NOTICE OF PUBLIC HEARING

For the purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), notice is hereby given that the Florida Local Government Finance Commission (the "Issuer") will hold a public hearing on September 17, 2026, at 11:00 A.M., Eastern Time, or as soon thereafter as practicable. In accordance with Internal Revenue Service Revenue Procedure 2022-20, this public hearing will be held by telephone conference. Interested persons are encouraged to attend the telephone conference using the following instructions:

TELEPHONE CONFERENCE INSTRUCTIONS:
TOLL-FREE DIAL IN NUMBER: **1 (877) 304-9269**
PASSCODE: **359237#**

The public hearing is being conducted for the purpose of receiving comments and hearing discussion concerning the proposed adoption by the Issuer of a resolution providing for the [preliminary] approval of the issuance by the Issuer of not exceeding $250,000,000 of its Revenue Bonds (Presbyterian Retirement Communities Obligated Group Project), Series 2026 or Series 2027 in one or more series of tax-exempt and/or taxable revenue bonds as qualified 501(c)(3) bonds, as defined in Section 145 of the Code (collectively, the "Bonds"), pursuant to a plan of finance.

The proceeds of the Bonds will be loaned to Presbyterian Retirement Communities, Inc. ("PRC"), Florida Presbyterian Homes, Inc., Palm Shores Retirement Community, Inc.("Palms"), Suncoast Manor Retirement Community, Inc. ("Suncoast"), Wesley Manor, Inc. ("Wesley"), Westminster Pines, Inc. ("Pines"), Westminster Retirement Communities Foundation, Inc., Westminster Services, Inc. and Westminster Shores, Inc. ("Shores"), each a Florida nonprofit corporation and an organization described in Section 501(c)(3) of the Code (collectively, the "Obligated Group").

The Obligated Group will use the proceeds of the Bonds to: (i) finance and refinance (including through reimbursement) certain costs related to acquiring, constructing and equipping senior living facilities described below and refunding the outstanding Orange County Health Facilities Authority Revenue Bonds (Presbyterian Retirement Communities Project), Series 2015 (the "Prior Bonds," together with such facilities, the "Project"); (ii) fund any necessary reserves; and (iii) pay costs associated with the issuance of the Bonds.

The Project is composed of the following components:

A. Westminster Bradenton - Point Pleasant Campus (owned by PRC), located at 1533 4th Avenue West and 1700 3rd Avenue West, Bradenton, Manatee County, Florida 34205, consisting of the construction and equipping of a new residential apartment building and common area to be located on this campus between the existing buildings at 1533 4th Avenue West and 1700 3rd Avenue West and replacement of infrastructure, renovations and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $52 million,

B. Westminster Bradenton – Manor Campus (owned by PRC), located at 1700 21st Avenue West, Bradenton, Manatee County, Florida 34205, consisting of replacement of infrastructure, renovations, and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $2 million,

C. Westminster Winter Park (owned by PRC), located at 1111 South Lakemont Avenue, Winter Park, Orange County, Florida 32792, consisting of the construction and equipping of a new lifelong learning center, to be located on the campus at the northeast end of, and adjacent to, the existing main tower building at 1111 South Lakemont Avenue and replacement of infrastructure, renovations, and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $9 million,

D. Westminster Winter Park - Baldwin Park Campus (owned by PRC), located at 2837 Lake Baldwin Lane, Orlando, Orange County, Florida 32814, consisting of replacement of infrastructure, renovations, and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $1 million,

E. Westminster Towers Orlando (owned by PRC), located at 70 West Lucerne Circle, Orlando, Orange County, Florida 32801, consisting of replacement of infrastructure, renovations, and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $1 million,

F. Westminster Oaks (owned by PRC) located at 4449 Meandering Way, Tallahassee, Leon County, Florida 32308, consisting of replacement of infrastructure, renovations, and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $2 million,

G. Westminster Suncoast (owned by Suncoast) located at 1095 Pinellas Point Drive South, St. Petersburg, Pinellas County, Florida 33705, including the health center building located at 6909 Dr. Martin Luther King Jr. Street South, St. Petersburg, Florida 33705, consisting of the construction and equipping of a new memory care center, to be located in the northwest portion of the main campus, adjacent to the existing health center and replacement of infrastructure, renovations, and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $8 million,

H. Westminster Shores (owned by Shores) located at 125 56th Avenue South, St. Petersburg, Pinellas County, Florida 33705, consisting of the construction of replacement and new residential living units in two apartment buildings, to be located on the main campus on the east side of Bahama Shores Drive South between 56th Avenue South and 57th Avenue South and the construction of a replacement assisted living building, to be located on the main campus on the west side of Bahama Shores Drive South between 56th Avenue South and 57th Avenue South in addition to the replacement of infrastructure, renovations, and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $87 million,

I. Westminster Palms (owned by Palms) located at 939 Beach Drive Northeast, St. Petersburg, Pinellas County, Florida 33701, consisting of the conversion of skilled nursing units to assisted living units within the existing main building located at 939 Beach Drive Northeast and the construction of new residential apartments on the main campus, within the block bounded by 9th Avenue Northeast, 10th Avenue Northeast, North Shore Drive Northeast, and Beach Drive Northeast, in a maximum stated principal amount of Bonds of $50 million,

J. Westminster Woods on Julington Creek (owned by Wesley) located at 25 State Road 13, Jacksonville, St. Johns County, Florida 32259, consisting of the construction of residential apartments, to be located at the northern end of the campus adjacent to Julington Creek and replacement of infrastructure, renovations, and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $54 million, and

K. Westminster St Augustine (owned by Pines) located at 235 Towerview Drive, St. Augustine, St. Johns County, Florida 32092, the construction and equipping of a new lifelong learning center, to be located on the campus immediately west of, and adjacent to, the existing main building at 235 Towerview Drive, the construction of new residential apartments on the main campus parcel, with nearest cross streets Towerview Drive and Royal Crescent Court, the construction of new residential villas on a parcel adjacent to the main campus, expanding an existing neighborhood, with nearest streets Royal Pines Parkway, Hedgewood Drive, and Traditions Court, the construction of additional assisted living/memory care units located on parcel just west of and adjacent to the campus's Health Center facility and the replacement of infrastructure, renovations, and other capital improvements at various locations on that campus, in a maximum stated principal amount of Bonds of $135 million.

L. Refunding the Prior Bonds which financed senior living facilities at the campus described in paragraph D above.

The Bonds and the interest thereon shall be payable solely from (i) loan payments to be made by the Obligated Group and (ii) other monies pledged therefor under the financing documents for the Bonds. The Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power, if any, of the Issuer, Brevard County, Charlotte County, Lee County, Osceola County, Sarasota County, St. Johns County, the State of Florida, or any political subdivision or agency thereof. The Issuer has no taxing power.

The issuance of the Bonds shall be subject to several conditions including satisfactory documentation, the approval by bond counsel as to the tax-exempt status of the interest on all or a portion of the Bonds and receipt of necessary approvals for the financing. The aforementioned hearing shall be a public hearing and all persons in attendance will be given an opportunity to be heard and to express their views on the proposed issuance of the Bonds and the location and nature of the Project by accessing the telephone conference as indicated above. Written comments may also be submitted prior to the hearing to the Florida Local Government Finance Commission c/o Nabors Giblin & Nickerson, P.A. at 2502 N. Rocky Point Drive, Suite 1060, Tampa, Florida 33607, Attention: Rick Harb, directed to Issuer's Counsel or via email sent to the following email address: rharb@ngn-tampa.com. Comments made at the hearing are for the consideration of the party(ies) providing an approval of the Bonds but will not bind the Issuer or such party(ies) as to any action it may take.

ALL PERSONS FOR OR AGAINST SAID APPROVAL CAN BE HEARD AT SAID TIME AND PLACE. IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE ISSUER WITH RESPECT TO SUCH HEARING OR MEETING, (S)HE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF SUCH HEARING OR MEETING IS MADE (AT HIS OR HERS SOLE COST AND EXPENSE), WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is requested to advise the Issuer at least 24 hours prior to the meeting by contacting counsel to the Issuer (Rick Harb) at (813) 281-2222 or via email sent to the following email address: rharb@ngn-tampa.com.

By order of the Florida Local Government Finance Commission.

FLORIDA LOCAL GOVERNMENT FINANCE COMMISSION

/s/ Nicole Jovanovski
Chair

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