

Publication of Half-Yearly Financial Report – period from 1 January 2019 to 30 June 2019

Antwerp, Belgium – 5 August 2019 – Xior Student Housing NV, the Belgian public regulated real estate company (RREC) specialising in the student housing segment in Belgium, the Netherlands, Spain and Portugal, announces the publication of its 2019 Half-Yearly Financial Report.

Xior is continuing its growth trajectory and confirms its objectives for 2019: confirmation of expected minimum EPRA earnings of EUR 1.60 per share, which represents an increase of 9.6% compared to 2018, while the number of outstanding shares increased by 76.5% in the course of 2018 and 2019.

EPRA earnings for the first half of the year amount to EUR 0.75 per share¹, which is a 17% increase compared to H1 2018 (EUR 0.82 per share after IFRIC 21 adjustment).

EPRA earnings for H1 2019 amount to EUR 10.5 million, an increase of 80% compared to H1 2018 (EUR 11.3 million per share after IFRIC 21 adjustment).

The net rental result has risen to EUR 20.9 million, an increase of 61% compared to H1 2018.

EPRA NAV per share² of EUR 32.15 compared to EUR 31.45 as at 31 December 2018.
IFRS NAV per share³ of EUR 29.44 compared to EUR 29.78 as at 31 December 2018.

Debt ratio of 54.42% compared to 49.32% as at 31 December 2018.

Occupancy rate of 98.08% for H1 2019 compared to 98.45% for H1 2018.

Xior announced its entry into the Spanish and Portuguese markets in the first quarter of 2019. This is an important step for Xior to further implement its growth plan aimed at creating a second home market alongside the Benelux in the Iberian Peninsula.

The property portfolio has risen to EUR 982 million, which is equivalent to an increase of 20.5% compared to 31 December 2018. If all acquisitions and redevelopments in the committed pipeline are completed, the portfolio will increase to approximately EUR 1,100 million with more than 9,000 lettable student units.

For more information, please refer to the Half-Yearly Financial Report for H1 2019, which is now published and available on Xior's website ([Dutch](#) and [English](#)).

¹ The figures per share are based on the weighted average number of shares (taking into account the respective dividend entitlements), unless stated otherwise.

² Based on the number of outstanding shares

³ Based on the number of outstanding shares

5 August 2019 – Embargo until 17:40 (CET)

Regulated information

Consolidated P&L statement	Amounts in KEUR	30/06/2019	30/06/2018
Net rental result		20,896	12,974
Property result		20,441	12,287
Operating result before result on the portfolio		15,135	8,567
Financial result (excl. changes in the fair value of financial assets and liabilities)		-3,087	-1,816
EPRA earnings 		10,530	5,853
EPRA earnings after IFRIC 21 adjustment 		11,388	6,363
Result on the portfolio (IAS 40) 		3,025	185
Revaluation of financial instruments (ineffective interest rate hedges)		-10,744	-2,811
Share in the result of joint ventures		101	-43
Deferred taxes		-611	-2,653
Net result (IFRS)		2,301	531
Number of lettable student units		5,795	4,105

Consolidated balance sheet	Amounts in KEUR	30/06/2019	31/12/2018
Equity		422,472	410,019
Fair value of the real estate property ⁴		982,022	814,908
Debt ratio (Law on Regulated Real Estate Companies) ⁵		54.42%	49.32%

Key figures per share	Amounts in EUR	30/06/2019	30/06/2018
Number of shares		14,349,847	12,968,815
Weighted average number of shares ⁶		13,961,809	9,099,666
EPRA earnings per share (based on the weighted average number of shares) 		0.75	0.64
Result on the portfolio per share (IAS 40, based on the weighted average number of shares) 		0.22	0.02
Revaluation of financial assets and liabilities per share (based on the weighted average number of shares)		-0.77	-0.31
Net result per share (IFRS) (based on the weighted average number of shares)		0.16	0.06
Closing price of the share		45.80	37.90
Net asset value per share (IFRS) (based on the number of outstanding shares)		29.44	28.13

⁴ The Fair Value of the investment property is the investment value as determined by an independent property expert less the transaction fees (see BE-REIT (Public RREC) Association press release dated 10 November 2016). The Fair Value corresponds to the carrying amount under IFRS.

⁵ Calculated in accordance with the Royal Decree of 13 July 2014 pursuant to the Act of 12 May 2014 on Regulated Real Estate Companies.

⁶ Shares are taken into account based on the respective dividend entitlement.

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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 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 REIT 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 2019, Xior Student Housing had a property portfolio worth approximately EUR 982 million. More information is available at www.xior.be.

Xior Student Housing NV, Public RREC under Belgian law (BE-REIT)
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BE 0547.972.794 (Antwerp Company Register, Antwerp Division)

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