



Sunrise of Vienna: Development Project



Sunrise: A Leading Provider Of Senior Living Services

- Premium product, offering resident-centered services for seniors
- High-quality, purpose-built communities located in top metropolitan markets
- Leading brand, reputation, and senior living expertise

322 Sunrise Communities



Our Services

- Assisted Living
- Memory Care
- Reminiscence
- Independent Living
- Skilled Nursing
- Short-term/Respite Stays



Sunrise has approximately **32,000+** team members across the U.S., Canada, and the U.K. Each year, we retain nearly **80%** of our full-time team

New team members receive **40+ hours** of training in their first 30 days

We adjust staffing **365 days** a year based on the number of residents and care they need

Leaders receive an additional **72+ hours** of training to help teams meet Sunrise standards

Leaders receive an additional **650,000+ hours** of continuing education Sunrise team members each year



A Home for All Seniors: Service Highlights

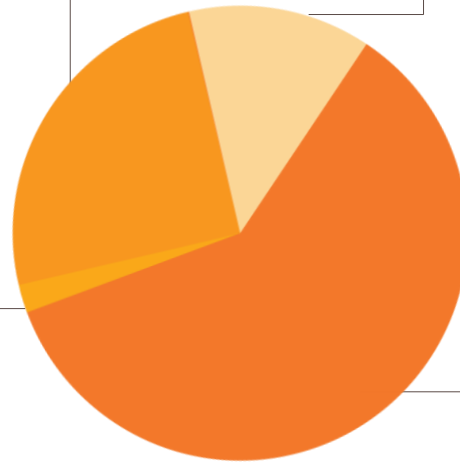
Individualized Service Plans are developed for each resident, evaluated regularly and shared with families. Our **Designated Care Managers** allow us to truly know our residents' needs and preferences, spot changes, and act quickly to provide the best possible care and service.

25% MEMORY CARE

- Sunrise has specially designed Reminiscence Neighborhoods for seniors with Alzheimer's or other forms of memory loss
- Third-largest provider of memory care services
- Designated care managers are trained in therapeutic techniques
- Meaningful activities incorporate residents interests and provoke memories
- Life Enrichment Managers are responsible for engaging memory care residents in ways that create a sense of value and purpose

2% SKILLED NURSING & REHABILITATIVE CARE

- Focus on short-term, rehab stays with a goal of returning the resident to the most independent living setting possible
- Generates hundreds of move-ins to Sunrise neighborhoods



13% INDEPENDENT LIVING

- Maintenance-free lifestyle
- 24x7 assistance available
- Predominantly rental, but include co-operatives, equity sales, and numerous entrance fee models

61% ASSISTED LIVING

- Premium product offering of resident-centered services
- Third-largest provider of assisted living services
- Individualized Service Plans delivered by designated care managers (DCMs)
- Seniors can “age in place” as needs increase





SUNRISE SENIOR LIVING

“Highest in Customer Satisfaction among Senior Living Communities” by J.D. Power

Sunrise scored highest in 5 categories:

- Caregiver/staff
- Services/activities
- Resident setup/orientation
- Rooms/building/grounds
- Food/beverage

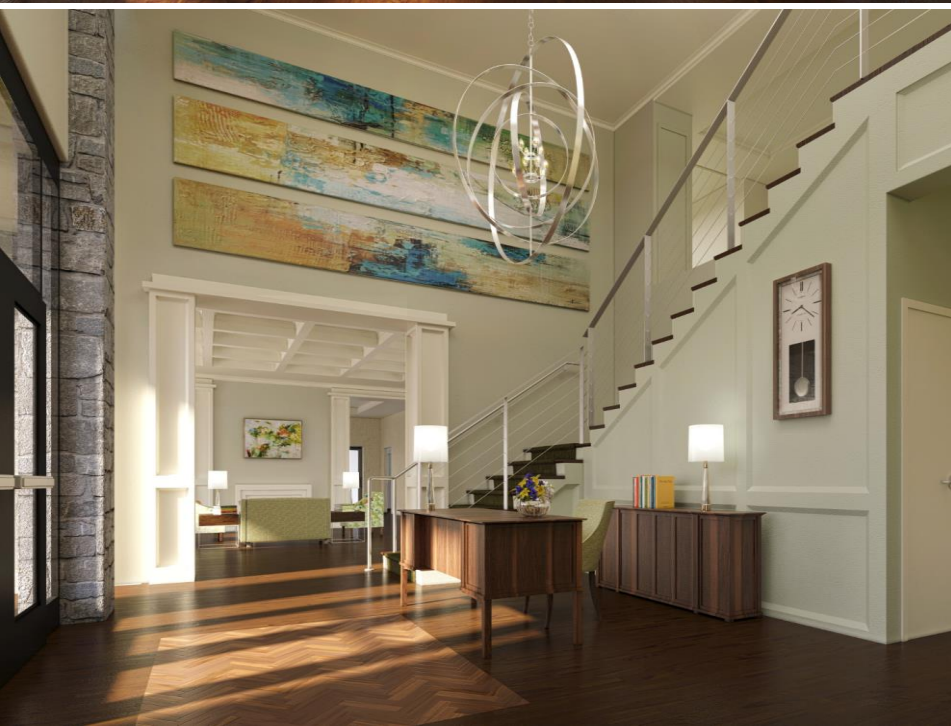
The J.D. Power study indicates the one factor most important to customers is caregiver/staff, and Sunrise ranked highest among its peers.



Sunrise Locations



Community Renderings - Interior



Community Photos - Interior



Community Photos - Interior



Site Plan



Exterior Elevations



Maple Avenue Elevation



Center Street Elevation

Exterior Elevations



North West Elevation



North East Elevation

Exterior Detail Images



CENTER STREET ELEVATION



MAPLE AVENUE ELEVATION



Rendering

