

SETTING THE STAGE

FOR FUTURE GROWTH

FY25 Impact Report



Ohio Living

FAITH + COMPASSION + COMMUNITY



**"Looking ahead, our
direction is clear."**

-Laurence C. Gumina

Building Tomorrow, Together

This past year has been a defining one for Ohio Living.

After some challenging seasons across our industry, I'm proud to share that Ohio Living is back on solid ground. With improved financial performance, rising occupancy, and growing partnerships and programs, we're entering a new chapter.

One of the most meaningful steps we've taken this year was launching our new Strategic Plan 2025. It's a clear roadmap for where we're heading over the next five years, shaped by thoughtful conversations with our Board of Directors and leadership team.

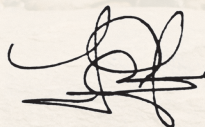
At its core, the strategic plan is about two things: supporting our team and growing in the right ways. Whether it's creating career pathways for high school students that work at our life plan communities or strengthening our geographic footprint with capital investments in high-demand areas, we're investing with purpose and clarity.

We've also seen exciting growth through strategic partnerships rooted in shared values. This year, we launched Ohio Living Bethany Hospice in collaboration with Graceworks Lutheran Services, to provide high-quality, in-house hospice services at Bethany Village in Centerville, Ohio and throughout southwestern Ohio. It's a natural next step in our long-standing relationship through Perennial Advantage, a co-owned Medicare Advantage plan that keeps people at the center of their care.

Additionally, the opening of McGregor PACE at Ohio Living Rockynol in April 2025 expands access to comprehensive services for older adults with limited incomes. Programs like PACE reflect not only our mission, but also our readiness to serve more communities in the years ahead.

At the heart of everything we've accomplished this year are the people who make Ohio Living what it is. Our culture of trust and care continues to shine. For the eighth consecutive year, we were named a Great Place to Work[®], and we remain one of FORTUNE's 25 Best Workplaces in Aging Services. These accolades aren't just benchmarks, they're a reflection of the trust we've built across our teams, and the intentional work we do every day to strengthen it.

Looking ahead, our direction is clear. We are preparing for the future with confidence, as you'll read more about within the pages of this report. With momentum behind us and a clear path ahead, we are building tomorrow, together!



Laurence C. Gumina
Chief Executive Officer





At Ohio Living, growth has never been just about getting bigger — it's about growing deeper.

We believe growth begins with listening to those we serve, those who serve beside us, and the communities that trust us. This year, that spirit of listening led us on a journey of reflection and renewal that reminded us who we are and reimagined who we can be for generations to come.

Through heartfelt conversations with team members, leaders, and our Board of Directors, we revisited our mission and vision, asking what they mean in a changing world. The result was **Strategic Plan 2025**, a renewed guide for the road ahead. Our leadership team visited life plan communities across the state, exploring opportunities to grow in Wilmington, Monroe, and Columbus. Beginning next year, these campuses will begin to develop additional independent living options, giving more older adults the chance to live with comfort, community, and choice.

That same spirit of renewal shaped how we care. This year, we embraced **Embrace**, a new philosophy guiding Ohio Living Home Health & Hospice. At its core, Embrace is about seeing the person before the illness. It's about slowing down to listen, to notice, and to make each day matter. Families feel supported, patients feel seen, and caregivers are reminded why they do what they do. As one nurse shared, "In hospice, you only get one chance to get it right. Embrace helps us make each day matter."

Our **Make It Happen®** program also created unforgettable moments for patients and residents. One of the most moving was Mike, a U.S. Air Force veteran living with Parkinson's disease and dementia, who took to the skies once more through virtual reality technology. As the familiar horizon filled his view, a smile spread across his face in pure, wordless delight. You can scan the QR

code here to read more about his story and how our **Make It Happen®** program reminds us that care is about more than medicine; it's about meaning.



Nearly \$1.5 million in trust and estate gifts were received through the Ohio Living Foundation last fiscal year. This incredible generosity supported **spiritual life, Life Care Commitment, capital improvements, the Caring Funds, endowment, and general unrestricted support**. These contributions reflect our unwavering commitment to our mission and to those we serve.

We also launched a new partnership between Delaware City Schools, Marion Technical College, and Ohio Living Sarah Moore to offer high school students a cost-free Certified Nursing Assistant program. Thirteen students began their journey into healthcare with hands-on training, virtual instruction, and clinical experience with our residents. This **new CNA lab**, funded by Ohio Living Foundation donors, brings this program to life and helps students explore meaningful careers in long-term care.

All of these efforts — growing our communities, embracing patients as people, and creating moments that matter — are having a tangible impact. We are expanding opportunities for older adults while strengthening our financial health, allowing us to keep investing in the people and programs that make Ohio Living special.

As we look ahead, we do so with open hearts and steady hands. Every change we make, every plan we build, and every life we touch are all part of something bigger. Together, we are honoring our past, embracing the present, and building tomorrow, today.

Financial Performance

Financial Position (in thousands)

ASSETS

	FY 2025	FY 2024
Cash	\$18,960	\$13,883
Investments	108,671	100,175
Accounts and contributions receivable, net	19,458	16,934
Property and equipment, net	307,999	316,224
Assets whose use is limited	13,535	13,846
Assets held by others	13,471	11,464
Other assets	17,288	18,928
Total Assets	\$499,382	\$491,454

LIABILITIES AND NET ASSETS

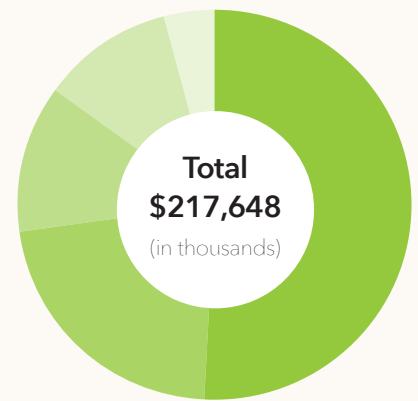
Accounts payable	\$16,243	\$11,702
Payroll and related liabilities	9,116	10,983
Deferred revenue	68,895	67,315
Refundable entrance fees	27,408	30,389
Other liabilities	19,308	19,565
Financing debt	234,176	242,259
Interest rate swap value liability	481	368
Net assets	123,755	108,873
Total Liabilities and Net Assets	\$499,382	\$491,454

Activities and Changes in Net Assets

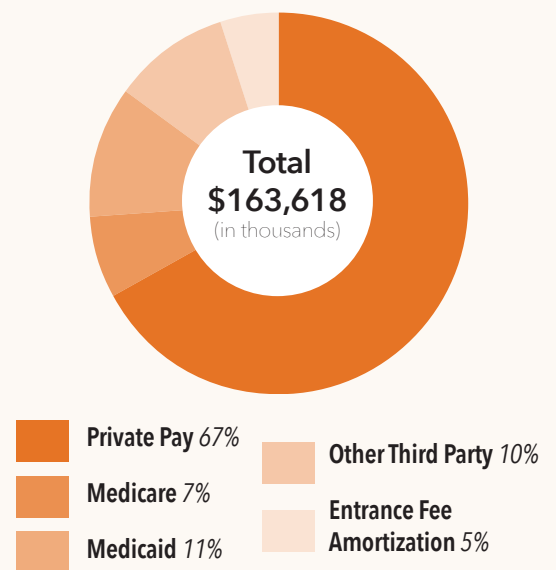
	FY 2025	FY 2024
Operating revenue	\$217,648	\$205,944
Operating expenses	(218,528)	(215,693)
Foundation activities - excluding investments	4,750	2,572
Investment income and realized gains	3,896	3,005
Unrealized gain on investments	8,086	6,800
Other	(1,800)	147
Change in fair value of interest rate swaps	(1,583)	(1,023)
Gain on property disposal - net	-	1,387
Loss of interest in assets held by others - Foundation	-	(8,050)
Gain on redemption of interest in joint venture	1,292	-
Gain on sale of nursing beds operating rights	1,121	-
Increase (Decrease) in Net Assets	\$14,882	(\$4,911)

Operating Revenues and Sources

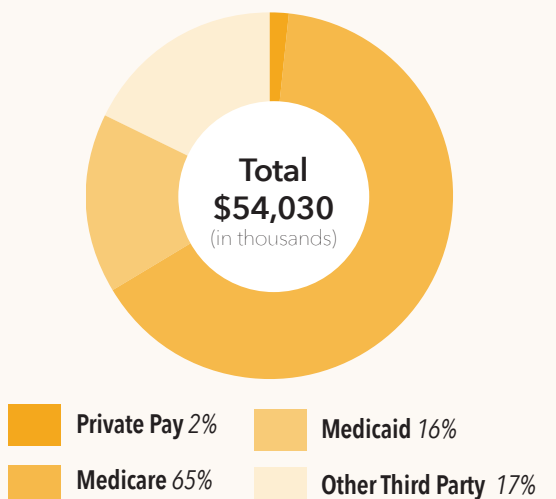
OHIO LIVING TOTAL FY25



OHIO LIVING COMMUNITIES FY25



OHIO LIVING HOLDINGS FY25





Ohio Living Foundation

Life Care Commitment: \$3,112,076 contributed

Ohio Living's Life Care Commitment ensures that no resident is asked to leave due to lack of funds and that all receive high-care regardless of financial status. Life is a gift, and we want to ensure our residents always have a home at Ohio Living.

Supporting and investing in team members through

Workforce Investment



\$444,413 contributed

This year, Ohio Living Breckenridge Village proudly awarded more than \$13,000 in **scholarships** to 18 graduating high school seniors from Willoughby, Ohio, and nearby communities through its annual Scholarship Program. Created to attract, support and retain young employees, this impactful initiative is made possible by Ohio Living Foundation donors.

Building on its success, the program is now expanding to additional communities across the state, further demonstrating Ohio Living's commitment to its employees and long-term workforce development. Congratulations to the scholarship recipients, and thanks to the donors who helped support their next steps!



Increased support for

Home Health and Hospice Programs



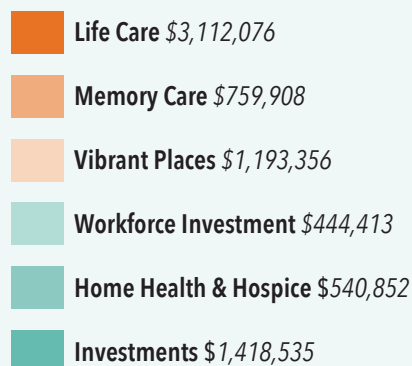
\$540,852 contributed



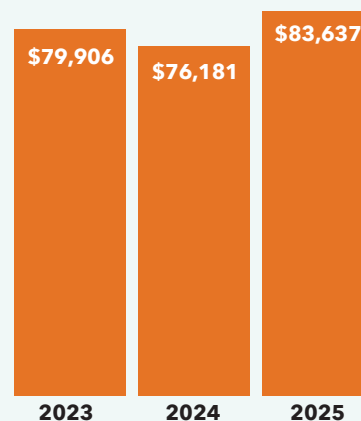
Ohio Living Home Health & Hospice is proud to partner with Good Grief Camp, an overnight camp for children ages 8-15 who have lost a loved one. Held at Camp Frederick in Rogers, Ohio, the camp blends traditional fun with therapeutic support in a safe environment.

Between July 20-25, 2025, **Good Grief Camp** hosted 36 children, 20 of whom were sponsored through Ohio Living Foundation contributions. Additionally, Ohio Living Home Health & Hospice provided promotional support, application screening through its social workers and hands-on volunteer involvement from 12 employees and agency partners. We look forward to continuing this meaningful partnership in the years ahead.

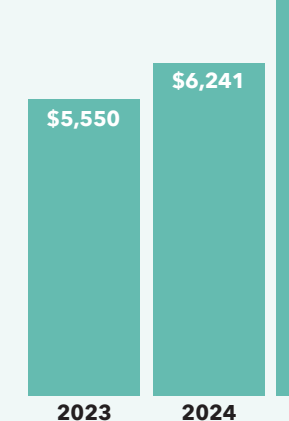
FUNDRAISING PRIORITIES – TOTAL \$7,469,139



TOTAL ASSETS (in thousands)



TOTAL GIFTS & (in thousands)



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Endowment Funds: \$1,418,535 contributed
The Ohio Living Foundation endowment portfolio generates interest and dividend income as it grows into perpetuity. This allows endowment gifts to make an impact year after year.

Thank you, donors!
Scan here to view
the list of this year's
supporters!



Creating a sense of home through revitalizing

Vibrant Places

\$1,193,356 contributed



Serenity Pond has long served as a peaceful retreat at Ohio Living Dorothy Love in Sidney, Ohio. A revitalization project started in spring 2024 with resident safety in mind. Paths were excavated and widened, the pond was deepened, improving water health and reducing algae and areas prone to erosion were stabilized, making the space more accessible year-round. The revitalized pond offers a new hub for nature lovers and quiet reflection.

"Serenity Pond is now a space for all to enjoy, for generations to come," shared Nancy Hamilton, director of gift planning at Ohio Living Dorothy Love. "This project reflects the spirit of our community, and we're incredibly proud of what we've accomplished together."



Enhancements in

Memory Care Initiatives

\$759,908 contributed

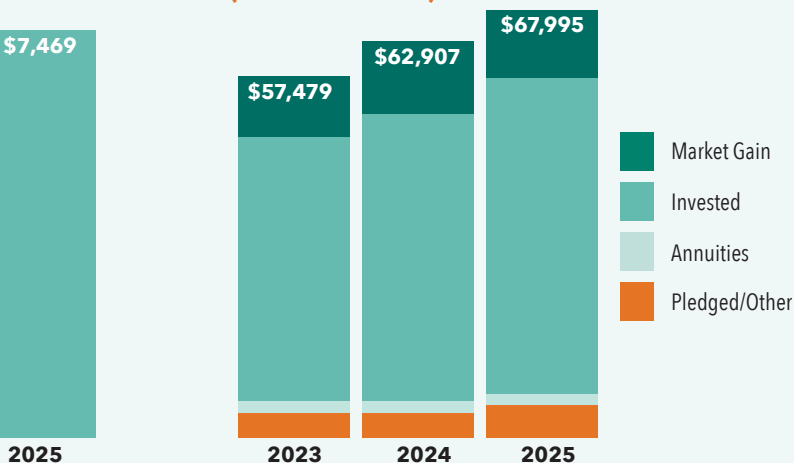


Now in Phase 2 of a multi-year memory care initiative, Ohio Living is expanding its focus beyond traditional memory care settings to better serve residents in independent living, assisted living and skilled nursing. We are proud to bring tailored, high-quality support to even more individuals and families navigating cognitive change.

The **Bruce F. and Dorothy J. Henry Ohio Living Cape May Memory Center of Excellence** is opening in fall 2025. Made possible through the generous support of longtime Clinton County residents who recognized the urgent need for local memory care services, the center is the first-of-its-kind in the area. It will feature 21 assisted living-style rooms, a dedicated courtyard for residents, and will implement the Hearthstone Institute's renowned "I'm Still Here" approach.

REVENUE

INVESTMENTS TOTAL (in thousands)



INVESTMENT FUNDS PERFORMANCE

Fiscal Year	Market Value	Percentage Change
2023	\$56,642,815	3.86%
2024	\$62,627,907	10.57%
2025	\$67,893,343	8.41%

Our mission is to provide adults with caring and quality services toward the enhancement of physical, mental, and spiritual well-being consistent with the Christian Gospel.



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