

Fact Sheet

TSX: SIA

\$1.7B

Asset Value

~12,000

Dedicated Team Members

50

Years of Operation

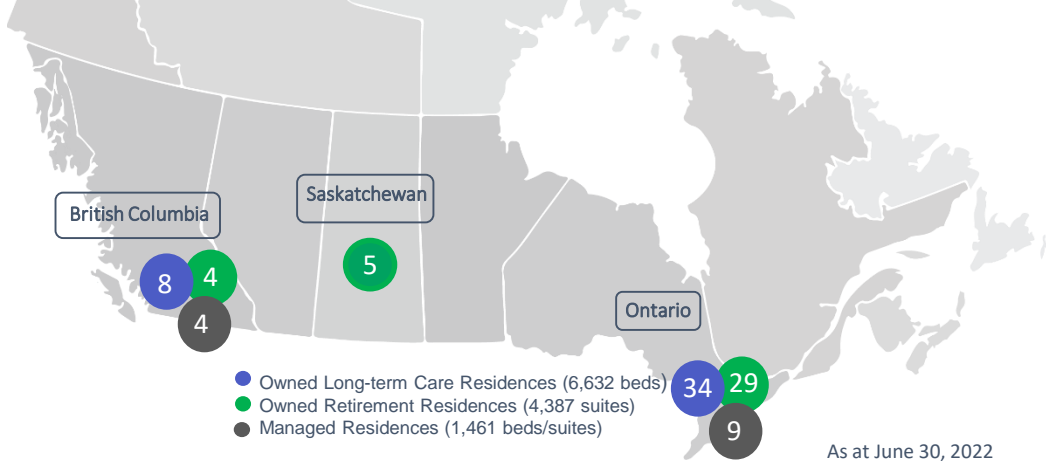
\$0.94

Annual Distribution/Share

\$271M

Available Liquidity

As at June 30, 2022



Sienna Senior Living Inc. (TSX:SIA) is one of Canada's leading owners and operators of seniors' residences with 93 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 government-funded long-term care communities 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
- **Stable dividend** with attractive ~7% yield

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

- Acquisitions and joint venture partnerships
- \$600M+ redevelopment of long-term care portfolio over 5 – 7 years
- Development and expansions of retirement residences
- 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
- Strive to **cultivate happiness in daily life** and be **Canada's most trusted and most loved seniors' living provider**

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"



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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

Teresa Fritsch

Chief Corporate Officer, 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

Shelly Jamieson

Chair

Paul Boniferro

Dr. Gina Cody

Nitin Jain

Brian Johnston

Paula Jourdain Coleman

Stephen Sender



Financial Highlights

Key Performance Indicators

\$thousands, except occupancy, share and ratio data

Occupancy – Long-term care (average)

excl. 3rd & 4th ward beds and isolation beds

Occupancy – Retirement same property (average)

Total Adjusted 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)

	Q2 2022	Q2 2021
Occupancy – Long-term care (average) excl. 3 rd & 4 th ward beds and isolation beds	95.5%	n/a
Occupancy – Retirement same property (average)	87.1%	78.9%
Total Adjusted Revenue	180,151	162,668
Net operating income (NOI)	34,218	31,025
Operating Funds from Operations (OFFO)	17,299	15,126
Adjusted Funds from Operations (AFFO)	17,162	14,102
OFFO per share	0.237	0.226
AFFO per share	0.236	0.210
Debt to gross book value (period end)	43.4%	45.5%
Weighted average cost of debt (period end)	3.4%	3.4%
Debt to adjusted EBITDA (period end)	9.5	7.4

Acquisition Highlights

- **Completed \$308M joint venture acquisition** with Sabra Health Care REIT, Inc. (“Sabra”) of 11 private-pay retirement residences in Ontario and Saskatchewan on May 16, 2022.
- **Completed \$72M joint venture acquisition** with Sabra of The Village at Stonebridge in Saskatoon, Saskatchewan on June 1, 2022.



Sienna’s Environmental, Social and Governance Initiatives



“Each and every day, we will strive to bring happiness into our residents’ lives by enabling our team to put their passion for their work into action.”

Nitin Jain
President & CEO

For information on Sienna’s **ESG initiatives**, including the **latest ESG Report**, or to provide feedback, please go to <https://www.siennaliving.ca/investors/esg> or contact us on sustainability@siennaliving.ca

Sienna
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