

Fact Sheet

TSX: SIA

\$1.6B

Asset Value

13,000+

Dedicated Team Members

49

Years of Operation

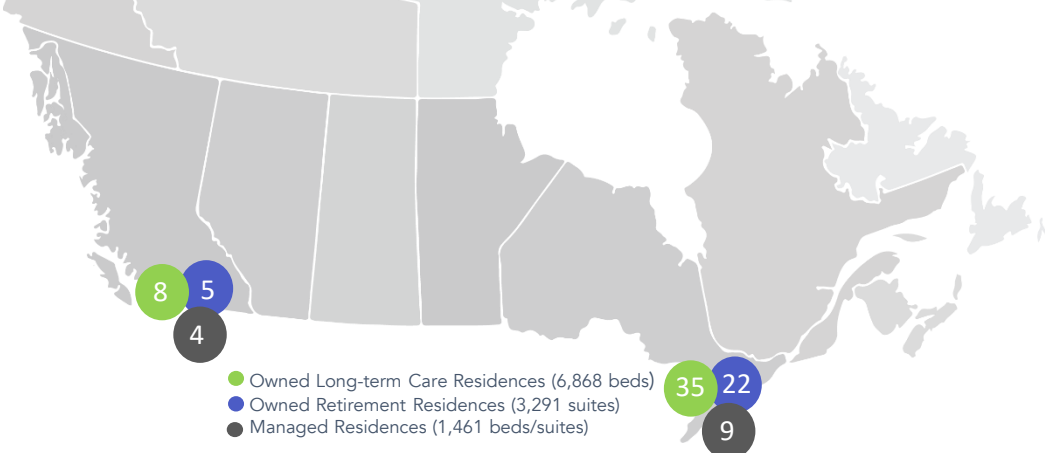
\$0.94

Annual Distribution/Share

\$213M

Available Liquidity

As at March 31, 2021



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 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**

"In everything we do, we are guided by the belief that it is both a great privilege and a tremendous responsibility to serve Canada's seniors to ensure that they live with the utmost dignity and respect."

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

Operating platform

- Focus on resident experience and quality of care and service while prioritizing the health and safety of residents and team members
- Build and retain a high performing team and great culture

Balance Sheet

- Optimize capital structure and refinance debt at favourable interest rates
- Retain pool of unencumbered assets
- Maintain investment-grade credit rating

Growth

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

Senior Leadership

- Nitin Jain**
Director, President & CEO
- Dr. Andrea Moser**
Chief Medical Officer, SVP
- Mark Lugowski**
Retirement Operations, EVP
- Jennifer Anderson**
LTC Operations, EVP
- Karen Hon**
Chief Financial Officer, SVP
- Olga Giovanniello**
Chief Human Resources Officer, EVP
- David Hung**
Corporate Services, SVP
- Stephen Roy**
Real Estate Development & Construction, 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	Financial Highlights	
	Q1 2021	Q1 2020
\$thousands, except occupancy, share and ratio data		
Occupancy – Long-term care (average)	80.3%	97.9%
Occupancy – Retirement same property (average)	78.1 %	85.1%
Revenue	161,228	165,627
Net operating income (NOI)	44,267	36,511
Operating Funds from Operations (OFFO)	25,343	24,418
Adjusted Funds from Operations (AFFO)	26,430	25,584
OFFO per share	0.378	0.365
AFFO per share	0.394	0.382
Debt to gross book value (period end)	46.0%	46.9%
Weighted average cost of debt (period end)	3.3%	3.6%
Debt to adjusted EBITDA (period end)	6.2	6.8

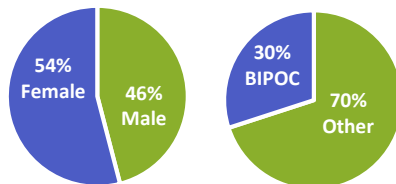
⁽¹⁾ Q1 2021 results include retroactive government assistance to cover a portion of expenses incurred in 2020

Sienna’s Environmental, Social and Governance Initiatives

Diversity & Inclusion

Sienna is focused on bringing together a multitude of perspectives with a diverse leadership team that reflects its overall workforce

- **54%** of leadership team is female
- **30%** of leadership team identifies as Black, Indigenous or People of Colour



Giving Back

- **Donation of \$250,000** to Scarborough Health Network in support of new mental health hub
- **Contribution of \$700,000** to CaRES Fund by Sienna and its Board of Directors since inception in 2020, providing emergency financial assistance to sector employees

Developing for the Future

The redevelopment of Sienna’s long-term care portfolio is a major opportunity to invest with purpose to

- **enhance the quality of life** for the seniors we serve
- **enrich the work environment** of our team members and
- **address climate change** as we adopt environmentally-friendly designs and install energy-efficient features

Launch of

Sienna for Seniors Foundation

to raise funds for a variety of important causes in Ontario and British Columbia

See Sienna’s [ESG Report](#) for further information on the Company’s initiatives



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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