

Fact Sheet

TSX: SIA

\$2.1B

Enterprise Value

\$1.1B

Market Capitalization

~220%

Total Shareholder Return since IPO

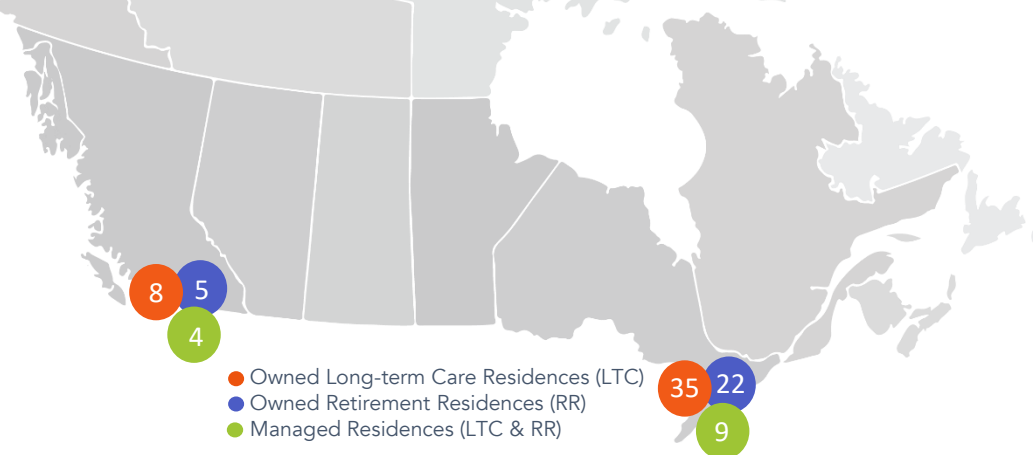
5%+

Dividend Yield

\$0.94

Annual Distribution

as at February 29, 2020



70 owned high quality residences | 13 managed residences

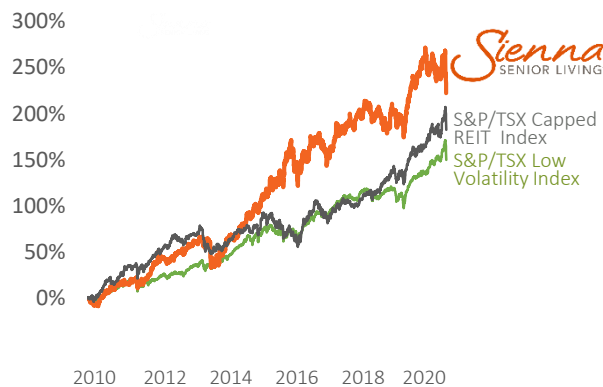
Sienna Senior Living Inc. (TSX:SIA) is one of Canada's leading owners and operators of seniors' residences with high quality assets in great locations. With the dedication and support of over 12,000 team members, Sienna helps residents to live fully every day.

Why Invest in Sienna

- Well established in a sector with growing demand
- Sophisticated seniors living operating platform and experienced leadership team
- High quality and balanced portfolio of long-term care and retirement residences in key markets
- Strong balance sheet, investment grade credit rating and attractive dividend yield

3.4 million Seniors over 80 in Canada by 2040

Share Performance since IPO



Strategy & Objectives

- Grow the company through development, strategic acquisitions & organic growth
- Provide great resident experience & recruit and retain a high performing team
- Maintain a strong balance sheet and pool of unencumbered assets



Senior Leadership

Lois Cormack
Director, President & CEO

Nitin Jain
Chief Financial Officer &
Chief Investment Officer

Joanne Dykeman
EVP, Operations

Olga Giovanniello
EVP, People & Culture

Cristina Alaimo
VP, General Counsel

Financial Highlights

Key Performance Indicators

\$thousands, except occupancy, share and ratio data

	2019	2018
Occupancy – Long-term care (average)	98.3%	98.4%
Occupancy – Retirement same property (average)	87.9%	91.7%
Revenue	669,733	641,984
Net operating income (NOI)	156,860	151,212
Operating Funds from Operations (OFFO)	91,886	90,477
Adjusted Funds from Operations (AFFO)	93,186	93,065
OFFO per share (diluted)	1.382	1.405
AFFO per share (diluted)	1.402	1.445
Debt to enterprise value (period end)	43.7%	48.5%
Debt to gross book value (period end)	46.0%	47.7%
Weighted average cost of debt (period end)	3.6%	3.9%
Debt to adjusted EBITDA (period end)	6.7	6.9

Board of Directors

Dino Chiesa
Chairman

Lois Cormack

Janet Graham

Brian Johnston

Paula Jourdain Coleman

Jack C. MacDonald

Stephen Sender

Environmental, Social and Governance (ESG)

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.

Environmental

- Key initiatives focus on increasing water conservation and decreasing consumption of energy, plastics and paper.

Social

- Focus on high level of resident satisfaction and quality care.
- Enhance team member engagement through learning and development opportunities.
- Advance research and increase student placements through partnerships with academia.

Governance

- Maintain highest ethical standards through a strong governance framework and an experienced Board of Directors.
- Leader in gender diversity with over 40% of Sienna's directors and over 80% of the senior executive team being female.

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.

Sienna
SENIOR LIVING®

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