

Fact Sheet

TSX: SIA

\$1.7B

Asset Value

~12,000

Dedicated Team Members

51

Years of Operation

\$0.94

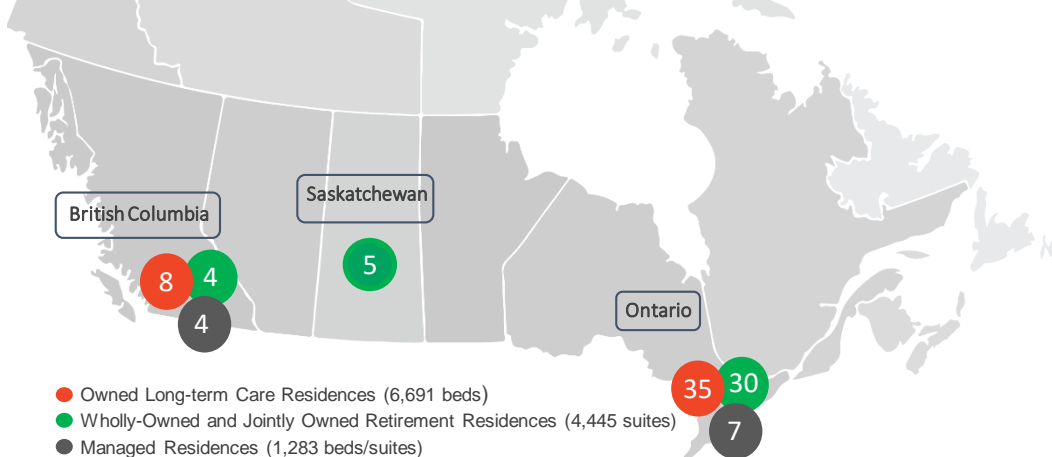
Annual
Distribution/Share

\$308M

Available Liquidity

As at March 31, 2023

 **Aspira
Retirement
Living**
www.aspiralife.ca



March 31, 2023

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

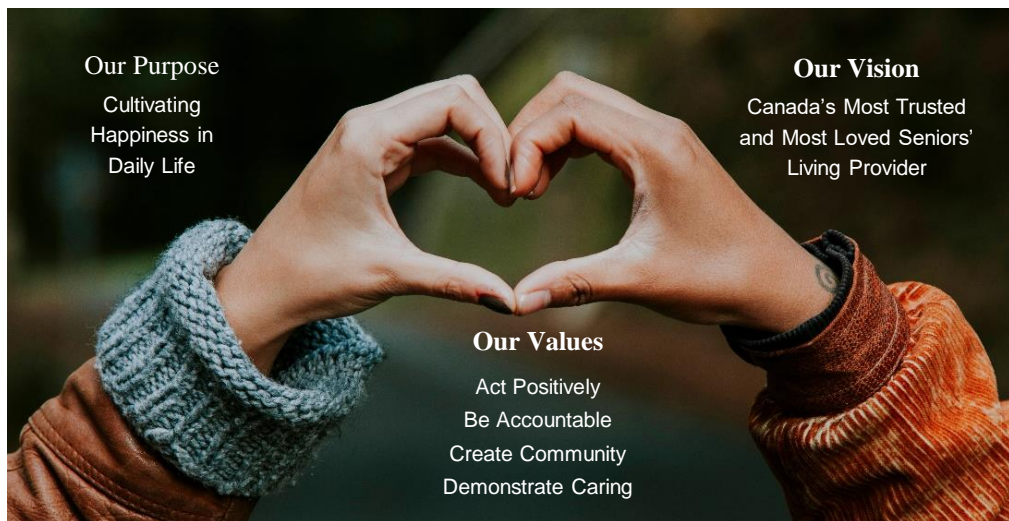
- **Well established** provider of essential services in a sector with compelling demographics and growing demand
- **Diversified portfolio** of government-funded long-term care communities and private-pay retirement residences
- **Experienced leadership team** focused on high quality care and resident-centered experience
- **Solid financial position** with investment grade credit rating, a large pool of unencumbered assets and robust liquidity
- **Attractive dividend yield** of ~8%

**# of Seniors
over 85
to triple in Canada
over next
25 years**

Our Purpose
Cultivating
Happiness in
Daily Life

Our Vision
Canada's Most Trusted
and Most Loved Seniors'
Living Provider

Our Values
Act Positively
Be Accountable
Create Community
Demonstrate Caring



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

	Q1 2023	Q1 2022
Occupancy – Long-term care (average)	96.8%	93.8%
Occupancy – Retirement same property (average)	88.2%	85.2%
Total Adjusted Revenue	199,611	174,282
Net operating income (NOI)	36,309	32,138
Operating Funds from Operations (OFFO)	18,447	16,134
Adjusted Funds from Operations (AFFO)	18,187	16,447
OFFO per share	0.253	0.239
AFFO per share	0.249	0.243
Debt to gross book value (period end)	44.5%	41.5%
Weighted average cost of debt (period end)	3.6%	3.4%
Debt to adjusted EBITDA (period end)	8.4	8.7

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>

Significant Potential for Growth

Generating **continued occupancy growth** in the Company's retirement segment

Adding incremental NOI from **acquisitions and new developments**

Addressing government funding shortfalls through **catch-up funding**

Achieving substantial **reduction in pandemic expenses and agency costs**

Sienna
Senior Living

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