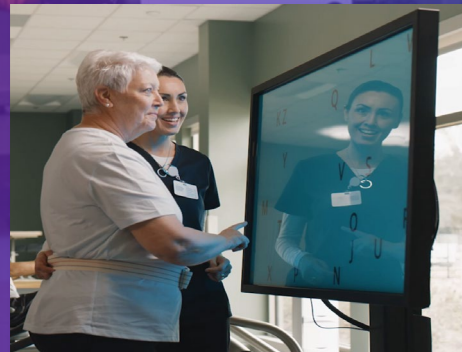




Encompass
Health



COOKEVILLE REGIONAL
MEDICAL CENTER



Rehabilitation Hospital of Cookeville

CN2602-002 | April 22, 2026

Proposed Project Meets All Statutory Criteria



Need:

Service Area is Underserved for Inpatient Rehabilitation



Quality:

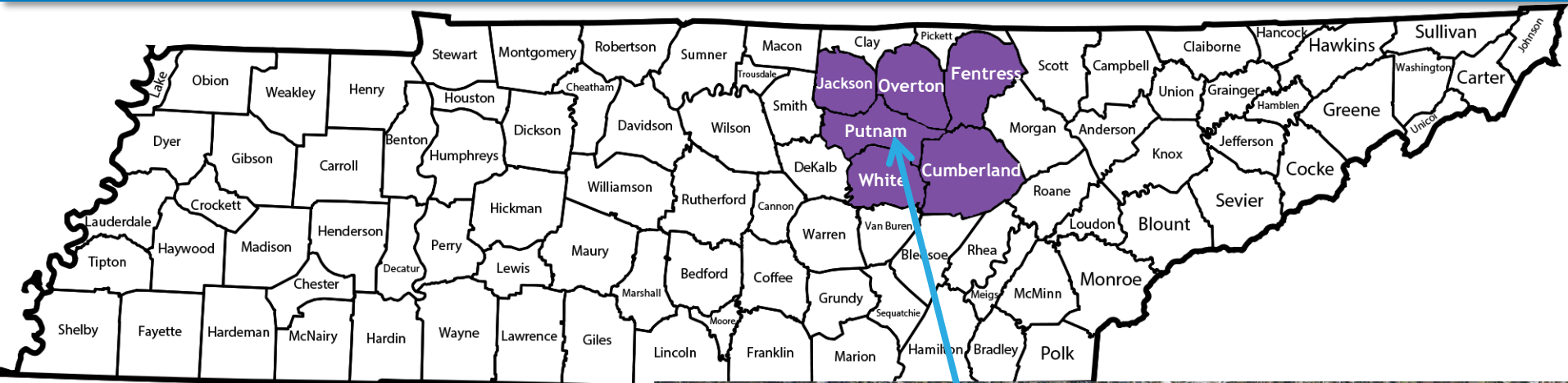
Encompass Health Provides High-Quality Services Throughout Tennessee



Consumer Advantage:

Provides Services Locally for Patients in Need of Intensive Rehab Care

Service Area and Location in Cookeville



Proposed Location:

- Parcel of land with vacant 3.11 acres located at 215 W. 6th Street
- Centrally located and proximate to major roadways with easy access to US-70 (1 mile), SR 136 (1 mile), and I-40 (~3 miles)



Encompass Health



Cookeville Regional
Medical Center

Demonstrated Need for Proposed IRF

Project Complies with Service Area IRF Bed Need, 2030

Service Area Definition	Population Ages 65+		
	2026	2030	% Change
Cumberland County	23,114	24,742	7.0%
Fentress County	4,998	5,377	7.6%
Jackson County	3,027	3,180	5.1%
Overton County	5,095	5,358	5.2%
Putnam County	15,009	15,941	6.2%
White County	6,248	6,580	5.3%
Total Service Area	57,491	61,178	6.4%
IRF Beds Needed (1 IRF Bed/1,000 Population Ages 65+)		61	
Minus Licensed IRF Beds in Service Area		34	
Equals Net New Beds Needed in Service Area, 2030		27	
Minus Proposed New Beds in Service Area*		20	
Equals Remaining Net Beds Needed in Service Area		7	



Project Highlights:

- Offers needed services through the addition of only 20 new licensed beds
- Contribution of 20 licensed beds from Cookeville Regional Medical Center
- All private patient rooms in a facility designed for future expansion

Consider:

- Cookeville is among the nation's fastest growing micropolitan areas in the U.S.
- Putnam & Cumberland Counties are among the state's most populated.
- Upper Cumberland Region is a Premier Retirement Destination.
 - Cookeville and Cumberland County are consistently named as top retirement destinations.
 - The area is home to a large number of *half back retirees* as they move “halfway back” to their original state.
- Cumberland County has the state's largest percentage of residents ages 65 and over.
- Cumberland County has among the state's lowest IRF utilization rates, reflecting the lack of high-quality accessible services close to home.
- Approximately 20% of service area residents travel to distant IRFs for care (such as Knoxville and Nashville areas).
 - Many of those patients seek care at Encompass Knoxville-area hospitals.

Elected & Community Leaders

Paul Bailey
State Senator, District 15

Ryan Williams
State Representative, District 42

Randy Porter
Mayor, Putnam County

Amy New, President & CEO
Cookeville-Putnam Co. Chamber

Alma Anderson
Board of Trustees, CRMC

Healthcare Professionals

Marilyn “Buffy” Key, CEO
Cookeville Regional Med. Ctr

Warren Johnson, RN
CRMC Dir. of Nursing & Therapy

Healthcare Professionals (continued)

Bruce Johnson, M.D.
Chief Medical Officer, CRMC

Gregory J. Roberts, M.D.
Orthopedic Surgeon, CRMC

Jack W. Carey, M.D.
Hospitalist/Intensivist and
President, CRMC Med Staff

Ernest Buchanan IV, M.D.
Family Practice & Past President,
CRMC Medical Staff

Joseph Jestus, M.D.
Neurosurgeon & Past President,
CRMC Medical Staff

Mark Tedford, M.D.
Vascular Neurologist & Medical
Director, CRMC Stroke Program

Rebekah Sprouse, M.D.
Family Practice & Medical
Director, Hospitalists (CRMC)

Rohan Kataria, M.D.
Nephrologist, CRMC

Samantha McLerran, M.D.
Medical Director, Emergency
Services, CRMC

Michael Pahl, M.D.
Orthopedic Surgeon, CRMC

Nathan Taillac, M.D.
Hospitalist, CRMC

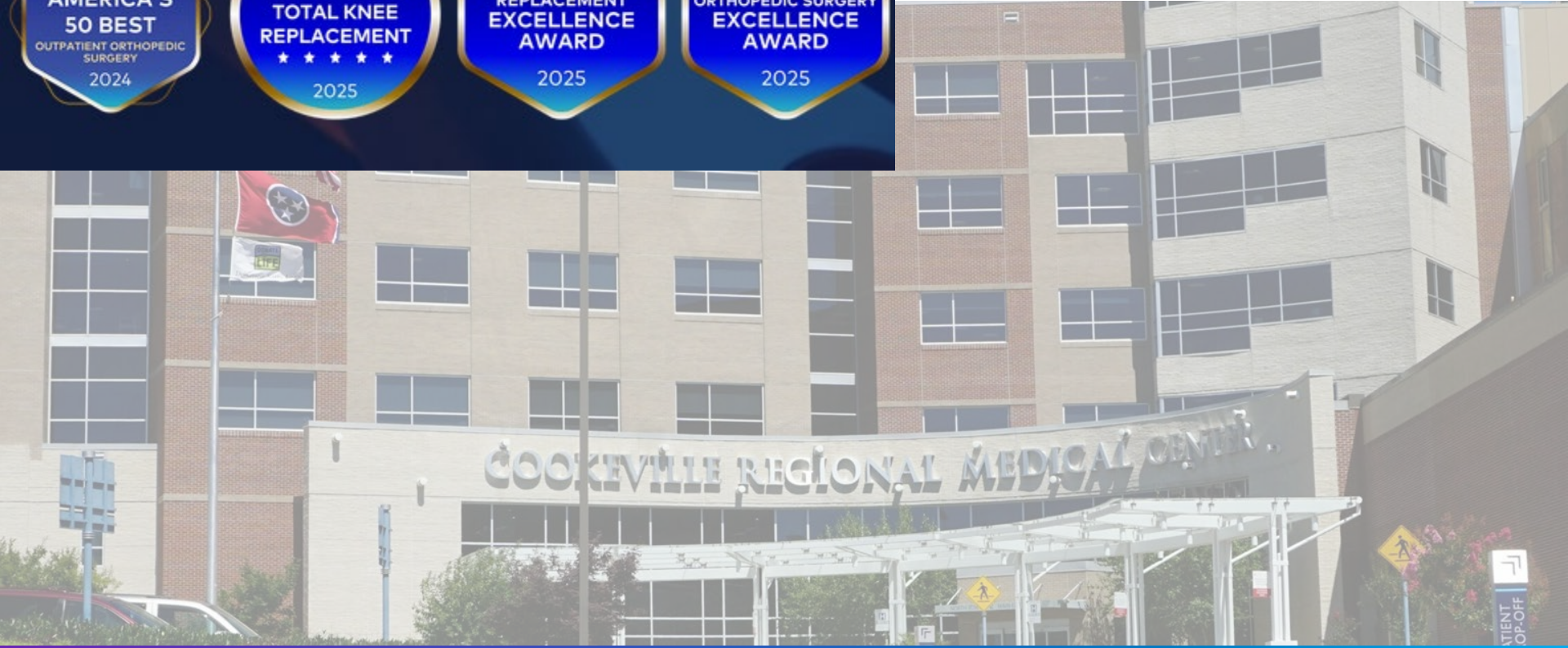
Kimberly Hanna, PhD, Dean
Tennessee Tech University
School of Nursing

Jennifer Daughrity, RN, BSN
Director, Care Manager (CRMC)

Cookeville Regional Medical Center Provides High-Quality Care



Gold standard for consumer-centric businesses.
Awarded to Businesses that understand and apply consumer feedback to deliver the best possible experiences.

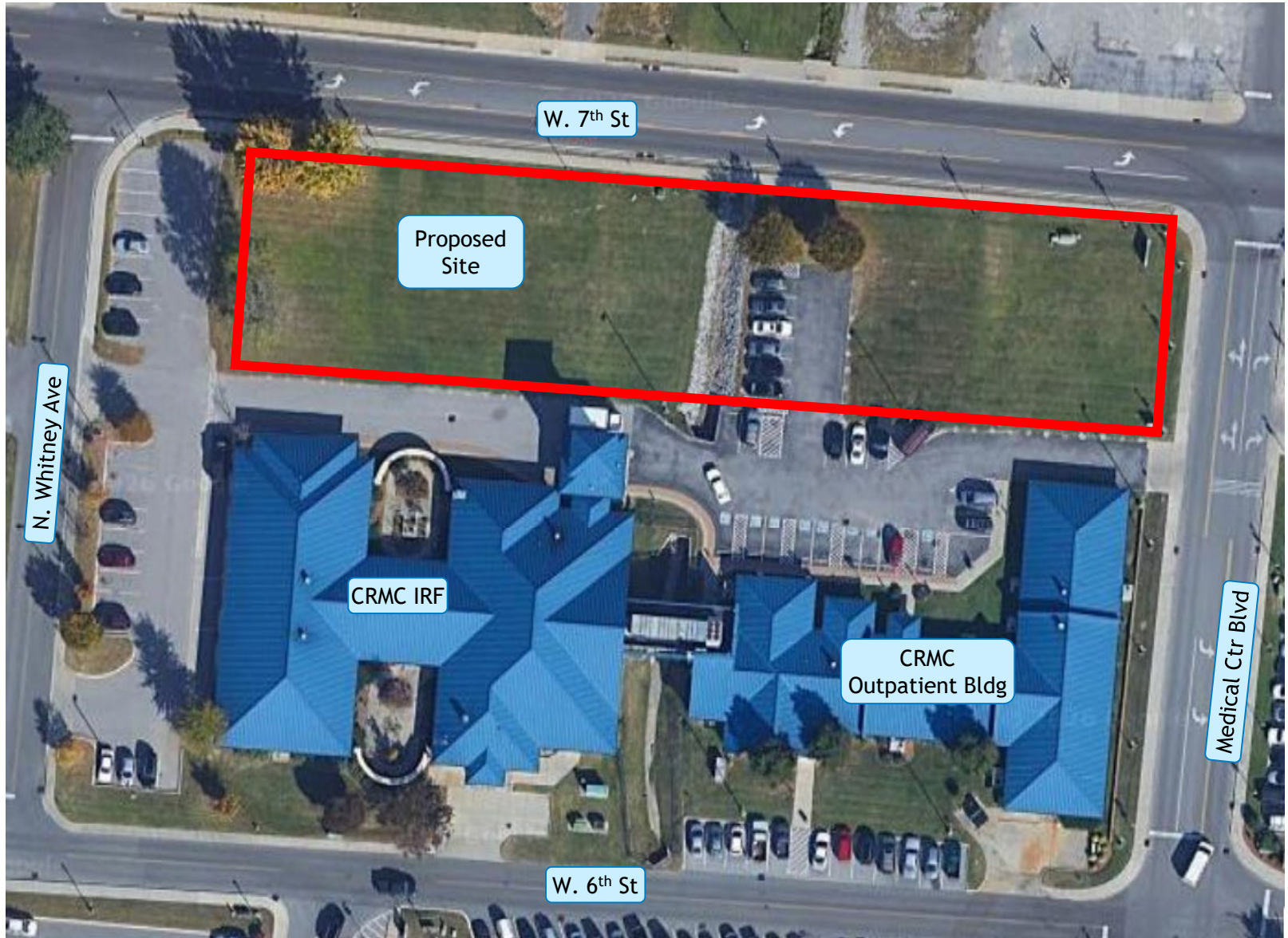


CRMC Awards and Recognitions



- **Outpatient Joint Replacement Excellence Award - 2025**
- **Nation's Top 10% for Outpatient Joint Replacement - 2025**
- **Nation's Top 5% for Outpatient Orthopedic Surgery - 2024 & 2025**
- **Nation's Top 10% for Outpatient Orthopedic Surgery - 2024 & 2025**
- **Outpatient Orthopedic Surgery Excellence Award - 2024, 2025**
- **5-Star Recipient for Back and Neck Surgery - 2024, 2025**
- **5-Star Recipient for Coronary Bypass Surgery - 2018 - 2025 (8 years in a row)**
- **5-Star Recipient for Gallbladder Removal Surgery - 2023-2025 (3 years in a row)**
- **5-Star Recipient for Treatment of Diabetic Hospitalizations - 2022 - 2025 (4 years in a row)**

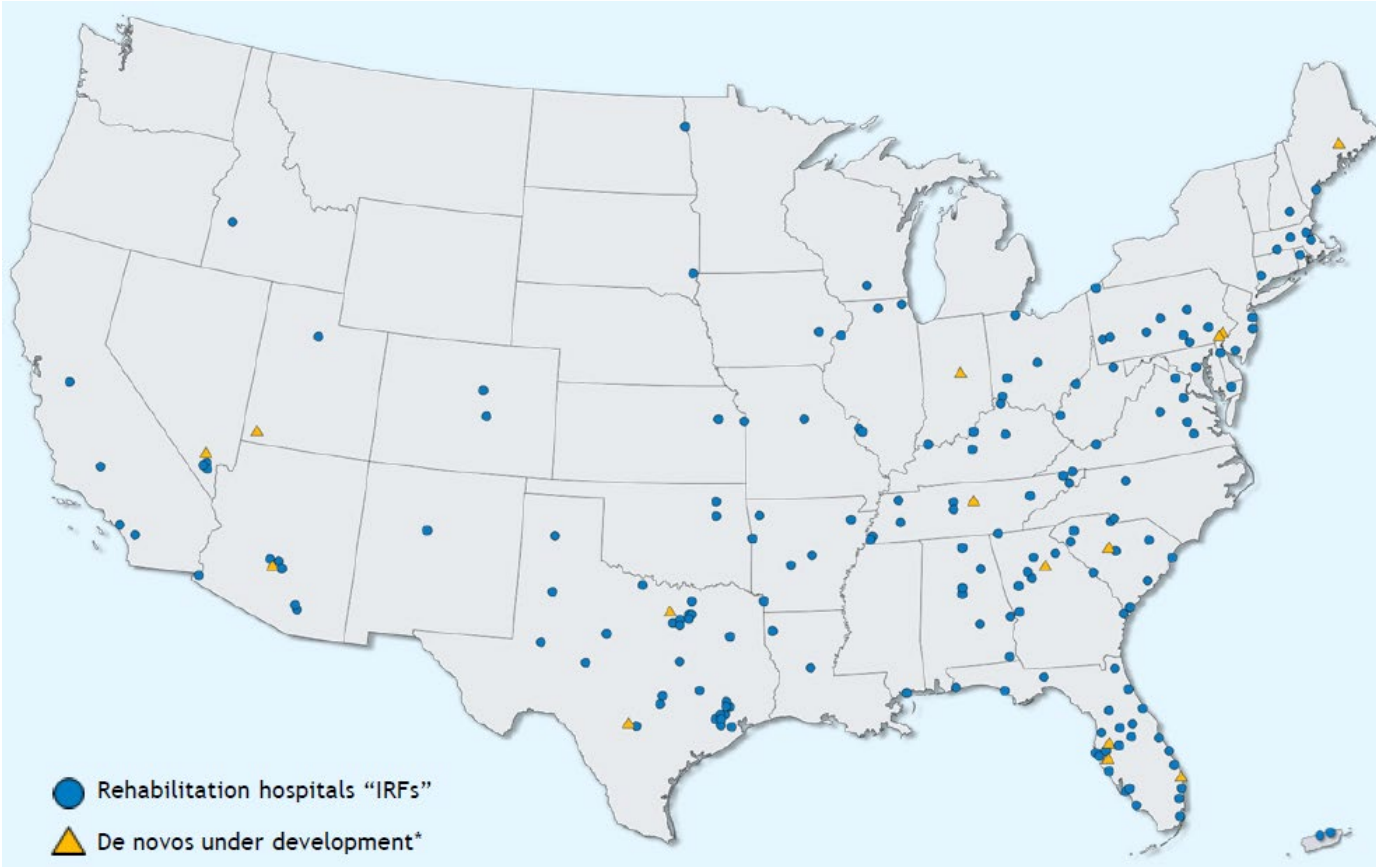
Location on Vacant Parcel Adjacent to Cookeville IRF



Proposed 2-story 40-bed IRF has room for expansion



Encompass Health: Largest Owner and Operator of Rehabilitation Hospitals in the Nation



● Rehabilitation hospitals "IRFs"
▲ De novos under development*

Company profile as of
12/31/25

173

Rehabilitation hospitals
"IRFs"

67 are joint ventures

16

IRFs under
development**

39

States and
Puerto Rico

Key statistics
trailing four quarters

~263,300
patient discharges

~\$5.9 Billion in
revenue

~42,300
employees



2025 *Fortune*
World's Most Admired Companies™
2025 *Forbes*
Most Trusted Companies in America

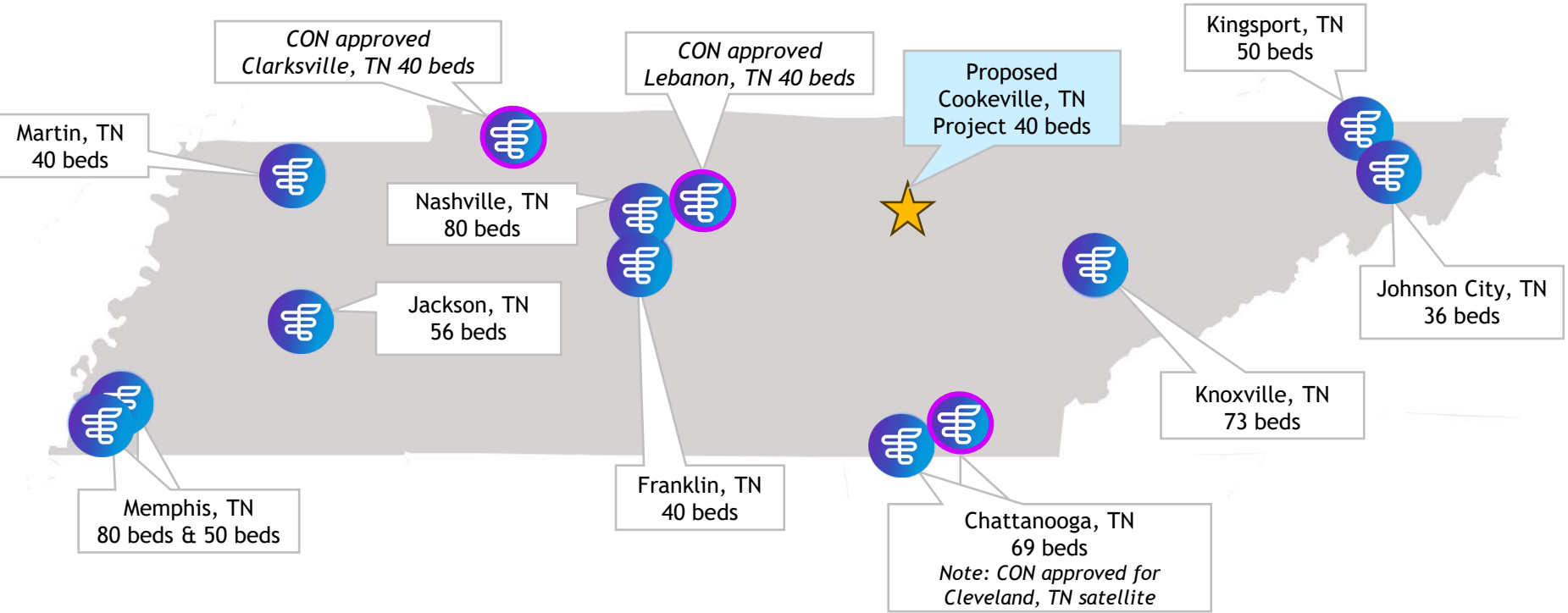
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*De novos under development - previously announced de novo hospitals under development as of February 5, 2026.

**IRFs under development as of February 5, 2026, include de novo and remote and satellite locations.



Encompass Health has 10 Hospitals Operating in Tennessee



★ Well-Positioned to Serve Patients:

- Industry-leading outcomes built upon a foundation of post-acute innovation and best practices
- Proprietary advanced technology and post-acute solutions help drive quality
- Robust datasets, predictive analytics, and EMR technology for better post-acute management
- Continuous improvement of our people and processes through engagement, education, and career ladders
- Financially sound - strong free cash flow, low leverage, and access to significant liquidity

Encompass Health: Clinical Expertise is Illustrated by Numerous Disease-Specific Certifications



145 Hospitals hold one or more disease-specific certifications

Clinical expertise in Joint Commission specialty accreditations

Number of EHC hospitals with accreditation and EHC's % of all such accreditations



Stroke rehabilitation accreditations - 144 EHC hospitals (64%)



Hip fracture rehabilitation accreditations - 65 EHC hospitals (96%)



Brain injury rehabilitation accreditations - 50 EHC hospitals (74%)

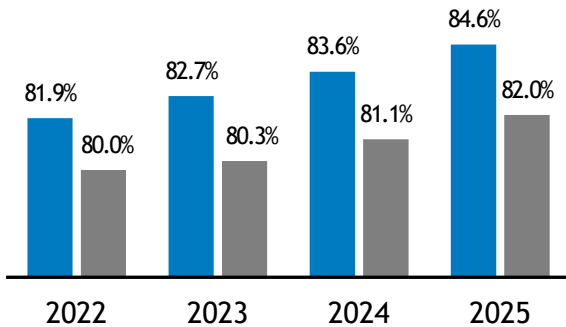


Amputee rehabilitation accreditations - 41 EHC hospitals (80%)

Encompass Continually Provides High-Quality Care by Placing Patients First



Discharge to Community

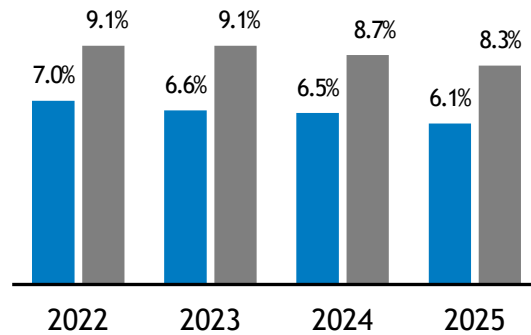


Higher is better

Percent of patients discharged to the community, including home or home with home health.



Discharge to SNF

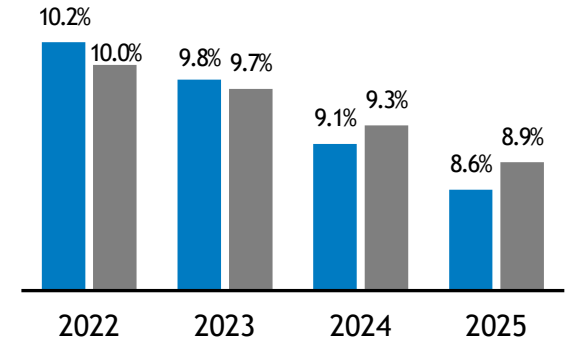


Lower is better

Percent of patients discharged to a skilled nursing facility.



Discharge to Acute Care



Lower is better

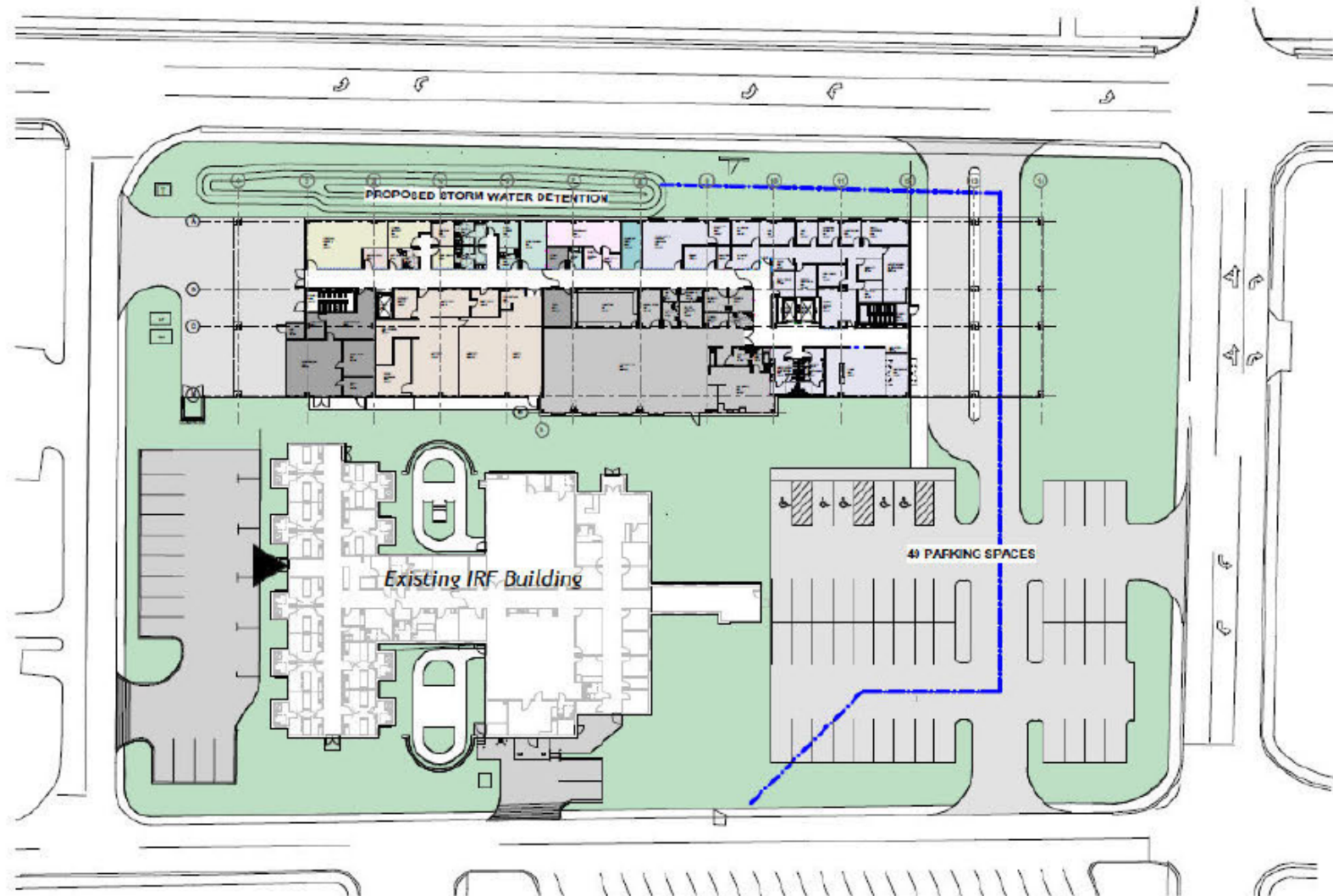
Percent of patients discharged to an acute care hospital.

- **Encompass Health**
- **UDSMR**

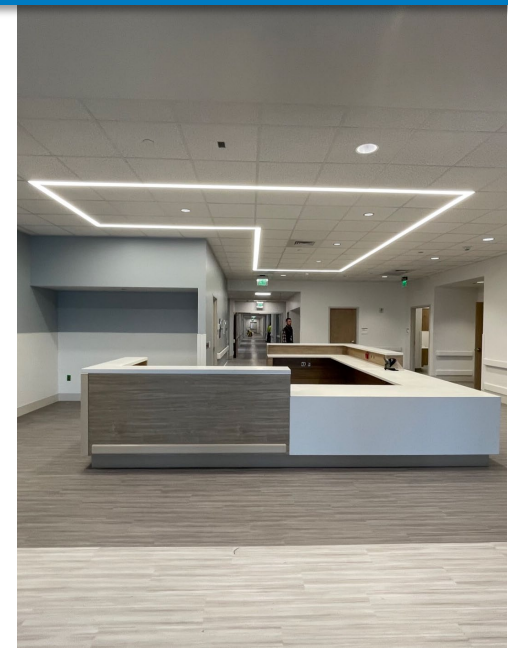
The above UDSMR measures include IRF units that are located within acute care hospitals.

Appendix

Proposed 2-story 40-bed IRF and Parking



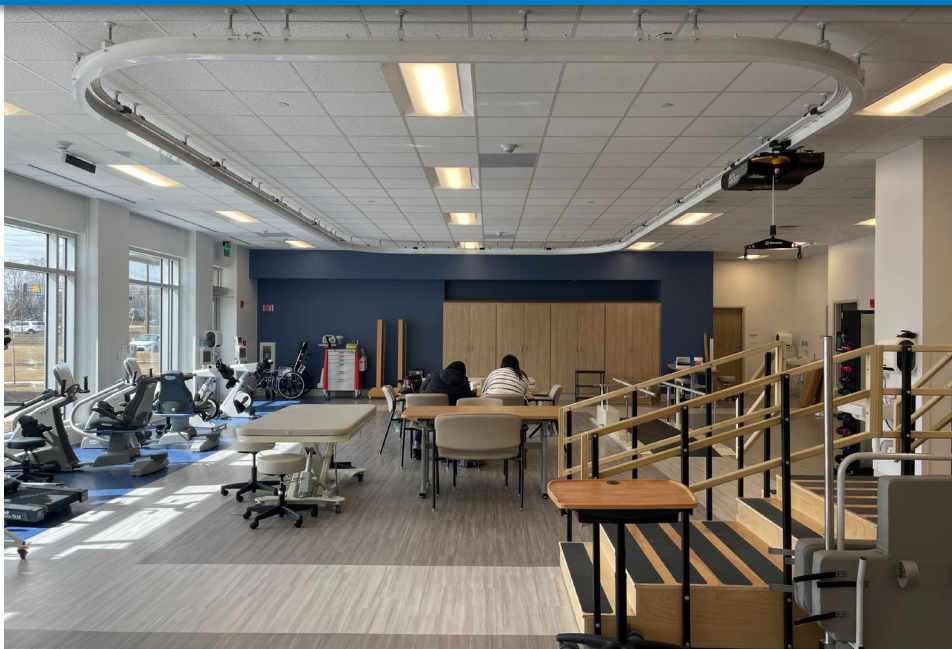
Encompass Health Building Experience - Interior Spaces



Encompass Health Building Experience - Patient Rooms



Encompass Health Building Experience - Physical Therapy



Care Delivery Model

Encompass Health provides advanced therapy and nursing services to patients requiring intensive inpatient rehabilitative care.



Rehabilitation Hospital Services Primarily Include:

- Independent physician oversight of plan of care
- 24/7 nursing care
- Intensive multi-disciplinary therapy
- Extensive clinical support services

Encompass Health Awards and Recognitions



- **America's Best Physical Rehabilitation Centers** - 2020-2025, *Newsweek / Statista*
- **Excellence in Patient Experience Award** - 2025
NRC Health
- **Most Trusted Companies in America** - 2025
Forbes
- **World's Most Admired Companies™** - 2021, 2022, 2023, 2024, 2025 *Fortune*
- **150 Top Places to Work in Healthcare** - 2021, 2022, 2024
Becker's Healthcare
- **Best Places to Work (Home Office)** - 2021, 2022, 2023, 2024, 2025 *Birmingham Business Journal*
- **Most Admired Companies** - 2023
Becker's Healthcare
- **Best Places to Work** - 2021, 2022
Modern Healthcare



**Cookeville Regional
Medical Center**



**Encompass
Health**