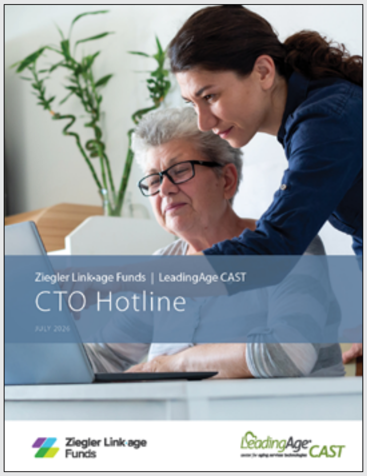
FEATURED ARTICLE

NEW TECHNOLOGY RESOURCE: 2026 CTO HOTLINE



Technology continues to reshape senior living, but today's most successful organizations recognize that innovation is about more than implementing new tools; it's about creating better experiences for residents and staff while building a stronger operational foundation.

Developed in collaboration between Ziegler Link-age Funds and LeadingAge CAST for the second year in a row, the 2026 CTO Hotline explores how senior living technology leaders are navigating artificial intelligence, cybersecurity, data integration, governance, and digital transformation. This year's research reveals an industry that is moving beyond technology adoption toward more intentional, strategic use of technology to improve care delivery and organizational performance.

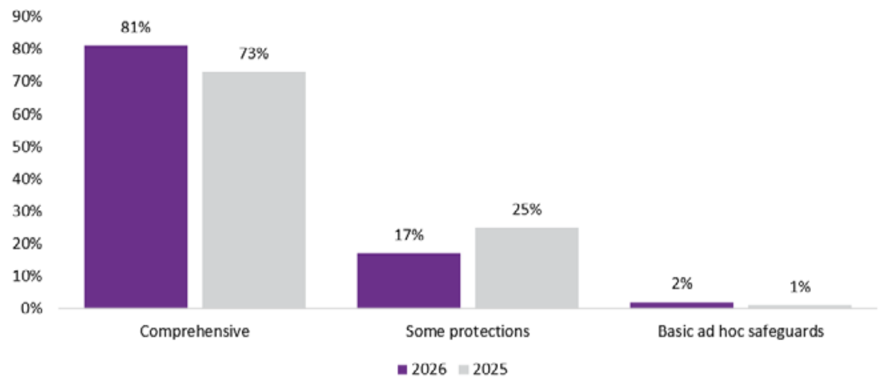
Among this year's key findings:

- **Technology is enabling a more personal resident experience.** Rather than replacing human interaction, technology is increasingly being used to empower staff, streamline operations, and create more meaningful resident engagement. As one industry leader noted, organizations are "Technology-focused back of the house. Human-centered front of the house".
- **AI adoption continues to accelerate.** Technology leaders report growing confidence in artificial intelligence and are increasingly identifying practical applications that improve efficiency and decision-making across their organizations.
- **Technology governance is becoming a strategic priority.** Nearly **59%** of respondents update their strategic IT plan at least annually, reflecting a growing emphasis on intentional planning and long-term technology investment.

- **Integration remains one of the industry's greatest opportunities.** More than three-quarters **(76%)** of respondents report fragmentation across technology systems, while **68%** identify data integration as a top use case for AI this year. PointClickCare provides a strong example of the importance of integration, maintaining its position as a leading platform among respondents, who frequently cited "ease of integration" as a key reason for continuing with the platform.

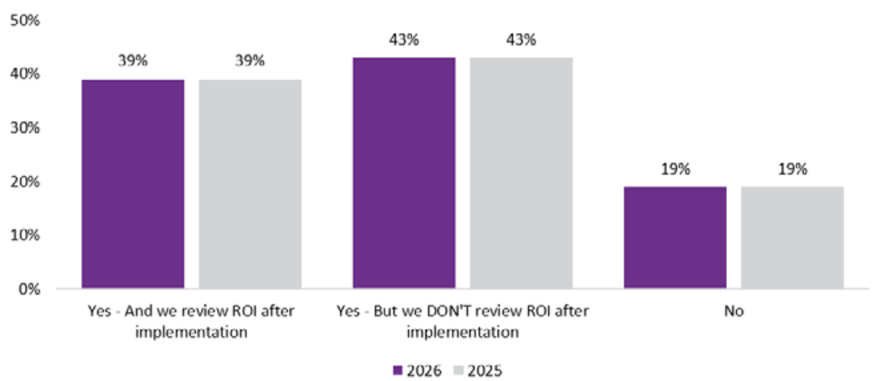
- **Cybersecurity continues to demand executive attention.** As organizations become increasingly connected, protecting resident information and maintaining resilient technology infrastructure remain top priorities.

How would you describe your organization's current cybersecurity preparedness?



The report also explores evolving resident and workforce expectations, highlighting that today's residents arrive with greater digital fluency, while employees increasingly look for workplace technology that mirrors the modern experiences they enjoy in their personal lives. At the same time, organizations continue to face the challenge of measuring technology's return on investment while navigating the rapid pace of change across the industry.

When you implement new technology solutions, do you set metrics for success?



The full 2026 CTO Hotline goes beyond the key findings highlighted here, providing a deeper look at the technologies providers are using today, where organizations are investing, how leaders are approaching AI and data governance, and the challenges shaping future technology strategies.

Download the 2026 CTO Hotline to explore the complete findings, benchmark your organization's technology approach, and see how your priorities compare with peers across the senior living and care industry.

If you have questions on the CTO Hotline, please reach out to Jenny Poth at Ziegler Link-age Funds:

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NOT-FOR-PROFIT SENIOR LIVING RATINGS ACTIONS

AS OF AUGUST 7, 2026

ORGANIZATION	RATING AGENCY	RATING/ OUTLOOK	TYPE OF ACTION	DATE
General German Home of Baltimore (Edenwald) (MD)	Fitch	BB+ Stable	Downgraded Rating Downgraded IDR* Outlook Revised Assigned Rating	8/3/26
Sun Health Obligated Group (AZ)	Fitch	A- Stable	Affirmed Rating Affirmed IDR*	8/6/26

* *IDR – Issuer Default Rating*

Any non-Ziegler sources referenced in this Z-News are believed to be reliable but cannot be guaranteed.

FEATURED FINANCINGS

ST. JAMES PLACE
Baton Rouge, Louisiana

Fixed Rate
New Money / Refunding

$51,765,000

August, 2026

WESTMINSTER VILLAGE NORTH
(BHI Senior Living)
Indianapolis, Indiana

Bank Placement
New Money / Refunding

$43,000,000

August, 2026

INTEREST RATES/YIELDS

WEEK ENDING AUGUST 7, 2026

	CURRENT	LAST WEEK	52-WK AVG
30-Yr MMD	4.48%	4.49%	4.30%
Senior Living 30-Yr "A"	5.13%	5.14%	5.14%
Senior Living 30-Yr "BBB"	5.33%	5.34%	5.40%
Senior Living Unrated	5.73%	5.84%	6.00%
Senior Living New Campus	6.98%	6.99%	7.01%
SIFMA Muni Swap Index	1.71%	2.16%	2.46%

	CURRENT	WEEKLY AVERAGE	SPREAD TO MMD
ZSLMLB Index†	5.47%	5.51%	1.02%

† Ziegler Senior Living Municipal Long Bond Index
Source: Bloomberg BVALS

MARKET REVIEW

MONEY MARKET RATES

	08/07	Last week
Prime Rate	6.75	6.75
Federal Funds (weekly average)	3.64	3.64
90 Day T-Bills	3.82	3.76
30-Day Commercial Paper (taxable)	3.70	3.69
SOFR (30-day)	3.62	3.62
SOFR	3.64	3.65
7 Day Tax-Exempt VRDB	1.71	2.16
Daily Rate Average	1.26	2.80

COMPARATIVE YIELDS

	TAXABLE REVENUE	
	GOVT	A
2 Year	4.24	4.74
5 Year	4.39	4.99
7 Year	4.53	5.28
10 Year	4.67	5.67
30 Year	5.22	6.62

	MMD	NR*	BB	BBB	A	AA
1 Year	2.47	4.42	3.72	3.17	2.77	2.52
5 Year	2.80	4.90	4.20	3.65	3.25	3.00
7 Year	2.97	5.02	4.32	3.77	3.47	3.12
10 Year	3.29	5.39	4.74	4.14	3.84	3.49
30 Year	4.48	6.78	6.08	5.53	5.23	4.78

(Representative of institutional sales)*

TAX-EXEMPT MARKET INDICATORS

Bond Buyer	THIS WEEK	LAST WEEK	CHANGE
20 Bond Index	4.70	4.71	-0.01
11 Bond Index	4.60	4.61	-0.01
Revenue Bond Index	4.99	5.00	-0.01
30 Year MMD	4.48	4.49	-0.01
Weekly Tax-Exempt Volume (Bil)	6.61	6.70	-0.09
30 Day T/E Visible Supply (Bil)	10.26	16.41	-6.15
30 year “A” Rated Hospitals as a % of 30 Year Treasuries	100.1	100.5	-0.40

Source: Bloomberg