NOTICE OF PUBLIC HEARING

BUCKS COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

NOTICE IS HEREBY GIVEN that the Bucks County Industrial Development Authority (the "Authority"), will hold a public hearing on Tuesday, September 1, 2026, at 9:00 A.M., local time, at the offices of Begley, Carlin & Mandio, LLP, Authority counsel, 680 Middletown Boulevard, Langhorne, PA, in connection with the proposed issuance by the Authority of its tax-exempt revenue bonds, in one or more series (the "Bonds"), in the aggregate principal amount of not more than $60,000,000. The public hearing will be held by the Authority, as the issuer of the Bonds, and on behalf of Bucks County, Pennsylvania, as required by the Internal Revenue Code of 1986, as amended (the "Code"). This notice is published in accordance with the public notice requirements of Section 147(f) of the Code and regulations promulgated thereunder.

Borrower: **QSH/EAST PENNSYLVANIA, LLC**, a Pennsylvania limited liability company (the "**Borrower**") of which the sole member is QUALITY SENIOR HOUSING FOUNDATION, INC., a Georgia non-profit corporation that is a charitable organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code") and is a public charity described in Code Section 509(a)(2). For federal income tax purposes QSH/EAST PENNSYLVANIA, LLC will be disregarded as an entity separate from Quality Senior Housing Foundation, Inc. If issued, the Bonds are intended to be qualified 501(c)(3) Bonds pursuant to Section 145 of the Code.

Maximum Principal Amount of Issue: $60,000,000.

Project Description: The proceeds of the Bonds will be loaned to the Borrower or an affiliated entity to finance or refinance the costs, including through reimbursement of: (i) the acquisition of land and existing facilities located at 1730 Buck Road, Feasterville, Bucks County, Pennsylvania 19053 (the "Premises"); (ii) the demolition of an existing building located on the Premises; (iii) the conversion and renovation of an existing building located on the Premises for use as a health care facility offering inpatient psychiatric services and intensive outpatient psychiatric services (the "Facility"); (iv) the acquisition and installation of related facilities, fixtures, furnishings, machinery and equipment; (v) the funding of a debt service fund, if any, and payment of capitalized interest, if any, and (vi) the payment of costs of issuance and other related costs (collectively, the "Project");.

Project Location/Owner: All of the facilities to be financed or refinanced with proceeds of the Bonds will be owned by the Borrower and located at 1730 Buck Road, Feasterville, Bucks County, Pennsylvania 19053.

At the public hearing, any and all persons in attendance will be afforded an opportunity to comment on the proposed Project and the issuance by the Authority of its Bonds. Additional information may be obtained from, and prior to the public hearing written comments may be submitted to Thomas J. Lonergan at the Authority.

BOND FINANCINGS OF THE AUTHORITY ARE NOT OBLIGATIONS OF THE COMMONWEALTH OF PENNSYLVANIA, THE COUNTY OF BUCKS OR OF ANY CITY, BOROUGH, TOWNSHIP OR OTHER POLITICAL SUBDIVISION OF THE COMMONWEALTH OF PENNSYLVANIA.

Additional information concerning the above may be obtained from, and any written comments may be given by submitting them to: the Executive Director of the Bucks County Industrial Development Authority, c/o Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047; all such requests and comments must be received on or before the time of the hearing on August __, 2026.

In accordance with the Americans with Disabilities Act of 1990, persons with disability who desire to attend the public hearing may request auxiliary aid and services by contacting Sean M. Gresh at Begley, Carlin & Mandio, LLP by calling (215) 750-0110 between the hours of 9:00 a.m. and 5:00 p.m., local time, on any regular business day prior to the date of the hearing.

By: Bucks County Industrial Development Authority
Thomas J. Lonergan
Executive Director

Bucks County Board of Commissioners
Robert J. Harvie, Jr., Chair
Diane M. Ellis-Marseglia, Vice Chair
Gene DiGirolamo