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FOR IMMEDIATE RELEASE
Christine McCarty
312 596 1617
cmccarty@ziegler.com

ZIEGLER CLOSES FINANCING FOR THE SHARON AT SOUTHPARK

CHICAGO, IL – AUGUST 24, 2026 – Ziegler is pleased to announce the successful closing of The Sharon at SouthPark's $166,425,000 Series 2026A, 2026B and 2026C Bonds (together the "Series 2026 Bonds").

The Presbyterian Home at Charlotte, Inc. d/b/a The Sharon at SouthPark (The Sharon) is a North Carolina nonprofit corporation that was organized in 1964. Previously known as Sharon Towers, The Sharon owns and operates a Type-B life plan community located on 28.1 acres in the SouthPark area of Charlotte, North Carolina. SouthPark is located approximately 7 miles south of the city center and is a business and residential district which is home to numerous upscale retail establishments including the SouthPark Mall, office buildings, healthcare facilities and residential offerings. At present, The Sharon operates 247 independent living residences, 38 assisted living residences and 96 skilled nursing beds.

The Sharon is embarking upon an expansion project to expand residential capacity, elevate wellness resources and ensure it continues to offer a modern, connected and health-forward environment aligned with the expectations of current and future residents. The Project includes three major components: (1) 64 new independent living apartments with underbuilding parking to be known as the Belmore Apartments (100% pre-sold with 10% deposits), (2) mixed-use space on the 1st floor of the Belmore building to provide a blend of residential, office, retail and restaurant uses and (3) the Center for Vibrant Living a 52,000 square foot comprehensive wellness destination that will include a new swimming pool, senior-friendly fitness equipment, two workout studios, walking tracks and golf simulators (collectively "The Project").

In addition to funding the costs of the Project, proceeds of the Series 2026 Bonds will also fund a portion of interest during construction, a debt service reserve fund for the Series 2026A Bonds and costs of issuance. The Series 2026 Bonds were structured in four tranches of debt issued through the North Carolina Medical Care Commission, as outlined further below:

- *Series 2026A Long-Term Bonds ($71,955,000):* represents the long-term fixed rate portion of the financing, which is non-rated, with a final maturity in 2061 using a wrapped debt service structure, resulting in a weighted average maturity of 30 years and a blended average yield to maturity of 5.57%.
- *Series 2026B Long-Term Bank Bonds ($50,000,000):* represents the long-term bank portion of the financing that is being purchased by Truist Commercial Equity, Inc. ("Truist") to help diversify The Sharon's capital structure. The Series 2026B Bank Bonds were swapped at an all-in rate of 5.071% for the initial 15-year bank holding period.
- *Series 2026C1 Short-Term Tax-Exempt Bank Bonds ($31,000,000) and 2026C2 Short-Term Taxable Bank Bonds ($13,470,000):* represent the short-term portion of the financing that is being purchased by Truist and will be repaid with initial entrance fees from the new independent living apartments. The Series 2026C Bank Bonds each have 5-year terms and will remain in a variable interest rate mode for enhanced pre-payment flexibility. The Series 2026C2 Bank Bonds were issued on a taxable basis to fund the costs of the mixed-use space contained in the Project.

"The Series 2026 financing was a huge success and capped a remarkable 10-year-plus plan to expand, modernize and reinvest in The Sharon. Each step paved the way for the next phase of investments and the reception from the market was resounding. We are proud of our long-term relationship with The Sharon and look forward to continued strategic progress in the years to come," said Tad Melton, Managing Director, in Ziegler's Senior Living Finance Practice.

Ziegler is the nation's leading underwriter of financing for not-for-profit senior living providers. Ziegler offers creative, tailored solutions to its senior living clientele, including investment banking, financial risk management, merger and acquisition services, seed capital, FHA/HUD, capital and strategic planning as well as senior living research, education, and communication.

For more information about Ziegler, please visit us at www.ziegler.com.

[1] *Based on full credit given to senior managers of lead-managed underwriting principal volume for senior living transactions completed nationally. Rankings and amounts through LSEG data as of 12/31/25. Note: For-profit bond financings are excluded.*

About Ziegler:

Ziegler is a privately held, national boutique investment bank, capital markets, and proprietary investments firm. It has a unique focus on healthcare, senior living, and education sectors, as well as general municipal and structured finance. Headquartered in Chicago with regional and branch offices throughout the U.S., Ziegler provides its clients with capital raising, strategic advisory services, fixed income sales, underwriting and trading as well as Ziegler Credit, Surveillance, and Analytics. To learn more, visit www.ziegler.com.

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