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Clarion Partners Acquires Two Southeast Senior Living Communities

Acquisitions in Tennessee and Florida expand the firm's senior housing investments across two growing Southeastern markets





Left: Mandarin Grove (Jacksonville, FL); right: Traditions of Smyrna (Nashville, TN metro)

NEW YORK, NY — November 19, 2026 — Clarion Partners, a leading real estate investment manager, today announced that it has acquired two senior living communities: the newly rebranded Mandarin Grove in Jacksonville, Florida, and Traditions of Smyrna in Smyrna, Tennessee. The acquisitions encompass a combined 267 residential units across independent living, assisted living, and memory care designed to serve older adults with differing lifestyle preferences and support needs.

Both communities are designed to encourage social engagement and an active lifestyle:

- Mandarin Grove, a 114-unit senior living community built in 2018, features an extensive culinary program with seven dining venues, a fitness and wellness center, salon and spa, cocktail lounge, and spacious common areas.
- Traditions of Smyrna, a 153-unit senior living community in the Nashville metropolitan area, features a theater, fitness room, salon, pet park, and landscaped courtyards and green spaces complemented by modern finishes. Its assisted living and memory care buildings were completed in 2019, and its independent living buildings were completed in 2023.

Vitality Senior Living will manage both communities; Vitality is an established operating partner for Clarion, with experience managing senior living communities across the Southeast.

“We believe senior housing presents a compelling long-term investment opportunity as demand for high-quality senior living options located in attractive markets continues to evolve,” said Clarion Partners Head of Healthcare Julie Robinson. “By partnering with Vitality Senior Living, we see an opportunity to build on each community’s existing strengths while bringing a disciplined, long-term approach to ownership and operations.”

“Strong communities are built through a consistent focus on residents, families, and the team members who serve them,” said Chris Guay, CEO of Vitality Living. “We are excited to expand our relationship with Clarion Partners, bringing an operating approach that combines meaningful resident experiences, supported teams, and disciplined execution to build lasting community performance.”

The acquisitions reflect Clarion’s continued investment in senior housing, a sector supported by the evolving needs of an aging population. Through its investment and asset management approach, Clarion seeks to own and operate well-positioned real estate while working with experienced operating partners to support the long-term performance of its communities.

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About Clarion Partners
Clarion Partners, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 40 years. Headquartered in New York, the firm maintains strategically located offices across the United States and Europe. With over $74 billion in total real estate equity and debt assets under management as of September 30, 2026, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to approximately 500 institutional investors across the globe. Clarion Partners is a majority-owned investment group of Franklin Templeton.

For more information visit www.clarionpartners.com or follow us on LinkedIn.

About Vitality
Vitality Living is a senior living owner and operator based in Brentwood, Tennessee, with expertise across active adult, independent living, assisted living, and memory care. The company combines a hands-on operating approach with a belief in the possibilities of aging, shaping services and experiences around the people who call each community home.

Vitality’s operating model brings together a strong resident experience, supported teams, and disciplined operations to build lasting community performance. Working alongside investment partners, the company tailors its approach to each community’s market, living options, and individual character. Its mission is to create vibrant senior living communities where residents, families, and team members can be themselves, live purposefully, and experience a profound sense of belonging.

For more information, visit www.vitalityseniorliving.com.

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Franklin Templeton is a trusted investment partner, delivering tailored solutions that align with clients’ strategic goals. With deep portfolio management expertise across public and private markets, we combine investment excellence with cutting-edge technology. Since our founding in 1947, we have empowered clients through strategic partnership, forward-looking insights, and continuous innovation – providing the tools and resources to navigate change and capture opportunity. With over $1.79 trillion in assets under management as of September 30, 2026, Franklin Templeton operates globally in more than 30 countries.
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