

Fact Sheet

TSX: SIA

\$1.7B

Asset Value

~12,000

Dedicated Team Members

50

Years of Operation

\$0.94

Annual Distribution/Share

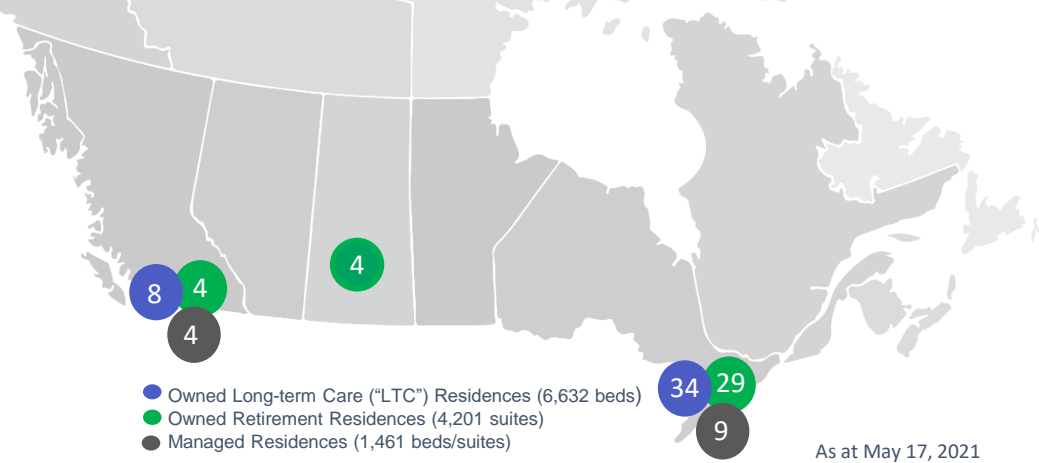
\$326M

Available Liquidity

As at March 31, 2022



www.aspiralife.ca



As at May 17, 2021

79 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.

Why Invest in Sienna

- **Well established** provider of essential services in a sector with compelling demographics and growing demand
- **Balanced and growing portfolio** of 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 robust liquidity

of Seniors over 85 to triple in Canada over next 25 years

Sienna's long-term strategic approach to operations and growth is focused on building a best-in-class portfolio, recruiting and retaining a high-performing team, and optimizing the Company's balance sheet and capital structure

Growth

- \$600M+ redevelopment of long-term care portfolio over 5 – 7 years
- Development and expansions of retirement residences
- Acquisitions and joint venture partnerships
- Organic growth

Operating Platform

- Launch of resident-centric retirement platform "**Aspira**" with increased emphasis on personalization, expanded choices and being a vital part of the local community
- New long-term care platform to provide holistic and integrated care to improve the quality of life of residents
- Build and retain a high performing team and great culture

Balance Sheet

- Optimize capital structure and refinance debt at favourable interest rates
- Finance acquisitions and development projects at favourable terms while supporting robust debt metrics
- Maintain investment-grade credit rating of "BBB"

Senior Leadership

Nitin Jain

Director, President & CEO

David Hung

Chief Financial Officer, EVP

Mark Lugowski

Retirement Operations, EVP

Jennifer Anderson

Long-Term Care Operations, EVP

Olga Giovanniello

Chief Human Resources Officer, EVP

Stephen Roy

Real Estate Development & Construction, SVP

Adam Walsh

General Counsel, SVP

Nancy Webb

Public Affairs & Marketing, SVP

Board of Directors

Dino Chiesa

Chairman

Paul Boniferro

Nitin Jain

Shelly Jamieson

Brian Johnston

Paula Jourdain Coleman

Stephen Sender

Financial Highlights

Key Performance Indicators

\$thousands, except occupancy, share and ratio data

LTC - Average Total Occupancy

LTC - Average Total Occupancy (excl. 3rd & 4th ward beds and isolation beds)

Retirement – Average Same Property Occupancy

Revenue

Net operating income (NOI)

Operating Funds from Operations (OFFO)

Adjusted Funds from Operations (AFFO)

OFFO per share

AFFO per share

Debt to gross book value (period end)

Weighted average cost of debt (period end)

Debt to adjusted EBITDA (period end)

Q1 2022

Q1 2021

87.0%

81.5%

93.8%

n/a

85.5%

79.1%

174,282

161,228

32,138

44,267

16,134

25,343

16,447

26,430

0.239

0.378

0.243

0.394

41.5%

46.0%

3.4%

3.3%

8.7

6.2

2022 Growth Initiatives

- **Acquisition of 11 retirement residences** (50% joint venture interest) finalized in May 2022;
- Joint venture acquisition of the **Village at Stonebridge** and acquisition of **Woods Park Care Centre** expected to be finalized in Q2 2022 and Q4 2022, respectively;
- **Development** of 150-suite retirement residence in Niagara Falls currently under construction;
- **Bed licence approvals** received for **2,600 long-term care beds**, including **800 new beds** as well as **1,800 renewals**; construction under way at redevelopment in North Bay and early site works commenced at redevelopment in Brantford.



Sienna's Environmental, Social and Governance Initiatives

Sienna Ownership and Reward Program "SOAR" awarding qualifying employees with Company shares

- **SOAR approved by shareholders** at Sienna's 2022 Annual and Special Meeting
- **Over 74,000 shares** issued to team members in first tranche in April 2022
- **One-time grant of \$500** for permanent full-time employees and **\$300** for permanent part-time team members

See Sienna's [ESG Report](#) and [ESG Mid-Year 2021 Update](#) for further information on Sienna's initiatives

Sienna
SENIOR LIVING®

t: (905) 477-4006
e: investors@siennialiving.ca
siennialiving.ca