

VERSITY STUDENT HOUSING REIT, INC.
ORGANIZATIONAL RESOLUTIONS OF THE BOARD OF DIRECTORS
ADOPTED BY UNANIMOUS WRITTEN CONSENT

August 4, 2022

The undersigned, constituting the members of the board of directors (the “Board”) of Versity Student Housing REIT, Inc., a Maryland corporation (the “Company”), pursuant to Section 2-408(c) of the Maryland General Corporation Law, as amended (the “MGCL”), and in lieu of a meeting for the purpose of organizing the Company, do hereby (i) consent to the adoption of the following resolutions (the “Consent Action”), which shall have the same force and effect as a vote taken at a duly called and held meeting of the Board, (ii) waive all requirements of notice, and (iii) direct that this Consent Action be filed with the minutes of the proceedings of the Board.

Articles of Incorporation

WHEREAS, after careful review, the Board has determined that the Company’s Articles of Incorporation, as filed with State Department of Assessments and Taxation of Maryland on March 1, 2022, a copy of which has been previously provided to the Board (the “Articles of Incorporation”), are in the best interests of the Company.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby approves, adopts and ratifies the filing of, the Articles of Incorporation, and hereby authorizes and directs the Company’s Secretary, named below, to place a certified copy of the Articles of Incorporation in the Company’s minute book.

Resident Agent

WHEREAS, after careful consideration, the Board has determined that it is in the best interests of the Company, consistent with the requirements of the MGCL, to maintain a resident agent of the Company in the State of Maryland.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby ratifies the appointment of The Corporation Trust Incorporated, 2405 York Road, Suite 201, Lutherville Timonium, Maryland 21093-2264 as the Company’s resident agent.

Officers

WHEREAS, after careful consideration, the Board has determined that it is in the best interests of the Company to appoint the following qualified and experienced persons (collectively, the “Proposed Officers”) as officers of the Company, with each such person to serve in the capacity opposite his or her name:

<u>Name</u>	<u>Position</u>
Blake W. Wettengel	Chairman of the Board and President
Jennifer L. Welker	Treasurer
Tanya E. Muro	Secretary
Jason D. Kjellson	Executive Vice President

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby appoints the Proposed Officers as the officers of the Company, in each case to serve in the capacity set forth opposite his or her name above and to serve at the pleasure of the Board until his or her successor is duly appointed and qualifies.

Fiscal Year

WHEREAS, after careful consideration, the Board has determined that it is in the best interests of the Company to establish a fiscal year ending December 31 of each year, with the Company's first fiscal year to end December 31, 2022.

NOW, THEREFORE, BE IT RESOLVED, that the Company's fiscal year shall end on December 31 of each year, with the Company's first fiscal year to end December 31, 2022; *provided, however*, that the Board may, at any time and from time to time, change the Company's fiscal year after reviewing all of the facts and circumstances that the Board may deem relevant.

Business Combinations

WHEREAS, after careful consideration, the Board has determined that it is in the best interests of the Company to provide the Company with the flexibility to consider business combination opportunities on terms that enable the Company to negotiate and approve such opportunities.

NOW, THEREFORE, BE IT RESOLVED, that, pursuant to Section 3-603(c) of the MGCL, any business combination of the Company with any person hereby is exempted from the provisions of Section 3-602 of the MGCL; *provided, however*, that any such business combination must first be approved by the Board; and provided further, that this resolution may at any time be altered or repealed, in whole or in part, by the Board.

Corporate Bank Accounts

WHEREAS, after careful consideration, the Board has determined that it is in the best interests of the Company to establish one or more corporate bank accounts for the Company.

NOW, THEREFORE, BE IT RESOLVED, that the Authorized Officers (as defined below) are, and each of them is, hereby authorized and directed, in the name and on behalf of the Company, to take any and all actions that the Authorized Officers, or any of them, may deem necessary or advisable in order to establish from time to time accounts with banks for the efficient conduct of the Company's business; and

FURTHER RESOLVED, that the Board hereby adopts the form of any and all other resolutions required by such banks to be adopted in connection with the opening of these accounts, and directs the Authorized Officers, or any of them, to file with this Consent Action in the Company's corporate minute book copies of the bank's resolutions which shall thereupon be deemed to be approved and adopted by the Board and incorporated as a part of this resolution.

General Authorization

RESOLVED, that the "Authorized Officers" referenced in these resolutions shall be the Chief Executive Officer, President, Chief Financial Officer, Treasurer, Chief Investment Officer and Secretary;

FURTHER RESOLVED, that the Authorized Officers and their representatives, and such other persons as may be appropriate, and each of them, are hereby authorized and directed to do and perform, or cause to be done and performed, all such other acts, deeds and things, including, without limitation, the expenditure of monies, and to negotiate, make, execute, deliver, or cause to be made, executed, delivered and/or filed, all such agreements, undertakings, documents, instruments and certificates (including additional resolutions of the Board, which, upon adoption shall be attached hereto) in the name and on

behalf of the Company or otherwise as such officers may deem necessary, appropriate or expedient to carry into effect and carry out fully the purpose and intent of the foregoing resolutions;

FURTHER RESOLVED, that any and all actions heretofore taken by the Incorporator, the Board, the Authorized Officers and agents or the Company's counsel or accountants, with respect to the transactions contemplated above are hereby confirmed, ratified and approved; and

FURTHER RESOLVED, that the Board hereby directs that these resolutions be included in the corporate records of the Company, where such documents shall be permanently maintained.

[Signatures on the following page]

IN WITNESS WHEREOF, the undersigned hereby consent to the actions described herein as of the date first set forth above.

Directors:

Blake W. Wettengel

Tanya E. Muro

Frank J. Muhlon

*[Signature Page to Organizational Resolutions of the Board of Directors
Adopted by Unanimous Written Consent]*