

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING TO BE HELD BY MASSACHUSETTS DEVELOPMENT FINANCE AGENCY CONCERNING A PROJECT LOCATED AT 150, 152, AND 154-156 QUINCY STREET, QUINCY, MASSACHUSETTS. Notice is hereby given that Massachusetts Development Finance Agency (the “Issuer”) will hold a public hearing on June 5, 2026 at 10:00 A.M. via the following telephonic conference line in lieu of physical presence at the public hearing:

US Toll free: 1-888-305-1655

Passcode: 272350

The purpose of the hearing will be to consider the issuance by the Issuer of exempt facility bonds (the “Bonds”) for a qualified residential rental project under the provisions of Section 142(d) of the Internal Revenue Code of 1986, as amended, to be owned by FBMS Quincy Street Apartments LLC (the “Borrower” which term includes in this notice any related party thereto). The Bonds will be issued in an amount not to exceed \$3,600,000 and the proceeds thereof will be used by the Borrower to finance and refinance: (i) the acquisition of certain land located at 150, 152, and 154-156 Quincy Street, Quincy, Massachusetts and three (3) existing buildings thereon; (ii) the demolition of said buildings and the construction at said property of a new qualified residential rental housing facility comprised of a single building to consist of approximately twenty-four (24) residential rental housing units and functionally related and subordinate facilities; and (iii) the acquisition of furniture, fixtures and equipment for said residential rental housing units and functionally related and subordinate facilities (collectively, the “Project”). The Bonds will not constitute a general obligation of the Issuer or a debt or pledge of the faith and credit of the Commonwealth.

Interested persons wishing to express their views on such Project and the proposed issuance of the Bonds to finance and refinance the Project will be given the opportunity to do so at the

(Notice date: May 28, 2026; 12:50 p.m.)

public hearing (via the teleconference line); provided, any persons desiring to speak at the public hearing must make a written request at least 24 hours prior to the hearing by email to tefrahearinginfo@MassDevelopment.com or by mail to Massachusetts Development Finance Agency, 99 High Street, Boston, Massachusetts 02110, Attn: TEFRA Hearings. Alternatively, persons may, prior to the time of the public hearing, submit their views in writing to Massachusetts Development Finance Agency, 99 High Street, Boston, Massachusetts 02110.