

Green Bond Fact Sheet

Xior Student Housing		Date: 27/04/2020	
Issue date: 13-04-2020 Maturity date: 13-04-2032 Tenor: 12			
Issuer name	Xior Student Housing	Amount issued	EUR100m/USD109m
Country of risk	Belgium	CBI Database	Included
Issuer type ¹	Financial Corporate	Bond type	Private Placement
Green bond framework	Link to Framework	Second party opinion	Sustainalytics
Certification Standard	Not certified	Assurance report	N/A
Certification verifier	N/A	Green bond rating	N/A
Use of Proceeds			
<input checked="" type="checkbox"/> Energy	<input checked="" type="checkbox"/> Solar <input checked="" type="checkbox"/> Onshore wind <input type="checkbox"/> Offshore wind <input checked="" type="checkbox"/> Geothermal <input type="checkbox"/> Hydro	<input type="checkbox"/> Tidal <input type="checkbox"/> Biofuels <input type="checkbox"/> Bioenergy <input type="checkbox"/> District heating <input type="checkbox"/> Electricity grid	<input type="checkbox"/> Energy storage <input type="checkbox"/> Energy performance <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input checked="" type="checkbox"/> Buildings	<input type="checkbox"/> Certified Buildings <input type="checkbox"/> HVAC systems <input checked="" type="checkbox"/> Energy performance	<input type="checkbox"/> Water performance <input checked="" type="checkbox"/> Energy storage/meters <input checked="" type="checkbox"/> Other energy related	<input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input checked="" type="checkbox"/> Transport	<input type="checkbox"/> Electric vehicles <input type="checkbox"/> Low emission vehicles <input type="checkbox"/> Bus rapid transit <input type="checkbox"/> Passenger trains <input type="checkbox"/> Urban rail	<input type="checkbox"/> Freight rolling stock <input type="checkbox"/> Coach / public bus <input checked="" type="checkbox"/> Bicycle infrastructure <input type="checkbox"/> Energy performance	<input type="checkbox"/> Transport logistics <input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input checked="" type="checkbox"/> Water & wastewater	<input type="checkbox"/> Water distribution <input type="checkbox"/> Water treatment <input checked="" type="checkbox"/> Wastewater treatment <input type="checkbox"/> Water storage	<input checked="" type="checkbox"/> Storm water mgmt <input type="checkbox"/> Flood protection <input type="checkbox"/> Desalination plants <input type="checkbox"/> Erosion control <input type="checkbox"/> Energy performance	<input checked="" type="checkbox"/> Infrastructure <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience
<input checked="" type="checkbox"/> Waste management	<input checked="" type="checkbox"/> Recycling <input checked="" type="checkbox"/> Waste prevention <input type="checkbox"/> Pollution control	<input type="checkbox"/> Landfill, energy capture <input type="checkbox"/> Energy performance <input type="checkbox"/> Infrastructure	<input type="checkbox"/> Waste to energy <input type="checkbox"/> Industry: components <input type="checkbox"/> Adaptation & resilience

<input type="checkbox"/> Land use & agriculture	<input type="checkbox"/> Afforestation/parks <input type="checkbox"/> Land remediation <input type="checkbox"/> Sustainable agriculture <input type="checkbox"/> FSC Forestry <input type="checkbox"/> Energy/water efficiency <input type="checkbox"/> Adaptation & resilience <input type="checkbox"/> FSC Cellulose & paper
<input type="checkbox"/> Other	<input type="checkbox"/> Adaptation & resilience <input type="checkbox"/> ICT <input type="checkbox"/> Industry: process
Issue details	
Reporting	<p>There will be allocation reporting to lenders and investors until proceeds have been fully allocated. This report contains the total amount outstanding, the amount of unallocated proceeds and allocation of the net proceeds to the portfolio. It also includes information on the composition of the portfolio, geographic split of the portfolio, share of financing and refinancing and an overview of eligible projects. Impact measures will be disclosed annually as well through ESG reporting included in the annual report.</p>
Company information	<p>Xior Student Housing NV is Belgian a real estate company which specializes in the student housing market. It operates in Belgium, the Netherlands, Spain and Portugal. As of 2019 the company held 104 buildings in their portfolio.</p>
Firsts, records and certifications	
Proceeds description	<p>The eligible categories for financing/ refinancing are:</p> <ul style="list-style-type: none"> - development or acquisition of new and/or existing green buildings in Belgium, the Netherlands, Spain and Portugal that fall within the top 15% best performing threshold of the total stock, as determined by national EPC label designations - renewable energy generation and transmission such as rooftop solar photovoltaic, wind and geothermal energy - a variety of energy efficiency projects including appliances, equipment upgrades, energy storage and smart grids - pollution prevention and waste management in order to achieve higher recycling rates and waste prevention - clean transport which will include finance bike sheds and electric vehicles charging stations - water management reducing potable water consumption for example through rainwater recycling, water saving landscape design or grey water treatment systems
Climate Bonds view	<p>With overall issuance of USD9.1bn from Belgium (90% of which are Sovereign green bonds), the country has potential to ramp up its green financing. Xior Student Housing is the second Belgian financial corporate to issue a green bond and the third to finance waste projects. Their framework covers a broad spectrum of eligible projects in five different categories. It also promises good post-issuance reporting (allocation and impact) which provides transparency to the market and investors. Since the company operates in the Netherlands, Spain and Portugal, the deal is poised to create positive climate impact beyond Belgian borders.</p>
Underwriters	
Deal comments	
Credit rating	

Pricing summary	
Investors summary	

¹ Issuer categories: ABS, development bank, financial corporate, government-backed entity, loan, local government, non-financial corporate, sovereign