

\$40 million project to bring senior housing, health care and retail to Hart County

(June 12, 2012 – Anderson, S.C.) – More than 46 acres along U.S. 29 between Hartwell and Anderson will soon be home to an upscale, yet affordable senior living facility and state-of-the-art medical complex. The \$40 million mixed-use development will include independent and assisted living for seniors, professional and health care office space, as well as an assortment of retail and commercial facilities.

Construction is scheduled to begin later this summer, and once completed, the development will employ roughly 130 people. The project is being planned and developed by Transitions Development Partners-Hartwell, LLC.

AnMed Health plans to locate health care services on the property that would include physician offices as well as imaging and diagnostic services, such as laboratory testing, x-rays and mammography. AnMed Health has a long history of caring for Hart County residents and has operated a family medicine practice in Hartwell since 1996.

“At AnMed Health, we’re passionate about bringing expert care close to home. That’s why we continue to look for ways to bring services to the communities where our patients live,” said John Miller, CEO of AnMed Health. “Providing these medical services will allow us to fill a much-needed gap and better serve the residents of Hart County.”

Hart County Hospital closed at the end of May as part of the deal to open the new Ty Cobb Regional Medical Center on I-85 in Lavonia. Urgent services will be available from 8 a.m. to 8 p.m. at the old hospital, but the decision to close the hospital removed all inpatient services and most of the diagnostic services available in Hart County.

As Hart County’s medical landscape is changing so is its demographic make-up. Hart County’s population increased nearly 17 percent from 1990 to 2000. A major influence on the area’s growth is the development of Hartwell Lake. The county’s last comprehensive plan identified seasonal increases in population when retired, semi-retired and other people spend warmer months on the lake. Many of these second or seasonal homes are now becoming permanent as these homeowners retire in Hart County. A recently completed market study indicates that the greater Hartwell area will continue to attract seniors and retirees for a number of years to come.

“The City of Hartwell couldn’t be more excited about the long term commitment these developers have made in Hartwell and Hart County,” said David Aldrich, Hartwell city manager. “The void in health care services which has recently been created in our community will now be filled with outstanding services as provided by AnMed Health. The huge economic commitment and impact in our community will be felt immediately and long term. There are many exciting things happening in Hartwell and Hart County and this represents a crowning jewel in our community for the future.”

The overall development involves over 46 acres, and will include a full service, 100 unit independent and assisted care senior community. Additionally, restaurants, commercial and retail

spaces will serve and complement the needs of the overall development. Professional and office space will be available to support the overall planned development.

“We wish to thank AnMed Health, along with the state and local community – county, city and local leaders – for the support and encouragement we’ve received while planning this project over the past seven months,” said Alan Beckley of Transitions Development Partners-Hartwell.

The Hart County Administrator, Jon Caime, issued the following statement:

“The Hart County Board of Commissioners is excited about this development and about AnMed Health’s decision to boost their presence in Hart County. This new medical facility is an exact fit with the progressive economic development strategy the Hart County Board of Commissioners has been implementing to bring good quality investments and good paying jobs to our community.”

About Transitions Development Partners- Hartwell

Transitions Development Partners-Hartwell, LLC is a group of highly skilled and experienced professionals with many years of experience in the planning, development, design, construction, implementation and operation of facilities from retail and commercial spaces to senior care communities. Our current staff has been involved in more than 200 projects in 35 states over the past 15 years. We have been involved in the management and operation of more than 50 senior care facilities. We are currently involved in the planning and development phases of several other communities throughout the Southeastern region of the country. We rely upon matching superior services and expertise with local talent to produce long-term excellence in quality of care and satisfaction for all of our customers and partners.

About AnMed Health

AnMed Health is a 643-bed, not-for-profit health system in Anderson, S.C. The health system is anchored by AnMed Health Medical Center, a 461-bed acute care hospital. AnMed Health also has a satellite North Campus which includes the 72-bed AnMed Health Women’s and Children’s Hospital, the 55-bed AnMed Health Rehabilitation Hospital, a comprehensive Cancer Center, physician offices and the Cardiac and Orthopedic Center. Major services include Heart Care, Cancer Care, Women’s and Children’s Care and a variety of diagnostic and surgical services.

AnMed Health serves residents in eight counties across the Upstate and northeast Georgia. The health system’s medical staff includes roughly 400 physicians, and with 3,400 employees, AnMed Health is Anderson County’s largest employer. In 2009, AnMed Health embarked on a new wave of growth by signing affiliation agreements with Carolinas HealthCare System in Charlotte, N.C., and Cannon Memorial Hospital in Pickens, S.C.