

TSX: SIA

\$2.2B

Enterprise Value

\$1.2B

Market Capitalization

\$0.92

Annual Distribution

5.0%

Dividend Yield

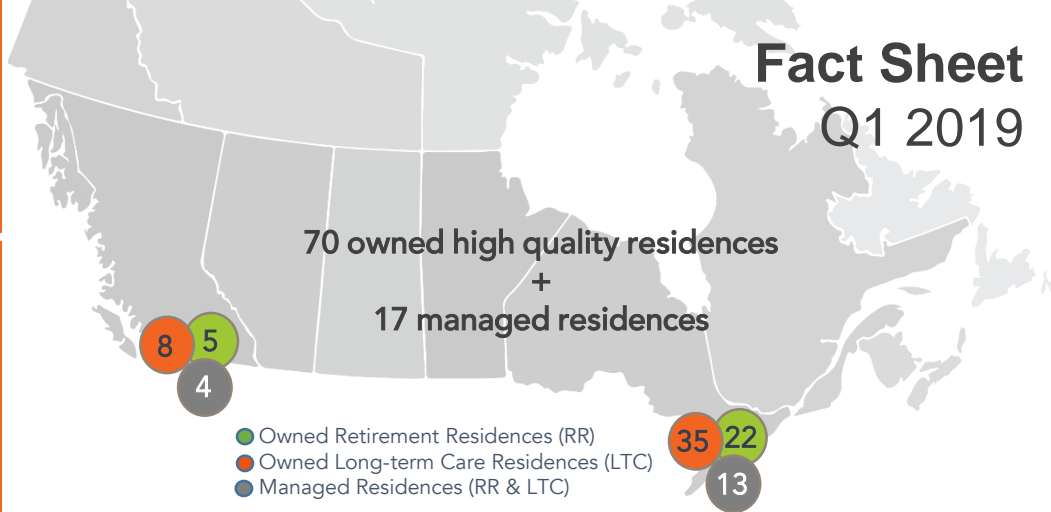
~230%

Total Shareholder Return
since IPO

12,000+

Team Members

as at April 30, 2019



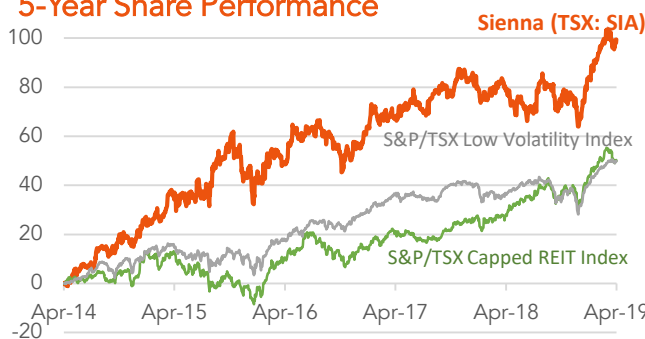
Sienna Senior Living Inc. (TSX:SIA) is one of Canada's leading owners and operators of seniors' residences with high quality assets in great locations. With the dedication and support of over 12,000 team members, Sienna helps residents to live fully every day.

Why Invest in Sienna

- Well established in a sector with significant **demand** and **barriers to entry**
- **Strong** seniors living **operating platform**
- **High quality portfolio** in key markets across Canada
- Strong financial position with an **A (low) bond rating**
- Robust **development pipeline**

**10 million
seniors
in Canada
by 2036**

5-Year Share Performance



Growth Strategy

- **Grow the company** through strategic acquisitions, organic growth & new development
- **Enhance the operating platform**
- Maintain a **strong balance sheet**



Senior Management

Lois Cormack
Director, President & CEO

Nitin Jain
Chief Financial Officer &
Chief Investment Officer

Joanne Dykeman
EVP, Operations

Lisa Kachur
EVP, Operations

Olga Giovanniello
EVP, People & Culture

Cristina Alaimo
VP, General Counsel

Nancy Webb
VP, Marketing &
Communications

Board of Directors

Dino Chiesa
Chairman

Lois Cormack

Janet Graham

Brian Johnston⁽¹⁾

Paula Jourdain Coleman

Jack C. MacDonald

Stephen Sender

⁽¹⁾ Joined board on May 22, 2019

Sienna
SENIOR LIVING

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siennialiving.ca

Financial Highlights

Key Performance Indicators

\$thousands, except occupancy, share and ratio data

	Q1 2019	Q1 2018
Occupancy – Retirement (average)	90.4%	92.6%
Occupancy – Long-term care (average)	98.2%	97.9%
Revenue	163,669	145,357
Net operating income (NOI)	38,912	32,404
Operating Funds from Operations (OFFO)	21,322	18,609
Adjusted Funds from Operations (AFFO)	23,383	20,774
OFFO per share (diluted)	0.322	0.309
AFFO per share (diluted)	0.353	0.344
Dividends per share	0.230	0.225
Debt to gross book value (period end)	47.8%	50.3%
Interest coverage ratio	3.8x	3.8x
Weighted average term to maturity (years)	4.4	4.1

Corporate Social Responsibility

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.

Governance

- Maintain the **highest ethical standards** through a strong governance framework and an experienced Board of Directors.
- **Leader in gender diversity** with 50% of Sienna's directors and 80% of the executive team being female.

Sienna is among the
**Top 5 companies listed on
the TSX**
in terms of gender diversity

Social

- Strongly committed to giving back; **Sienna for Seniors** initiative has raised **\$318,000** since inception.
- Sienna named one of **Canada's most admired Corporate Cultures** in 2017.
- Consistently **outperforms provincial and national averages on the quality of care** provided to residents.

Environmental

- Key initiatives focus on increasing **water conservation** and decreasing **energy consumption**.

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.

