



Q2 2025 Conference Call

Kensington Place
Toronto, Ontario

Sienna
Senior Living

August 13, 2025
Sienna Senior Living Inc. (SIA: TSX)

Cautionary Note

Certain information in this presentation may contain forward-looking information. Actual results could differ materially from conclusions, forecasts or projections in the forward-looking information, and certain material factors or assumptions were applied in drawing conclusions or making forecasts or projections as reflected in the forward-looking information.

Additional information about the material factors, assumptions and/or risks that could cause actual results to differ materially from the conclusions, forecasts or projections in the forward-looking information, and the material factors or assumptions that were applied in drawing a conclusion or making a forecast or projection as reflected in the forward-looking information are as disclosed in the company's disclosure documents filed on SEDAR+ from time to time, including but not limited to the company's most recent MD&A and AIF (www.sedarplus.ca).

Presenters

Nitin Jain

Chief Executive Officer, President & Director

David Hung

Chief Financial Officer & Executive Vice President, Investments

Maintaining Growth Momentum

Growth of Asset Base



~\$340M

Acquisitions Closed
in Q1/Q2 2025

~\$100M

Acquisitions Closing
in Q3 2025

\$220M

Developments
Completion in Q3 2025

1000+ / 600+

LTC Beds / Retirement Suites
Added in 2025

Strong Operating Results

12.3%

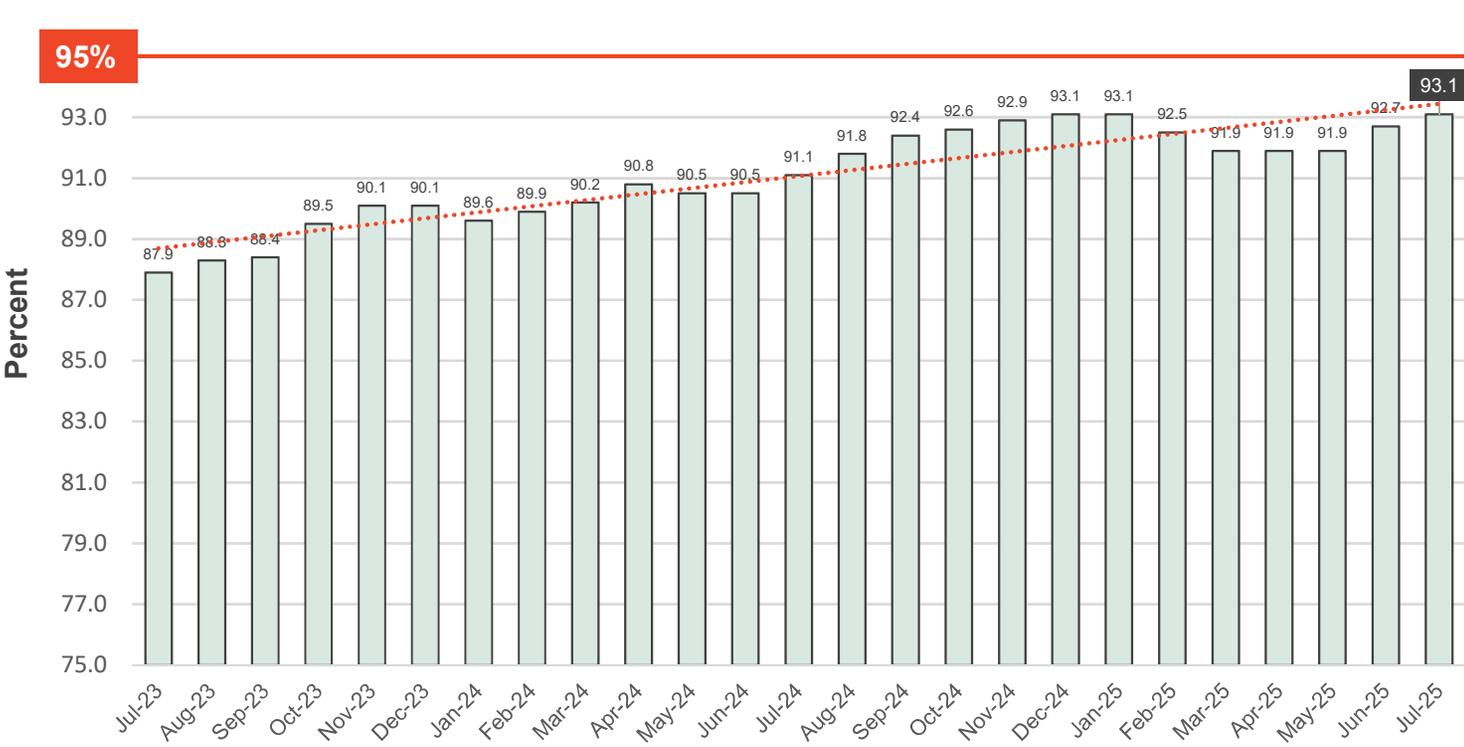
**Q2 2025
Year-over-Year
SP NOI Growth***
In Retirement Segment

4.8%

**Q2 2025
Year-over-Year
SP NOI Growth***
In Long-Term Care Segment

*excluding one-time items

Retirement Same Property (SP) Occupancy



Adding of \$430M+ of Assets Through Acquisitions



Airdrie Care Community
Calgary Metropolitan Region, Alberta



Shasta Care Community
Edmonton, Alberta



Cawthra Gardens
Greater Toronto Area, Ontario



Nicola Lodge
Metro Vancouver, British Columbia



Credit River Retirement Residence
Greater Toronto Area, Ontario



Wildpine Residence
Ottawa, Ontario



Hazeldean Gardens
Ottawa, Ontario

Acquisitions
Completed in Q2
6 Properties
540 beds / 337 suites

Acquisitions
Under Contract
2 Properties
192 beds / 133 suites

Sienna Senior Living

Adding \$220M of Assets Through Development



Brants Landing & Oakwood Commons Campus of Care Development
Brantford, Ontario



Northern Heights Redevelopment
North Bay, Ontario

Developments
(Completion in Q3)
320 beds / 147 suites



Sienna Senior Living

Investing in Our Team Members

Building a highly engaged team through Sienna's ownership culture

10,000+
Team Members
are Shareholders
Through Sienna's Share
Ownership Program



Operating & Financial Results

Q2 2025 Financial Results (excluding one-time items)

Quarter ended June 30 <small>\$Million, except occupancy and per share data</small>	2025	2024	Change
Revenue (Proportionate Basis)	253.6	216.1	+17.4%
Same Property (SP) NOI	45.1	41.7	+8.2%
Retirement SP NOI	20.9	18.6	+12.3%
Long-Term Care SP NOI	24.1	23.0	+4.8%
OFFO	29.3	23.6	+24.3%
OFFO/Share	0.318	0.323	-1.5%
AFFO	24.1	19.9	+21.0%
AFFO/Share	0.262	0.273	-4.0%

Retirement operations benefitting from improved occupancy and rate growth as well as higher care revenue

Long-term care operations benefitting from fully occupied homes and higher private accommodation revenue

OFFO/share & AFFO/share lower as a result of equity issuances to finance growth initiatives

Strong Financial Position



As at June 30, 2025

\$313M

Liquidity
As at June 30, 2025

\$1.2B

Unencumbered Assets
As at June 30, 2025

BBB

with Stable trends
Morningstar DBRS
Credit Rating

Confirmed on August 1, 2025

2025 Growth Targets

Retirement 2025 SP NOI

Growth Target
~10%+

Retirement SP Occupancy

Growth Target
~95%
by Q1 2026

Martindale Gardens,
Milton, Ontario



Retirement 2025 SP Margin

Growth Target
100 – 150 bps increase

LTC 2025 SP NOI

Growth Target
low single-digit
percentage range*

* excluding one-time and retroactive funding

Glenmore Lodge
Kelowna, British Columbia



Building on Our Momentum



Sienna Senior Living

\$2.3B
Growth of Asset Base
 Since IPO in 2010

400%+
Total Shareholder Return
 Since IPO in 2010



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