(Notice date: October 27, 2026; 1:35 p.m.)

NOTICE OF PUBLIC HEARING

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY

Public Hearing at 10:30 a.m. on November 5, 2026

The Massachusetts Development Finance Agency ("MassDevelopment") will conduct a public hearing at 10:30 a.m. on November 5, 2026, at MassDevelopment's offices located at 99 High Street, 11th Floor, Boston, Massachusetts 02110, with respect to the proposed issuance by MassDevelopment, acting under and pursuant to Massachusetts General Laws, Chapters 23G and 40D, as amended, of draw down bonds in the maximum aggregate principal amount of $12,250,000 (the "Bonds"). The total estimated costs of the below defined Project are $47,637,771.

The Bonds will be issued to provide for the financing and/or refinancing of, and the reimbursement of funds advanced by Winchester Waterfield LLC, a Massachusetts limited liability company (the "Borrower," which term includes for purposes of this Notice any parent, subsidiary or other affiliate thereof), with respect to certain property to be ground leased by the Borrower for approximately 99 years and operated by the Borrower (including without limitation such financing, refinancing or reimbursement of bond reserves, capitalized interest, issuance costs and associated working capital expenditures), generally consisting of the financing of, and the refinancing of affordable residential rental housing facilities (the "Project"), including the financing and/or refinancing of (i) the development of certain parcels of land located off Waterfield Road in Winchester, Massachusetts 01890, ("Town of Winchester") with an address of 25-27 Waterfield Road (to be known as 25 Waterfield Road), and intended to be subject to a ground lease from the Town of Winchester, as fee owner, to the Borrower, as ground tenant, collectively containing approximately 43,811 square feet of land together with the improvements thereon; and (ii) the construction of a 56-unit apartment building, comprised of 40 affordable units and 16 market-rate units, adjacent to the Winchester Center MBTA commuter rail station in downtown Town of Winchester (including three studio units, 21 one-bedroom units, 26 two-bedroom units, and 6 three-bedroom units). At least forty percent (40%) of the apartment units at the Project are expected to be occupied by tenants with income not exceeding sixty percent (60%) of area median income.

The Bonds, which will constitute exempt facility bonds for a qualified residential project within the meaning of Sections 142(a)(7) and 142(d)(1) of the Code (namely, the Project), and will not constitute a general obligation of, or a pledge of the faith and credit of the Issuer or a general obligation of, 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 revenue bonds to finance and refinance the costs of such Project will be given the opportunity to do so at the public hearing or may, prior to the time of the public hearing, submit their views in writing to Massachusetts Development Finance Agency, 99 High Street, 11th Floor, Boston, Massachusetts 02110.

MASSACHUSETTS DEVELOPMENT FINANCE AGENCY