

## Fact Sheet

**TSX: SIA**

**\$2.7BN**

Enterprise Value

**~5%+**

Dividend Yield

**\$0.94**

Annual Dividend/Share

**BBB**

DBRS Credit Rating

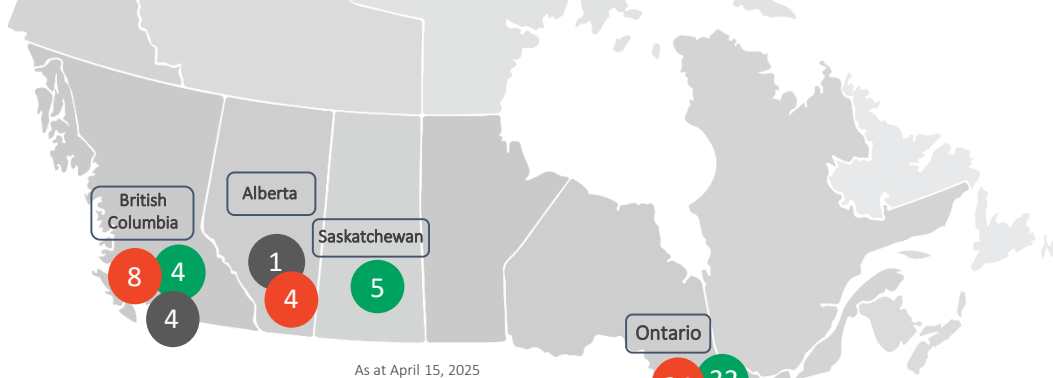
**14,500**

Team Members

As at March 31, 2025



[www.aspiralife.ca](http://www.aspiralife.ca)



- Owned Long-term Care Residences (6,572 beds / 540 continuing care suites)
- Wholly-Owned and Jointly Owned Retirement Residences (4,753 suites)
- Managed Residences (526 beds / 827 suites)

Sienna (**TSX: SIA**) is one of Canada's leading owners and operators of seniors' residences with high quality assets in **Ontario, Saskatchewan, Alberta and British Columbia.**

### Why Invest in Sienna

- |   |   |  |
|---|---|--|
| <p><b>1</b> <u>Leading diversified Canadian senior living provider</u></p> <p><b>2</b> <u>Needs-driven business resulting from monumental demographic shift</u></p> <p><b>3</b> <u>Significant growth potential through acquisitions, redevelopments and portfolio optimization</u></p> | <p><b>4</b> <u>Strong Track Record of Growth</u></p> <p><b>5</b> <u>Consistent &amp; Stable Dividend</u></p> <p><b>6</b> <u>Ample Liquidity &amp; Solid Balance Sheet</u></p> | <p><b>~\$2.0B</b><br/>Acquisitions since 2013</p> <p><b>180+</b><br/>Dividend Payments since IPO in 2010</p> <p><b>\$445M</b><br/>Liquidity as at March 31, 2025</p> |
|---|---|--|

### Sienna's Long-Term Strategic Approach

#### Strengthening Team Engagement

- Offering a compelling team experience
- Creating a purpose-driven, differentiated culture

#### Elevating the Quality of Life of Residents

- Offering an outstanding resident experience
- Achieving operational excellence

#### Achieving Growth & Enhanced Performance

- Outperforming the market
- Growing the Company's footprint through acquisitions & development

## Financial Highlights

### Senior Leadership

#### Nitin Jain

Director, President & CEO

#### David Hung

Chief Financial Officer & EVP, Investments

#### Jennifer Anderson

Long-Term Care Operations, EVP

#### Teresa Fritsch

Chief Corporate Officer, EVP

#### Olga Giovanniello

Chief Human Resources Officer, EVP

#### Geoff McIlmoyle

Retirement Operations, EVP

#### Adam Walsh

General Counsel & EVP, Legal

#### Nancy Webb

Corporate Affairs & Marketing, EVP

### Board of Directors

#### Shelly Jamieson

Chair

#### Barbara Bellissimo

#### Paul Boniferro

#### Dr. Gina Parvaneh

Cody

#### Nitin Jain

#### Brian Johnston

#### Stephen Sender

### Key Performance Indicators

(adjusted for One-Time Items)

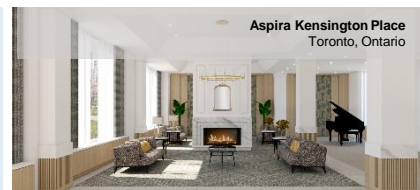
	Q1 2025	Q1 2024	Change (YoY)
<b>Retirement Occupancy</b> (Same Property)	<b>92.5%</b>	89.9%	<b>+260 bps</b>
<b>LTC Occupancy</b>	<b>98.0%</b>	97.5%	<b>+50 bps</b>
<b>Retirement Net Operating Income</b> (Same Property)	<b>\$20.0M</b>	\$17.1M	<b>+16.7%</b>
<b>LTC Net Operating Income</b>	<b>\$22.6M</b>	\$22.0M	<b>+2.2%</b>
<b>Operating Funds From Operations</b> per share	<b>\$0.287</b>	\$0.265	<b>+8.3%</b>
<b>Adjusted Funds From Operations</b> per share	<b>\$0.266</b>	\$0.247	<b>+7.7%</b>
<b>Debt-to-Adjusted Gross Book Value</b>	<b>38.5%</b>	44.3%	<b>(5.8)%</b>
<b>Debt / EBITDA</b>	<b>7.4x</b>	8.4x	<b>(1.0x)</b>

## Significant Opportunities for Growth

Incremental **growth** through **portfolio optimization**, continued retirement **NOI margin growth** and **occupancy improvements** towards 95% target

Growth through **accretive acquisition opportunities**

**Redevelopment** of Ontario **long-term care portfolio**



## 2025 Growth Targets



### Retirement 2025 SP NOI

Growth Target  
~10%+

### Retirement SP Occupancy

Growth Target  
~95%  
By Q1 2026

### LTC 2025 SP NOI

Growth Target  
low single digit  
percentage range

### Retirement 2025 SP Margin

Growth Target  
100 – 150 bps increase