

CONFIDENTIAL



ARIS MANOR

Luxury. Dignity. Connection. Purpose.

FOR ACCREDITED INVESTORS ONLY · 2026

LONGEVITY, REIMAGINED.

A new category *built to scale*

Aris Manor is building North America's category-defining platform in upscale senior living.

We acquire and convert established properties into smartsuite communities, deploying one brand, one operating team, and one repeatable model toward public-market value.



The status quo is *broken*

01

Institutional by design

Budget facilities feel clinical and cold. They are built for care, not for living well.

02

Priced behind a paywall

CCRCs demand \$100K–\$500K buy-in fees, locking out affluent seniors.

03

Supply can't keep up

New communities take 24–36 months to build while demand far outpaces supply.

04

Reactive, not predictive

Care responds to crises instead of anticipating them. Limited continuous monitoring.

Hospitality, *reengineered* for aging

01 Luxury without the lock-in

Resort-grade living from \$5,000/month and no six-figure buy-in fee.

02 Intelligence in every suite

AI sensors deliver passive, 24/7 health & wellness monitoring.

03 Months, not years

Hotel conversions & acquisition reach market in 3–6 months, at 30–50% below build cost.

04 Built to outperform

40–50% EBITDA margins versus the 25% senior-living industry norm.

THE ARIS ANSWER

Why Wellness is *Core* to the ARIS Experience

01 **Wellness-First Philosophy**
Designed to enhance physical, cognitive, and social well-being.

02 **Healthy Living**
Fitness and preventative health help residents maintain vitality.

03 **Hospitality Meets Wellness**
Curated services and luxury amenities for an elevated lifestyle.

04 **Smart Tech Independence**
Empowering residents through smart health monitoring technology.

05 **Purpose-Driven Community**
Meaningful social connections and engaging lifelong learning.

06 **A New Category of Living**
Redefining senior living through integrated luxury and longevity.



A generational market,
underserved at the top.

\$400B+

NORTH AMERICAN SENIOR LIVING · 6% CAGR

\$1T+ in retiree wealth, largely
unserved at the premium tier

91→95% occupancy, and climbing

<5% of senior housing delivers a
genuinely upscale experience

Adaptive reuse, *asset-light* scale

Convert & acquire

Underperforming hotels, existing senior assets, and select new builds.

Below replacement cost

Repositionable properties acquired at 30–50% below new construction.

Boutique by design

50–75 suites per community for genuine connection and personalized care.

Premium brand equity

A scalable platform built for margin, exclusivity, and lasting brand value.

PHASE ONE



Toronto, Calgary, Vancouver

Platform Acquisitions

Average 100+

UNITS PER LOCATION

3–6 mo

RAMP-UP TO STABILIZED

\$5.1M

STABILIZED ANNUAL
REVENUE

\$5K+

STARTING PER UNIT,
MONTHLY



A *generational* wave

2×

The 75+ population doubles within the next 20 years.

10K

Boomers turn 65 **every day** through 2030 — 73 million in all.

18%

of the 65+ are affluent, with \$150K+ household income.

<5%

of senior homes today qualify as true luxury.

Four rooms, *one quiet wellness clinic*

A passive, 24/7 wellness environment — clinical-grade insight

SMART BED



The bedroom becomes a clinic

- Heart-rate monitoring
- Respiration tracking
- Restlessness alerts
- Fall-risk detection
- Pressure-sore prevention

Early identification of cardiac irregularities

SMART MIRROR



The morning routine, reimagined

- Facial vital-sign scanning
- Gait & posture analysis
- Cognitive check-ins
- Medication reminders
- Daily wellness score

Monitors gait patterns associated with fall risk

SMART TOILET



The quietest diagnostic lab

- Urinalysis screening
- Bowel pattern tracking
- Hydration estimation
- Kidney-function signals
- Early infection alerts

Supports early detection of urinary and kidney health signals

SMART KITCHEN



Health starts with what you eat

- Meal-pattern tracking
- Appetite monitoring
- Stove safety auto-shutoff
- Hydration habit tracking
- Diet AI recommendations

Tracks appetite patterns that may precede weight changes



EARLIER DETECTION

Fewer hospitalizations



INDEPENDENT LIVING

More freedom. More life.



AI-POWERED INSIGHTS

Smarter outcomes.



REDUCED LIABILITY

Real-time awareness.



PEACE OF MIND

For families.

Four rooms, *one quiet wellness clinic*

A passive, 24/7 wellness environment — clinical-grade insight

SMART BED
The bedroom becomes a clinic

 **BED**

- Heart rate monitoring
- Respiration tracking
- Restlessness alerts
- Fall-risk detection
- Pressure sore prevention



 Detects cardiac irregularities avg 6 hrs before symptoms

SMART MIRROR
The most powerful morning routine

 **MIR**

- Facial vital sign scanning (HR, SpO2)
- Gait & posture analysis
- Cognitive engagement check-ins
- Medication reminder display
- Daily wellness score summary



 Identifies gait decline 4-6 weeks before a fall event

SMART TOILET
The world's quietest diagnostic

 **WC**

- Urinalysis (glucose, protein, blood)
- Bowel pattern & frequency tracking
- Hydration level estimation
- Kidney function indicators
- Early infection detection signals



 Detects UTIs and kidney stress days before clinical signs

SMART KITCHEN
Health starts with what you eat

 **KIT**

- Nutrition & meal pattern tracking
- Fridge activity — appetite monitoring
- Stove safety auto-shutoff
- Hydration habit tracking
- Grocery & diet AI recommendations



 Detects appetite loss 10-14 days before weight changes

 **EARLIER DETECTION**
Fewer hospitalizations

 **EXTENDED INDEPENDENT LIVING**
More freedom. More life.

 **AI-POWERED INSIGHTS**
Smarter care. Better outcomes.

 **REDUCED LIABILITY**
Real-time awareness. Total confidence.

 **PEACE OF MIND**
For residents, families & care teams.

 **EARLIER DETECTION**
Fewer hospitalizations

 **INDEPENDENT LIVING**
More freedom. More life.

 **AI-POWERED INSIGHTS**
Smarter outcomes.

 **REDUCED LIABILITY**
Real-time awareness.

 **PEACE OF MIND**
For families.

THE SMART SUITE

I-Bedroom with *Den*

650 – 850 SQ FT | INTELLIGENT. COMFORTABLE. CONNECTED.

SUITE TYPE & SIZE



Studio

450–550 sq ft



1-Bed + Den

650–850 sq ft

SMART TECH SENSORS



Bed: sleep & vitals monitor



Mirror: gait & facial vitals



Toilet: urinalysis system

All systems connected to Aris Manor Health Hub.



Built to *scale quickly*

\$51.8M

YEAR 2 REVENUE

\$268.8M

YEAR 3 TOTAL REVENUE

\$118.7M

YEAR 3 EBITDA

\$102.6M

YEAR 3 NET INCOME
38% MARGIN

Targeting **40–50% EBITDA margins** versus the 25% senior-living industry norm.

The *ARIS* market advantage

Market	65+ Population	Median Home	Inflow Rank
Vancouver, BC	19.0% of metro	\$1.10M	Top 7
Toronto, ON	16.8% of metro	\$839K	Top 10
Austin, TX	Rapidly growing	\$450K	Top 15
Scottsdale, AZ	22% of metro	\$595K	Top 5

Proven Executive Team

Multi-Billion Dollar Exits &
Valuation Growth

Luxury Hospitality & Experiential
Brand DNA

Specialized Real Estate
Repositioning Expertise

Technological Innovation &
Operational Efficiency



Michael Lavallee

CEO

Co-founder of Seasons Retirement Communities, scaled to ~\$1.3B enterprise value.

20+ years building premier senior living brands.



Amy Holland

COO

Former VP Sales & Marketing at **Amica Senior Lifestyles**.

Two decades scaling luxury, wellness-focused communities.

Proven Executive Team



Gaetan Rivest

CREO

Luxury developments
specialist and veteran real
estate execution expert.



Curtis Khan

CIO

Booklane Founder. Scaled
platform to \$50M and raised
\$20M+ capital



Richard Folty

CMO

DMA Events Founder. **1,500+**
luxury activations for
Porsche, RBC, and L'Oréal.



Bob Kallonen

SCO

Former Amica President.
Expert in scaling brands to
\$4.8B exits

IPO & Investor Liquidity Strategy

Building Canada's Premier Luxury Longevity Living Platform | **Path to Public Markets**

YEAR 1

Launch & Establish

- Complete Aris development
- Establish luxury wellness brand
- Build operating infrastructure
- Demonstrate occupancy and revenue growth

YEAR 2

Scale & Expand

- Acquire additional locations Canada & US
- Accelerate recurring revenue growth
- Build national brand recognition
- Expand asset portfolio and NOI

YEAR 3

Market Readiness

- Achieve scale required for public listing
- Institutional investor participation
- Strengthen governance and reporting
- **Execute IPO or Liquidity Event**

Capital Allocation & Offering

TOTAL INVESTMENT

\$30M – \$50M

Target Raise Breakdown

22–25% Land Acquisition

52–55% Construction & Fit-Out

6–8% Smart Tech & Marketing

17–20% Working Capital & Reserves

8–10%

Projected Annual Yield

2.3×

Equity Multiple

\$363M

Revenue at 10-Community Scale

\$2.7B

Projected Portfolio Value

Investor Value Creation

CURRENT INVESTMENT

Private Founding Investor Opportunity

LIQUIDITY EVENT

Target IPO within 24–36 Months

Expected Benefits

Equity Growth

Significant equity appreciation potential

Market Liquidity

Direct access to public market liquidity

Post-IPO Ownership

Opportunity to maintain ownership stake

Future Growth

Participation in future platform scaling



ARIS MANOR
SUITES

THE INVITATION

Join us in shaping the *future of aging*

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INVESTMENT OPPORTUNITY

Capital Allocation & Offering

Total Investment Per Location

\$30M – \$50M

Target Raise Breakdown

22–25% Land Acquisition

52–55% Construction & Fit-Out

6–8% Smart Tech & Marketing

17–20% Working Capital & Reserves

Investment Structure

Minimum: \$5,000,000

Equity Stake: 60% LP / 40% GP

Target Returns: 20% Cash-on-Cash

Horizon: 5–7 Years

Premium returns, *predictable* performance

8–10%

projected annual yield

2.3×

equity multiple

\$363M

revenue at 10-community
scale

\$2.7B

projected portfolio value

Exit via IPO, REIT conversion, or strategic acquisition — mirroring Amica's \$4.8B sale.

20 *communities by 2028*

TODAY

70-100 suite
flagship

PHASE II

Expansion across
Ontario, British
Columbia & Alberta

PHASE III

Expansion into the US
Sunbelt (Arizona,
Texas)

PHASE IV

Exit via Acquisition
or Conversion to
REIT

Building toward public-market scale.

TODAY

70–100 premium units.
Full C-suite and
operating team
deployed. Platform
acquisition model live.

PHASE II

Tranche acquisitions
across Ontario, BC &
Alberta — multiple hotel
conversions running
simultaneously under one
brand, one operating
team.

PHASE III

US Sunbelt entry —
Arizona and Texas —
deploying the proven
Canadian platform into
high-demand, high-wealth
retirement markets.

PHASE IV

IPO at target \$1B+
valuation or strategic
acquisition
mirroring Amica's
\$4.8B sale.