



Secretary of State
Application for Registration
Foreign Limited Partnership (LP)

LP-5

For Office Use Only

-FILED-

File No.: 202565105861

Date Filed: 12/24/2024

(P)

Foreign Certificate of Good Standing is required.

Filing Fee - \$70.00

Certified Copy Fee (Optional) - \$5.00

Note: Registered LPs in California may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov/>.

Above Space For Office Use Only

1. Name of Foreign LP (Only enter an alternate name if the foreign LP name in Item 1a is not available in CA.)

1a. Enter the Exact Name of the Foreign LP (as listed on the Certificate of Good Standing.)

Exeter 5005 E Philadelphia, L.P.

1b. Enter the Alternate Name to be Used in California, if required.

2. LP Jurisdiction (Ensure that the jurisdiction matches the attached Certificate of Good Standing.)

Jurisdiction (State, foreign country or place where this LP is formed.)

Delaware

3. Business Addresses (Enter the complete business addresses. Items 3a and 3b cannot be a P.O. Box or "in care of" an individual or entity.)

a. Street Address of Principal Office - Do not enter a P.O. Box

Five Radnor Corp Ctr Ste 250, 100 Matsonford Rd

City (no abbreviations)

Radnor

State

PA

Zip Code

19087

b. Mailing Address of Principal Office, if different than Item 3a

City (no abbreviations)

State

Zip Code

c. Address of required office in Jurisdiction of Formation, if any

City (no abbreviations)

State

Zip Code

4. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL - Complete Items 4a and 4b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)

Middle Name

Last Name

Suffix

b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box

City (no abbreviations)

State

CA

Zip Code

CORPORATION - Complete Item 4c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) - Do not complete Item 4a or 4b

Corporation Service Company Which Will Do Business In California As CSC - Lawyers Incorporating Service

5. General Partners (Enter the name and addresses of all the General Partners. Attach additional pages, if necessary.)

5a. General Partner's Name

Exeter 5005 E Philadelphia GP, LLC

5b. General Partner's Address

Five Radnor Corp Ctr Ste 250, 100 Matsonford Rd

City (no abbreviations)

Radnor

State

PA

Zip Code

19087

6. Foreign Limited Liability Limited Partnership (Check this box only if applicable)

☐ Check this box if the foreign limited partnership is a foreign limited liability limited partnership.

All attachments are part of this document. I declare that I am the person who signed this instrument, which is my act and deed. I further declare the information is true and correct, and I am authorized to sign.

General Partner's Signature

J. Peter Lloyd, Manager of EQT Exeter Industrial Core-Plus Management IV, LLC, which is the sole general partner of EQT Exeter Industrial Core-Plus Fund IV REIT II, LP, which is the sole member of Exeter 5005 E Philadelphia GP, LLC, which is the sole general partner of Exeter 5005 E Philadelphia, L.P.

Type or Print Name

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "EXETER 5005 E PHILADELPHIA, L.P." IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-THIRD DAY OF DECEMBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "EXETER 5005 E PHILADELPHIA, L.P." WAS FORMED ON THE THIRTY-FIRST DAY OF OCTOBER, A.D. 2024.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



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SR# 20244593071

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line.

Jeffrey W. Bullock, Secretary of State

Authentication: 205217897

Date: 12-23-24

B3260-8276 12/24/2024 5:00 PM Received by California Secretary of State