NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Monday, July 20, 2026, at 9:00 a.m. Utah Housing Corporation ("UHC") will cause a public hearing to be conducted by its President or a designee at the offices of Gilmore & Bell, P.C. located at 15 West South Temple, Suite 1400, Salt Lake City, Utah 84101, for and on behalf of itself and the State of Utah (the "State"), regarding a proposal by UHC that, pursuant to the provisions of Title 63H, Chapter 8, Utah Code Annotated, 1953, as amended (the "Act"), and a financing agreement (the "Financing Agreement"), UHC make a mortgage loan (the "Borrower Loan"), to Lotus Advantage Vale, LLC, a Utah limited liability company, or an affiliate thereof (the "Borrower") in an aggregate principal amount not to exceed $11,825,000.

Interested individuals may attend and participate in the public hearing via Zoom or conference call. Please join via Zoom at https://zoom.us and use Meeting ID 953 8236 1439 and password 908447 to join the video meeting, or call toll free number 1-877-230-5394 and use passcode 2582727 followed by # to join the conference call.

Proceeds of the Borrower Loan, together with other funds, will be used by the Borrower to finance the acquisition, construction and equipping of an approximately 106-unit multifamily housing rental development located on an approximately 1.26 acre site at approximately 195 West 7200 South, Midvale, Utah 84047 (the "Project"). The Borrower will be the initial principal user of the Project. The Project is required to be occupied by persons of low and moderate income as determined by UHC in accordance with Utah laws and in accordance with the requirements of Section 142(d) of the Internal Revenue Code of 1986, as amended.

UHC will make the Borrower Loan to the Borrower with the proceeds received from the issuance of tax-exempt bonds in an aggregate principal amount not to exceed $10,750,000 (the "Bonds") pursuant to a trust indenture (the "Indenture"). The Bonds will be issued as securities the interest on which is excludable from the gross income of the holder thereof for federal income tax purposes. The Bonds will be special limited obligations of UHC secured by and payable solely from revenues and other amounts pledged pursuant to the Indenture. The Bonds and the interest thereon will not constitute an indebtedness or a pledge of the faith or credit of UHC, the State of Utah or any political subdivision of the State of Utah.

Comments at the public hearing are invited. Written comments may be submitted to UHC at 2479 S. Lake Park Boulevard, West Valley City, Utah, 84120, Attention: President. Written comments should be mailed in sufficient time to be received before the Monday, July 20, 2026, public hearing. Additional information can be obtained from UHC at its office shown above or by calling (801) 902-8200. Subsequent to the public hearing, the Governor of the State of Utah will consider approving the issuance of the Bonds.

DATED: July 7, 2026

UTAH HOUSING CORPORATION

By: /s/ David C. Damschen
President