

# Delaware

The First State

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*I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF  
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT  
COPY OF THE CERTIFICATE OF LIMITED PARTNERSHIP OF "VSHR  
OPERATING PARTNERSHIP, LP", FILED IN THIS OFFICE ON THE SECOND  
DAY OF MARCH, A.D. 2022, AT 1:15 O`CLOCK P.M.*

  
Jeffrey W. Bullock, Secretary of State

6650230 8100  
SR# 20220854635

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 202860176  
Date: 03-08-22

**CERTIFICATE OF FORMATION  
OF  
VSHR OPERATING PARTNERSHIP, LP**

The undersigned, desiring to form a limited partnership pursuant to the Delaware Revised Uniform Limited Partnership Act, does hereby certify as follows:

1. FIRST. The name of the limited partnership is VSHR Operating Partnership, LP.
2. SECOND. The address of the limited partnership's registered office in the State of Delaware is The Corporation Trust Company, 1209 Orange Street, City of Wilmington, County of New Castle, Delaware, 19801. The name of its registered agent for service of process in the State of Delaware at such address is The Corporation Trust Company.
3. THIRD. The name and mailing address of each general partner is as follows:  
  
Versity Student Housing REIT, Inc.  
20 Enterprise, Suite 400  
Aliso Viejo, CA 92656

**IN WITNESS WHEREOF**, the undersigned has executed this Certificate of Limited Partnership as of March 2, 2022.

Versity Student Housing REIT, Inc.  
a Maryland corporation,  
as General Partner

By:   
Name: Blake Wettengel  
Title: Chief Executive Officer