
NOTICE OF PUBLIC HEARING

The Wisconsin Health and Educational Facilities Authority (the “Authority”) will hold a public hearing on October 27, 2026 at 8:30 a.m., Central Time, in person and via teleconference (as described below), at its offices at 18000 West Sarah Lane, Suite 300, Brookfield, Wisconsin 53045.

The public hearing will be to consider the issuance by the Authority of its qualified 501(c)(3) revenue bonds, in one or more series, in an aggregate principal amount not to exceed \$45,000,000 (the “Bonds”) on behalf of LindenGrove Communities, LLC, a Wisconsin limited liability company (the “Borrower”) whose sole member, Illuminus Retirement Communities, Inc. f/k/a The Hills at Cortland Ridge, Inc., is a Wisconsin nonstock, nonprofit corporation.

The proceeds of the Bonds may be used for one or more of the following purposes:

(a) to currently refund all or a portion of the Authority’s Revenue Bonds, Series 2023 (LindenGrove Communities, LLC) (the “Series 2023 Bonds”) originally issued in the principal amount of \$37,480,000 the proceeds of which were used to (i) finance or to reimburse the Borrower for costs associated with the acquisition of substantially all of the assets of LindenGrove, Inc., which are located at the addresses identified below; (ii) finance or to reimburse the Borrower for costs associated with the acquisition, construction, renovation and equipping of certain health care, nonprofit and related facilities of the Borrower, including necessary and attendant equipment, facilities, sitework and utilities thereto at the addresses identified below; (iii) pay certain expenses incurred in connection with the issuance of the Series 2023 Bonds; and (iv) finance the payment of certain interest on the Series 2023 Bonds;

(b) to finance, or reimburse the Borrower for, costs associated with the acquisition, construction, renovation and equipping of certain health care, nonprofit and related facilities of the Borrower, including necessary and attendant equipment, facilities, sitework and utilities thereto at the addresses identified below, in an estimated principal amount of Bonds not to exceed \$6,000,000 at the addresses identified below; and

(c) to pay certain expenses incurred in connection with the issuance of the Bonds and the refunding of the Series 2023 Bonds.

The facilities financed or refinanced with the proceeds of the Bonds are or will be owned or operated by the Borrower. Such facilities are located at the following Wisconsin addresses:

- **Menomonee Falls:** W180 N8071 Town Hall Rd. (in an amount not to exceed \$6,000,000);
- **Mukwonago:** 837 East Veterans Way; 841 East Veterans Way; and 845 East Veterans Way (in an amount not to exceed \$12,500,000);

- **New Berlin:** 13705 W. Fieldpointe Dr. and 13755 W. Fieldpointe Dr. (in an amount not to exceed \$15,000,000); and
- **Waukesha:** 425 N. University Dr.; 427 N. University Dr.; and 2330 Michigan Ave. (in an amount not to exceed \$20,000,000).

The Bonds, if issued, will not constitute an indebtedness of the State of Wisconsin within the meaning of any Wisconsin constitutional provision or statutory limitation or constitute or give rise to a pecuniary liability of the State of Wisconsin or a charge against its general credit or taxing powers.

The public hearing will be conducted by the Authority in person at its offices and via teleconference. Access to the teleconference can be achieved by dialing toll-free number (312) 626-6799 and entering Meeting ID: 812 776 4248; and Passcode: 677328, when prompted. At the public hearing, all persons will be afforded a reasonable opportunity to express their views on the proposed issuance of the Bonds and the location and nature of the facilities to be financed with the proceeds of the Bonds. At or prior to the public hearing written comments may be submitted to the Executive Director of the Wisconsin Health and Educational Facilities Authority at 18000 West Sarah Lane, Suite 300, Brookfield, Wisconsin 53045.