

Successful accelerated private placement of 2,525,572 New Shares at an issue price of EUR 46.00 per share



On 2 December 2021¹, Xior launched a capital increase in cash within the framework of the authorized capital with cancellation of the preferential subscription right of (partly in favour of Aloxe NV/SA), and without granting an irreducible allocation right to, the existing shareholders, by means of an exempt accelerated private placement with institutional investors with composition of an order book ("**accelerated bookbuild**" or "**ABB**").

Xior (the "**Company**") now announces that it has successfully completed the ABB and that the 2,525,572 new shares (the "**New Shares**") have been placed with institutional investors at an issue price of EUR 46.00 per share. This issue price represents a discount of 4.2% compared to the last price of the Xior share on 2 December 2021 of EUR 49.10 (minus the estimated value of coupon N°19, see below). Within the framework of the ABB, 432,000 New Shares (approx. 17.1% of the total number of New Shares) were allocated to Aloxe NV/SA, the current reference shareholder of Xior, following the pre-allocation in accordance with the firm subscription commitment of Aloxe NV/SA².

In view of the issue price and the number of New Shares, the gross amount of the capital increase amounts to MEUR 116.2. The main objective of the capital increase is part of the pursuit of a balanced financing structure and to enable the Company to obtain 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°19 from the existing shares, as of 3 December 2021 before trading hours. Coupon N°19 will entitle to the *pro rata temporis* dividend for the current financial year from 9 March 2021 (inclusive) until 6 December 2021, with an estimated value of EUR 1,0770³. The New Shares will be issued with coupons N°20 and following attached. The New Shares will therefore be entitled to the profits as from 7 December 2021. On the actual issue of the New Shares (expected to take place on 7 December 2021), the existing shares and the New Shares will all trade with coupon N°20 and following attached and thus 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 7 December 2021.

Trading in the Xior share was temporarily suspended as a result of this private placement and will resume today, 3 December 2021, at the opening of the stock exchange.

¹ See earlier press release of 2 December 2021.

² See earlier press release of 2 December 2021.

³ This amount is based on the dividend forecast for fiscal year 2021 with an estimated value of EUR 1.44 gross per share with minimum payout of 80%, as included in the annual report published on 20 May 2021 and as recently reconfirmed in the interim communication on the 9M results as of 30 September 2021 published on 26 October 2021.



PRESS RELEASE

Antwerp, Belgium - 3 December 2021 - Embargo until 8h00 (CET)

Regulated information
Insider information

ABN AMRO – ODDO BHF, Belfius/Kepler Chevreux, BNP Paribas Fortis, KBC Securities and ING acted as Joint Global Coordinators and Joint Bookrunners in this transaction.

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About Xior Student Housing

Xior Student Housing NV is the first Belgian public GVV, specialized in the segment of student housing in Belgium, the Netherlands, Spain and Portugal. Within this real estate segment, Xior Student Housing offers a variety of properties, ranging from rooms with shared facilities, rooms with private sanitary facilities to fully equipped studios. As owner and operator, Xior Student Housing has been building high-quality and reliable student accommodation for students looking for a place to study, live and work in ideal conditions since 2007. A room with just that little bit more, where every student feels at home immediately.

Xior Student Housing has been licensed as a public GVV under Belgian law since 24 November 2015. The shares of Xior Student Housing have been listed on Euronext Brussels (XIOR) since December 11, 2015. On 30 September 2021, Xior Student Housing has a real estate portfolio valued at approximately EUR 1.741 billion. More information is available at www.xior.be.

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Antwerp, Belgium - 3 December 2021 - Embargo until 8h00 (CET)

Regulated information
Insider information

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Antwerp, Belgium - 3 December 2021 - Embargo until 8h00 (CET)

Regulated information
Insider information

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