RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF ALBEMARLE COUNTY, VIRGINIA, AUTHORIZING THE ISSUANCE OF REVENUE BONDS IN AN AMOUNT UP TO $75,000,000 FOR THE BENEFIT OF WESTMINSTER-CANTERBURY OF THE BLUE RIDGE

A. The Economic Development Authority of Albemarle County, Virginia (the "Authority") is empowered by the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the "Act"), to issue its revenue bonds to finance or refinance the construction and equipping of facilities for the residence or care of the aged to protect and promote the health and welfare of the inhabitants of the Commonwealth of Virginia.

B. The Authority has received a request from Westminster-Canterbury of the Blue Ridge, a Virginia nonstock corporation (the "Borrower"), to issue its revenue bonds (the "Bonds"), in one or more series at one time or from time to time, to provide funds to make a loan to the Borrower:

(1) to finance, including through reimbursement of costs previously incurred, the design, development, acquisition, construction, and equipping of various master plan projects at the Borrower's residential care retirement community located at 250 Pantops Mountain Road in Albemarle County, Virginia (the "Community"), which projects are expected to be located in and around the existing structures and layout of the Community, including, without limitation, the renovation of the main kitchen and dining facilities, including the Main Lobby, the Marketplace, and other dining venues; interior renovation and modernization of elevators and related facilities; renovation and redesign of interior corridors, public spaces, rooms and finishes; rehabilitation of fire safety components; building envelope repairs; replacement of existing roofs; emergency power system and generator upgrades; renovation of the loading dock; and landscape, paving, and connectivity improvements; and

(2) to finance, if and as needed, other capital projects in and around the Community all within the existing structures or related to the existing parking facilities, landscaping or walkways; design, engineering and other preliminary costs related to capital projects on land at or adjacent to the Community; and amounts required for reserves, working capital, capitalized interest, costs of issuance and other financing expenses related to the issuance of the Bonds (collectively (1) and (2), the "Project").

C. The Authority may issue one or more series of Bonds under one or more Bond Trust Indentures (each a "Bond Indenture"), between the Authority and a bond trustee to be selected by the Borrower (the "Bond Trustee"). The Authority will loan the proceeds of the Bonds to the Borrower under one or more Loan Agreements (each a "Loan Agreement"), between the Authority and the Borrower.

D. To evidence the Borrower's obligations under the Loan Agreements, the Borrower will execute and deliver one or more promissory notes to secure the applicable series of Bonds (each a "Note"). The Authority will assign each Note to the applicable Bond Trustee under the applicable Bond Indenture.

E. The Bonds are expected to be offered for sale by B.C. Ziegler and Company ("Ziegler"), or a group of underwriters managed by such firm (collectively the "Underwriters"), under one or more Bond Purchase Agreements (each a "Bond Purchase Agreement") dated the date of its execution and delivery, among the Authority, the Borrower and Ziegler on behalf of itself or as a representative for the Underwriters.

F. The Bonds offered for sale by the Underwriters will be accompanied by a disclosure document in the form of an official statement in preliminary form to be dated the date of its delivery (the "Preliminary Official Statement"), prepared under the direction of the Borrower in connection with the offering and sale of those series of Bonds.

G. The Bonds are expected to be sold to the Underwriters pursuant to the terms of the Bond Purchase Agreements; provided that (1) the aggregate principal amount of the Bonds shall not exceed $75,000,000, (2) the final maturity of the Bonds shall not be later than 35 years after the date of issuance of the Bonds, and (3) the interest rate on the Bonds shall not exceed 6.25% per annum (collectively, the "Bond Terms").

H. There have been presented to this meeting the preliminary forms of the following instruments, which the Authority, if a party thereto, proposes to execute to carry out the transactions described above, copies of which have been filed with the records of the Authority (collectively, the "Authority Documents"):

(a) Bond Indenture, including the forms of the Bonds;

(b) Loan Agreement;

(c) Note, with the Authority's assignment thereof;

(d) Bond Purchase Agreement; and

(e) Preliminary Official Statement.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC DEVELOPMENT AUTHORITY OF ALBEMARLE COUNTY, VIRGINIA:

1. It is hereby found and determined that the Project will be in the public interest and will promote the commerce, safety, health, welfare, convenience or prosperity of the Commonwealth of Virginia, Albemarle County, Virginia (the "County") and their citizens and in particular will promote the provision of health care facilities and other facilities for the residence and care of the aged in accordance with their special needs.

2. The issuance of the Bonds, in one or more series, for the purpose of undertaking the Project is hereby approved. The Bonds shall be in substantially the form attached to the Bond Indenture.

3. The Bonds and the Authority Documents are hereby approved in substantially the forms submitted to this meeting, with such changes, insertions or omissions (including, without limitation, changes of the dates thereof) consistent with the Bond Terms as may be approved by

the Chair or the Vice Chair of the Authority (either of whom may act), whose approval will be evidenced conclusively by the execution and delivery of the Bonds.

4. The Chair and Vice Chair of the Authority (either of whom may act) are each hereby authorized and directed to execute and deliver the Bonds in accordance with the Authority Documents upon approval of their final form, terms and conditions consistent with the Bond Terms. The Chair and the Vice Chair of the Authority (either of whom may act) are each authorized to approve the number of series, interest rates, maturities, redemption provisions and other terms of the Bonds, consistent with the Bond Terms, with the inclusion of such terms in the Bond Purchase Agreements being conclusive evidence of such approval. The sale of the Bonds to the Underwriters pursuant to the Bond Purchase Agreements is hereby approved and authorized provided such sale shall be consistent with the Bond Terms.

5. The use and distribution by the Underwriters of the Preliminary Official Statement in the form on file with the Authority are in all respects authorized, ratified and approved. For purposes of Rule 15c2-12 of the Securities and Exchange Commission, the Chair or Vice Chair of the Authority, either of whom may act, are authorized to deem the Preliminary Official Statement relating to the Bonds final except for information permitted to be omitted under paragraph (b)(1) of such Rule. The Chair and Vice Chair of the Authority, either of whom may act, are authorized and directed to deliver the Authority's approval of the final Official Statement and any supplements thereto updating information in connection with the Bonds (the "Official Statement") upon approval of its form, terms and conditions. Such officer's delivery shall constitute conclusive evidence of his approval of such form, terms and conditions. The delivery of the final Official Statement shall constitute conclusive evidence that the Official Statement has been deemed final within the meaning of Rule 15c2-12.

6. The Official Statement and its use and distribution by the Underwriters are hereby authorized and approved. The Official Statement shall be in substantially the form of the Preliminary Official Statement submitted to this meeting, which is hereby approved, with such completions, omissions, insertions and changes as may be approved by the Chair or Vice Chair, whose delivery thereof shall constitute conclusive evidence of his approval of such form, terms and conditions.

7. The Chair and the Vice Chair of the Authority (either of whom may act) are each hereby authorized to execute on behalf of the Authority the Bonds and the Authority Documents to which the Authority is a party, and the Secretary and the Assistant Secretary of the Authority are each hereby authorized to affix the seal of the Authority to the Bonds and, if required, the Authority Documents and to attest such seal. If so directed by the Borrower, the Chair and the Vice Chair of the Authority (either of whom may act) are each authorized to execute on behalf of the Authority any amendments to existing documents related to the outstanding bonds of the Authority issued for the benefit of the Borrower, and the Secretary and the Assistant Secretary of the Authority are each hereby authorized to affix the seal of the Authority to any such amendments and to attest such seal, if required. The signatures of the Chair, the Vice Chair, the Secretary and the Assistant Secretary and the seal of the Authority may be by facsimile. Each officer of the Authority is hereby authorized to execute and deliver on behalf of the Authority such instruments, documents or certificates and to do and perform such things and acts, as he or she deems necessary or appropriate to carry out the transactions authorized by this Resolution or contemplated by the

Bonds, the Authority Documents or such instruments, documents or certificates, and all of the foregoing, previously done or performed by such officers of the Authority, are in all respects approved, ratified and confirmed.

8. The Bonds and the Authority Documents shall provide that neither the Commonwealth of Virginia nor any political subdivision thereof, including the Authority and the County, shall be obligated to pay the obligations under the Bonds and the Authority Documents except from the revenues, receipts and payments pledged therefor, and that neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the County, is pledged to the payment of such obligations.

9. All costs and expenses in connection with the undertaking of the Project, including the fees and expenses of Bond Counsel and counsel to the Authority, shall be paid by the Borrower or, to the extent permitted by applicable law, from the proceeds of the Bonds. If for any reason no Bonds are issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

10. At the request of the Borrower, the Authority hereby approves McGuireWoods LLP, as bond counsel in connection with the issuance of each series of Bonds.

11. The Authority recommends that the governing body of the County approve the issuance of the Bonds for the purpose of undertaking the Project.

12. No Bonds may be issued pursuant to this resolution until such time as the issuance of the Bonds has been approved by the governing body of the County.

13. This resolution shall be effective immediately.

14. The authorizations granted in this resolution shall continue in full force and effect for a period of one year after adoption, unless specifically extended by the Authority.

[Signature Page Follows]

CERTIFICATE

The undersigned Secretary of the Economic Development Authority of Albemarle County, Virginia (the "Authority"), hereby certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the Directors of the Authority at a meeting duly called and held on November 17, 2026, in accordance with law, and that such resolution has not been repealed, revoked, rescinded or amended but is in full force and effect on the date hereof.

WITNESS the following signature and seal of the Authority as of November 17, 2026.

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Secretary, Economic Development Authority of Albemarle County, Virginia