Target Monthly Income & Long-Term Growth by **Building the Future of Senior Living.**

Invest in the dignified, high-quality care seniors deserve.

To invest, please visit our offering page or schedule a call.

Aquinas Senior Living

America Is Aging Rapidly

America is entering a historic demographic shift.

Nearly 10,000 adults become 80+ every day, the age group most likely to require senior housing, assisted living, and memory care.

This is not a short-term trend. It is a multi-decade demographic reality driven by longevity. The result is a growing demand for middle-market, professionally managed, empathetic senior housing communities.

**Please see final page for sources.*

A Rising Need Not Being Met

America is not building enough senior housing.

Creating a widening supply-demand imbalance across the industry.

Inventory growth **fell below 1%** for the first time since tracking began in 2006

New senior housing construction has **fallen** to its **lowest level since 2012**

The U.S. will **need >564,000** new senior housing units by 2030

**Please see final page for sources..*

Invest in a Growing Need

It's clear that America is aging rapidly, and senior housing isn't keeping up with demand.[1]

At Aquinas Senior Living, we see more than a market opportunity. We see a human need. We acquire senior living facilities from regional operators and family-run businesses and transform them—upgrading environments, enhancing amenities, and adding innovative technologies and services that small, independent facilities often cannot provide.

Led by a seasoned team with deep expertise in both real estate and senior care, Aquinas opens the door for everyday investors to participate in institutional-grade real estate and the accelerating demand for quality senior housing.

Aquinas Senior Living Property:
Nittany Valley, Boalsburg, PA

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offering page or schedule a call.

Aquinas
Senior Living

The Heart of Aquinas Senior Living

At the heart of our mission are the Aquinas Elements of a Beautiful Life, inspired by the timeless wisdom of St. Thomas Aquinas:

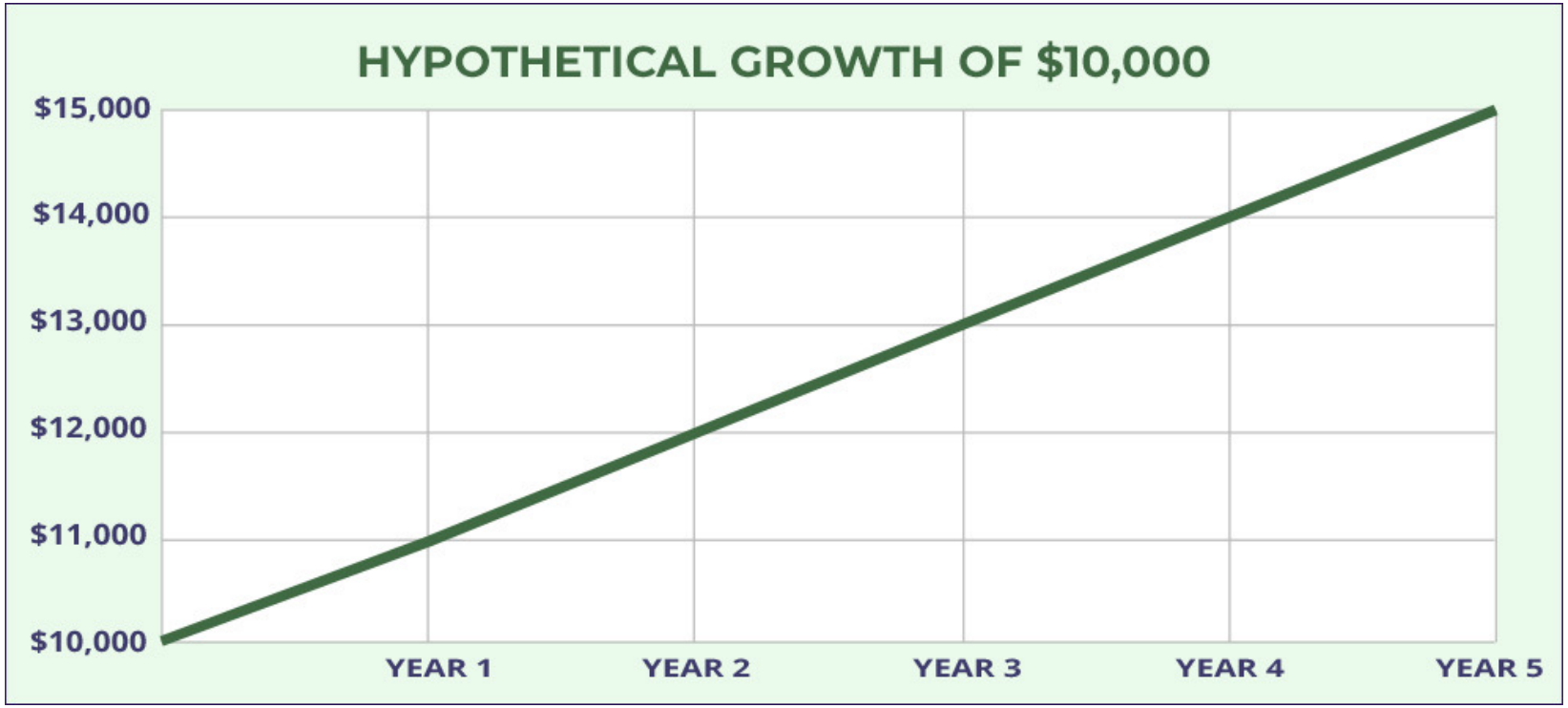
Integritas (Wholeness)
Offering care that supports mind, body, and spirit, helping residents feel valued and whole.

Consonantia (Harmony)
Balancing independence, support, and relationships for a well-ordered, fulfilling life.

Claritas (Radiance)
Illuminating each resident's inner light through meaningful connections and activities.

These principles guide every decision we make—from the design of our communities, to the integration of innovative technologies and the daily interactions between residents and staff—ensuring that our care honors every season of life.

Aiming for Monthly Income Without Market Volatility



Scheduled monthly income of $83.33 or $1,000 per year over five years.*

Investors are also scheduled to participate in the growth of their original investment, if any, when Aquinas sells its portfolio, or goes public by listing its shares on a major stock exchange.

***No Guarantee of Results:** *The figures presented in this chart are hypothetical and are provided for illustrative purposes only. They do not represent actual past performance or a guarantee of future results. An annual target return of 10% is a goal, and although scheduled, it may not be achieved.*

INVESTMENT OVERVIEW

1. Preferred Returns
Management does not share in profits until a 10% annualized return has been realized.

2. Planned REIT Election in 2026
- One of the many benefits is its obligation to distribute 90% of our profits by year-end.
- No double taxation—income is passed through to investors without first incurring a corporate tax.*

3. Monthly Distributions
Our revenue is primarily monthly, and so are our distributions.

TARGET RETURN
10% Annualized

RETURN TYPE
Monthly Income

OFFERING TYPE
506C, Regulation D*

INVESTMENT TERM
4-6 Years

SHARE PRICE
$5.00

MINIMUM INVESTMENT
$5,000

MAXIMUM OFFERING SIZE
$5M

USE OF PROCEEDS
Senior Property Acquisition and Operations

**Aquinas Senior Living does not provide tax advice. For personalized tax advice please consult your tax professional.*

SECURITIES LAW FIRM
Solon Law

AUDITOR
Mongio & Associates

ACCOUNTANT
CBIZ

TRANSFER AGENT
DealMaker

CORPORATE LAW FIRM
Barley Snyder, LLP

BROKER DEALER
DealMaker Securities

VALUATION
JLL & Newmark

BANKING
Fulton Bank N.A.

To invest, please visit our offering page or schedule a call.

AQUINAS SENIOR LIVING

We're Backed by an Industry Leader

A shared mission to care for the most vulnerable.

Merakey is a leading non-profit provider of developmental, behavioral health, and education services. With a revenue of nearly $800 million in Fiscal Year 2025, more than 8,000 employees provided support to nearly 40,000 individuals and families throughout 12 states across the country.

We believe that through its wholly owned subsidiary, Merakey's partnership with Aquinas' vision for high-quality senior care empowers our business model and mission.

Care Team and Community Members at Aquinas Senior Living Communities.

To invest, please visit our offering page or schedule a call.

Aquinas Senior Living

Leading the Transformation of Mid-Market Senior Living

We've designed our process to deliver on what we promise, leveraging the advantages of being a multi-facility owner/operator.

Our model is built on three fundamentals: the right communities, the right people, and the right partners.

We put them together to create places where seniors thrive and caregivers want to build careers.

Aquinas Senior Living Property: Heritage Springs Memory Care, Lewisburg, PA

To invest, please visit our offering page or schedule a call.

Aquinas Senior Living

Step 1: Acquire, Refurbish & Improve

We purchase underperforming Class B and C senior living communities that are structurally sound but need improvements.

Our process targets facilities which are priced below replacement cost, have room for value-adding modernizations, and exhibit strong local demand.

These facilities are typically owned by small regional operators—family businesses or individuals who lack capital for growth or are ready to transition ownership due to retirement, succession challenges, or burnout.

- ✓ **Facility Improvements:** Renovations and expansions where appropriate.
- ✓ **Amenities:** Enhancing existing amenities and introducing new ones.
- ✓ **Services:** Adding offerings such as memory care and on-site pharmacy services.
- ✓ **Technology and Systems:** From operational systems to AI-powered safety enhancements, we implement the technology infrastructure that best suits our communities and is rarely found at smaller operators in the middle market.

Aquinas Senior Living Property: Heritage Springs Memory Care, Lewisburg, PA

Step 2: Invest in the Care Team

We aim to build environments where the best caregivers want to build their careers.

- ✓ **Empathy-First Hiring:** You can't teach empathy. We look for it from the start and build a culture that nurtures it.
- ✓ **Training & Development:** Ongoing education, competitive pay, benefits, and clear career paths.

Becoming the best place to work helps us attract and retain strong teams, deliver better care, and drive operational excellence across our communities—which we believe contributes to higher demand.

Care Team Member & Community Member of Aquinas Senior Living Property: Wynwood House, PA

To invest, please visit our **offering page** or **schedule a call**.

AQUINAS SENIOR LIVING

Step 3: Enhance Care with Proven Partners

Our partnerships bring hospital-grade capabilities into mid-market communities:

- ✓ **Merakey:** A national leader in behavioral healthcare helps us offer services typically found only in large-scale facilities, including on-site pharmacy services and behavioral health support.

Merakey™

- ✓ **Teton:** In use for years in Europe, Teton brings advanced, AI technology to senior living. Designed for preventive care, Teton interprets body movement and room activity in real-time—without using video—then sends only meaningful alerts to our care team.

Traditional care waits for incidents to happen. Teton shifts the focus to prevention, alerting staff to subtle changes in behavior or wellbeing, before they turn into emergencies.

Teton

75%	24/7	100%
Reduction in Falls	AI Monitoring	Privacy Protected

Senior Housing and Care are Recession-Resilient Needs

For many families, senior care isn't optional—it's essential. That's why well-operated senior housing often outperforms other types of commercial real estate.[1]

Even during downturns, the demand for high-quality senior living and compassionate care remains strong.

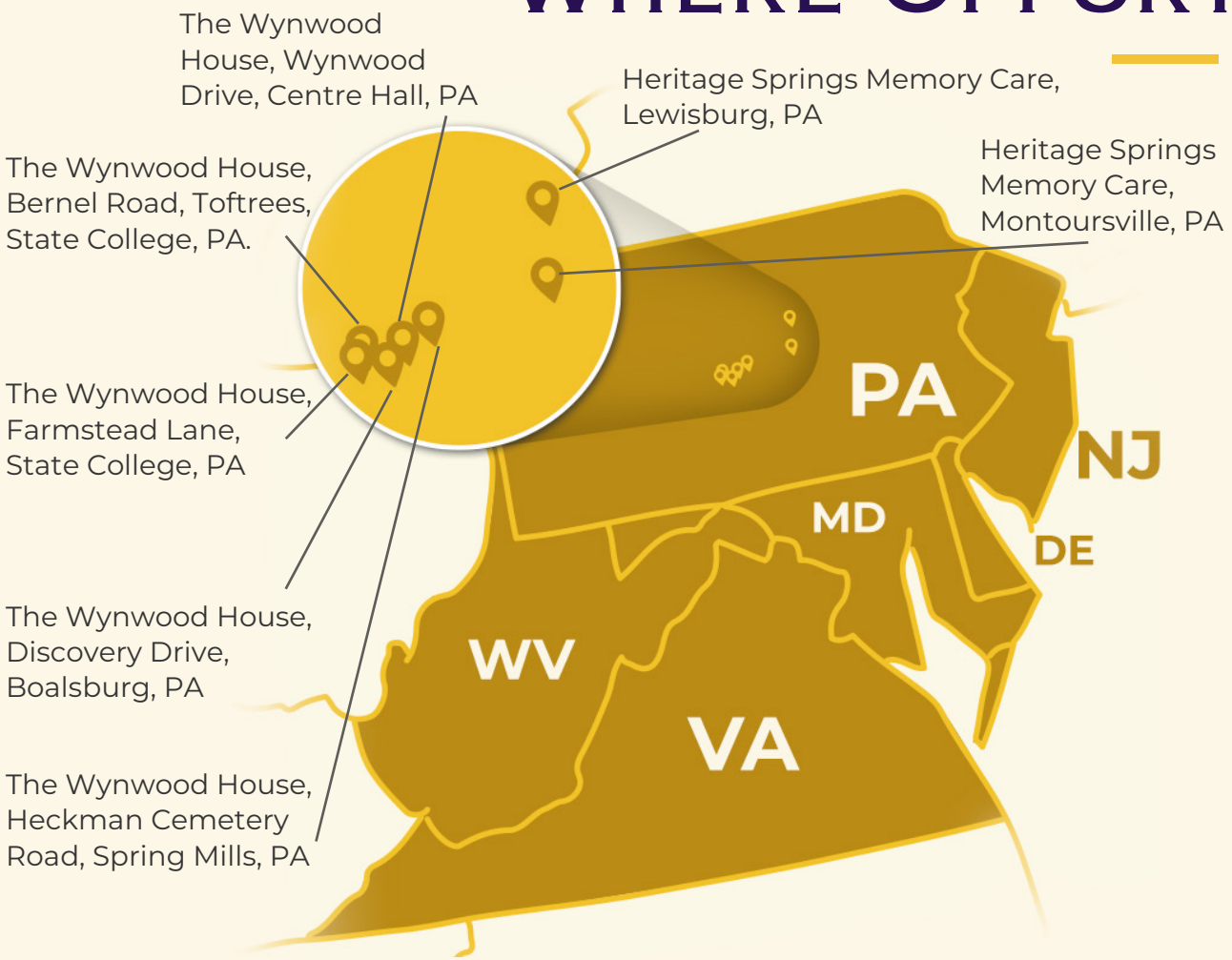
A Fragmented Market Built for Strategic Acquisition

Aquinas Senior Living Property: Heritage Springs Memory Care, Montoursville, PA

Many senior living properties are owned by regional operators, individuals, or families without a succession plan. This creates a steady pipeline of acquisition opportunities ideally suited to our hands-on strategy. We focus on buying, upgrading, and professionally operating these facilities to unlock long-term value.

Acquire → Upgrade → Empower Caregivers → Operate → Investor Returns

Focused on the Mid-Atlantic, Where Opportunity Lives



Sometimes the best opportunities are right in your own backyard.

Founded and operated in the Mid-Atlantic, Aquinas Senior Living targets this region, where demand for quality senior care is rising.

We know this area deeply, and in our view, few competitors focus on upgrading mid-tier senior living facilities—and the care they provide—the way we do.

By combining local insight, technology, operational excellence, and compassionate care, Aquinas Senior Living offers a unique opportunity for investors and the seniors we serve.

To invest, please visit our offering page or schedule a call.

Aquinas Senior Living

ABOUT

Aquinas Senior Living, Inc. was founded in 2023 to modernize and scale senior living communities through a unique blend of real estate expertise, a devotion to caring for seniors, and key strategic partnerships. Focused on the Mid-Atlantic with seven (7) facilities in our portfolio, Aquinas acquires and revitalizes Active Adult Living, Independent Living, Personal Care, Assisted Living, Memory Care, and Hospice properties, upgrading the facilities and the scope of amenities and services. We operate these comprehensive communities with a true sense of compassion and kindness, elevating care through innovative technology that supports staff and enhances resident quality of life.

With trusted care partners and a scalable acquisition model, Aquinas offers both social impact and attractive investor returns.

Aquinas Senior Living Property: State College, Toftrees, PA

To invest, please visit our offering page or schedule a call.

AQUINAS SENIOR LIVING

MANAGEMENT TEAM

Leonard S. Poncia, *Chairman of the Board, Chief Development Officer*
35+ years of experience in caring for the elderly and expertise in all aspects of commercial real estate investment and development. Seasoned developer of housing, low and high-rise apartment buildings, urban infill office, retail, and industrial investment property. Entitlement process expert at federal, state, and municipal levels. Development and investment activities exceed $3 billion.

Stephen J. Schmid, *President, Chief Executive Officer*
35+ years in all aspects of real estate investment property sales, finance, and capital raising. Experienced in underwriting and valuing all major real estate property types. Sales and finance activities exceed $750,000,000. Public and private company experience responsible for equity capital raising, debt financing, joint venture development, project finance, and construction lending with NASDAQ, NYSE, and family office companies.

Michael T. Hines, *Executive Vice President, Capital Markets*
Corporate finance executive with three decades of transactional experience. Managed public offerings, private placements, mergers, and acquisitions. Syndicated equity placements to Banks, Institutional Investors, Family Offices, and Wealth Managers domestically and internationally. Capital market funding activity in excess of $500,000,000.

MANAGEMENT TEAM (cont'd.)

James T. Burnham, *President Management Services Company, Chief Operating Officer*
Experienced and resourceful C-suite executive in the senior housing and long-term care industry in the for-profit and not-for-profit landscape since 2000. Served on multiple state association committees and board-level positions, focusing on PA Assisted Living Association initiatives. Engaged to provide subject matter expert testimony for proposed senior housing and care projects in excess of $500,000,000.

Gina Machado, *Investor Relations Manager*
20+ years of experience managing large-scale consumer products portfolios, combining sharp analytical acumen with creative communication to bring deep financial fluency to the investor relations function. An expert in P&L analysis, demand forecasting, and resource allocation, with a track record of translating complex financial data into clear, compelling investor-facing presentations and reporting. Oversaw a $200 million portfolio across high-volume accounts in the home textiles and sporting goods sectors. Outside the office, Gina is dedicated to community wellness as a professional fitness instructor.

MANAGEMENT TEAM (cont'd.)

Jack Takacs, *Executive Vice President, Strategic Solutions*

Entrepreneur and corporate finance executive with five decades of transactional and managerial experience. Founded one of the first retail auto leasing companies, which was acquired by a major auto leasing and rental company. Senior Partner in an auto loan securitization specialty finance company. Co-Head of Capital Markets for a diversified holding company with investments in national hotels, franchises, a savings and loan bank, and various real estate portfolios. Managing Director/Senior Partner at a private equity fund manager with over $1 billion in AUM and principal investments. CEO of a diversified bank holding company in Texas. Senior Partner and Managing Director of Corporate Credit at an international asset management firm. Founder and Executive Managing Director of Fundamental Group, active in structuring and funding asset management partnerships in corporate lending, real estate, consumer lending, and consumer products.

AQUINAS SENIOR LIVING

To invest, please visit our Offering Page
investasl.com/reg-d/

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