FORM OF TEFRA NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on November 23, 2026, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), will be held by the Board of Commissioners of Transylvania County, North Carolina (the "County") with respect to the issuance by the Public Finance Authority (the "Authority"), a commission organized under and pursuant to Sections 66.0301, 66.0303, and 66.0304 of the Wisconsin Statutes, of its Retirement Facilities Revenue Bonds (Coastal Affordable Senior Housing Foundation Portfolio), Series 2026, in one or more series, in an aggregate principal amount not to exceed $70,000,000 (the "Bonds"). The Authority will loan the proceeds of the Bonds to Coastal Affordable Senior Housing Foundation Holdco I LLC, a North Carolina limited liability company (the "Borrower"), whose sole member is Coastal Affordable Senior Housing Foundation, Inc., a North Carolina nonprofit corporation described in Section 501(c)(3) of the Code, to finance the Borrower's acquisition of a portfolio of six assisted living, memory care, and independent living communities located in North Carolina (collectively, the "Portfolio"), including the community located in the County described below, to fund a debt service reserve fund, an operating reserve fund, and a liquidity support fund for the Portfolio, and to pay costs of issuing the Bonds.

The hearing will commence at 6:00 p.m., or as soon thereafter as the matter can be heard, in the Multipurpose Chambers at the Transylvania County Administration Building, 101 S. Broad St., Brevard, NC. Notice is being given pursuant to Treasury Regulations Section 1.147(f)-1(d)(4)(iii).

The community located in the County is Cedar Mountain House, 11 Sherwood Ridge Rd, Brevard (the "Project"). The Project is owned and operated by the Borrower or by a single-member limited liability company of which the Borrower is the sole member. The maximum aggregate principal amount of the Bonds to be issued to finance the acquisition of the Project, together with the other communities comprising the Portfolio, is $70,000,000, of which not more than $15,000,000 is allocable to the financing of the acquisition of each of the Projects, all of which will constitute "qualified 501(c)(3) bonds" within the meaning of Section 145(a) of the Code.

The Bonds will be special, limited obligations of the Authority, payable solely from loan repayments made by the Borrower to the Authority and from certain funds and accounts established under the bond documents. The Bonds will not constitute a debt, liability, or obligation of the County, and the County assumes no financial responsibility for the Bonds by taking the action described in this notice.

The hearing will provide a reasonable opportunity to be heard for persons wishing to express their views on the merits of the issuance of the Bonds and the financing thereby of the Project. All interested parties are invited to present comments at the public hearing.

/s/ Trisha M. Hogan

County Clerk

Transylvania County, North Carolina

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