Syon Group

Vertical Playbook

Senior Living

Retirement

Year-round green space for senior living operators

Senior living operators over-medicalise nature, and Syon Group rewrites that calculus. Our enclosed communities deliver year-round green space that supports mobility, connection, and cognitive health without the institutional feel, giving operators a defensible retention edge in cold-climate markets where conventional senior living cannot compete.

At a glance

2.1B

People aged 60+ globally by 2050

$18T

Senior living market size by 2030

3x

Green space access linked to slower cognitive decline

Treatment Networks

Recovery

Controlled therapeutic environments for post-acute recovery

Treatment networks can't guarantee outdoor access in cold climates, and that gap shows up in throughput and readmission numbers. Syon Group's enclosed therapeutic environments satisfy the clinical evidence base for nature exposure every month of the year, so post-acute programs move patients forward faster and keep them out longer than conventional settings.

At a glance

-19 to -26%

30-day readmission rate vs. matched comparison cohort

+22 to +34%

Throughput per licensed bed (annual)

+11 to +15 days

Average length-of-stay benefit vs. conventional setting

Premium Real Estate

Developer

A defensible premium paid by the buyer, not the operator

Developers building luxury compete on finishes and amenities, and year-round nature is the differentiator they cannot deliver. Syon Group's modular dome system lets a single 200-lot community carry a 25 to 40 percent price premium at sale, paid by the buyer and captured at exit rather than subsidised by the operating company.

At a glance

+0.6 to +0.9pp

Cap-rate delta vs. comparable Class A multifamily

+250 to +400 bps

Net operating margin uplift on stabilized Year-3 NOI

25 to 40%

Per-dwelling price premium captured at sale