CONTINUING DISCLOSURE REPORT
for the six months ended June 30, 2026

LIFESPACE
COMMUNITIES

OBLIGATED GROUP

Abbey Delray South
Beacon Hill
Claridge Court
Friendship Village of Bloomington
Friendship Village of South Hills
Harbour's Edge
Newcastle Place
Oak Trace
Querencia
The Waterford
Village on the Green

The information contained herein is being filed by the Corporation for the purposes of complying with the Corporation's obligations under SEC Rule 15c2-12. The information contained herein is as of the date of this report.

LIFESPACE
COMMUNITIES®

August 13, 2026

US Bank Trust Company, NA
Debbie Lamb
Assistant Vice President
Corporate Trust Dept.
6410 Southpoint Parkway, Suite 200
Jacksonville, FL 32216

RE: Certificate in accordance with Section 415(a)(ii) of the Master Trust Indenture dated November 1, 2010 and Section 4.15(b)(ii) of the Master Trust Indenture, Deed of Trust and Security Agreement dated October 1, 2015.

The undersigned, Chief Financial Officer for Lifespace Communities, Inc., hereby certifies that the attached financial statements for:

Lifespace Communities, Inc. Obligated Group

Are complete, correct and fairly present the financial conditions and results of operations for the six months ended June 30, 2026, subject to the year-end audit adjustments.

LIFESPACE COMMUNITES, INC.

Signed by:
Amy Wilson
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Amy Wilson

Cc: Bankers Trust, Kristy Olesen
Cc: US Bank, Catherine Eddins

Lifespace Communities, Inc.
Obligated Group
Management's Discussion and Analysis

Overview:

Lifespace Communities, Inc. (the “Corporation”) is an Iowa nonprofit corporation organized for the purpose of owning and operating continuing care retirement communities (“CCRCs).

On April 1, 2025, the sale of Abbey Delray was consummated, with March 31, 2025, as the last day of the Corporation’s ownership.

On April 23, 2026, the Corporation successfully completed a bond financing of Series 2026A and B with Iowa Finance Authority and Palm Beach County Health Facilities Authority. The Corporation received proceeds from the issuance of $98 million.

The Corporation and its affiliates operate 15 CCRCs in seven states from the support center located in Dallas, Texas. References to the “Communities” herein are to the 11 CCRCs owned and operated by the Corporation that make up the Obligated Group.

Lifespace personal services (“LPS”) is a non-Medicare certified home health business unit which provides services to the residents of the Corporation’s various communities. The activity of this service line has been excluded from the operations of the Obligated Group commencing in 2024.

Calendar year-end financial information for December 31, 2025, and prior is provided from audited financial statements. All other financial information is obtained from unaudited financial statements.

Summary of Units Operated per Community

	Independent Living Apartments	Villas, Carriage or Town Homes	Assisted Living	Health Center Private Room	Health Center Semi-Private Room	Memory Support	Total	CMS 5-Star Rating *
Abbey Delray South	216	44		28	46		334	4
Beacon Hill	353			26	84		463	5
Claridge Court	123			17	28		168	5
Friendship Village of Bloomington	331	12	42	66		32	483	4
Friendship Village of South Hills (1)	243	18	50	35	54	32	432	3
Harbour's Edge	266			50	4		320	4
Newcastle Place (2)	129	30	36	47		16	258	2
Oak Trace	342	16	66	84	20	28	556	5
Querencia	156	10	40	38	4	23	271	5
The Waterford	215	26		30	30		301	4
Village on the Green (3)	202	58	36	40	8	18	362	5
Total	2,576	214	270	461	278	149	3,948	

* The CMS 5-Star ratings are as of June 2026.

<u>Change in units from December 31, 2025</u>

(1) Friendship Village of South Hills had an apartment combo in first quarter.

(2) Newcastle Place had one of 14 new carriage homes come online in second quarter.

(3) Village on the Green has taken two apartments offline due to construction for combo in second quarter.

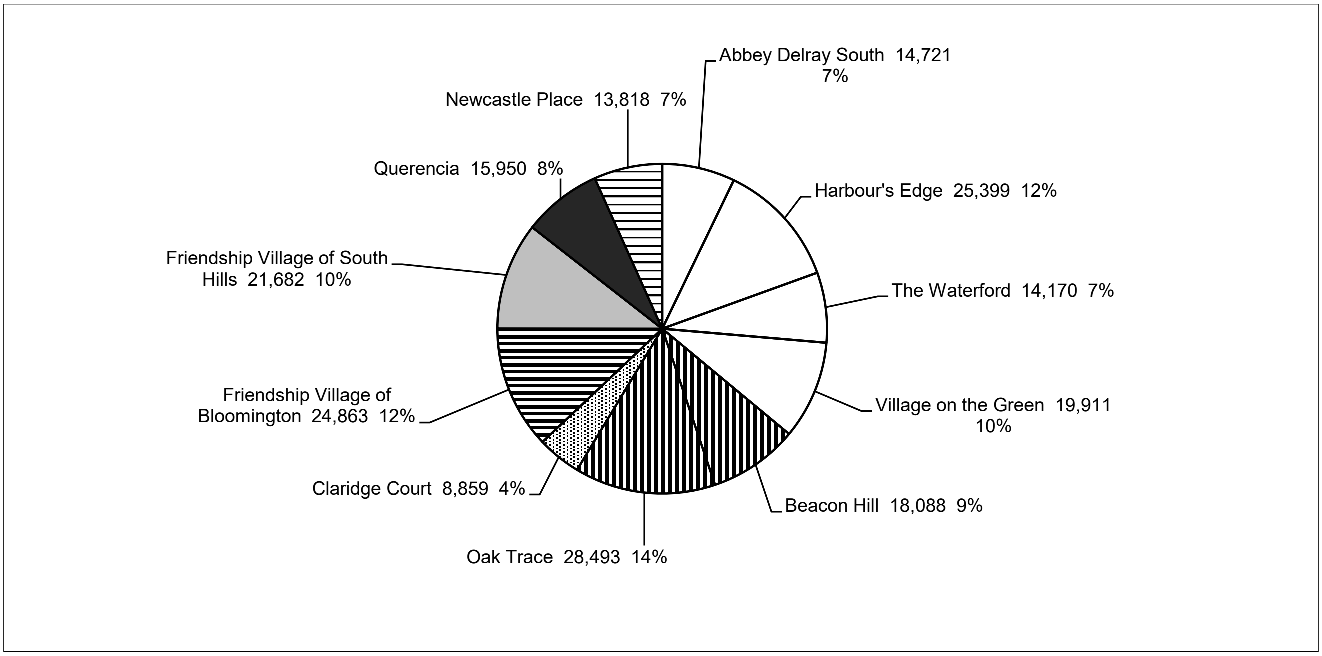
Lifespace Communities, Inc.
Average Occupancy of the Communities

Community	2023				2024				2025				Twelve Months Ended June 30, 2026			
	Living Units	Health Center	ALUs	Memory Support	Living Units	Health Center	ALUs	Memory Support	Living Units	Health Center	ALUs	Memory Support	Living Units	Health Center	ALUs	Memory Support
Abbey Delray South, FL (a)	67.8%	93.8%	NA	NA	64.6%	95.0%	NA	NA	62.9%	95.8%	NA	NA	63.3%	95.0%	NA	NA
Beacon Hill, IL (a)	77.2%	90.4%	NA	NA	80.7%	93.1%	NA	NA	79.3%	91.2%	NA	NA	78.4%	88.5%	NA	NA
Claridge Court, KS	88.6%	92.7%	NA	NA	96.5%	92.1%	NA	NA	98.9%	92.7%	NA	NA	98.5%	91.6%	NA	NA
Friendship Village of Bloomington, MN (a)	78.3%	95.5%	93.6%	97.2%	90.2%	95.5%	98.4%	98.8%	97.6%	95.6%	98.3%	97.8%	99.0%	95.8%	99.0%	98.8%
Friendship Village of South Hills, PA (a)	77.8%	87.3%	94.0%	97.8%	84.0%	89.0%	95.3%	97.1%	84.1%	90.4%	98.0%	97.8%	86.8%	88.3%	99.2%	99.1%
Harbour's Edge, FL	91.8%	92.6%	NA	NA	96.0%	94.8%	NA	NA	97.6%	96.1%	NA	NA	96.8%	97.0%	NA	NA
Newcastle Place, WI (d)	89.8%	84.9%	91.7%	93.1%	96.2%	82.7%	89.8%	87.7%	98.3%	87.0%	92.5%	93.1%	98.6%	89.6%	92.5%	94.4%
Oak Trace, IL (a)(b)	82.1%	94.6%	96.5%	96.1%	72.9%	97.2%	96.7%	94.5%	83.7%	97.3%	98.0%	98.9%	87.5%	97.4%	98.8%	99.3%
Querencia, TX	98.3%	93.8%	96.0%	87.4%	96.3%	95.1%	96.0%	88.2%	98.3%	96.2%	95.3%	97.0%	97.8%	96.9%	98.3%	97.8%
The Waterford, FL (a) (c)	81.4%	87.0%	NA	NA	83.4%	72.1%	NA	NA	83.3%	70.0%	NA	NA	79.8%	75.8%	NA	NA
Village on the Green, FL	75.5%	93.8%	95.8%	97.8%	79.4%	96.5%	96.0%	91.0%	82.3%	95.6%	92.8%	91.1%	84.6%	96.5%	95.8%	93.3%
Obligated Group	81.0%	91.5%	94.8%	95.2%	83.8%	91.6%	95.6%	93.9%	86.5%	91.9%	96.2%	96.6%	87.1%	91.9%	97.6%	97.7%

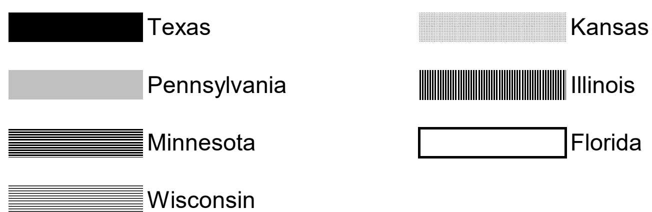
(a) The 2023 living units are impacted by the reduction of 80 smaller obsolete units and 87 more units at January 1, 2024.
(b) Oak Trace opened 140 new independent living units as of January 25, 2024.
(c) The Waterford opened three villas in the second quarter and five villas in the third quarter of 2024.
(d) Newcastle Place joined the Lifespace Obligated Group in December 2024 in conjunction of the Series 2024 financing.

	Six months ended June 30, 2025				Six months ended June 30, 2026			
	Living Units	Health Center	ALUs	Memory Support	Living Units	Health Center	ALUs	Memory Support
Abbey Delray South, FL	62.6%	96.0%	NA	NA	63.8%	94.3%	NA	NA
Beacon Hill, IL	80.0%	92.4%	NA	NA	78.2%	87.1%	NA	NA
Claridge Court, KS	98.8%	94.4%	NA	NA	98.6%	92.4%	NA	NA
Friendship Village of Bloomington, MN	96.0%	95.4%	98.2%	97.1%	99.6%	95.8%	99.7%	98.9%
Friendship Village of South Hills, PA	83.3%	90.6%	96.6%	97.1%	88.5%	86.5%	99.1%	99.7%
Harbour's Edge, FL	98.4%	95.1%	NA	NA	96.7%	97.3%	NA	NA
Newcastle Place, WI	98.4%	87.0%	93.1%	92.6%	99.0%	92.1%	92.3%	94.3%
Oak Trace, IL	82.2%	97.4%	97.6%	98.6%	89.7%	97.8%	99.3%	99.4%
Querencia, TX	98.5%	95.9%	92.0%	95.7%	98.0%	97.0%	97.9%	97.3%
The Waterford, FL	85.6%	70.4%	NA	NA	78.6%	82.3%	NA	NA
Village on the Green, FL	82.1%	95.9%	92.8%	91.5%	86.8%	97.9%	98.9%	96.1%
Obligated Group	86.3%	92.1%	95.4%	96.0%	87.8%	92.3%	98.1%	98.1%

Comparative Analysis of Gross Revenues
Six Months Ended June 30, 2026
($ in Thousands)



Gross revenues include independent living fees, skilled nursing, assisted living fee and memory support fees, entrance fees earned, and investment income.



Skilled Nursing Payer Mix and Occupancy

Payer	Year-ended 2023	Year-ended 2024	Year-ended 2025	Six Months Ended June 30, 2025	Six Months Ended June 30, 2026
Lifecare	13.3%	11.8%	12.1%	12.0%	14.3%
Private Pay	26.8%	24.6%	23.4%	23.8%	20.6%
Medicare	43.8%	44.5%	45.5%	45.9%	45.4%
Medicaid	3.4%	3.1%	1.9%	1.9%	1.6%
Other	12.7%	16.0%	17.1%	16.4%	18.1%
Total Patient Mix	100%	100%	100%	100%	100%
Year-To-Date Average Service Units Available	739	739	739	739	739
Year-To-Date Average Occupancy Percentage	91.5%	91.6%	91.9%	92.1%	92.3%

Lifespace Communities, Inc.
Obligated Group Balance Sheets
As of June 30 (Unaudited)
(Thousands of $)

	2026	2025
Assets		
Current Assets:		
Cash and Cash Equivalents	$41,982	$26,324
Investments	87,218	95,980
Accounts Receivable	69,654	37,804
Inventories	452	669
Prepaid Insurance & Other	8,163	5,145
Assets whose use is limited	109,413	134,675
Total Current Assets	316,882	300,597
Assets whose use is limited	95,900	93,515
Property and equipment, at cost:		
Land and improvements	95,841	75,312
Buildings and improvements	1,523,963	1,418,754
Furniture and equipment	135,108	108,494
	1,754,912	1,602,560
Less accum. deprec.	(741,236)	(667,717)
Net property and equipment	1,013,676	934,843
Swap Derivative	-	108
Net goodwill	35,782	47,173
Net deferred assets	15,585	12,527
Net intangible assets	4,225	5,695
TOTAL ASSETS	$1,482,050	$1,394,458

Lifespace Communities, Inc.
Obligated Group Balance Sheets
As of June 30 (Unaudited)
(Thousands of $)

	2026	**2025**
Liabilities and net assets		
Current liabilities:		
Accounts payable:		
Trade	21,855	20,257
Intercompany	23,231	2,755
	45,086	23,012
Accrued liabilities:		
Employee compensation expense	10,024	10,394
Interest	6,908	5,325
Property taxes	5,865	4,470
Other	2,721	4,692
	25,518	24,881
Entrance fee refunds	4,357	4,375
Reserve for health center refunds	45,413	26,766
Long-term debt due within one year	14,744	29,729
Settlement Payable Due within One Year	9,081	10,043
Obligation under cap lease due within one yr	501	559
Total current liabilities	144,700	119,365
Entrance fee deposits	4,199	2,644
Wait list deposits	3,620	2,596
Long-term debt due after one year	952,799	871,311
Settlement payable due after one year	23,450	31,150
Obligation under cap lease due after one year	1,103	1,364
Deferred entrance fees	235,252	211,834
Refundable entrance and membership fees	696,856	693,172
Total liabilities	2,061,979	1,933,436
Net assets without donor restrictions	(579,929)	(538,978)
TOTAL LIABILITIES AND NET ASSETS	$1,482,050	$1,394,458

Lifespace Communities, Inc.
Obligated Group Statements of Operations and Changes in Unrestricted Assets
For the Six Months Ended June 30 (Unaudited)
(Thousands of $)

	2026	2025
Revenues		
Independent Living Fees	$100,476	$93,711
Entrance fees earned/cancellation penalties	22,525	20,345
Skilled nursing, assisted living and memory support fees	73,410	69,115
Investment Income	9,543	11,300
	205,954	194,471
Expenses		
Operating expenses:		
Salaries and benefits	79,299	77,056
General and administrative	46,118	42,729
Plant operations	12,556	11,245
Housekeeping	859	747
Dietary	15,600	15,737
Medical and other resident care	4,914	3,722
Depreciation	35,888	32,381
Amortization	8,697	7,923
Interest	17,997	16,954
Loss (Gain) on disposal of fixed assets	(245)	-
Loss on extinguishment of debt	453	-
	222,136	208,494
Deficit of revenues over expenses	(16,182)	(14,023)
Discontinued operations		
Gain (Loss) from Operations of Discontinued Operations	298	(2,987)
Loss on Sale of Discontinued Operations	-	(12,571)
Total Discontinued Operations	298	(15,558)
Other Changes in Net Assets		
Contributions to Lifespace Communities, Inc.	(3,347)	(1,500)
Changes in net assets	(19,231)	(31,081)
Net assets at beginning of year	(560,698)	(507,897)
Net assets at end of the period	($579,929)	($538,978)

Lifespace Communities, Inc.
Obligated Group Statements of Cash Flow
For the Six Months Ended June 30 (Unaudited)
(Thousands of $)

	2026	2025
Operating activities		
Changes in unrestricted net assets	($19,231)	($31,081)
(Gain) Loss from Discontinued Operations	($298)	$2,987
Adjustments to reconcile changes in net asset to net cash used in operating activities:		
Entrance fees earned	(22,525)	(20,345)
Proceeds from nonrefundable entrance fees and deposits	31,809	21,266
Refunds of entrance fees	(3,902)	(1,932)
Depreciation and Amortization	44,585	40,304
Amortization of Financing Costs	415	430
Net accretion of original issue premium/discounts	(876)	(889)
Change in unrealized appreciation of investments	512	(2,091)
Net sales (purchases) of trading investments	(11,166)	(18,691)
Contributions to Lifespace Communities, Inc.	3,347	1,500
Loss on disposal of property and equipment	(245)	-
Change in wait lists and deposits	1,360	1,274
Loss on extinguishment of debt	453	-
Loss on Sale of Discontinued Operations	-	12,571
Changes in operating assets and liabilities:		
Accounts receivables, inventories, and prepaid insurance and other	(36,003)	(15,727)
Accounts payables and accrued liabilities	9,125	(663)
Net cash used by Continued Operating Activities	(2,640)	(11,087)
Net cash used by Discontinued Operating Activities	-	(2,916)
Net cash used in Operating Activities	(2,640)	(14,003)
Investing activities		
Purchases of property and equipment	(65,671)	(30,469)
Proceeds from sale of property and equipment	-	48,079
Net cash (used) provided by Continued Investing Activities	(65,671)	17,610
Net cash used by Discontinued Investing Activities	-	(1,040)
Net cash (used) provided in Investing Activities	(65,671)	16,570
Financing activities		
Financing cost incurred	(3,026)	-
Repayment of long-term debt	(30,698)	(8,641)
Payments on settlement	(10,043)	(10,914)
Advances from line of credit	3,457	8,634
Proceeds from new financing	98,482	-
Contributions to Lifespace Communities, Inc.	(3,347)	(1,500)
Payments on Leases	(121)	(266)
Proceeds from refundable entrance fees and deposits	43,618	37,993
Refunds of entrance fees	(36,574)	(31,226)
Net cash provided (used) in financing activities	61,748	(5,920)
Net change in cash and cash equivalents	(6,563)	(3,353)
Cash and cash equivalents at beginning of year	48,545	29,677
Cash and cash equivalents at end of period	$41,982	$26,324

Six Months Ended June 30, 2026, versus Six Months Ended June 30, 2025:

The average year-to-date independent living occupancy through June 30, 2026, was 2,450 independent living homes (87.8% of the 2,791 average available homes). The average year-to-date occupancy through June 30, 2025 was 2,417 independent living homes (86.3% of the 2,799 average available homes). The average year-to-date occupancy for both periods is exclusive of Abbey Delray. The change in average available homes from June 30, 2025, to the same period in 2026 is due to combination of smaller apartments at several communities.

Revenues from independent living monthly fees and related charges amounted to $100,476,000 in 2026, a 7.2% increase over $93,711,000 from the same revenue sources in 2025. The increase is due mainly to occupancy and monthly fee increases. As previously mentioned, the average year-to-date occupancy has increased to 87.8% as of June 30, 2026, from 86.3% for the same period ending 2025. Monthly fees increased in a range of 3.5% to 4.5%. Some community's increases were effective January 1, 2026, while others were effective February 1, 2026.

Revenues from the health center, assisted living, and memory support fees were $73,410,000 in 2026 compared to $69,115,000 in 2025, an increase of 6.2%. This increase is due mainly to the monthly fee increases and higher occupancy. Monthly fee increases ranged from 0.0% to 4.5%. Fee increases were effective January 1, 2026. In addition, year-to-date average occupancy in the health center, assisted living and memory support are all higher in 2026 versus 2025.

Total operating expenses, excluding depreciation, amortization, interest expense, and loss on disposal of property were $159,346,000 in 2026, an increase of $8,110,000 or 5.4% from comparable expenses of $151,236,000 in 2025. Salaries and benefits increased $2,243,000 or 2.9% due primarily to merit increases and filling open positions. General and administrative expenses increased $3,389,000 or 7.9% due primarily to legal services, consulting fees, network & internet services and marketing. Plant operations increased $1,311,000 or 11.7% due primarily to repairs & maintenance and utilities. Medical and other resident care expense increased $1,192,000 or 32.0% due primarily to increased occupancy in the health center, assisted living and memory support.

Lifespace Communities, Inc.
Obligated Group
Management's Discussion and Analysis

Six Months Ended June 30, 2026, Actual versus Budget

The Corporation's Board of Directors annually approves the budget, which results in an accepted net operating margin, net entrance fees and capital expenditures. The chart below shows line-item comparisons to the board approved net operating margin, net entrance fees and capital expenditures, along with the favorable and unfavorable variances.

(in thousands)	Actual	Budget	Favorable/ (Unfavorable)
Revenues			
Independent Living Fees	$100,476	$95,781	$4,695
Skilled nursing, assisted living and memory support fees	73,410	69,747	3,663
	173,886	165,528	8,358
Expenses			
Operating expenses:			
Salaries and benefits	79,299	79,403	104
General and administrative	46,118	45,557	(561)
Plant operations	12,556	11,512	(1,044)
Housekeeping	859	772	(87)
Dietary	15,600	15,716	116
Medical and other resident care	4,914	4,330	(584)
	159,346	157,290	(2,056)
Net operating margin	14,540	8,238	6,302
Net entrance fees, including initial entrance fees	34,951	34,616	335
Capital expenditures, financed with bond proceeds	38,952	34,882	(4,070)
Capital expenditures, financed with AD proceeds	14,713	4,708	(10,005)
Capital expenditures, routine and community projects	12,006	16,213	4,207

Net operating margin is favorable to budget by $6,302,000.

Independent fees are favorable to budget by $4,695,000 due primarily to the mix of occupied units, more second persons and miscellaneous rental income. The actual average monthly fee is approximately $5,085 versus the budgeted average monthly fee of $4,965. In addition, there are 24 more second persons than budgeted. The miscellaneous rental income is temporary rental income which is offset by various costs required to maintain pre-existing leases on a recent land purchase adjacent to a Lifespace community.

Skilled nursing, assisted living and memory support fees are favorable to budget by $3,663,000 due primarily to higher occupancy than budgeted in assisted living and memory support. Assisted Living budgeted an average year-to-date occupancy of 95.6% and has actual occupancy of 98.1%. Memory Care budgeted an average year to date occupancy of 93.3% and has actual occupancy of 98.1%.

Plant operations expenses are $1,044,000, or 9.1%, unfavorable to budget due primarily to outsourcing of grounds maintenance, supplies, repairs & maintenance, utilities, and television streaming services.

Net entrance fees are favorable to budget by $335,000. The budget for the six months ended June 30, 2026, had 156 closings compared to the actual closings of 150. In addition, net entrance fees are impacted by the mix of occupied units.

Capital expenditures financed with bond proceeds and Abbey Delray proceeds are more than budgeted by $4,070,000 and $10,005,000, respectively. Capital expenditures that are routine and community projects are paid by internal cash and are lower than budgeted by $4,207,000. All variances are the result of timing.

Ratios:

All periods on the ratios page are inclusive of Newcastle Place. The discontinued operations of Abbey Delray and the exclusion of LPS are taken into account in 2024's ratios and going forward.

The Net Operating Margin Ratio increased from 7.1% for the six months ended June 30, 2025, to 8.4% for the same period in 2026. The Net Operating Margin, Adjusted Ratio increased from 17.7% for the six months ended June 30, 2025, to 23.4% for the same period in 2026. The annual debt service coverage ratio increased from 1.6 for the six months ended June 30, 2025, to 2.0 for the same period in 2026.

Investment income decreased when comparing the six months ended June 30, 2026, to the same period in 2025. Excluding the unrealized gain/loss, investment income represents an increase of $846,000, which impacts the debt service coverage ratio in a positive manner. The following chart shows the components of investment income in thousands of dollars.

	June 30, 2026	June 30, 2025
Interest and Dividend Income	$3,462	$3,122
Realized Gain/(Loss)	6,593	6,087
Unrealized Gain/(Loss)	(512)	2,091
Total	$9,543	$11,300

The Adjusted Debt to Capitalization decreased from 157.0% at June 30, 2025, to 155.3% at June 30, 2026.

Liquidity and Capital Requirements – Six Months Ended June 30, 2026, versus Six Months Ended June 30, 2025:

Cash proceeds from entrance fees and deposits (refundable and non-refundable), net of refunds and including initial entrance fees, were $34,951,000 for the six months ended June 30, 2026, compared to $26,101,000 for the same period in 2025. The number of entrance fee move-ins was 150 for the six months ended June 30, 2026, compared to 116 in the six months ended June 30, 2025. Furthermore, there were initial entrance fees at one community of $5,068,000 (9 closings) in the six months ended June 30, 2025, and one initial entrance fee of $689,000 in the same period for 2026.

Daily operating expenses for 2026 increased to $974,000 from $924,000 in 2025, a change of 5.4%. The overall unrestricted cash position increased from $160,884,000 at June 30, 2025, to $172,099,000 at June 30, 2026, a change of 7.0%. The Days Cash on Hand Ratio increased from 174 days at June 30, 2025, to 177 days at June 30, 2026.

Capital expenditures for the communities for the six months ended June 30, 2026, were $65,671,000, while depreciation expense for the same period was $35,888,000. The redevelopment project accounts for $11,625,000 of this year-to-date 2026 expenditure balance. In addition, various community projects were funded by the Series 2022, 2023, 2024 and 2026 financings, Abbey Delray project funds and the Line of Credit in the amount of $42,040,000 for the six months ended June 30, 2026. Capital expenditures for the communities for the six months ended June 30, 2025, were $30,469,000, while depreciation expense for the same period was $32,381,000. The redevelopment projects account for $5,404,000 of this year-to-date 2025 expenditure balance. In addition, various community projects were funded by the Series 2021, 2022, 2023 and 2024 financings in the amount of $5,293,000 for the six months ended June 30, 2025.

Current Operations

On April 23, 2026, the Corporation successfully completed a bond financing of Series 2026A and B with Iowa Finance Authority and Palm Beach County Health Facilities Authority. The Corporation received proceeds from the issuance of $98 million. The proceeds from these bonds will fund The Waterford's Phase 2 redevelopment project and various other capital investment projects within the other Obligated Group communities. The official statement is posted on EMMA for further details.

The Corporation has secured a line of credit with a bank for $25 million to support the redevelopment efforts and various board approved projects. The line of credit is secured by the 2018C Master Note, issued pursuant to the Master Trust Indenture. As of June 30, 2026, the outstanding amount borrowed on the line of credit is $2.8 million. The maturity date for the line of credit has been extended to August 28, 2027.

In addition to The Waterford's Phase 2 redevelopment, one community is in the process of significant construction currently. The community is using proceeds from the Series 2026 bonds. As with any construction project, the timing of expenditures and the project budget can change through the passage of time or as the project advances in development. The monthly Redevelopment Project Status Report filed on EMMA provides additional details regarding three construction projects at various communities.

The Corporation has entered into a letter of intent and member substitution agreement with Teresian House Housing Corporation ("THHC"), a not-for-profit corporation organized and existing under the laws of the State of New York. Upon closing of the member substitution, the Corporation would become the sole member of THHC which is currently the owner and operator of approximately 152 independent living units consisting of 128 one and two bedroom apartments and 24 duplex cottages and related senior care living facilities known as the Avila Retirement Community (the "Avila Facility") located on approximately 13 acres of land located at 100 White Pine Drive in the City of Albany, Albany County, New York. If the member substitution occurs it is not anticipated that THHC will become a member of the Obligated Group, but the Corporation will provide a Liquidity Support Agreement in support of THHC in an amount not to exceed $5,000,000.

The Corporation has entered into a letter of intent to acquire an interest in adjacent lines of business in an amount not to exceed $35,000,000, and such acquisition is intended to be financed by the issuance of additional taxable indebtedness pursuant to the Master Trust Indenture.

The Corporation has also entered into a purchase and sale agreement for the purchase of property adjacent to the Corporation's Querencia community. The property acquisition is in an amount not to exceed $14,000,000 of which a portion is intended to be financed by the issuance of additional taxable indebtedness pursuant to the Master Trust Indenture.

The Corporation has created several related entities for the purpose of entering into certain other related adjacent business lines with the creation of Lifespace Adjacent Holdings, Inc., a Delaware nonprofit corporation ("LAHI"). It is anticipated LAHI will be operated for purposes of providing hospice care and related businesses with respect to senior care facilities.

Management continuously reviews and prioritizes the needs at each of the Communities to determine what is needed to enhance the Community, fill service gaps, stay competitive in the marketplace and grow. There is no guarantee that the Corporation will complete all the projects, that the scope will not be materially altered or that additional Communities will not be added.

On November 6, 2025, Fitch reaffirmed the Obligated Group's 'BBB' credit rating with and Stable outlook.

Forward-Looking Statements:

This document contains various "forward-looking statements". Forward-looking statements represent our expectations or beliefs concerning future events. The words "plan", "expect' "estimate" "budget" and similar expressions are intended to identify forward-looking statements. We caution that these statements are further qualified by important factors that could cause actual results to differ materially from those in the forward-looking statements, including without limitations the factors described in this document.

We ask you not to place undue reliance on such forward-looking statements because they speak only of our views as of the statement dates. Although we have attempted to list the important factors that presently affect the Obligated Group's business and operating results, we further caution you that other factors may in the future prove to be important in affecting the Obligated Group's results of operations. We undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.

Lifespace Communities, Inc.
Obligated Group Selected Historical Financial Information
(Thousands of $)

	Six Months Ended June 30 (Unaudited)		Year Ended December 31 (Audited)		
Historical Debt Service Coverage	**2026**	**2025**	**2025**	**2024**	**2023**
Excess (deficit) of revenues over expenses	(16,182)	(14,023)	(31,380)	(40,089)	(167,091)
Less:					
Entrance fees earned	(22,525)	(20,345)	(40,245)	(35,730)	(36,518)
Initial redevelopment entrance fee and/or redevelopment deposits	(689)	(5,068)	(6,796)	(63,048)	(8,291)
Add:					
Depreciation	35,888	32,381	68,435	61,061	57,969
Amortization	8,697	7,923	17,634	17,604	18,101
Interest Expense	17,997	16,954	33,825	33,338	24,770
Expenses paid by long-term debt issuances	344	-	802	285	1,509
Unrealized (gain) loss on securities	512	(2,091)	(3,481)	(6,583)	(13,795)
Loss (gain) on Derivatives	-	-	108	2,052	1,546
Realized (gain) loss on sale of assets	(245)	-	10	731	(374)
Loss on extinguishment of debt	453	-	-	1,092	2,062
Loss on settlement	-	-	1,245	1,480	131,778
Entrance fee proceeds (less refunds)	34,951	26,101	78,002	128,656	60,817
Income available for debt service	59,201	41,832	118,159	100,849	72,483
Annual debt service payment	59,293	51,486	51,486	48,191	35,337
Annual debt service coverage (b)(c)(d)	2.0	1.6	2.3	2.1	2.1
Annual debt service coverage - rolling 12 months	2.3	2.0			
Annual debt service coverage covenant	1.2	1.2	1.2	1.2	1.2
Maximum annual debt service payment	65,672	59,370	59,370	59,370	53,795
Maximum annual debt service coverage	1.8	1.4	2.0	1.7	1.3
Maximum annual debt service coverage - rolling 12 months	2.1	1.7			
Cash to Debt					
Unrestricted cash and investments (a)	172,099	160,884	185,966	181,469	184,819
Debt service reserve fund	41,708	41,310	42,280	40,473	39,266
	213,807	202,194	228,246	221,942	224,085
Bonds outstanding long-term	952,799	871,311	867,712	881,520	780,131
Annual debt service	59,293	51,486	51,486	48,191	35,337
Maximum annual debt service	65,672	59,370	59,370	59,370	53,795
Ratio of total unrestricted cash & investments with debt service reserve to bonds outstanding	0.2	0.2	0.3	0.3	0.3
Ratio of total unrestricted cash & investments with debt service reserve to annual debt service	3.6	3.9	4.4	4.6	6.3
Ratio of total unrestricted cash & investments with debt service reserve to maximum annual debt service	3.3	3.4	3.8	3.7	4.2
Department operating expenses (excluding expenses paid by long-term debt issuances and bad debt) plus interest	176,343	167,264	336,507	322,023	332,928
Daily expenses	974	924	922	880	912
Days of unrestricted cash & investments on hand (b)(c)(d)	177	174	202	206	203
Days of unrestricted cash & investments on hand - rolling 12 months	182	180			
Days of unrestricted cash & investments on hand covenant	120	120	120	120	120
Other Ratios					
Net operating margin (c)	8.4%	7.1%	8.8%	7.5%	2.5%
Net operating margin, adjusted (c)	23.4%	17.7%	24.8%	23.5%	16.3%
Adjusted debt to capitalization (c)	155.3%	157.0%	158.3%	148.6%	141.3%

(a) The balances include the Cash & Cash Equivalents, Investments, and the Florida operating and renewal and replacement reserve funds.

(b) The financial ratios that are required by the financing documents.

(c) The financial ratios that are monitored monthly by the Corporation.

(d) The testing date is December 31.