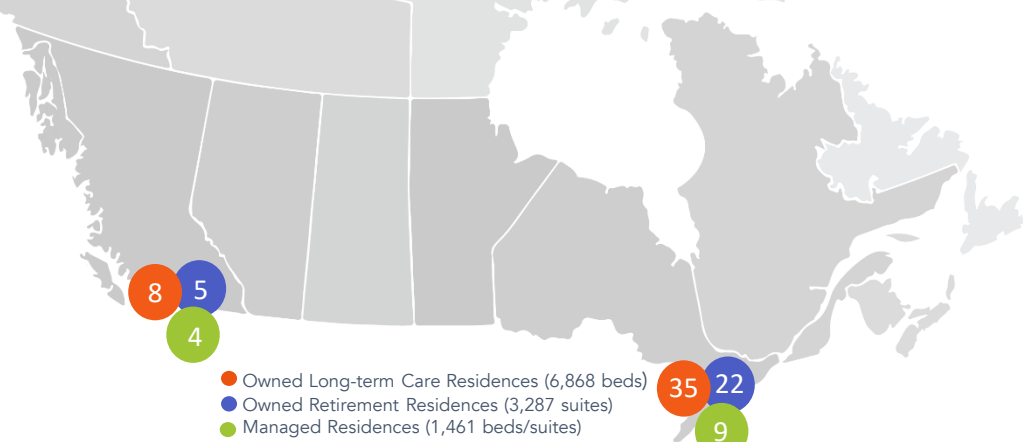


# Fact Sheet



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 12,000 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 community-centered resident 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

TSX: SIA

\$1.8B

Asset Value

12,000+

Dedicated Team Members

48

Years of Operation

\$0.94

Annual Distribution/Share

\$240M

Available Liquidity

As at June 30, 2020

### Strategy & Objectives

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

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



## Senior Leadership

### Nitin Jain

Director, President & CEO

### Karen Hon

CFO, Senior Vice President

### Stephen Foster

EVP, Long-term Care

### Mark A. Lugowski

EVP, Retirement Operations

### Olga Giovanniello

Chief Human Resources Officer, EVP

### David Hung

SVP, Corporate Services

### Nancy Webb

SVP, Public Affairs & Marketing

## 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

	Q2 2020 <sup>(1)</sup>	Q2 2019
Occupancy – Long-term care (average)	92.6%	98.3%
Occupancy – Retirement same property (average)	83.0%	88.4%
Revenue	162,922	165,957
Net operating income (NOI)	31,891	39,929
Operating Funds from Operations (OFFO)	16,699	23,602
Adjusted Funds from Operations (AFFO)	16,623	24,428
OFFO per share	0.249	0.356
AFFO per share	0.248	0.368
Debt to gross book value (period end)	48.5%	46.6%
Weighted average cost of debt (period end)	3.4%	3.7%
Debt to adjusted EBITDA (period end)	8.6	6.7

<sup>(1)</sup> 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 experienced leadership team and in-depth health care expertise

- Engaged **leading health care experts** and entered into management agreements with **hospital partners** to help strengthen protocols and procedures and enhance engagement with residents amid COVID-19

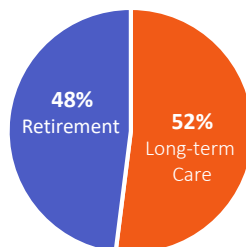
#### Robust balance sheet and liquidity

supported by investment grade credit rating and financial flexibility

- Entered into **\$200 million**, 5-year unsecured revolving credit facility
- Increased liquidity to **\$240 million**
- Increased pool of unencumbered assets to **\$540 million**

#### 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 Sienna's participation as a founding member of

- CaRES Fund** - which provides emergency financial assistance to sector employees who are facing extraordinary circumstances amid COVID-19; and
- CAPES** - an initiative committed to providing PPE supplies at cost to small and not-for-profit Canadian operators.

**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®

302 Town Centre Blvd.  
Suite 300  
Markham, ON L3R 0E8

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

