October 2020.

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 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 September 2020, Xior Student Housing held a property portfolio worth approximately EUR 1.392 billion. More information is available at www.xior.be.

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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.