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September 21, 2026

Via Email (shpda.online@shpda.alabama.gov)

Ms. Emily T. Marsal
Executive Director
State Health Planning and Development Agency
RSA Union Building
100 North Union Street, Suite 870
Montgomery, AL 36104

RE: Specialty Care at Danberry at Inverness (SHPDA ID: 117-S3724) – Notice of
Proposed Change of Ownership of Specialty Care at Danberry at Inverness

Dear Ms. Marsal:

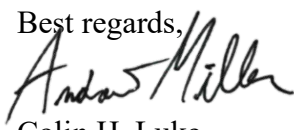
On behalf of Danberry at Inverness PropCo, LLC (“Danberry PropCo”) and Danberry at Inverness TRS, LLC (“Danberry TRS”), we are writing to notify the Agency of a proposed change in the ownership of Specialty Care at Danberry at Inverness (SHPDA ID: 117-S3724).

Pursuant to the proposed transaction, Danberry PropCo will acquire title to the facility and lease it to Danberry TRS, which will operate the facility.

Enclosed are the required application with additional information and organizational diagrams depicting the pre-transaction and post-transaction organizational structures. Please feel free to contact us with any questions.

Thank you for your assistance with this matter.

Best regards,



Colin H. Luke

Ms. Emily Marsal
September 17, 2026
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Andrew J. Miller

Enclosures

NOTICE OF CHANGE OF OWNERSHIP/CONTROL

The following notification of intent is provided pursuant to all applicable provisions of ALA. CODE § 22-21-270 (1975 as amended) and ALA. ADMIN. CODE r. 410-1-7-.04. This notice must be filed at least twenty (20) days prior to the transaction.

☒ Change in Direct Ownership or Control (of a vested Facility; ALA. CODE §§ 22-20-271(d), (e))

☐ Change in Certificate of Need Holder (ALA. CODE § 22-20-271(f))

☒ Change in Facility Management (Facility Operator)

Any transaction other than those above-described requires an application for a Certificate of Need.

Part I: Facility Information

SHPDA ID Number: 117-S3724
(This can be found at www.shpda.alabama.gov, Health Care Data, ID Codes)

Name of Facility/Provider: Specialty Care at Danberry at Inverness
(ADPH Licensure Name)

Physical Address: 235 Inverness Center Drive
Hoover, AL 35242

County of Location: SHELBY

Number of Beds/ESRD Stations: 24

CON Authorized Service Area (Home Health and Hospice Providers Only). Attach additional pages if necessary. _____

Part II: Current Authority (Note: If this transaction will result in a change in direct ownership or control, as defined under ALA. CODE § 22-20-271(e), please attach organizational charts outlining current and proposed structures.)

Owner (Entity Name) of Facility named in Part I: KRE Danberry Propco LLC

Mailing Address: 1900 Diversified Way
Orlando, FL 32804

Operator (Entity Name): KRE Danberry Opco LLC

Part III: Acquiring Entity Information

Name of Entity: Danberry at Inverness PropCo, LLC

Mailing Address: 235 Inverness Center Drive
Hoover, AL 35242

Operator (Entity Name): Danberry at Inverness TRS, LLC

Proposed Date of Transaction is on or after: 10/15/2026

Part IV: Terms of Purchase

Monetary Value of Purchase: \$ 107,250,000.00

Type of Beds: SCALF

Number of Beds/ESRD Stations: 24

Financial Scope: to Include Preliminary Estimate of the Cost Broken Down by Equipment, Construction, and Yearly Operating Cost:

Projected Equipment Cost: \$ 0.00

Projected Construction Cost: \$ 0.00

Projected Yearly Operating Cost: \$ 15,016,881.00

Projected Total Cost: \$ 15,016,881.00

On an Attached Sheet Please Address the Following:

- 1.) The services to be offered by the proposal (the applicant will state whether he has previously offered the service, whether the service is an extension of a presently offered service, or whether the service is a new service).
- 2.) Whether the proposal will include the addition of any new beds.
- 3.) Whether the proposal will involve the conversion of beds.
- 4.) Whether the assets and stock (if any) will be acquired.

Part V: Certification of Information**Current Authority Signature(s):**

The information contained in this notification is true and correct to the best of my knowledge and belief.

Owner(s): [Signature]

Operator(s): [Signature]

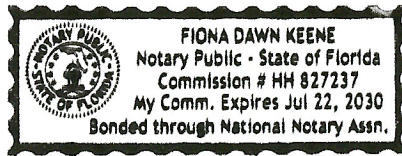
Title/Date: CEO / 9/21/2026

John Mack Ramsey

John Mack Ramsey

SWORN to and subscribed before me, this 21st day of September, 2026.

(Seal)



Fiona D Keene
Notary Public

My Commission Expires: July 22, 2030

Acquiring Authority Signature(s):

I agree to be responsible for reporting of all services provided during the current annual reporting period, as specified in ALA. ADMIN. CODE r. 410-1-3-.12. The information contained in this notification is true and correct to the best of my knowledge and belief.

Purchaser(s): _____

Operator(s): _____

Title/Date: _____

SWORN to and subscribed before me, this _____ day of _____, _____.

(Seal)

Notary Public

My Commission Expires: _____

Author: Alva M. Lambert

Statutory Authority: § 22-21-271(c), Code of Alabama, 1975

History: New Rule

SWORN to and subscribed before me, this _____ day of _____, _____.

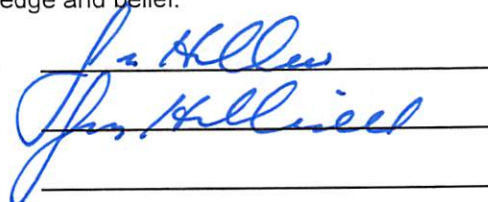
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Notary Public

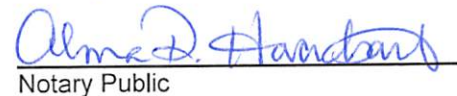
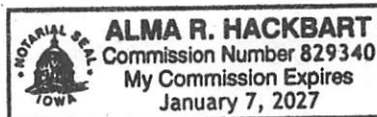
My Commission Expires: _____

Acquiring Authority Signature(s):

I agree to be responsible for reporting of all services provided during the current annual reporting period, as specified in ALA. ADMIN. CODE r. 410-1-3-.12. The information contained in this notification is true and correct to the best of my knowledge and belief.

Purchaser(s): James J. HalliwellOperator(s): James J. HalliwellTitle/Date: Managing Director/September 16, 2026SWORN to and subscribed before me, this 16th day of September, 2026.

(Seal)


Notary PublicMy Commission Expires: 1-7-2027

Author: Alva M. Lambert

Statutory Authority: § 22-21-271(c), Code of Alabama, 1975

History: New Rule

1.) The services to be offered by the proposal (the applicant will state whether he has previously offered the service, whether the service is an extension of a presently offered service, or whether the service is a new service).

No new services will be provided as a result of the transaction, and the facility will continue to be operated as a SCALF. The proposed owner and operator are newly formed entities established for purposes of the transaction.

2.) Whether the proposal will include the addition of any new beds.

The proposal will not include the addition of any new beds.

3.) Whether the proposal will involve the conversion of beds.

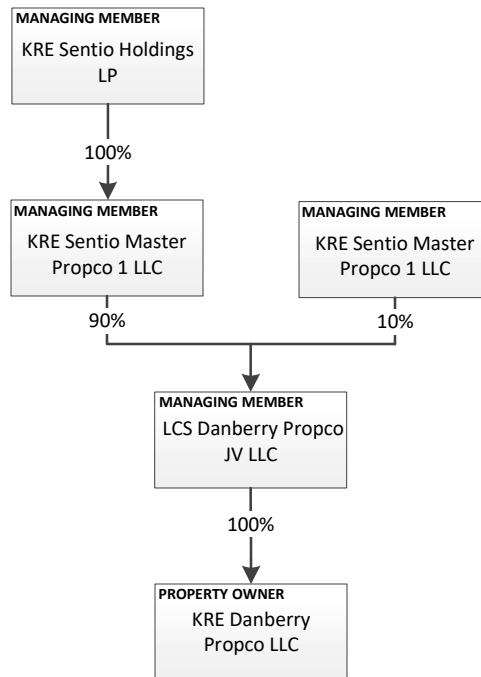
The proposal will not involve the conversion of beds.

4.) Whether the assets and stock (if any) will be acquired.

This is an asset purchase in which Danberry at Inverness PropCo, LLC will acquire the facility and lease it to Danberry at Inverness TRS, LLC, which will operate the facility.

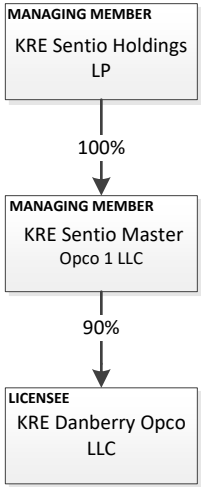
Pre-Closing Organization Diagram

Danberry at Inverness
KRE Danberry Propco LLC
Ownership Disclosure



Pre-Closing Organization Diagram

Danberry at Inverness
KRE Danberry Opco LLC
Ownership Disclosure



Post-Closing Organization Diagram

