

Fact Sheet

TSX: SIA

\$1.7B

Asset Value

~12,000

Dedicated Team Members

50

Years of Operation

\$0.94

Annual Distribution/Share

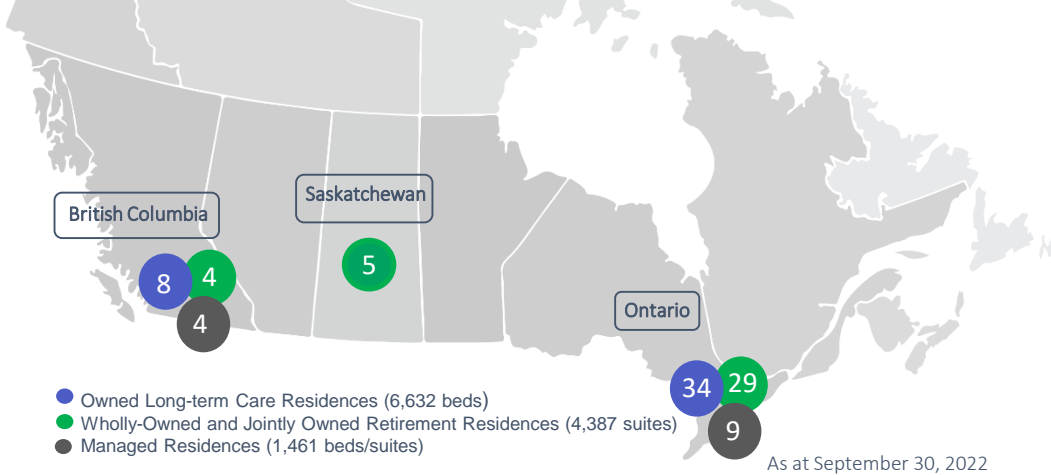
\$351M

Available Liquidity

As at November 9, 2022



www.aspiralife.ca



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 ~8% 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**
- **Redevelopment** of long-term care portfolio
- **Development** and **expansions** of retirement residences
- **Organic growth**

Operating Platform

- Distinguishing retirement product and service offerings from competitors through **Aspira platform** with emphasis on personalization, expanded choices and being a vital part of the local community
- **New long-term care platform** focused on move-in experience, food & dining, well-being, and visits & connections
- 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"

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
- 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)

	Q3 2022	Q3 2021
Occupancy – Long-term care (average) excl. 3 rd & 4 th ward beds and isolation beds	96.7%	n/a
Occupancy – Retirement same property (average)	88.4%	81.6%
Total Adjusted Revenue	189,192	170,423
Net operating income (NOI)	35,020	33,403
Operating Funds from Operations (OFFO)	17,944	18,265
Adjusted Funds from Operations (AFFO)	16,564	15,671
OFFO per share	0.246	0.272
AFFO per share	0.227	0.234
Debt to gross book value (period end)	43.3%	45.6%
Weighted average cost of debt (period end)	3.6%	3.4%
Debt to adjusted EBITDA (period end)	9.0	7.8

Sienna's New Long-Term Care Platform Reflects Company's Purpose

Cultivating happiness in daily life

We are driven by the philosophy that
HAPPINESS IS THE KEY TO WELL-BEING


SETTLE-IN


SAVOUR IT


STIMULATE


SOCIALIZE

Four areas of focus are the **move-in experience, food & dining, well-being, and visits & connections**

Sienna's Environmental, Social and Governance Initiatives



Sienna plays a leadership role in developing new approaches to better serve Canadian seniors, which is reflected in the Company's ESG practices.

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>



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