

# Buckingham Committee Update - Sale Results & What They Mean for You

## 1. Recent Events

The Debtor recently completed an important sale process designed to protect the community’s future and improve financial stability. The auction took place over two days—January 21 and 22, 2026—and produced results that were far better than the original proposals.

On January 27, the Court held the sale hearing and approved Focus SH Acquisitions, LLC (“Focus”) as the buyer under a new agreement called the Amended Asset Purchase Agreement (the “Amended APA”). This is **good news** for residents and creditors. The Amended APA provides **stronger protections, better funding, and more security** for the Buckingham community than the initial offer. The Committee objected to the initial offer and during the auction, Focus and the other qualified bidder addressed the Committee’s concerns.

## 2. Key Achievements

### A. For All Unsecured Creditors (including Current Residents, Former Residents, and trade vendors)

- Approximately **\$7.4 million** to be set aside for unsecured creditors.
- These funds will be placed in escrow for protection.
- The Committee, not the Debtor, decides how the money gets used.

### B. For Current Residents

#### Releases

- Releases were removed protecting the Debtor, its current officers and directors, UMB, the Bondholders, Greystone, and other third parties as one of the requirements to be eligible to partake in the \$12 million Rent Rebate Fund.
- Residents retain all legal rights against these parties.

#### The Healthcare Discount Program

- \$750,000 will be fully funded in cash at closing into escrow.
- Distributions will be made by Focus in consultation with the Resident Trustee.

#### Rent Rebate Fund

- \$12 million will be fully funded in cash at closing and held in escrow.
- Distributions to Eligible Current Residents will be made by the Resident Trustee in consultation with Focus.

<b>Capital Expenditures</b>	<b>Benevolent Care Residents</b>
<ul style="list-style-type: none"> <li>• Focus committed \$20 million for capital improvements to the community:               <ul style="list-style-type: none"> <li>○ \$10 million within the first 2 years after closing, and</li> <li>○ \$10 million within the first 4 years after closing.</li> </ul> </li> <li>• Focus and the resident committee will work together to determine which repair and improvement projects should be prioritized.</li> </ul>	<ul style="list-style-type: none"> <li>• Benevolent Care Residents are guaranteed at least 18 months of continued residence.               <ul style="list-style-type: none"> <li>○ Three times longer than what was initially proposed.</li> </ul> </li> <li>• The Patient Care Ombudsman emphasized that end-of-life accommodations must always be provided, no matter how long a resident has lived at the community.</li> <li>• The Committee negotiated extensively with Focus and other bidders to secure these protections.</li> </ul>

### **3. Why This Sale Is Better Than the Original Deal**

In simple terms, the Committee fought for—and won—major improvements:

- Funds for all unsecured creditors
- Up front payments in escrow
- Faster payments from the Rent Rebate Fund
- Committed funding for capital improvements
- Improved stability for Benevolent Care Residents
- Oversight and input from the Residents

### **4. What Is Still Ahead**

- The Committee will continue to investigate possible claims and causes of action against UMB, the officers, directors, Greystone, and others.
- Approximately \$100 million of the sale proceeds will be held in escrow and will not be immediately released to UMB. These funds cannot be released until either:
  - (a) the deadline to bring challenges against UMB expires and no one files a challenge;
  - (b) any challenge that is filed is fully resolved by court order; or
  - (c) agreed order by and between the Debtor, UMB, and the Committee.
- These ongoing efforts aim to maximize recoveries for unsecured creditors.

### **5. Where to Go With Questions**

- The Committee and its team of lawyers and financial advisors will continue updating you.
- Visit [www.BuckinghamBankruptcy.com](http://www.BuckinghamBankruptcy.com) for more information.
- You can reach out with questions to [UCCBuckingham@gmail.com](mailto:UCCBuckingham@gmail.com).