

Fact Sheet

TSX: SIA

\$1.7B

Asset Value

13,000+

Dedicated Team Members

48

Years of Operation

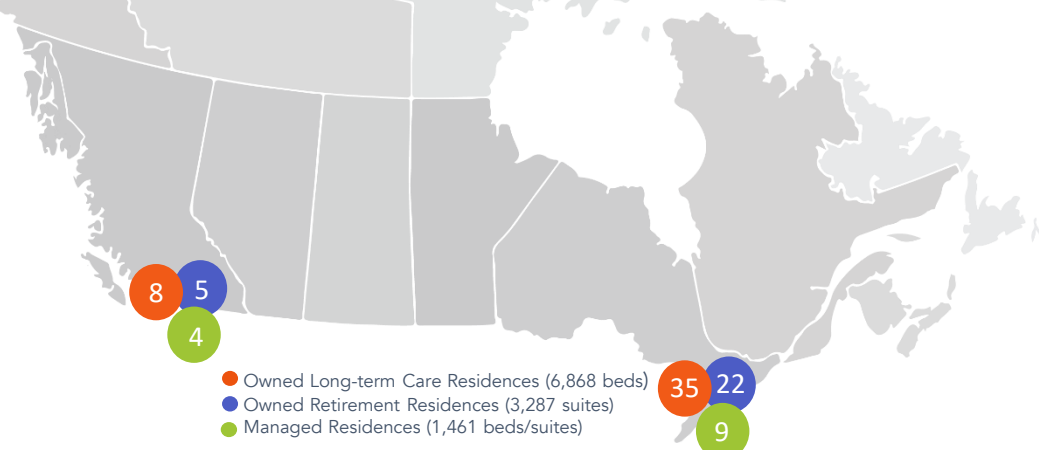
\$0.94

Annual Distribution/Share

\$210M

Available Liquidity

As at September 30, 2020



70 owned high quality residences | 13 managed residences

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 in Ontario and British Columbia. With the dedication and support of over 13,000 team members, Sienna helps residents to live fully every day.

Why Invest in Sienna

- **Well established** provider of essential services in a sector with compelling demographics and growing demand
- **Balanced portfolio** of government-funded long-term care and private-pay retirement residences
- **Experienced leadership team** focused on high quality care and resident-centered experience
- **Solid financial position** with investment grade credit rating, a large pool of unencumbered assets and high liquidity

**# of Seniors
over 85
to double
in Canada
by 2040**

Strategy & Objectives

Long-term strategy unchanged with short-term shift in focus amid COVID-19

	Short-term focus/impact	Long-term strategy/goals
Operating platform	<ul style="list-style-type: none"> Foremost priority is the health and safety of residents and team members 	<ul style="list-style-type: none"> Focus on resident experience and quality of care and service Recruit and retain an experienced and high performing team
Balance Sheet	<ul style="list-style-type: none"> Focus on liquidity and financial flexibility 	<ul style="list-style-type: none"> Optimize capital structure and refinance debt at favourable interest rates Retain pool of unencumbered assets Maintain investment-grade credit rating
Growth	<ul style="list-style-type: none"> Three long-term care projects in advanced stages of planning & approval JV retirement development project advancing as planned 	<ul style="list-style-type: none"> Redevelopment of Class C homes Development & expansion of retirement residences Retirement acquisitions Organic growth



Senior Leadership

Nitin Jain

Director, President & CEO

Dr. Andrea Moser

Chief Medical Officer, SVP

Stephen Foster

Long-term Care Operations, EVP

Mark A. Lugowski

Retirement Operations, EVP

Karen Hon

Chief Financial Officer, SVP

Olga Giovanniello

Chief Human Resources Officer, EVP

David Hung

Corporate Services, SVP

Adam Walsh

General Counsel, SVP

Nancy Webb

Public Affairs & Marketing, SVP

Board of Directors

Dino Chiesa

Chairman

Nitin Jain

Janet Graham

Brian Johnston

Paula Jourdain

Coleman

Jack C. MacDonald

Stephen Sender

Financial Highlights

Key Performance Indicators

\$thousands, except occupancy, share and ratio data

	Q3 2020 ⁽¹⁾	Q3 2019
Occupancy – Long-term care (average)	87.4%	98.2%
Occupancy – Retirement same property (average)	81.4%	86.9%
Revenue	166,850	167,947
Net operating income (NOI)	28,955	40,162
Operating Funds from Operations (OFFO)	13,624	24,208
Adjusted Funds from Operations (AFFO)	14,187	24,492
OFFO per share	0.203	0.364
AFFO per share	0.212	0.368
Debt to gross book value (period end)	47.3%	46.5%
Weighted average cost of debt (period end)	3.3%	3.7%
Debt to adjusted EBITDA (period end)	8.9	6.6

⁽¹⁾ Operating performance impacted by COVID-19 pandemic and related pandemic expenses (net of government funding)

Sienna's Foundation

Sienna has a strong foundation with an experienced team, operating platform and solid financial position, which helps the Company navigate the current situation amid COVID-19.

Large-scale operating platform

with resident-focused, people-driven partnership in care

- Engaged **leading health care experts** to help strengthen infection prevention and control measures
- Established **Quality Committee** to enhance oversight of key resident quality and risk indicators

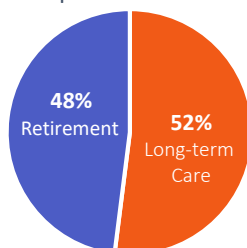
Robust balance sheet and liquidity

provides financial flexibility during pandemic and beyond

- Successful debt financings of **\$175 million** of unsecured debentures and a **\$100 million** term credit facility
- Significant liquidity of **~\$210 million**
- \$840 million** of unencumbered assets

Balanced portfolio

of government-funded long-term care and private-pay retirement residences with growth potential



Sector Leadership

Sienna advocates for and helps shape sound policies and quality care for seniors' living. Recent initiatives include:

- Seniors Quality Leap Initiative** – joining initiative to benchmark international quality indicators and to share best practices
- CaRES Fund** - which provides emergency financial assistance to sector employees who are facing extraordinary circumstances amid COVID-19

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.



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