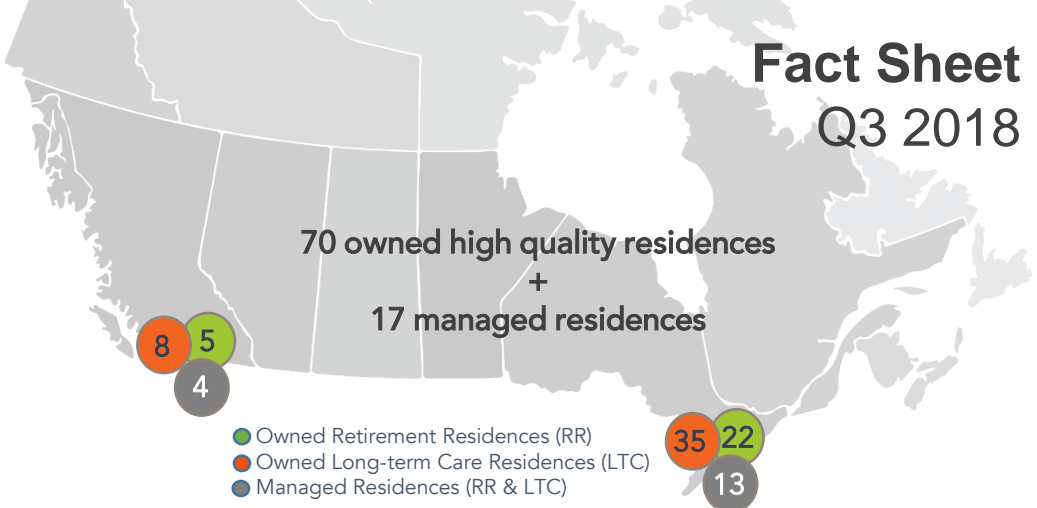


TSX: SIA



\$2.1B
Enterprise Value

\$1.1B
Market Capitalization

\$0.92
Annual Distribution

5.4%
Dividend Yield

~200%
Total Shareholder Return

12,000+
Team Members

as at September 30, 2018

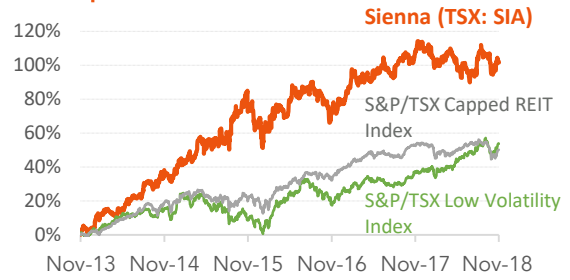
Sienna Senior Living Inc. (TSX:SIA) is one of Canada's leading owners and operators of seniors' residences with high quality assets in great locations. With the dedication and support of over 12,000 team members, Sienna helps residents to live fully every day.

Why invest in Sienna

- Well established in a sector with significant **demand** and **barriers to entry**
- **Strong** seniors living **operating platform**
- **High quality portfolio** in key markets across Canada
- Strong financial position with an **A (low) bond rating**
- Robust **development pipeline**

10 million seniors in Canada by 2036

Share performance



Growth strategy

- **Grow the company** through accretive acquisitions, campus development & organic growth
- **Enhance the operating platform**
- Maintain a **strong balance sheet**

2010 • **IPO**
\$500 M Enterprise Value

2013 • **Lois Cormack**
Takes over as President & CEO

2015 • **Rebranding to Sienna SENIOR LIVING**
Company starts trading under TSX:SIA

2017 • Sienna named one of **Canada's most admired corporate cultures**

2018 • Sienna exceeds **\$2B Enterprise Value** and is included in **S&P/TSX Composite Index**



Senior Management

Lois Cormack
Director, President & CEO

Nitin Jain
Chief Financial Officer &
Chief Investment Officer

Joanne Dykeman
EVP, Operations

Lisa Kachur
EVP, Operations

Michael Annable
EVP, People & Chief
Administration Officer

Brian Richardson
Chief Marketing Officer

Cristina Alaimo
General Counsel

Financial Highlights

Key Performance Indicators

\$thousands, except occupancy, share and ratio data

	Q3 2018	Q3 2017	Q1-Q3 2018	Q1-Q3 2017
Occupancy – Retirement (average)	91.4%	94.0%	91.6%	94.1%
Occupancy – Long-term care (average)	98.7%	98.6%	98.3%	98.3%
Revenue	165,048	139,867	472,529	411,360
Net operating income (NOI)	40,519	30,758	112,313	87,629
Operating Funds from Operations (OFFO)	23,825	16,565	66,495	46,509
Adjusted Funds from Operations (AFFO)	24,266	18,217	70,895	51,538
OFFO per share (diluted)	0.362	0.346	1.042	0.975
AFFO per share (diluted)	0.370	0.380	1.110	1.078
Dividend per share	0.228	0.225	0.678	0.675
Debt to gross book value (period end)	48.3%	51.8%	48.3%	51.8%
Interest coverage ratio	4.0x	3.9x	4.0x	3.7x
Weighted average term to maturity (years)	5.0	4.6	5.0	4.6

Board of Directors

Dino Chiesa
Chairman

Lois Cormack

Janet Graham

Paula Jourdain Coleman

Jack C. MacDonald

Stephen Sender

Corporate Social Responsibility

Sienna is deeply connected to its communities where it strives to create a positive experience for its residents, their families and its employees. With a high-performing team and an award-winning workplace culture, Sienna aims to never lose sight of its vision to awaken its communities to the positive possibilities of life's next chapters.

Governance

- Maintain the **highest ethical standards** through a strong governance framework and an experienced Board of Directors.
- **Leader in gender diversity** with 50% of Sienna's directors and 60% of the executive team being female.

Sienna is among the
**Top 3 companies listed on
the TSX**
in terms of gender diversity

Social

- Strongly committed to giving back; **Sienna for Seniors** initiative has raised **\$130,000** to date in 2018.
- Sienna named one of **Canada's most admired Corporate Cultures** in 2017
- Consistently **outperforms provincial and national averages on the quality of care** provided to residents.

Environmental

- Key initiatives focus on increasing **water conservation** and decreasing **energy consumption**.

Sienna
SENIOR LIVING

Sienna Senior Living Inc.
302 Town Centre Blvd,
Suite 300
Markham, ON L3R 0E8
t: (905) 477-4006
e: investors@siennialiving.ca
siennialiving.ca

Our Vision is to awaken our communities to the positive possibilities of life's next chapters.

Our Mission is to help you live fully, every day.

Our Values are respect, passion, teamwork, responsibility & growth.

