

HEALTH POLICY COMMISSION NOTICE OF MATERIAL CHANGE FORM

***THIS NOTICE OF MATERIAL CHANGE FORM IS
FOR USE BEGINNING MAY 19, 2026***

Health Policy Commission
50 Milk Street, 8th Floor
Boston, MA 02109

GENERAL INSTRUCTIONS

The attached form should be used by a Provider or Provider Organization to provide a Notice of Material Change (“Notice”) to the Health Policy Commission (“Commission”), as required under M.G.L. c. 6D, § 13 and 958 CMR 7.00, Notices of Material Change and Cost and Market Impact Reviews. To complete the Notice, it is necessary to read and comply with 958 CMR 7.00, a copy of which may be obtained on the Commission’s website at www.masshpc.gov. Capitalized terms in this Notice are defined in 958 CMR 7.02. Additional guidance is available on the Commission’s website (e.g., Bulletins, FAQs). For further assistance, please contact the Health Policy Commission at HPC-Notice@mass.gov. This form is subject to statutory and regulatory changes and may be amended from time to time.

REQUIREMENT TO FILE

This Notice must be submitted by any Provider or Provider Organization with Net Patient Service Revenue at or above the MCN Filing Threshold in the preceding fiscal year that is proposing a Material Change, as defined in 958 CMR 7.02. Notice must be filed with the Commission not fewer than 60 days before the consummation or closing of the transaction (i.e., the proposed effective date of the proposed Material Change).

SUBMISSION OF NOTICE

One electronic copy of the Notice, in a portable document form (pdf), should be submitted to the following:

Health Policy Commission: HPC-Notice@mass.gov;

Office of the Attorney General: HCD-6D-NOTICE@mass.gov; Center for Health Information and Analysis:
Legal@chiamass.gov

PRELIMINARY REVIEW AND NOTICE OF COST AND MARKET IMPACT REVIEW

If the Commission considers the Notice to be incomplete, or if the Commission requires clarification of any information to make its determination, the Commission may, within 30 days of receipt of the Notice, notify the Provider or Provider Organization of the information or clarification necessary to complete the Notice.

The Commission will inform each notifying Provider or Provider Organization of any determination to initiate a Cost and Market Impact Review within 30 days of its receipt of a completed Notice and all required information, or by a later date as may be set by mutual agreement of the Provider or Provider Organization and the Commission.

CONFIDENTIALITY

Information on this Notice form itself shall be a public record and will be posted on the Commission’s website. Pursuant to 958 CMR 7.09, the Commission shall keep confidential all nonpublic information and documents obtained in connection with a Notice of Material Change and shall not disclose the information or documents to any person without the consent of the Provider or Payer that produced the information or documents, except in a Preliminary Report or Final Report of a Cost and Market Impact Review if the Commission believes that such disclosure should be made in the public interest after taking into account any privacy, trade secret or anti-competitive considerations. The confidential information and documents shall not be public records and shall be exempt from disclosure under M.G.L. c. 4, § 7 cl. 26 or M.G.L. c. 66, § 10.

NOTICE OF MATERIAL CHANGE

Date of Notice: August 11, 2026

1. Name: Children's Medical Center Corporation
2. Federal TAX ID # 04-1174680 MA DPH Facility ID # 2139 NPI # 1710087127

Contact Information

3. Business Address 1: 300 Longwood Avenue
4. Business Address 2: _____
5. City: Boston State: MA Zip Code: 02115
6. Business Website: <https://www.childrenshospital.org/>
7. Contact First Name: Chris Contact Last Name: Viney
8. Title: Executive Vice President and System General Counsel
9. Contact Phone: 617-335-4937 Extension: _____
10. Contact Email: chris.viney@childrens.harvard.edu

Description of Organization

11. *Briefly* describe your organization.

Children's Medical Center Corporation is the sole corporate member of The Children's Hospital Corporation, doing business as Boston Children's Hospital ("Boston Children's"), which owns and operates a 468 licensed bed acute care hospital for children. One of the largest pediatric medical centers in the US and the only freestanding pediatric hospital in Massachusetts, Boston Children's offers a complete range of health care services for children from birth through 21 years of age. Boston Children's clinical operations include outpatient care at 10 Centennial Drive, Peabody, Massachusetts. Children's Medical Center Corporation is also the sole corporate member of CHB Properties, Inc., a Massachusetts nonprofit corporation ("CHB Properties").

Type of Material Change

12. Check the box for the type of Material Change proposed, as delineated at 958 CMR 7.03(1). Brief descriptions are included here for convenience. Review the [regulation](#) for full details.

- ☐ a) Corporate Affiliation involving a Provider or Provider Organization and a Carrier
- ☐ b) Merger with or Acquisition of a Hospital or hospital system
- ☐ c) Corporate or Contracting Affiliation or employment of Health Care Professionals resulting in an increase of Net Patient Service Revenue equal to or greater than the Revenue Increase Threshold or in a Provider or Provider Organization having Dominant Market Share
- ☐ d) Clinical Affiliation
- ☐ e) Formation of an organization for contracting or administering contracts with Carriers or Third-Party Administrators
- ☐ f) Significant increase to a Provider or Provider Organization's capacity
- ☐ g) Transaction involving a Significant Equity Investor
- ☒ h) Significant acquisitions, sales, or transfers of a Provider or Provider Organization's assets
- ☐ i) Conversion of a Provider or Provider Organization from a non-profit Entity to a for-profit Entity

13. What is the proposed effective date of the proposed Material Change? June 3, 2026

Material Change Narrative

14. *Briefly* describe the nature and objectives of the proposed Material Change, including any exchange of funds between the parties (such as any arrangement in which one party agrees to furnish the other party with a discount, rebate, or any other type of refund or remuneration in exchange for, or in any way related to, the provision of Health Care Services) and whether any changes in Health Care Services are anticipated in connection with the proposed Material Change:

Boston Children's leases approximately 88,000 square feet of space in an approximately 362,000 square foot mixed-use building located at 10 Centennial Drive, Peabody, Massachusetts ("10 Centennial"). Previously, 10 Centennial was owned by CHB Properties. On June 3, 2026, CHB Properties sold the real property associated with 10 Centennial for a purchase price of \$62 million to a third party. Concurrently, Boston Children's entered into a long-term lease to continue occupying the same space on terms consistent with fair market value. The objective of the transaction was to transition ownership and management of a predominantly tenant-occupied, mixed-use building to a commercial owner in the business of managing such properties, allowing Boston Children's to remain in its existing space, continue delivering care without interruption, and deploy the proceeds of the sale in furtherance of its mission. No changes in Health Care Services are anticipated in connection with the transaction.

15. *Briefly* describe the anticipated impact of the proposed Material Change, including but not limited to any anticipated impact on reimbursement rates, care referral patterns, access to needed services, and/or quality of care:

The transaction is not expected to have any impact on reimbursement rates, care referral patterns, access to needed services, or quality of care. It is a change in the ownership of real property only; Boston Children's clinical operations at the site continue unchanged.

Development of the Material Change

16. Describe any other Material Changes you anticipate making the next 12 months:

None are anticipated at this time.

17. Indicate the date and nature of any applications, forms, notices or other materials you have submitted regarding the proposed Material Change to any other state or federal agency:

None.

Supplemental Materials

18. Submit the following materials, if applicable, under separate cover to HPC-Notice@mass.gov.

The Health Policy Commission shall keep confidential all nonpublic information, as requested by the parties, in accordance with M.G.L. c. 6D, § 13(c), as amended by 2013 Mass. Acts, c. 38, § 20 (July 12, 2013).

- a. Copies of all current agreement(s) (with accompanying appendices and exhibits) governing the proposed Material Change (e.g., definitive agreements, affiliation agreements);
- b. A current organizational chart of your organization; and
- c. Any analytic support for your responses to Questions 14 and 15 above

This signed and notarized Affidavit of Truthfulness and Proper Submission is required for a complete submission.

Affidavit of Truthfulness and Proper Submission

I, the undersigned, certify that:

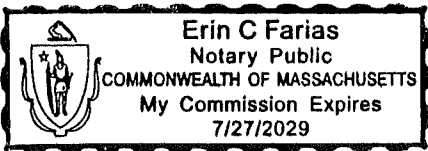
- 1 I have read 958 CMR 7.00, Notices of Material Change and Cost and Market Impact Reviews.
- 2 I have read this Notice of Material Change and the information contained therein is accurate and true.
3. I have submitted the required copies of this Notice to the Health Policy Commission, the Office of the Attorney General, and the Center for Health Information and Analysis as required

Signed on the 11TH day of August, 2026, under the pains and penalties of perjury

Signature Christopher R. Viney
Name Christopher R. Viney

Executive Vice President and System General Counsel
Title: _____

FORM MUST BE NOTARIZED IN THE SPACE PROVIDED BELOW.



[Signature]
Notary Signature ERIN C. FARIAS

Copies of this application have been submitted electronically as follows:

Office of the Attorney General (1)

Center for Health Information and Analysis (1)