

Fact Sheet

TSX: SIA

\$3.2BN

Adjusted Gross Book Value

4.5%+

Dividend Yield

\$0.94

Annual Dividend/Share

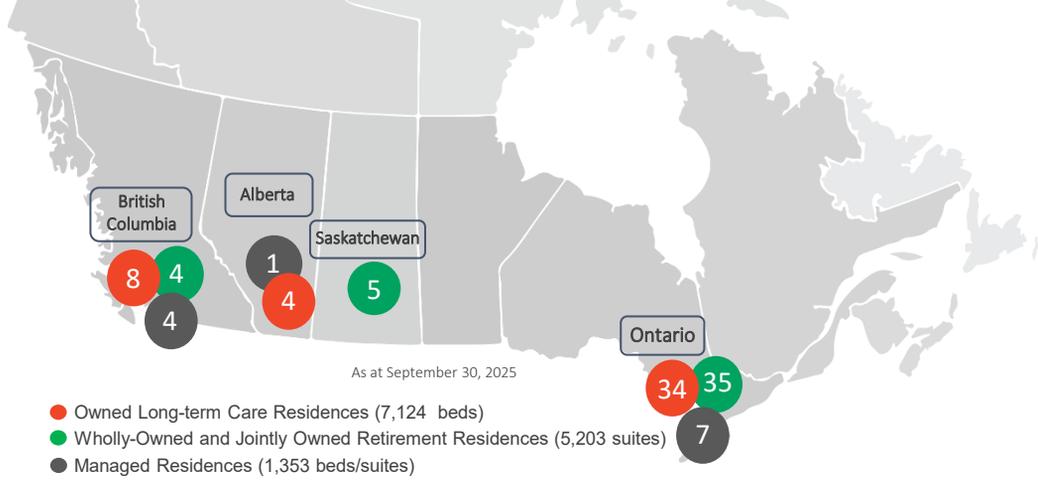
BBB

Morningside DBRS
Credit Rating

15,000

Team Members

As at September 30, 2025



Sienna (**TSX: SIA**) is one of Canada's leading owners and operators of seniors' residences with high quality assets in **Ontario, Saskatchewan, Alberta and British Columbia.**

Why Invest in Sienna

<p>1 <u>Leading diversified Canadian senior living provider</u></p> <p>2 <u>Needs-driven business resulting from significant demographic shift</u></p> <p>3 <u>Significant growth potential through acquisitions, redevelopments and portfolio optimization</u></p>	<p>4 <u>Strong Track Record of Growth</u></p> <p>5 <u>Attractive Dividend</u></p> <p>6 <u>Strong Balance Sheet</u></p>	<p>~\$2.7B Acquisitions & Developments since 2010</p> <p>4.5%+ Dividend Yield</p> <p>\$464M Liquidity as at September 30, 2025</p>
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Sienna's Long-Term Strategic Approach

<p>Strengthening Team Engagement</p> <ul style="list-style-type: none"> Offering a compelling team experience Creating a purpose-driven, differentiated culture 	<p>Elevating the Quality of Life of Residents</p> <ul style="list-style-type: none"> Offering an outstanding resident experience Achieving operational excellence 	<p>Achieving Growth & Enhanced Performance</p> <ul style="list-style-type: none"> Outperforming the market Growing Sienna's footprint through acquisitions & development
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Senior Leadership

Nitin Jain

Director, President & CEO

David Hung

Chief Financial Officer & EVP, Investments

Jennifer Anderson

Retirement Operations, EVP

Ali Mir

Long-Term Care Operations, EVP

Teresa Fritsch

Chief Corporate Officer, EVP

Olga Giovanniello

Chief Human Resources Officer, EVP

Adam Walsh

General Counsel & EVP, Legal

Nancy Webb

Public Affairs & Marketing, EVP

Board of Directors

Shelly Jamieson

Chair

Barbara Bellissimo

Paul Boniferro

Dr. Gina Parvaneh

Cody

Nitin Jain

Brian Johnston

Stephen Sender



Financial Highlights

Key Performance Indicators (adjusted for One-Time Items)	Q3 2025	Q3 2024	Change (YoY)
Retirement – Average SP Occupancy	94.1%	91.8%	+2.3%
LTC – Average Total Occupancy	98.3%	98.4%	-0.1%
Retirement SP Net Operating Income	\$22.1M	\$19.5M	+13.2%
LTC SP Net Operating Income	\$24.4M	\$22.8M	+6.7%
Adjusted Funds From Operations	\$27.7M	\$20.4M	+36.1%
Adjusted Funds From Operations per share	\$0.298	\$0.266	+12.0%
Debt to Adjusted Gross Book Value	44.2%	42.3%	+1.9%
Debt to Adjusted EBITDA	8.8x	8.4x	+0.4x

Significant Opportunities for Growth

Incremental **growth** through **asset optimization**, continued retirement **NOI margin growth** and **occupancy improvements**



Growth through **accretive acquisition opportunities**

Redevelopment of Ontario **long-term care portfolio**



2025 Growth Targets



Retirement 2025 SP NOI

Growth Target
13% – 14%

Retirement SP Occupancy

Growth Target
~95%
by year-end 2025



LTC 2025 SP NOI

Growth Target
4% – 5%

Retirement 2025 SP Margin

Growth Target
200 – 250 bps