



SIENNA SENIOR LIVING INC.

**ANNUAL INFORMATION FORM
FOR THE YEAR ENDED DECEMBER 31, 2017**

March 21, 2018

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GENERAL MATTERS

Unless otherwise indicated or the context otherwise requires, the “**Company**” or “**Sienna**” in this Annual Information Form (“**AIF**”) refers to Sienna Senior Living Inc. (“**SSLI**”) and its direct and indirect subsidiary entities. All dollar amounts in this AIF are expressed in Canadian dollars and references to “\$” are to Canadian dollars, unless otherwise indicated.

Market data and other statistical information used in this AIF are based on independent industry publications, government publications, reports by market research firms, or other published independent sources, including the Ontario Ministry of Health and Long-term Care (“**MOHLTC**”), Canada Mortgage and Housing Corporation (“**CMHC**”), CBRE Limited, Ontario’s Local Health Integration Networks (“**LHINs**”), Statistics Canada, etc. Some data is also based on the Company’s good faith estimates that are derived from its review of internal data and information, as well as independent sources, including those listed above. Although the Company believes these sources are reliable, the Company has not independently verified the information and cannot guarantee its accuracy or completeness.

The information contained in this AIF is stated as at March 21, 2018, unless otherwise indicated.

FORWARD-LOOKING STATEMENTS

Certain statements in this AIF may be considered “forward-looking information” as defined under applicable securities laws (“**forward-looking statements**”). All statements other than statements of historical fact are forward-looking statements. Often, but not always, forward-looking statements can be identified by the use of words such as “plans”, “expects”, “is expected”, “budget”, “scheduled”, “plans”, “projects”, “estimates”, “forecasts”, “intends”, “continues”, “anticipates”, “believes” or variations (including negative variations) of such words and phrases, or state that certain actions, events or results “may”, “could”, “should”, “would”, “might” or “will” “be taken”, “occur”, “continue” or “be achieved”.

Forward-looking statements in this AIF include, but are not limited to:

- statements made in the sections of this AIF entitled: “General Development of the Business”, “Industry Overview”, “Business of the Company”, “Description of Capital Structure”, “Indebtedness”, “Risk Factors”, “Dividend Policy”,
- demographic trends,
- the competitive nature of the Company’s sector,
- government policy and regulation,
- the Company’s development and expansion projects,
- the continued stable performance of the Company’s business,
- renewal of the Company’s licences and contracts,

- the ability to grow the Company's business through organic growth, acquisitions and/or other measures (such as development),
- expected stability or improvements in occupancy and net operating income ("NOI") performance of the Company,
- the Company's ability to execute its debt strategy,
- the impact on the Company's business of current and anticipated economic conditions, and
- the Company's ability to continue to pay dividends to shareholders.

These forward-looking statements reflect the current expectations of the Company's management regarding future events and operating performance, and involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of the Company to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Actual events could differ materially from those projected herein and depend on a number of factors. These factors include, but are not limited to:

- actual future market conditions being different than anticipated by the Company's management,
- material changes to governmental and environmental policy or regulations affecting the Company's operations,
- material shifts in demographic or economic trends, and
- the risks described under "Risk Factors" and those risks discussed from time to time in the Company's other public filings on SEDAR, accessible at www.sedar.com.

Material factors or assumptions that were applied to drawing a conclusion or making an estimate set out in forward-looking statements include:

- the views of the Company's management regarding current and anticipated market conditions,
- expected government priorities and spending,
- absence of material changes to financial markets and to governmental and environmental policy or regulations affecting the Company's operations,
- management's views as to demographic trends,
- the Company's ability to recruit and retain qualified personnel and maintain good relationships with its unionized employees,

- the successful attainment of certain goals as discussed in this AIF, and
- the financial and operating attributes of the Company as at the date hereof.

Readers are cautioned that the preceding list of material factors or assumptions is not exhaustive. **Although forward-looking statements contained in this AIF are based upon what management believes are reasonable assumptions, there can be no assurance that actual results will be consistent with these forward-looking statements. Accordingly, readers should not place undue reliance on forward-looking statements.** The forward-looking statements in this AIF speak only as of the date of this AIF. Except as required by applicable securities laws, the Company does not undertake, and specifically disclaims, any obligation to update or revise any forward-looking statements, whether as a result of new information, future developments or otherwise, except as required by applicable law.

NON-IFRS MEASURES

In this document, the Company uses certain supplemental measures of key performance that are not measures recognized under International Financial Reporting Standards (“**IFRS**”) and do not have standardized meanings prescribed by IFRS. These performance measures are NOI, funds from operations (“**FFO**”), operating funds from operations (“**OFFO**”), adjusted funds from operations (“**AFFO**”) and earnings before interest, taxes, depreciation and amortization (“**EBITDA**”).

“**NOI**” is defined as property revenue net of property operating expenses.

“**FFO**” is defined as NOI less certain adjustments including finance charges, current income taxes and non-controlling interest. FFO is a recognized earnings measure that is widely used by public real estate entities, particularly by those entities that own and/or operate income-producing properties. The Company presents FFO in accordance with the Real Property Association of Canada (REALpac) White Paper on Funds From Operations for IFRS (Source: White Paper on Funds From Operations for IFRS - February 2017). The use of FFO, combined with the required IFRS presentations, has been included for the purpose of improving the understanding of the Company's operating results. The IFRS measure most directly comparable to FFO is “net income from continuing operations”.

“**OFFO**” is FFO adjusted for non-recurring items, and presents finance charges on a cash interest basis. Management of the Company is of the view that OFFO is a measure of the operating performance of the Company.

“**AFFO**” is defined as OFFO plus the principal portion of construction funding received, amounts received for revenue guarantees and non-cash deferred share unit compensation expenses less actual maintenance capital expenditures. Management of the Company believes AFFO is a cash flow measure, which is relevant in understanding the Company's ability to earn cash and pay dividends to shareholders. The IFRS measure most directly comparable to AFFO is “cash flow from operating activities”.

“**Adjusted EBITDA**” is defined as earnings before interest, taxes, depreciation and amortization, construction funding proceeds and non-recurring items.

The above measures should not be construed as alternatives to net income or cash flow from operating activities determined in accordance with IFRS as indicators of the Company's performance. The Company's method of calculating these measures may differ from other issuers' methods and accordingly, these measures may not be comparable to measures presented by other publicly traded entities.

SIENNA

The Company and its predecessors have been operating since 1972. The Company is one of Canada's leading seniors' living providers serving the continuum of independent living (“**IL**”), independent supportive living (“**ISL**”), assisted living (“**AL**”), memory care (“**MC**”) and long-term care/residential care (“**LTC**” or “**Long-term Care**”/ “**RC**” or “**Residential Care**”) through the ownership and operation of seniors' living residences in the Provinces of British Columbia and Ontario. As at December 31, 2017, the Company owns and operates a total of 60 seniors' living residences: 17 retirement residences (“**RRs**” or “**Retirement Residences**”); 35 LTC residences; and eight seniors' living residences providing both private-pay IL/ AL and funded LTC/RC (including the Company's partial ownership in two newly built residences in British Columbia) (“**Baltic Properties**”). See “General Development of the Business – History of the Business – 2016”. Under its management services division, the Company provides management services to 15 seniors' living residences in the Provinces of British Columbia and Ontario.

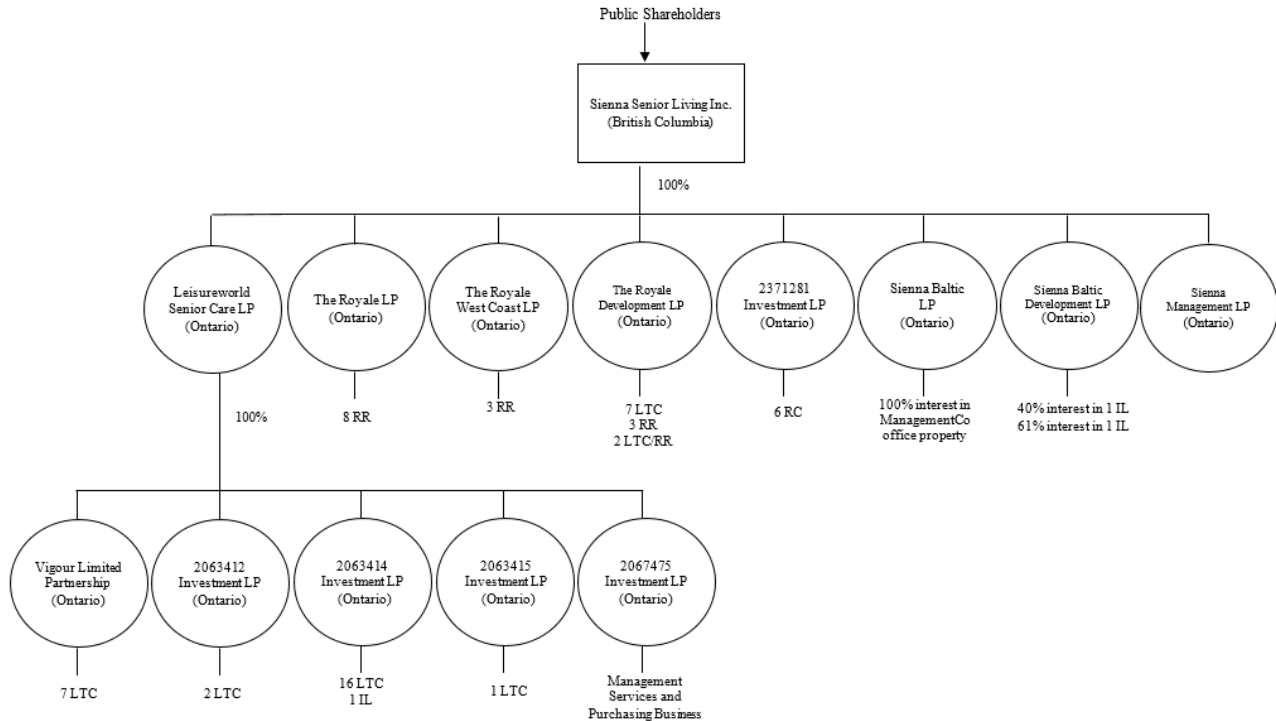
CORPORATE STRUCTURE

Sienna Senior Living Inc. was incorporated under the *Business Corporations Act* (Ontario) as Leisureworld Senior Care Corporation on February 10, 2010 and was subsequently continued under the *Business Corporations Act* (British Columbia) (the “**BCBCA**”) on March 18, 2010. The Company closed the initial public offering (the “**IPO**”) of its common shares (the “**Common Shares**”) on March 23, 2010. In connection with a Company-wide rebranding initiative that took effect on May 1, 2015, the Company changed its name from Leisureworld Senior Care Corporation to Sienna Senior Living Inc., pursuant to the filing of a Notice of Alteration with the British Columbia Registry Services on April 23, 2015. In connection with the name change to Sienna Senior Living Inc., the Company's Common Shares commenced trading on the Toronto Stock Exchange (“**TSX**”) under the symbol “**SIA**”.

The head office of the Company is located at 302 Town Centre Blvd., Suite 300, Markham, Ontario, L3R 0E8. The registered office of the Company is located at 25th Floor, 700 West Georgia Street, Vancouver, British Columbia, V7Y 1B3.

The Company's business is carried on through a number of wholly owned limited partnerships formed under the laws of the Province of Ontario, except for two properties (referred to as the Option Properties and defined elsewhere in this AIF) which are owned through joint ventures between the Company and each of WVJ II General Partnership and WVJ Properties (Nicola) Ltd. (each an affiliate of Pacific Seniors Management Investments Ltd. (“**PSMI**”). See “General Development of the Business – History of the Business – 2016”, and “Business of the Company - Sienna's Relationship with Pacific Seniors Management General Partnership - BC Acquisition Properties and Option Properties”.

The following chart illustrates, in simplified form, the structure of the Company and its material subsidiaries as at March 21, 2018 (including jurisdiction of establishment/incorporation of various entities):



GENERAL DEVELOPMENT OF THE BUSINESS

History of the Business

The following is a summary of the significant events that have influenced Sienna's business in each of the past three years.

2015

On February 17, 2015, Joanne Dykeman joined the Company as Executive Vice-President, Operations – Long-term Care.

On May 1, 2015, the Company commenced trading on the TSX under the symbol "SIA" following a legal name change from Leisureworld Senior Care Corporation to Sienna Senior Living Inc. Shareholder approval for the name change was sought and received at the annual and special meeting of shareholders of the Company held on April 21, 2015. Concurrent with the legal name change, all of the Company's RRs and LTC residences were renamed to reflect their connection to the local community in which the residences operate, and further aligned its divisions under one Sienna brand.

On December 31, 2015, the Company acquired Traditions of Durham Retirement Residence, a 140 suite independent and assisted living residence located in Oshawa, Ontario, for a purchase price of \$37.0 million, prior to closing costs and customary closing adjustments. The purchase price was partially satisfied by the assumption of a property-level mortgage in the principal amount of approximately \$22.7 million, and the balance in available cash and credit facility drawdowns.

2016

On April 28, 2016, the Company completed the sale of Preferred Health Care Services for cash proceeds of approximately \$16.4 million, before working capital adjustments.

On May 1, 2016, Lisa Kachur joined the Company as Executive Vice-President, Operations - Retirement.

On May 6, 2016, the Company completed a bought deal public offering of 8,728,500 subscription receipts (the “**Subscription Receipts**”) at a price of \$15.85 per Subscription Receipt (the “**Offering Price**”), for total gross proceeds of approximately \$138.3 million, inclusive of the exercise in full by the underwriters of the over-allotment option (the “**Offering**”). Each Subscription Receipt represented the right to receive one Common Share in the capital of the Company, at no additional consideration on the closing of the BC Acquisition (defined below). On the date of completion of the BC Acquisition, each outstanding Subscription Receipt was automatically exchanged for one Common Share of the Company, resulting in the issuance of 8,728,500 Common Shares in aggregate to the holders of Subscription Receipts.

On August 2, 2016, the Company completed the acquisition of a portfolio of seniors’ living residences in British Columbia (the “**BC Acquisition**”), consisting of: two IL Retirement Residences (Mayfair Retirement Residence (now called Mayfair Terrace Retirement Residence) and Rideau Retirement Residence) and six seniors’ living residences providing both private-pay and funded RC (Brookside Lodge, Lake Country Lodge, Lakeview Lodge, Mariposa Gardens, Ridgeview Lodge and The Cascades) (the eight assets collectively referred to as the “**BC Acquisition Properties**”); options to acquire up to a 100% interest, with the purchase price for the initial 50% interest at a discount to fair market value, in two additional newly built private-pay and funded IL seniors’ living residences (Nicola Lodge and Glenmore Lodge) (each, an “**Option Property**” and together, the “**Option Properties**”); and a 50% interest in Pacific Seniors Management General Partnership (“**ManagementCo**”), the then manager and operator of certain of the BC Acquisition Properties. The aggregate purchase price for the portfolio was \$254.9 million, prior to closing costs and customary closing adjustments, less approximately \$2.1 million to be spent at the Company’s discretion on capital expenditures for the BC Acquisition Properties, which was financed through a combination of: (i) the assumption of existing mortgages in the aggregate principal amount of approximately \$135.1 million, at a weighted average interest rate of 4.0% and a weighted average term to maturity of 5.9 years; (ii) the private placement of \$10 million of Common Shares of the Company at the Offering Price; and (iii) the net proceeds of the Offering.

On September 15, 2016, the Company completed the acquisition of an initial 40% interest in the first Option Property, Nicola Lodge, a 256 RC bed seniors’ living residence located in British Columbia, for a purchase price of \$27.6 million (reflecting the negotiated discount to fair market value), prior

to closing costs and customary closing adjustments. The purchase price was partially satisfied by the assumption of 40% of the property-level mortgage (pro-rated to reflect the Company's interest) in the principal amount of approximately \$18.1 million, and the balance in available cash. On September 15, 2016, the Company also exercised its first option to acquire an initial interest in the remaining Option Property, Glenmore Lodge, a 118 RC bed seniors' living residence located in British Columbia.

2017

On January 18, 2017, the Company's subsidiary, The Royale LP, entered into an amended and restated credit agreement with a Canadian lender for a revolving credit facility of \$105 million (the "**Royale Credit Facility**"), replacing two previous credit facilities. The Royale Credit Facility is guaranteed by Sienna and is subject to certain customary financial and non-financial covenants. The Royale Credit Facility matures on January 18, 2020 (See "Indebtedness – Credit Facilities").

On March 15, 2017, the Company completed the acquisition of an initial 61% interest in Glenmore Lodge for a purchase price of approximately \$19.5 million (reflecting the negotiated discount to fair market value), prior to closing costs and customary closing adjustments. The purchase price was partially satisfied by the assumption of 61% of the property-level mortgage (pro-rated to reflect the Company's interest) in the amount of approximately \$13.2 million, and the balance in available cash.

On June 1, 2017, the Company completed the acquisition of Rosewood Retirement Residence, located in Kingston, Ontario, for a purchase price of \$9.8 million, prior to closing costs and customary closing adjustments. The purchase price was partially satisfied by the assumption of a property-level mortgage in the amount of approximately \$4.6 million and a vendor-take-back mortgage in the amount of \$3 million, and the balance using available cash and drawdowns under the Company's credit facilities. On July 5, 2017, the Company completed the acquisition of Retirement Suites of Kawartha Lakes (now called Kawartha Lakes Retirement Residence), located in Bobcaygeon, Ontario, for a purchase price of \$21 million, prior to closing costs and customary closing adjustments. The purchase price was satisfied using available cash and drawdowns under the Company's credit facilities.

On November 3, 2017, the Company completed the previously announced bought deal offering of 6,590,650 Common Shares of the Company at a price of \$17.45 per share for aggregate gross proceeds of approximately \$115 million, inclusive of the exercise in full by the underwriters of the over-allotment option.

On December 1, 2017, the Company completed the acquisition of two retirement residences, located in Barrie, Ontario and Kingston, Ontario (the "**Waterford Properties**"), for an aggregate purchase price of \$164 million, prior to closing costs and customary closing adjustments. The Company financed the acquisition of the Waterford Properties through a combination of the assumption of property-level mortgages, the net proceeds of a bought deal offering of Common Shares of the Company (described above) and the balance through drawdowns under the Company's credit facilities.

Effective December 31, 2017, the Company completed the early acquisition of the remaining 50% interest in ManagementCo and Pacific Seniors Management 2 General Partnership (“**ManagementCo 2**”) from PSMI for a purchase price of approximately \$2.2 million, prior to closing costs and customary closing adjustments.

Subsequent Events

On January 22, 2018, the Company entered into an agreement to acquire a portfolio of ten seniors living residences in Ontario (the “**Acquisition**”), consisting of private-pay ISL and AL retirement residences (the “**Acquired Properties**”). The Acquired Properties consist of 1,245 private-pay suites, and are located primarily in the Greater Toronto Area and the Greater Ottawa Area. The aggregate purchase price for the Acquired Properties is approximately \$382 million, prior to closing costs and customary closing adjustments. The Company expects to complete the Acquisition during the second quarter of 2018. The Company also expects to finance the Acquisition and its related transaction costs through a combination of (i) the assumption of existing mortgages in the aggregate principal amount of approximately \$76 million, at a weighted average interest rate of 4.0% and a weighted average term to maturity of 6.3 years; (ii) an acquisition term loan facility in the principal amount of approximately \$163 million that the Company expects to refinance post-closing; (iii) the net proceeds of the Acquisition Offering (as defined below); and (iv) draws on the Company’s existing credit facilities. The Acquisition constitutes a “significant acquisition” for purposes of National Instrument 51-102 – Continuous Disclosure Obligations (“**NI 51-102**”). The Company intends to file a Business Acquisition Report after the completion of the Acquisition in accordance with NI 51-102.

On February 9, 2018, the Company completed an offering of 9,066,000 Common Shares at a price of \$17.65 per Common Share, on a bought deal basis, for gross proceeds of approximately \$160 million. On February 22, 2018, the syndicate of underwriters elected, pursuant to the terms of the underwriting agreement in respect of the offering, to exercise its over-allotment option in full, resulting in the issuance of an additional 1,359,900 Common Shares for additional gross proceeds of approximately \$24 million, or total gross proceeds of approximately \$184 million (the “**Acquisition Offering**”).

Summary of the Company's Beds/Suites (post Acquisition)

The table below presents a breakdown of the number of beds or suites, as the case may be, by business segment, owned and operated by the Company, after giving effect to the Acquisition.

ASSET CLASS	COMMUNITIES	LONG-TERM CARE (Beds)				BALTIC (Beds)		RETIREMENT (Suites)	TOTAL
		Basic and Other	Semi- Private	Private - \$18.45 Premium	Private - Up to \$25.63 Premium	Funded	Private Pay	Total	
LONG-TERM	35	2,609	857	240	2,027	—	—	—	5,733
BALTIC ⁽¹⁾	8	—	—	—	—	945	190	—	1,135
RETIREMENT ⁽²⁾	27	—	—	—	—	—	—	3,223	3,223
TOTAL	70	2,609	857	240	2,027	945	190	3,223	10,091

Notes:

- ⁽¹⁾ The Baltic segment includes the partial ownership of Nicola Lodge and Glenmore Lodge. The Company currently owns 40% of Nicola Lodge (acquired in Q3 2016) and 61% of Glenmore Lodge (acquired in Q1 2017). The Company has the option to acquire up to a 100% interest in each of these properties.
- ⁽²⁾ The Retirement segment assumes the completion of the Acquisition.

INDUSTRY OVERVIEW

Some of the industry data provided in this section was prepared by third parties. Although Sienna has no reason to believe such information is inaccurate or incomplete, Sienna cannot guarantee the accuracy or completeness of such information.

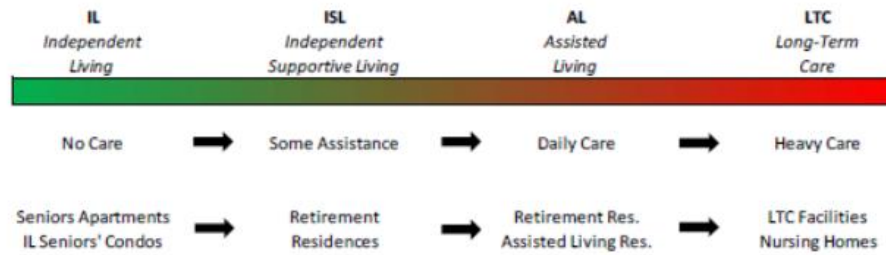
Levels of Care

Seniors' living residences provide a continuum of care, based on an individual's assessed needs and level of independence. Seniors who enjoy a high level of independence and require little assistance with activities of daily living ("ADL") may choose to live in seniors' apartments or condominiums with minimal or no assistance or with the option of care and services on an as-needed basis (such residences being RRs having IL, ISL or AL services and, in some cases, MC); while those who require greater assistance with ADL and access to 24-hour registered nursing care support are best suited to LTC/RC.

A general description of the levels of care in seniors' living residences is detailed below:

- **Independent Living (“IL”)**: IL provides the privacy and freedom of home combined with the convenience and security of on-call assistance and a maintenance-free environment. Residents typically have the option of purchasing à la carte services including meal packages, housekeeping, transportation, laundry. It is typically apartment-style accommodation with a full kitchenette and is private pay. Tenure may be rental or some form of ownership, such as condominium or life lease.
- **Independent Supportive Living (“ISL”)**: ISL is designed for seniors who pay for services such as 24-hour response, housekeeping, laundry, meals, transportation and accommodation as part of a total monthly private pay fee or rental rate. These residents require little or no assistance with daily living activities but benefit from the social setting and meal preparation. Some residences include a minimum amount of daily care but primarily this level of accommodation is for the senior who can live more independently with the option of additional care and services available on an as needed basis. Accommodation is studio, one or two bedroom units with kitchenettes. Tenure is typically rental.
- **Assisted Living (“AL”)**: AL is intended for frail seniors who need assistance with daily living activities but do not require skilled nursing care. These units can be offered in a separate wing, separate floor or throughout the residence. While most of AL is provided as private-pay, some communities' delivery of AL services is available through government funded home care services.
- **Memory Care/Alzheimer's (“MC”)**: MC is a specialized level of care for seniors with memory impairment, Alzheimer's, or other forms of dementia. Mild cases of dementia are typically suitably addressed within secure assisted living wings/ floors. Moderate to severe levels of MC require specialized and more intensive “hands-on” care.
- **Long-term Care/Residential Care (“LTC/RC”)**: LTC/RC is for people who are not able to live independently and require supervision and care, including skilled nursing care on a daily basis. Eligibility for placement is based on a person's care requirements and is determined and arranged through government agencies. The resident pays for the accommodation at rates set by the government and the government typically pays for care, programs and supplies.

The typical care continuum is shown in the table below:



Source: CBRE Limited, Valuation & Advisory Services (2015). *Feasibility Study: 'Seniors Housing Definitions'*.

Retirement Residences

RRs focus on IL, ISL, AL, and in some cases MC, and generally provide studio, one-bedroom or two-bedroom accommodation suites and amenity space. Suites are rented to residents on a monthly basis, and meals, snacks, leisure activities, transportation and AL services, which include some care and services based on resident needs and preferences (such as assistance with bathing, medication administration and other ADL), are provided. Accommodation and services are private-pay based on market rates.

RRs are regulated by the *Retirement Homes Act, 2010* (Ontario) (the “**RHA**”) in the Province of Ontario and the *Community Care and Assisted Living Act* (British Columbia) (the “**CCALA**”) in the Province of British Columbia. In Ontario, the Retirement Home Regulatory Authority (the “**RHRA**”), a regulatory body created by the RHA, provides consumer protection and regulation, but not funding, for the provision of care and services in RRs in the province. RRs are required to be licensed by the RHRA in order to operate in Ontario and are inspected regularly by RHRA inspectors. In British Columbia, the CCALA provides consumer protection and regulation of RRs in the province, such that all levels of seniors’ living residences providing personal support in British Columbia must be registered with the Assisted Living Registry.

Long-term Care and Residential Care

The LTC/RC sector in Ontario and British Columbia is comprised of a number of private and public sector operators and not-for-profit organizations offering a variety of services similar to those offered by the Company. The LTC/RC sector has historically been fragmented but has experienced consolidation in recent years, which is expected to continue.

The LTC/RC sector provides essential health services to Ontario and British Columbia communities. This sector can be distinguished from other segments of the seniors’ living sector based on a number of factors, including the following:

- **Provision of an essential service:** LTC/RC residences provide essential health services in the form of 24-hour registered nursing support, assistance with ADL and mobility, to

individuals with complex physical and medical care needs who may otherwise require hospital care. These residences also provide specialized services such as dementia care, continence management, skin and wound care, palliation and end of life care. Access is controlled through governmental agencies, and regulation occurs pursuant to provincial statutes.

- **Significant barriers to entry:** Barriers to entry are both regulatory and operational. The LTC/RC sector requires that a residence and operator be licensed by the relevant regulatory authority in order to operate. The licensing requirements are extensive. In both British Columbia and Ontario, regulatory approval is required for the transfer of existing licenses. These regulations create significant barriers to entry. In addition to the regulatory barriers to entry, the successful operation of an LTC/RC residence requires a broad range of specialized expertise, including systems and processes to comply with extensive regulation, expertise in gerontological care, chronic disease management, health care operations, financial management and reporting, asset management, community and stakeholder engagement, labour relations and government relations.

LTC Financial Model

All aspects of the operation of LTC/RC are highly regulated by provincial governments and /or regional health authorities. In British Columbia and Ontario, access to LTC/RC is controlled through a government agency based on eligibility. Provincial health programs provide funding for certain care services, with the residents contributing a co-payment (the rate is set by the regulatory body). Since each province establishes its own system for carrying out the oversight of LTC/RC residences and administering programs, there are differences in the regulations governing care providers, as well as in the actual funding programs.

Province of Ontario

Licensed operators of Ontario LTC residences are entitled to operational funding for care services to residents, as well as various other payments from the MOHLTC. Operational funding of LTC residences is used to fund certain eligible care services and is currently paid monthly in what is known as flow-through “envelopes”.

Funding received for flow-through envelopes in excess of the amounts spent by the operator must be returned to the MOHLTC during an annual reconciliation process, and any subsequent reimbursements may result in current year adjustments known as “prior period adjustments”. Funding provided pursuant to flow-through envelopes may only be applied to certain eligible expenses.

Additional funds are provided for structural compliance and capital funding as part of capital renewal initiatives for LTC residences according to three structural classification types - Classes A, B and C. The Class designations are made by reference to whether or not the residence meets or exceeds certain structural design guidelines.

In addition, funds are provided for accreditation of LTC residences, specialty programs and pay equity obligations based on specified criteria, and reimbursement of up to 85% of LTC residences' municipal property tax obligations.

Province of British Columbia

Funded Residential Care Beds

The funding contracts between RC operators and the regional health authorities in British Columbia are on a per diem basis, adjusted annually, for resident services provided and capital cost of the residences, and outline the hours of direct care required by a resident per day, minimum occupancy thresholds and minimum levels of professional staffing. If the requirements in the funding contracts are not met, the funding per diem may be clawed back. In addition, there is resident co-payment revenue which is based on the number of resident days in the period multiplied by the per diem amounts legislated by the regional health authorities. Each resident's co-payment is determined by the regional health authority and is based on individual resident income levels. Resident co-payments in excess of certain thresholds are clawed back by the regional health authorities to the base funding per diem.

Private-Pay Residential Care Beds

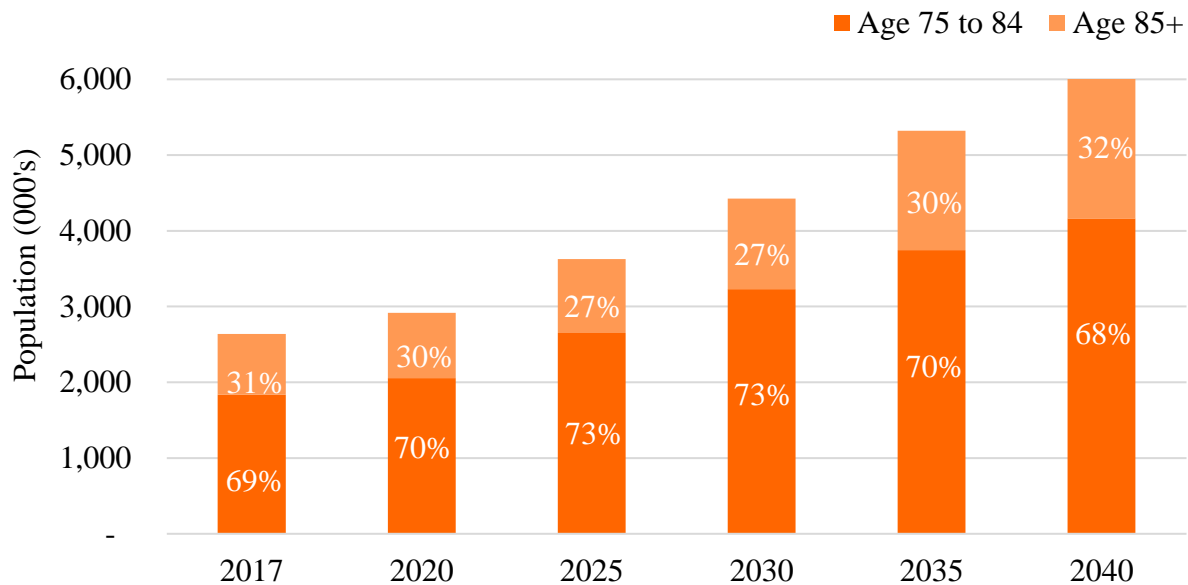
In British Columbia, operators may designate a number of beds for private-pay RC whereby the operator provides the same level of care and services to the resident as in the funded beds. Rates paid by the resident are market driven and the beds are subject to the same regulations and inspection as funded RC beds.

Demand for Seniors Living

The demand for seniors' living residences and programs continues to grow in Canada. Management of the Company believes the aging demographic, increasing life expectancy, increasing seniors' affluence and changing family dynamics have, and will continue to, increase demand for LTC/RC and RR services. The primary factors driving demand, among others, are described below:

- **Aging demographic:** The primary demographic group living in LTC/RC residences and RRs is comprised of seniors who are older than 85 years of age. According to Statistics Canada, the 75-plus and 85-plus age cohorts in Canada are anticipated to be among the fastest growing population groups. Canada's 85-plus age cohort is projected to grow over 145% between 2017 and 2040.

Estimated Population in Canada's 75 to 84 and 85+ Age Cohorts



Source: Statistics Canada, CANSIM table 052-0005.

- Recession stability:** The LTC/RC sector has historically been insulated from economic cycles. This can be attributed to several factors, including: (i) demand for LTC/RC living is not discretionary but driven by need, which does not fluctuate during economic cycles; (ii) stability of tenure, since seniors are generally unable to move to alternative accommodation once they have taken up residence in a facility; and (iii) the continual increase in the demand for, and inadequate supply of, LTC/RC; for example, the current wait list for access to LTC in the Province of Ontario is approximately 32,000.

RRs are less insulated from economic cycles than LTC/RC residences, as seniors choose retirement living usually based on need and affordability. Certain of the same factors that support the recession stability of LTC/RC also apply to the Retirement sector: (i) seniors are generally retired and receiving stable, fixed and predictable income from private and public pensions, Registered Retirement Savings Plans and other fixed income investment securities; and (ii) stability of tenure, as seniors, once having moved into a retirement residence are reluctant or are unable to move to alternative accommodation until they require the level of care that makes them eligible for LTC/RC.

- Sustainable competitive advantage:** LTC/RC residences have a sustainable competitive advantage over other seniors' living segments due to their affordability (on the basis that ability to pay is not a barrier to entry) and the provision of 24 hours a day, 7 days a week care. Residents of LTC/RC residences are directly charged a co-payment for accommodation, which is annually set by the applicable health authority.

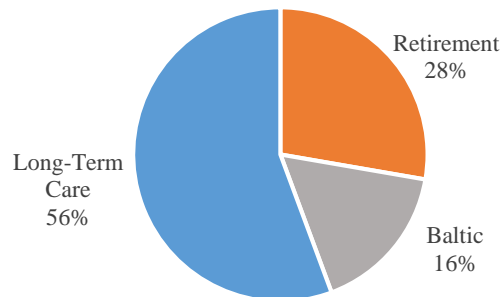
BUSINESS OF THE COMPANY

The Company and its predecessors have been operating since 1972. Since inception, the Company has expanded through strategic acquisitions and development as well as organically to become one of Canada's largest providers of seniors' living and currently the largest owner and operator of licensed LTC in the Province of Ontario. As a leading Canadian seniors' living provider serving the continuum of care, the Company owns and operates a total of 60 seniors' living communities and also provides internal and third party management services to seniors' living communities in the Provinces of Ontario and British Columbia. Except where indicated, the information presented below is in respect of the year ended December 31, 2017 and therefore does not reflect the results of the Acquisition described under "General Development of the Business – History of the Business – Subsequent Events". Management expects this information to change for periods following the completion of the Acquisition.

Core Business Operations

The following is the business segment contribution to the Company's NOI for the year ended December 31, 2017.

NOI Contribution by Segment



Retirement

The Company's Retirement segment consists of 17 RRs, five of which are located in the Province of British Columbia and 12 of which are located in the Province of Ontario. As of December 31, 2017, the Company's Retirement segment, while still growing its revenue base, contributed 12.7% of the Company's revenues and generated 27.7% of its NOI in 2017.

Baltic

In the Company's third quarter of 2016, it commenced reporting on the "Baltic" segment in addition to the Retirement and Long-term Care segments. The Baltic segment reflects the six BC Acquisition Properties providing both private-pay and funded RC that were acquired in the BC Acquisition, and

partial interests in the Option Properties acquired subsequent to the BC Acquisition (for a total of eight communities, all in the Province of British Columbia). The two IL RRs acquired in the BC Acquisition are reflected in the Retirement segment for financial reporting purposes. As of December 31, 2017, the Baltic segment contributed 11.5% of the Company's revenues and generated 16.6% of its NOI.

Long-term Care

The Company's LTC segment consists of 35 LTC residences in the Province of Ontario. As of December 31, 2017, the Company's LTC segment contributed 75.7% of the Company's revenues and generated 55.7% of its NOI. Approximately 55% of the Company's LTC beds are designated as preferred accommodation (private and semi-private rooms), which contributed approximately 4.5% of the Company's LTC segment revenues. Effective July 1, 2017, the MOHLTC announced that the regulated per diem premiums had increased to \$25.63 for new admissions to private accommodation in Class A homes, with existing residents in such preferred accommodations being grandfathered at substantially historical rates. The rates for Class C homes are currently \$18.45 and \$8.20 for private and semi-private accommodation, respectively.

LTC/RC

In 2018, the Baltic segment will be merged with the LTC segment to become the LTC/RC segment, as these businesses are similar and will share a common operating platform.

Summary of the Company's Residences

The table below presents the properties owned and operated by the Company as of December 31, 2017:

NAME OF COMMUNITY	LOCATION	FUNDED	PRIVATE	TOTAL BEDS/SUITES
Retirement				
Astoria Retirement Residence	Port Coquitlam, BC	—	135	135
Cedarvale Lodge Retirement & Care Community	Keswick, ON	—	130	130
Island Park Retirement Residence	Campbellford, ON	—	85	85
Kawartha Lakes Retirement Residence	Bobcaygeon, ON	—	93	93
Lincoln Park Retirement Residence	Grimsby, ON	—	70	70
Mayfair Terrace Retirement Residence	Port Coquitlam, BC	—	88	88
Midland Gardens Seniors Apartments	Scarborough, ON	—	53	53
Pacifica Retirement Residence	Surrey, BC	—	131	131
Peninsula Retirement Residence	Surrey, BC	—	127	127
Red Oak Retirement Residence	Kanata, ON	—	158	158
Rideau Retirement Residence	Burnaby, BC	—	138	138
Rosewood Retirement Residence	Kingston, ON	—	68	68

NAME OF COMMUNITY	LOCATION	FUNDED	PRIVATE	TOTAL BEDS/SUITES
Royale Place Retirement Residence	Kingston, ON	—	136	136
Traditions of Durham Retirement Residence	Oshawa, ON	—	141	141
Trillium Retirement and Care Community	Kingston, ON	—	41	41
Waterford Barrie Retirement Residence	Barrie, ON		202	202
Waterford Kingston Retirement Residence	Kingston, ON		182	182
<i>Total Retirement</i>		—	<i>1,978</i>	<i>1,978</i>
Baltic Properties				
Brookside Lodge	Surrey, BC	102	14	116
Lake Country Lodge	Lake Country, BC	45	45	90
Lakeview Lodge	West Kelowna, BC	100	14	114
Mariposa Gardens	Osoyoos, BC	114	31	145
Nicola Lodge ⁽¹⁾	Port Coquitlam, BC	238	18	256
Glenmore Lodge ⁽¹⁾	Kelowna, BC	100	18	118
Ridgeview Lodge	Kamloops, BC	106	23	129
The Cascades	Chilliwack, BC	140	27	167
<i>Total Baltic Properties</i>		<i>945</i>	<i>190</i>	<i>1,135</i>
Long-term Care				
Altamont Care Community	West Hill, ON	159	—	159
Barnswallow Place Care Community	Elmira, ON	96	—	96
Bloomington Cove Care Community	Stouffville, ON	112	—	112
Bradford Valley Care Community	Bradford, ON	246	—	246
Camilla Care Community	Mississauga, ON	237	—	237
Case Manor Care Community	Bobcaygeon, ON	96	—	96
Cedarvale Lodge Retirement & Care Community	Keswick, ON	60	—	60
Cheltenham Care Community	Toronto, ON	170	—	170
Creedan Valley Care Community	Creemore, ON	95	—	95
Deerwood Creek Care Community	Etobicoke, ON	160	—	160
Fieldstone Commons Care Community	Scarborough, ON	224	—	224
Fountain View Care Community	Toronto, ON	158	—	158
Fox Ridge Care Community	Brantford, ON	122	—	122
Granite Ridge Care Community	Stittsville, ON	224	—	224
Harmony Hills Care Community	Toronto, ON	160	—	160
Hawthorn Woods Care Community	Brampton, ON	160	—	160
Langstaff Square Care Community	Richmond Hill, ON	160	—	160
Madonna Care Community	Orleans, ON	160	—	160
Maple Grove Care Community	Brampton, ON	160	—	160
Midland Gardens Care Community	Scarborough, ON	299	—	299

NAME OF COMMUNITY	LOCATION	FUNDED	PRIVATE	TOTAL BEDS/SUITES
Muskoka Shores Care Community	Gravenhurst, ON	206	—	206
Norfinch Care Community	North York, ON	160	—	160
Spencer House, Orillia ⁽²⁾	Orillia, ON	160	—	160
Owen Hill Care Community	Barrie, ON	57	—	57
Rockcliffe Care Community	Scarborough, ON	204	—	204
Secord Trails Care Community	Ingersoll, ON	80	—	80
Silverthorn Care Community	Mississauga, ON	160	—	160
St. George Care Community	Toronto, ON	238	—	238
Streetsville Care Community	Mississauga, ON	118	—	118
Trillium Retirement and Care Community	Kingston, ON	190	—	190
Tullamore Care Community	Brampton, ON	159	—	159
Waters Edge Care Community	North Bay, ON	148	—	148
Weston Terrace Care Community	Toronto, ON	224	—	224
Woodbridge Vista Care Community	Woodbridge, ON	224	—	224
Woodhall Park Care Community	Brampton, ON	147	—	147
<i>Total Long-term Care</i>		5,733	—	5,733
Total Retirement, Baltic Properties and Long-term Care		6,678	2,168	8,846

Notes:

- (1) The Company currently owns 40% of Nicola Lodge (acquired in Q3 2016) and 61% of Glenmore Lodge (acquired in Q1 2017). The Company has the option to acquire up to a 100% interest in each of these properties.
- (2) Spencer House Inc., a non-profit organization, holds the licence from the MOHLTC to operate the LTC beds at Orillia, and is the counterparty to the services agreement with the applicable Local Health Integration Network. The Company is the appointed manager of Orillia, and is the owner of the land, buildings, furniture, fixtures and equipment used to operate and manage Orillia (which land, buildings, furniture, fixtures and equipment are leased to Spencer House Inc.).

Operational Permits

The Company holds the necessary licences and approvals required to operate its business. Management believes that each of the Company's residences and operations is in compliance, in all material respects, with environmental, health and safety laws.

Employees

As at December 31, 2017, the Company employed, directly and indirectly, approximately 9,900 employees. Approximately 83% of the Company's employees are represented by unions, including the following: Service Employees International Union (SEIU), the BC Nurses' Association, Ontario Nurses Association (ONA), the Hospital Employees' Union, Christian Labours Association of Canada (CLAC), Canadian Union of Public Employees (CUPE), UNIFOR, British Columbia Government Employees Union (BCGEU), Healthcare, Office and Professional Employees Union (HOPE), or Unifor. The *Hospital Labour Disputes Arbitration Act* (Ontario), which prohibits strikes and lockouts in the seniors' living sector, governs the Company's LTC homes' labour relations. The Company has comprehensive programs to continually develop the knowledge, skills and commitment of its employees, including: orientation and onboarding, online learning, management and leadership development, professional development, quality of work life initiatives, health and safety education, and awards and recognition programs, and employment engagement is evaluated annually.

Seasonality and Cyclicity

The results of the Company are subject to various factors including, but not limited to, seasonality of utility expenses, exposure to variable weather conditions, timing of co-payment changes, timing of revenue recognition to match spending under the flow-through envelopes, timing of acquisitions and capital markets and financing activities.

Sienna's Relationship with Pacific Seniors Management General Partnership

BC Acquisition Properties and Option Properties

In 2016, in connection with the Company's acquisition of the BC Acquisition Properties, the Company also acquired a 50% interest in ManagementCo, the then-current manager of certain of the BC Acquisition Properties, from PSMI. Throughout 2017, ManagementCo operated in the Province of British Columbia and continued to provide management services predominantly in respect of the BC Acquisition Properties owned by the Company for services such as: providing and operating the partnership head office, employing personnel, providing certain finance services, and providing certain administrative support to ManagementCo 2, as set out in partnership agreements entered into, directly or indirectly, by each of the 50% interest holders and ManagementCo and ManagementCo 2, respectively. The Company purchased the remaining 50% interest in each of ManagementCo and ManagementCo 2 from PSMI effective December 31, 2017, for a purchase price of approximately \$2.2 million, prior to closing costs and customary closing adjustments. The Company and affiliates of PSMI are the co-owners of the Option Properties.

RISK FACTORS

There are certain risks inherent in the activities of the Company, including the ones described below.

Risks Relating to the Business of the Company

Business risks

The Company is subject to general business risks inherent in the seniors' living sector. These risks include fluctuations in levels of occupancy and the inability to achieve adequate rate increases. The inability to achieve such rate increases could occur as a result of, among other factors, new supply in a given catchment area, regulations controlling LTC/RC funding or regulations controlling rents for RRs. Additional risks include possible future changes in labour relations; increases in labour costs, other personnel costs, and other operating costs; competition from or oversupply of other similar properties; changes in conditions of the Company's properties or general economic conditions; the imposition of increased or new taxes; capital expenditure requirements; health-related risks, natural disasters and disease outbreaks. Moreover, there is no assurance that future occupancy rates at the Company's residences will be consistent with historical occupancy rates achieved. Any one of, or a combination of, these factors may have a material adverse impact on the business, operating results and financial condition of the Company.

Government regulation

Both LTC/RC residences and RRs are subject to extensive regulation and the potential for regulatory change. There can be no assurance that future regulatory changes affecting the seniors' living sector would not have a material adverse impact on the business, operating results and financial condition of the Company.

All LTC/RC residences and RRs are required to adhere to quality control, public health, infection control and other care-related operating standards. Accordingly, all LTC/RC residences and RRs are subject to regulatory inspections to ensure compliance with applicable regulations and to investigate complaints, including complaints related to resident injury or death. It is not unusual for the stringent inspection procedures to identify deficiencies in operations. Every effort is made by the Company to correct legitimate problem areas that have been identified. It is possible that the Company may not be able to remedy deficiencies or address complaints within the time frames allowed or in a manner satisfactory to the applicable regulatory authority, which could lead to periods of enhanced monitoring and the imposition of sanctions (such as limiting admissions in the case of an LTC residence), which, in turn, may have a material adverse impact on the Company's business, operating results and financial condition of the Company. Further, once deficiencies have been corrected, it could nonetheless take a period of time before public records note the compliance.

All RRs are required to be licensed under the RHA to operate in Ontario and RRs in Ontario are regulated under this statute. In British Columbia, the CCALA provides consumer protection and regulation of independent living homes and assisted living facilities. All types of seniors' living residences providing personal support in British Columbia must be registered with the Assisted Living Registry. The Company has obtained all required licences and registrations. There can be no

assurance that future regulatory changes affecting RRs would not have a material adverse impact on the business, operating results and financial condition of the Company.

LTC/RC funding

The provincial regulation of LTC/RC residences includes the control of resident co-payment fees. Certain provincial regulators are authorized to fund care and support programs provided in LTC residences and subsidize accommodation costs for qualifying residents. As a result of increasing healthcare costs, and the adverse impact of minimum wage legislation (Bill 148) in Ontario, risk exists that health authorities may in the future reduce the level of, or eliminate, such fees, payments or subsidies. There can be no assurance that the current level of such fees, payments and subsidies will be continued or that such fees, payments and subsidies will increase commensurate with expenses. A reduction of these fees, payments or subsidies may have a material adverse impact on the business, operating results and financial condition of the Company.

Licence terms

In Ontario, the LTCHA establishes a licence term regime for all LTC residences which results in licence terms for the Company's residences ranging from 15 years for Class B and C residences to 30 years for new Class A residences. Under the LTCHA, ultimate control of LTC licences in Ontario remains with the MOHLTC, including approval of new licences, and transfer, renewal or revocation of existing licences. Although the licence does not support any guarantee of continued operation beyond the term of the licence, based on the current and anticipated demand in Canada, management of the Company is of the view that licences will continue to be renewed. In British Columbia, the CCALE establishes a licence term regime for all RC residences. A failure of the Company's LTC licences to be renewed or conditionally renewed may have a material adverse impact on the business, operating results and financial condition of the Company.

Acquisitions

The success of the Company's business acquisition activities, including with respect to the Acquisition, will be determined by numerous factors, including the ability of the Company to identify suitable acquisition targets, competition for acquisition opportunities, purchase price, ability to obtain adequate financing on reasonable terms, financial performance of the businesses after acquisition, and the ability of the Company to effectively integrate and operate the acquired businesses. Acquired businesses may not meet financial or operational expectations due to unexpected costs associated with the acquisition, as well as the general investment risks inherent in any real estate investment or business acquisition, including the existence of unexpected or undisclosed liabilities and the risk that the Company's recourse against third parties may not be adequate to mitigate such liabilities entirely. Moreover, new acquisitions may require significant attention from management of the Company or capital expenditures that would otherwise be allocated to existing businesses. Any failure by the Company to identify suitable candidates for acquisition or operate the acquired businesses effectively may have a material adverse impact on the business, operating results and financial condition of the Company. The ability of the Company to maintain and enhance its properties in a suitable condition to meet regulatory standards, operate efficiently and remain competitive in its markets requires it to commit a portion of cash to its facilities

and equipment. Significant future capital requirements may have a material adverse impact on the business, operating results and financial condition of the Company.

Financing risk

The Company expects its working capital needs and capital expenditure needs to increase in the future as it continues to expand and enhance its portfolio. The Company's ability to raise additional capital will depend on the financial success of its current business and the successful implementation of its key strategic initiatives, financial, economic and market conditions and other factors, some of which are beyond its control. No assurance can be given that it will be successful in raising the required capital at reasonable cost and at the required times, or at all. Further equity financings may have a dilutive effect on the Company's Common Shares. If the Company is unsuccessful in raising additional capital, it may not be able to continue its business operations and advance its growth initiatives, which may have a material adverse impact on the business, operating results and financial condition of the Company.

A portion of the Company's cash flow is devoted to servicing its debt and there can be no assurance that the Company will continue to generate sufficient cash flow from operations to meet the required interest and principal payments on its debt. If the Company were unable to meet such interest or principal payments, it could be required to seek renegotiation of such payments or obtain additional equity, debt or other financing. If this were to occur, it may have a material adverse impact on the business, operating results and financial condition of the Company. The Company is subject to the risk that its existing indebtedness may not be able to be refinanced at maturity or that the terms of any refinancing may not be as favourable as the terms of its existing indebtedness. If the Company requires additional debt financing, its lenders may require it to agree to restrictive covenants that could limit its flexibility in conducting future business activities or that contain customary provisions that, upon an event of default, result in the acceleration of repayment of amounts owed and that restrict the amount of dividends, if any, that may be paid to its shareholders. Some of the Company's current debt instruments include such covenants.

Development and redevelopment of residences

The development of new residences by the Company and the redevelopment of the Company's Class B and Class C beds require significant capital outlays and involve a number of risks including the risks associated with construction, the supply of affordable land/sites and the availability of trades. To the extent the Company's development and redevelopment plans proceed on significantly different timing or terms, including with respect to the levels of expected funding, there may be a material adverse impact on the business, operating results and financial condition of the Company.

Real property ownership

All real property investments are subject to a degree of risk. They are affected by various factors, including changes in general economic conditions (such as the availability of long-term mortgage funds) and in local conditions (such as an oversupply of space or a reduction in demand for real estate in the area), the attractiveness of the properties to residents, competition from other available space and various other factors, including increasing property taxes. In addition, fluctuations in interest

rates may have a material adverse impact on the business, operating results and financial condition of the Company.

Reconciliations of funding will result in current year adjustments made in respect of prior years

Reconciliations of funding versus actual expenses are performed annually, based on previous calendar years. From time to time, the reconciliations will result in current year adjustments made in respect of prior years. These “prior period adjustments” can have either a favourable or unfavourable impact on NOI generally related to differences identified in the reconciliation attributable to occupancy days, special circumstances and differences between projected and actual property tax.

Labour relations

A majority of the employees working at the Company properties are unionized with approximately 83% of employees represented by unions, including the following: Service Employees International Union (SEIU), the BC Nurses’ Association, Ontario Nurses Association (ONA), the Hospital Employees’ Union, Christian Labours Association of Canada (CLAC), Canadian Union of Public Employees (CUPE), UNIFOR, British Columbia Government Employees Union (BCGEU), Healthcare, Office and Professional Employees Union (HOPE), or Unifor. While the Company has traditionally maintained positive labour relations, there can be no assurance the Company will not at any time, whether in connection with a renegotiation process or otherwise, experience strikes, labour stoppages or any other type of conflict with unions or employees, which may have a material adverse impact on the business, operating results and financial condition of the Company. Notwithstanding the foregoing, all LTC residences in the Province of Ontario are governed by the Hospital Labour Disputes Arbitration Act (Ontario), which prohibits strikes and lockouts in the seniors' living sector, collective bargaining disputes in Ontario are more likely to be resolved through compulsory third party arbitration.

The Company's business is labour intensive

The business of the Company is labour intensive, with labour-related costs comprising a substantial portion of the Company’s direct operating expenses. The Company’s businesses compete with other providers with respect to attracting and retaining qualified personnel. Any shortage of qualified personnel and general inflationary pressures may require the Company to enhance its pay and benefits package to compete effectively for such personnel. An increase in labour-related costs or a failure to attract, train and retain qualified and skilled personnel may have a material adverse impact on the business, operating results and financial condition of the Company.

Reliance on key personnel

The Company’s success depends upon the retention of senior management. There can be no assurance that the Company would be able to find qualified replacements for the individuals who make up its senior management team if their services were no longer available. The loss of services of one or more members of such senior management team may have a material adverse impact on

the business, operating results and financial condition of the Company. The Company does not currently carry any “key man” life insurance on its executives.

Information systems security threats

The Company has entered into agreements with third parties for hardware, software, telecommunications and other information technology (“IT”) services in connection with its operations. The Company’s operations depend, in part, on how well the Company and its suppliers protect networks, equipment, IT systems and software against damage from a number of threats, including, but not limited to, cable cuts, damage to physical plants, natural disasters, terrorism, fire, power loss, hacking, computer viruses, malware, vandalism and theft. The Company’s operations also depend on the timely maintenance, upgrade and replacement of networks, equipment, IT systems and software, as well as pre-emptive expenses to mitigate the risks of failures. Any of these and other events could result in information system failures, delays and/or increase in capital expenses. The failure of information systems or a component of information systems could, depending on the nature of any such failure, adversely impact the Company’s reputation and may have a material adverse impact on the business, operating results and financial condition of the Company.

Although to date the Company has not experienced any material losses relating to cyber attacks or other information security breaches, there can be no assurance that the Company will not incur such losses in the future. The Company’s risk and exposure to these matters cannot be fully mitigated because of, among other things, the evolving nature of these threats. As cyber threats continue to evolve, the Company may be required to expend additional resources to continue to modify or enhance protective measures or to investigate and remediate any security vulnerabilities.

Any significant damage to administrative operations or the Company's properties, as a result of fire or other calamities, could have a material adverse effect

The Company’s ability to sustain or grow its business is heavily dependent on efficient, proper and uninterrupted operations at its properties. Power failures or disruptions, the breakdown, failure or substandard performance of equipment, the improper installation or operation of equipment and the destruction of buildings, equipment and other facilities due to natural disasters or other causes could severely affect its ability to continue operations. While the Company does maintain certain insurance policies covering losses due to fire, lightning and explosions, there can be no assurance its coverage would be adequate to compensate the Company for the actual cost of replacing such buildings, equipment and infrastructure nor can there be any assurance that such events would not have a material adverse impact on the business, operating results and financial condition of the Company.

Liability and insurance

The businesses, which are carried on, directly or indirectly, by the Company, entail an inherent risk of liability, including with respect to injury to or death of its residents. Management of the Company expects that from time to time the Company may be subject to lawsuits as a result of the nature of its businesses. The Company maintains business, cyber, and property insurance policies in amounts and with such coverage and deductibles as deemed appropriate, based on the nature and risks of the businesses, historical experience and industry standards. There can be no assurance, however, that

claims in excess of the insurance coverage or claims not covered by the insurance coverage will not arise or that the liability coverage will continue to be available on acceptable terms. There are certain types of risks, generally of a catastrophic nature, such as floods, earthquakes, power outages, war, terrorism or environmental contamination, which are either uninsurable or are not insurable on an economic basis. A successful claim against the Company not covered by, or in excess of, its insurance may have a material adverse impact on the business, operating results and financial condition of the Company. Claims against the Company, regardless of their merit or eventual outcome, also may have a material adverse impact on the ability to attract residents or expand the Company's business, and requires management of the Company to devote time to matters unrelated to the operation of the business.

Competition

Numerous other seniors' living residences, predominantly RRs, compete with the Company's RRs in seeking residents. The existence of competing owners and competition for the Company's residents may have a material adverse impact on the Company's ability to attract residents to its seniors' living residences and on the rents charged, and may have a material adverse impact on the business, operating results and financial condition of the Company.

Geographic concentration

The business and operations of the Company are conducted in the Provinces of Ontario and British Columbia. The fair value of the Company's assets and the income generated therefrom may be adversely impacted by changes in local and regional economic conditions in either jurisdiction.

Changes in the Company's credit ratings may affect the Company's capital structure

The credit ratings assigned to the Senior B Debentures are an assessment of the Company's ability to pay its obligations. DBRS Limited has assigned a rating of A (low), with a Stable trend, to the Series B Debentures. Real or anticipated changes in the Company's credit ratings may affect its capital structure.

Environmental liabilities

The Company is subject to various environmental laws and regulations under which it could become liable for the costs of removing or remediating certain hazardous, toxic or regulated substances released on or in the properties it owns or manages, or disposed of at other locations, in some cases regardless of whether or not the Company knew of or was responsible for their presence. The failure to address such issues may adversely affect the Company's ability to sell properties or to borrow using properties as collateral and/or could potentially result in claims against the Company. Notwithstanding the above, management of the Company is not aware of any material non-compliance, liability or other claim in connection with any of the Company's owned properties or those it manages. It is the Company's operating policy to obtain a Phase I environmental site assessment, conducted by an independent and experienced environmental consultant, prior to acquiring or financing any property, or to otherwise obtain applicable reliance letters in respect

thereof. Where Phase I environmental site assessments identify sufficient environmental concerns or recommend further assessments, Phase II or Phase III environmental site assessments are conducted.

Environmental laws and regulations may change and the Company may become subject to more stringent environmental laws and regulations in the future. Compliance with more stringent environmental laws and regulations may have a material adverse impact on the business, operating results and financial condition of the Company.

Risks Relating to a Public Company and Common Shares

Volatile market price for securities of the Company

The market price for securities of the Company, including the Common Shares, may be volatile and subject to wide fluctuations in response to numerous factors, many of which are beyond the Company's control, including the following:

- actual or anticipated fluctuations in the Company's quarterly results of operations;
- changes in estimates of future results of operations by the Company or securities research analysts;
- changes in the economic performance or market valuations of other companies that investors deem comparable to the Company;
- additions to or departures of, the Company's senior management and other key personnel;
- imposition or removal of re-sale restrictions on outstanding Common Shares;
- sales or perceived sales of additional securities, including Common Shares;
- significant acquisitions or business combinations, strategic partnerships, joint ventures or capital commitments by or involving the Company or its competitors; and
- news reports relating to trends, concerns or competitive developments, regulatory changes and other related issues in the Company's industry or target markets.

Financial markets may experience price and volume fluctuations that affect the market prices of equity securities of companies and that are unrelated to the operating performance, underlying asset values or prospects of such companies. Accordingly, the market price of the securities of the Company may decline even if the Company's operating results, underlying asset values or prospects have not changed. Additionally, these factors, as well as other related factors, may cause decreases in asset values that are deemed to be other than temporary, which may result in impairment losses. As well, certain institutional investors may base their investment decisions on consideration of the Company's environmental, governance and social practices and performance against such institutions' respective investment guidelines and criteria, and failure to meet such criteria may result in a limited or no investment in the securities of the Company by those institutions, which may

adversely affect the market price of the Company's securities, including the Common Shares. There can be no assurance that fluctuations in price and volume will not occur due to these and other factors.

Sienna Senior Living Inc. is a holding company

SSLI is a holding company and a substantial portion of its assets consist of the partnership units of its subsidiaries. As a result, investors in SSLI are subject to the risks attributable to its subsidiaries. As a holding company, SSLI conducts substantially all of its business through its subsidiaries, which generate substantially all of its revenues. Consequently, the Company's cash flows and ability to complete existing or future opportunities are dependent on the earnings of its subsidiaries and the distribution of those earnings to SSLI. The ability of these entities to pay distributions to SSLI depends on their operating results and may be subject to applicable laws and regulations and to contractual restrictions contained in the instruments governing their debt. In the event of a bankruptcy, liquidation or reorganization of any of the Company's subsidiaries, holders of indebtedness and trade creditors will generally be entitled to payment of their claims from the assets of those subsidiaries before any assets are made available for distribution to SSLI.

Dividend policy

Commencing with the December 2012 dividend, the Board established a dividend policy authorizing the declaration and payment of an annual dividend of \$0.90 per Common Share, to be paid to holders of Common Shares on a monthly basis. Any determination to pay cash dividends is at the discretion of the Board after taking into account such factors as the Company's financial condition, results of operations, current and anticipated cash needs, regulatory capital requirements, the requirements of any future financing agreements and other factors that the Board may deem relevant.

The Company needs to comply with financial reporting and other requirements as a public company

The Company is subject to reporting and other obligations under applicable Canadian securities laws and TSX rules, including National Instrument 52-109. These reporting and other obligations place significant demands on the Company's management, administrative, operational and accounting resources. Moreover, any failure to maintain effective internal controls could cause the Company to fail to meet its reporting obligations or result in material misstatements in its consolidated financial statements. If the Company cannot provide reliable financial reports or prevent fraud, its reputation and operating results could be materially harmed, which could also cause investors to lose confidence in the Company's reported financial information, which could result in a lower trading price of its securities. Management of the Company does not expect that the Company's disclosure controls and procedures and internal controls over financial reporting will prevent all error and all fraud. A control system, no matter how well designed and implemented, can provide only reasonable, not absolute, assurance that its objectives will be met. Further, the design of a control system must reflect the fact that there are resource constraints, and the benefits of controls must be considered relative to their costs. Due to the inherent limitations in all control systems, no evaluation of controls can provide absolute assurance that all control issues within a company are detected. The inherent limitations include the realities that judgments in decision-making can be faulty, and that breakdowns can occur because of simple errors or mistakes. Controls can also be circumvented by individual acts of some

persons, by collusion of two or more people or by management of the Company's override of the controls. Due to the inherent limitations in a cost-effective control system, misstatements due to error or fraud may occur and not be detected.

Future sales of the Company's securities by directors and executive officers

Subject to compliance with applicable securities laws, officers and directors and their affiliates may sell some or all of their securities in the Company in the future. No prediction can be made as to the effect, if any, such future sales will have on the market price of the Company's securities prevailing from time to time. However, the future sale of a substantial number of securities by the Company's officers and directors and their affiliates, or the perception that such sales could occur, may have a material adverse impact on prevailing market prices for the Company's securities.

Directors and officers may have conflicts of interest

Certain of the directors and officers of the Company may also serve as directors and/or officers of other companies and consequently there exists the possibility for such directors and officers to be in a position of conflict. Pursuant to applicable law, any decision made by any of such directors and officers involving the Company must be made in accordance with their duties and obligations to deal fairly and in good faith with a view to the best interests of the Company.

Dilution and future sales of the Company's securities may occur

The Company's articles permit the issuance of an unlimited number of Common Shares and an unlimited number of preferred shares, and shareholders have no pre-emptive rights in connection with such further issuances. The directors of the Company have the discretion to determine the price and the terms of issue of further issuances of Common Shares and preferred shares.

DIVIDEND POLICY

The Company's dividend policy is at the discretion of the Board. The Board established a dividend policy authorizing the declaration and payment of an annual dividend of \$0.90 per Common Share, to be paid to holders of Common Shares on a monthly basis. Future dividends, if any, will depend on the operations and assets of the Company and will be subject to various factors, including, without limitation, the Company's financial performance, fluctuations in its working capital, the sustainability of its margins, its capital expenditure requirements, obligations under its credit facilities, provisions of applicable law (including satisfying the dividend solvency test applicable to BCBCA companies) and other factors that the Board may deem relevant from time to time. There can be no guarantee that the Company will maintain its current dividend policy. See "Risk Factors".

The chart below sets out the amount of cash dividends paid by the Company for each of the three most recently completed fiscal years.

<u>Year-Ended December 31</u>	<u>Cash Dividend per Common Share</u>
2015	\$0.9000
2016	\$0.9000
2017	\$0.9000

DESCRIPTION OF CAPITAL STRUCTURE

The authorized share capital of the Company consists of: (a) one special share; (b) an unlimited number of Common Shares; and (c) an unlimited number of Preferred Shares, issuable in series. The special share was issued on the formation of SSLI and was redeemed, for nominal consideration, immediately following closing of the IPO and no further special shares may be issued. As at the close of business on March 21, 2018, the Company had outstanding 63,616,796 Common Shares and \$44,465,000 in aggregate principal amount of Convertible Debentures (as defined below) (see “Description of Capital Structure – Convertible Debentures”), which, in the aggregate, are convertible into 2,654,627 Common Shares.

Common Shares

Holders of Common Shares are entitled to receive notice of and to attend and vote at all meetings of shareholders of the Company, except meetings of holders of another class of shares. Each Common Share entitles the holder thereof to one vote.

Subject to the preferences accorded to holders of any other shares of the Company ranking senior to the Common Shares from time to time with respect to the payment of dividends, holders of Common Shares are entitled to receive, if, as and when declared by the Board, such dividends as may be declared thereon by the Board from time to time in equal amounts per share on the Common Shares at the time outstanding, without preference or priority.

In the event of the voluntary or involuntary liquidation, dissolution or winding-up of the Company, or any other distribution of its assets among its shareholders for the purpose of winding-up its affairs (a “**Distribution**”), holders of Common Shares are entitled, after payment of debts and other liabilities, in each case subject to the preferences accorded to the holders of any other shares of the Company ranking senior to the Common Shares from time to time with respect to payment on a Distribution, to share equally, share for share, in the remaining property of the Company.

Preferred Shares

The preferred shares in the capital of the Company (the “**Preferred Shares**”) are issuable at any time and from time to time in one or more series. The Board is authorized to fix before issue the number

of, the consideration per share of, the designation of, and the provisions attaching to, the Preferred Shares of each series, which may include voting rights, the whole subject to the issue of a certificate of amendment setting forth the designation and provisions attaching to the Preferred Shares or shares of the series. The Preferred Shares of each series will rank on par with the Preferred Shares of every other series and will be entitled to preference over the Common Shares and any other shares ranking junior to the Preferred Shares with respect to payment of dividends and on a Distribution. If any cumulative dividends (whether or not declared), non-cumulative dividends declared or amounts payable on a return of capital are not paid in full, the Preferred Shares of all series will participate ratably in accordance with the amounts that would be payable on such Preferred Shares if all such dividends were declared and paid in full or the sums that would be payable on such shares on the return of capital were paid in full, as the case may be.

Convertible Debentures

On April 25, 2013, SSLI issued \$46.0 million aggregate principal amount of 4.65% extendible convertible unsecured subordinated debentures due January 2, 2014 (“**Convertible Debentures**”), convertible into Common Shares at \$16.75 per Common Share. Upon closing of the acquisition of Specialty Care Inc. on December 2, 2013, the maturity date of the Convertible Debentures was automatically extended to June 30, 2018. The Convertible Debentures bear interest at a rate of 4.65% per annum, which is payable semi-annually in June and December, and were issued pursuant to a trust indenture dated April 25, 2013 between SSLI and Computershare (the “**Convertible Debenture Indenture**”).

Convertible Debentures could not be redeemed by SSLI prior to June 30, 2016, except in the event of the satisfaction of certain conditions relating to the occurrence of a change of control. On or after such date and prior to June 30, 2017, the Convertible Debentures may be redeemed by SSLI in whole or in part from time to time, on not more than 60 days’ and not less than 30 days’ prior notice, at a price equal to the principal amount thereof plus accrued and unpaid interest, provided that the volume-weighted average trading price of the Common Shares on the TSX for the 20 consecutive trading days ending on the fifth trading day immediately preceding the date on which notice of redemption is given exceeds 125% of the conversion price. On or after June 30, 2017, the Convertible Debentures may be redeemed by SSLI in whole or in part and from time to time, on not more than 60 days’ and not less than 30 days’ prior notice, at a price equal to the principal amount thereof plus accrued and unpaid interest.

Upon the occurrence of a change of control, whereby more than 66.67% of the Common Shares are acquired by any person, or group of persons acting jointly, each holder of the Convertible Debentures may require SSLI to purchase their debentures at 101% of the principal amount plus accrued and unpaid interest. If 90% or more of the Convertible Debenture holders do so, SSLI has the right to redeem all of the remaining Convertible Debentures.

Second Amended and Restated Shareholders' Rights Plan

Background

On March 23, 2010, following the Company's IPO, the Board adopted the original shareholder rights plan of the Company (the "**2010 Rights Plan**"). In order to remain effective, the terms of the 2010 Rights Plan required that it be reconfirmed by shareholders at the third, sixth and ninth annual meetings of shareholders following the IPO. The 2010 Rights Plan was amended and restated to reflect certain amendments and reconfirmed by shareholders at the Company's annual and special meeting of shareholders on April 24, 2013, and further amended and restated to reflect certain amendments and reconfirmed by shareholders at the annual and special meeting of shareholders held on April 19, 2016 (the "**Rights Plan**"). The Rights Plan is required to be reconfirmed again by the Company's shareholders at the 2019 annual meeting of shareholders of the Company.

Summary

The following is a summary of certain material provisions of the Rights Plan, a copy of which is available on SEDAR (accessible at www.sedar.com) or on the Company's website at www.siennaliving.ca. This summary does not purport to be complete and is qualified entirely by the Rights Plan. Capitalized terms used in this summary and not otherwise defined have the meaning ascribed thereto in the text of the Rights Plan

Pursuant to the Rights Plan, the Company has issued one right (a "**Right**") for each Common Share that is currently outstanding and will issue one Right for each Common Share issued during the currency of the Rights Plan.

The Rights Plan utilizes the mechanism of the "**Permitted Bid**" (as described below) to require all potential bidders for the Company to comply with the conditions specified in the Permitted Bid provisions or else be subject to the dilutive features of the Rights Plan. The Rights Plan is designed to make it impractical for any person to acquire more than 20% of the outstanding Common Shares without the approval of the Directors except pursuant to the Permitted Bid procedures or pursuant to certain other exempt transactions outlined below.

Separation Time

The Rights will separate and trade separately from the Common Shares after the Separation Time (as defined below). Following the Separation Time, separate certificates evidencing the Rights ("**Rights Certificates**") will be provided for shareholders as of the Separation Time and each separate Rights Certificate alone will evidence the Rights. Registration of interests in and transfer of the Rights will be made only through a book entry system administered by CDS Clearing and Depository Services Inc.

The "**Separation Time**" is the close of business on the 10th Business Day following the earliest of:

- (a) the date of the first public announcement made by the Company or an Acquiring Person that a person has become an Acquiring Person;

- (b) the date of the commencement of a take-over bid by any person (an “**Offeror**”) for the Common Shares;
- (c) the date upon which a Permitted Bid ceased to be a Permitted Bid; or
- (d) such later date as may be determined by the Board.

If any take-over bid triggering the Separation Time expires or is cancelled, terminated or otherwise withdrawn prior to the Separation Time, the bid shall be deemed, for the purposes of determining the Separation Time, never to have been made.

Exercise Price of Rights

The initial exercise price established under the Rights Plan is \$100 per Common Share. After the Separation Time and prior to the occurrence of a Flip-In Event (as defined below), each Right entitles the registered holder to purchase one Common Share at the exercise price of \$100 per Common Share, subject to certain anti-dilution adjustments and other rights as will be set out in the Rights Plan. The terms of the Rights adjust significantly upon the occurrence of a “Flip-In Event”, as described below.

Flip-In Event

A “**Flip-In Event**” is triggered when a person becomes an Acquiring Person. Upon the occurrence of a Flip-in Event, the Company must take such action as shall be necessary to ensure that each Right (except for Rights beneficially owned by the persons specified below) shall thereafter constitute the right to purchase from the Company upon exercise thereof in accordance with the terms of the Rights Plan that number of Common Shares having an aggregate market price on the date of the consummation or occurrence of such Flip-In Event equal to twice the exercise price, for an amount in cash equal to the exercise price. By way of example, if at the time of such announcement the exercise price of the Rights is \$100 and the Common Shares have a market price of \$10 per Common Share, the holder of each Right would be entitled to purchase the number of Common Shares that has in the aggregate a market price of \$200 (i.e., 20 Common Shares in this example) for a price of \$100, that is, at a 50% discount.

The Rights Plan provides that Rights that are beneficially owned by:

- (a) an Acquiring Person, any affiliate or associate of an Acquiring Person, any person acting jointly or in concert with an Acquiring Person, or any affiliate or associate of such Acquiring Person; or
- (b) a transferee, direct or indirect, of Rights from any of the foregoing,

shall in certain circumstances become null and void without any further action and any holder of such Rights (including transferees) shall not have any rights whatsoever to exercise such Rights under any provision of the Rights Plan.

Acquiring Person

An “**Acquiring Person**” is a person who beneficially owns 20% or more of the outstanding Common Shares. An Acquiring Person does not, however, include:

- (a) the Company or any other affiliate controlled by the Company;
- (b) any person who owns, directly or indirectly, 20% or more of the securities of SSLI on closing of the IPO (a “**Grandfathered Person**”), provided, however, that this exemption shall not be, and shall cease to be, applicable to a Grandfathered Person in the event that such Grandfathered Person shall, after closing of the IPO, become the owner, directly or indirectly, of an additional 1% of the outstanding Common Shares, other than pursuant to certain exempt transactions described below; or
- (c) any person who becomes the beneficial owner of 20% or more of the Common Shares as a result of certain exempt transactions.

Where a Person is deemed to beneficially own the Common Shares issuable under that Person’s Convertible Securities, those Common Shares will be considered to be outstanding for purposes of calculating the number and percentage of Common Shares beneficially owned by that Person.

Exempt transactions include:

- (a) specified acquisitions or redemptions of Common Shares;
- (b) acquisitions pursuant to a Permitted Bid (which may include a Competing Permitted Bid), as described below; or
- (c) acquisitions of Common Shares in exchange for additional properties being acquired by the Company.

Permitted Bids and Competing Permitted Bids

A “**Permitted Bid**” means a bid which is made by an Offeror by means of a take-over bid circular and which also complies with the following additional provisions:

- (a) the bid is made to all holders of Common Shares, other than the Offeror, as registered on the books of the Company;
- (b) the bid contains, and the take-up and payment for securities tendered or deposited thereunder is subject to, irrevocable and unqualified conditions that (A) no Common Shares shall be taken up or paid for pursuant to the bid prior to the close of business on the date which is not less than 105 days following the date of the bid and (B) no Common Shares shall be taken up or paid for pursuant to the bid unless, at the date referred to in (A) above, more than 50% of the Common Shares held by independent shareholders shall have been deposited or tendered pursuant to the bid and not withdrawn;

- (c) the bid contains an irrevocable and unqualified provision that, unless the bid is withdrawn, Common Shares may be deposited pursuant to such bid at any time prior to the close of business on the date of first take-up or payment for Common Shares and that any Common Shares deposited pursuant to the bid may be withdrawn until taken up and paid for; and
- (d) the bid contains an irrevocable and unqualified provision that if, on the date on which Common Shares may be taken up or paid for, more than 50% of the Common Shares held by independent shareholders shall have been deposited or tendered pursuant to the bid and not withdrawn, the Offeror will make a public announcement of that fact and the bid will remain open for deposits and tenders of Common Shares for not less than 10 days from the date of such public announcement;

provided that if a bid constitutes a Competing Permitted Bid, the term “Permitted Bid” shall also mean the Competing Permitted Bid.

A “**Competing Permitted Bid**” means a bid that:

- (a) is made after a Permitted Bid or another Competing Permitted Bid has been made and prior to the expiry of the Permitted Bid or other Competing Permitted Bid;
- (b) satisfies all components of the definition of a Permitted Bid other than the requirements set out in paragraph (b)(A) of such description above; and
- (c) contains, and the take-up and payment for securities tendered or deposited is subject to, an irrevocable and unqualified condition that no Common Shares will be taken up or paid for pursuant to the bid prior to the close of business on a date that is no earlier than the later of (A) the last day on which the bid must be open for acceptance after the date of such bid under applicable Canadian securities legislation and (B) the earliest date on which securities may be taken up or paid for under any prior bid.

Neither a Permitted Bid nor a Competing Permitted Bid is required to be approved by the Board and such bids may be made directly to shareholders. Acquisitions of Common Shares made pursuant to a Permitted Bid or a Competing Permitted Bid do not give rise to a Flip-In Event.

Redemption and Waiver

The Board, with the consent of the holders of voting securities of the Company, may, at any time prior to the occurrence of a Flip-In Event, elect to redeem all but not less than all of the Rights at a redemption price of \$0.0001 per Right (the “**Redemption Price**”). Rights will be deemed to immediately be redeemed at the Redemption Price where a person acquires Common Shares pursuant to a Permitted Bid or Competing Permitted Bid. If the Board elects or is deemed to have elected to redeem the Rights, the right to exercise the Rights will terminate and each Right will after redemption be null and void and the only right thereafter of the holders of Rights shall be to receive the Redemption Price.

The Board, with the consent of the holders of voting securities of the Company, may waive application of the Rights Plan to a take-over bid prior to the occurrence of a Flip-In Event that would occur as a result of an acquisition of Common Shares otherwise than pursuant to a take-over bid made by way of take-over bid circular sent to all holders of voting securities of the Company. In such event, the Board shall extend the Separation Time to a date at least 10 business days subsequent to the meeting of shareholders called to approve such waiver.

The Board, in its discretion, may waive application of the Rights Plan to a take-over bid prior to the occurrence of a Flip-In Event that would occur as a result of a take-over bid made by way of take-over bid circular sent to all holders of voting securities of the Company. Once the Board has exercised its discretion to waive application of the Rights Plan in respect of any particular take-over bid and another take-over bid is made, the Board shall be deemed to have waived the application of the Rights Plan to such other take-over bid provided that such other take-over bid is made by way of a formal take-over bid circular to all holders of Common Shares prior to the expiry of the take-over bid in respect of which the waiver has been granted. In such event, the Board shall extend the Separation Time to a date at least 10 days following the meeting of shareholders called to approve such waiver.

Reconfirmation and Amendment

In order to remain effective, the Rights Plan must be reconfirmed by shareholders at the third, sixth and ninth annual meeting of shareholders following the IPO. The Rights Plan is expected to be presented to shareholders for reconfirmation at the Company's annual meeting of shareholders to be held in 2019.

INDEBTEDNESS

Debt Strategy and Maturity Schedule

The Company's objectives are to access and maintain the lowest cost of debt with the most flexible terms available. The Company's debt strategy involves secured debentures, conventional property-level secured mortgages, bank credit facilities and the Convertible Debentures.

The Company's goal is to continue to optimize its debt maturity schedule over a 10-year period in order to manage interest rate and financial risks. In fiscal 2018 and beyond, the Company plans to capitalize on external growth opportunities and refinance mortgages to build the 10-year debt maturity ladder around the Series B Debentures so as to reduce risk when these debentures mature in 2021.

The Company has adopted interest coverage guidelines which are consistent with the coverage covenants contained in its bank credit facility agreements. Interest coverage ratios provide an indication of the ability to service or pay interest charges relating to the underlying debt. The interest coverage ratio calculations may be defined differently depending on the lender.

The following table summarizes the Company's long-term debt commitments by maturity date (all amounts are expressed in thousands of Canadian dollars):

Year	Series B Debentures	Floating Rate Debt	Convertible Debentures	Amortizing Debt		Total	% of Total	Weighted Average Interest on Maturing Debt
				Regular Principal Payments	Principal Due at Maturity			
2018	—	—	44,509	17,219	29,914	91,642	10.9%	4.9%
2019	—	18,500	—	15,647	65,142	99,289	11.8%	4.4%
2020	—	50,000	—	12,204	19,992	82,196	9.7%	3.1%
2021	322,000	—	—	13,520	11,926	347,446	41.2%	3.5%
2022	—	—	—	10,444	25,858	36,302	4.3%	3.5%
2023	—	—	—	8,704	51,152	59,856	7.1%	3.1%
2024	—	—	—	7,318	20,617	27,935	3.3%	4.2%
2025	—	—	—	6,054	—	6,054	0.7%	—%
2026	—	—	—	6,200	14,361	20,561	2.4%	3.6%
2027	—	—	—	5,228	21,945	27,173	3.2%	3.1%
Thereafter	—	—	—	15,016	30,538	45,554	5.4%	4.5%
	322,000	68,500	44,509	117,554	291,445	844,008	100.0%	
						3,638		
						(4,529)		
						(200)		
						(42)		
						842,875		

Convertible Debentures

The terms of the outstanding Convertible Debentures are summarized above under “Description of Capital Structure – Convertible Debentures”.

Senior Secured Debentures

Series B Debentures

On February 3, 2014, LSCLP issued \$322.0 million of aggregate principal amount of 3.474% Series B Senior Secured Debentures with a maturity date of February 3, 2021 (the “**Series B Debentures**”). The proceeds from the issuance of the Series B Debentures were used to redeem all of the outstanding Series A Debentures on February 24, 2014, and to pay all associated fees and expenses.

The Series B Debentures were issued pursuant to a fourth supplemental indenture to the Trust Indenture dated February 3, 2014 between LSCLP and BNY Trust Company of Canada (the “**Trust Indenture**”). The Series B Debentures are collateralized by the assets of LSCLP and its subsidiary entities and guaranteed by those subsidiary entities. The Series B Debentures require payment of interest only while outstanding, and interest on the Series B Debentures, at 3.474% per annum, is payable semi-annually in arrears in February and August of each year. The Series B Debentures are

redeemable in whole or in part at the option of LSCLP at any time, upon not less than 15 days' and not more than 30 days' notice to the holders of the Series B Debentures, at a redemption price equal to the greater of (i) the face amount of such notes and (ii) the Canada Yield Price, as defined in the Trust Indenture on the business day preceding the date notice of redemption is given, in each case together with accrued and unpaid interest. The Series B Debentures may be purchased for cancellation at any time, in whole or in part, in the market or by tender or private contract at a price not to exceed the redemption price therefore plus any reasonable costs of purchase.

The Trust Indenture includes customary restrictions on the business of LSCLP and its subsidiary entities. These include restrictions on distributions, sales of assets and incurrence of additional indebtedness which, among other things, are based on LSCLP's maintaining specified debt service coverage ratios. In addition, the Trust Indenture includes customary events of default. LSCLP's covenants in respect of the Series B Debentures include the maintenance of a principal reserve fund to be used for debenture repayment. The principal reserve fund will be funded by LSCLP at least semi-annually to a predetermined minimum balance of \$45.5 million to be available for principal repayment by the maturity date of the Series B Debentures.

Credit Ratings

The Series B Debentures are presently rated as "A (low)" with a Stable trend from DBRS. The following information relating to DBRS credit ratings is based on information made available to the public by DBRS.

The DBRS long-term debt rating scale provides an opinion on the risk of default; that is, the risk that an issuer will fail to satisfy its financial obligations in accordance with the terms under which the obligations have been issued. Ratings are based on quantitative and qualitative considerations relevant to the borrowing entity and the relative ranking of claims. DBRS' credit ratings for long-term debt instruments range from AAA to D. Each rating category other than AAA and D also contains subcategories "high" and "low". The absence of either a "high" or "low" designation indicates the rating is in the "middle" of the category. Long-term debt securities rated "A" are of good credit quality and the capacity for payment of financial obligations is considered substantial.

Credit ratings are intended to provide investors with an independent measure of the credit quality of an issue of securities. The credit ratings on the Series B Debentures may not reflect the potential impact of all risks on the value of the Series B Debentures. In addition, real or anticipated changes in the Company's credit ratings will generally affect the market value of the Series B Debentures. The ratings are not a recommendation to buy, sell or hold securities and the ratings may be changed, suspended or withdrawn if, in their judgment, circumstances so warrant.

Credit Facilities

Royale Credit Facility

On January 18, 2017, the Company's subsidiary, The Royale LP, completed the amendment and restatement of the Royale Credit Facility. This amendment incorporated the \$22.5 million credit facility on the Astoria Retirement Residence (effectively terminating and replacing such facility) and

increased the borrowing capacity from a combined \$79.5 million to \$105 million. The Royale Credit Facility matures on January 18, 2020 and is intended to be used for general corporate purposes, including the short-term financing of future acquisitions. Borrowings under the Royale Credit Facility can take place by way of loans (at Canadian prime rate plus 75 bps per annum), bankers' acceptances (at 175 bps per annum over the floating bankers' acceptance rate published by the Bank of Canada) and letters of credit (at prime rate plus 175 bps per annum). The Royale Credit Facility is secured by The Royale LP's 100% interest in three retirement residences and guaranteed by Sienna, and is subject to certain customary financial and non-financial covenants, including restrictions on the pledging of assets and the maintenance of various financial covenants.

MARKET FOR SECURITIES

The outstanding Common Shares of the Company trade on the TSX under the symbol "SIA". The following table sets out the reported high and low prices and the volume traded of the Common Shares on the TSX for each month during 2017:

Month	Toronto Stock Exchange		
	High	Low	Volume
January	\$ 17.29	\$ 16.07	1,774,200
February	\$ 18.14	\$ 16.96	2,466,100
March	\$ 17.68	\$ 17.03	1,972,400
April	\$ 17.77	\$ 17.07	1,251,200
May	\$ 17.82	\$ 17.07	1,598,500
June	\$ 18.48	\$ 17.45	1,522,900
July	\$ 18.02	\$ 17.17	1,365,700
August	\$ 17.96	\$ 17.04	1,543,800
September.....	\$ 18.29	\$ 17.74	1,295,500
October.....	\$ 18.32	\$ 17.47	2,798,200
November.....	\$ 18.88	\$ 17.58	4,086,197
December	\$18.90	\$18.06	2,541,218

The outstanding Convertible Debentures of the Company trade on the TSX under the symbol "LW.DB". The following table sets out the reported high and low prices and the volume traded of the Convertible Debentures on the TSX for each month in 2017:

Month	Toronto Stock Exchange		
	High	Low	Volume
January.....	\$ 106.14	\$ 103.00	553,000

	<u>Toronto Stock Exchange</u>		
February	\$ 109.00	\$ 106.00	636,000
March	\$ 107.00	\$ 104.20	476,000
April	\$ 107.00	\$ 105.00	2,814,000
May.....	\$ 107.17	\$ 105.00	917,000
June.....	\$ 110.00	\$ 100.00	615,000
July	\$ 107.28	\$ 105.00	667,000
August	\$ 106.50	\$ 104.48	625,000
September.....	\$ 108.00	\$ 107.00	258,000
October.....	\$ 108.52	\$ 106.00	292,000
November.....	\$ 112.50	\$ 106.00	409,000
December	\$ 112.50	\$ 109.00	349,000

DIRECTORS AND EXECUTIVE OFFICERS

The following table sets out, as of the date hereof, for each of the directors and executive officers of the Company, the person's name, municipality of residence, positions with the Company (i.e., directorship) and principal occupation. Ms. Cormack, Ms. Jourdain Coleman and Mr. Sender were appointed to the Board on November 13, 2013, February 5, 2014 and May 23, 2017, respectively. Each of the other directors has been a director since the closing of the IPO in March 2010. The term of office for each of the directors will expire at the time of the next annual meeting of the shareholders of the Company.

As at the close of business on March 21, 2018, the directors and executive officers of the Company collectively beneficially own, directly or indirectly, or exercise control and direction over 637,201 Common Shares (representing in the aggregate approximately 1% of the issued and outstanding Common Shares as at such date).

<u>Name and Municipality of Residence</u>	<u>Position with the Company</u>	<u>Date on which became a Director and Principal Occupation if Different from Position Held</u>
<u>Directors</u>		
Dino Chiesa ^{(1),(2),(3)} Toronto, Ontario	Director	Independent Director since March 2010; Principal of Chiesa Group

Name and Municipality of Residence	Position with the Company	Date on which became a Director and Principal Occupation if Different from Position Held
Lois Cormack ⁽⁴⁾ Bradford, Ontario	Director, President and Chief Executive Officer	Director since November 2013
Janet Graham ^{(1),(2),(3)} Toronto, Ontario	Director	Independent Director since March 2010; Managing Director of IQ Alliance Incorporated and Corporate Director
Paula Jourdain Coleman ^{(1),(2),(3)} Oakville, Ontario	Director	Independent Director since February 2014; President, Lakebridge Investments Inc.
Jack MacDonald ^{(1),(2),(3)} Halifax, Nova Scotia	Director	Independent Director since March 2010; Corporate Director
John McLaughlin ^{(1),(2),(3)} Oakville, Ontario	Director	Independent Director since March 2010; President of Tall Oak Management Inc. and Corporate Director
Stephen Sender ^{(1),(2),(3),(5)} Thornhill, Ontario	Director	Independent Director since May 2017; Corporate Director
<u>Officers</u>		
Lois Cormack Bradford, Ontario	See above	See above
Nitin Jain ⁽⁶⁾ Etobicoke, Ontario	Chief Financial Officer and Chief Investment Officer	N/A
Michael Annable ⁽⁷⁾ Guelph, Ontario	Executive Vice President People and Chief Administrative Officer	N/A
Joanne Dykeman ⁽⁸⁾ Orono, Ontario	Executive Vice-President Operations	N/A
Lisa Kachur ⁽⁹⁾ Surrey, British Columbia	Executive Vice-President Operations	N/A
Cristina Alaimo ⁽¹⁰⁾ Toronto, Ontario	Vice-President, General Counsel & Corporate Secretary	N/A

Notes:

- (1) Member of the Audit Committee.
- (2) Member of the Compensation, Nominating and Governance Committee.
- (3) Independent member of the Board.
- (4) Ms. Cormack was appointed President and Chief Executive Officer of the Company effective April 22, 2013. She was previously President of Specialty Care Inc.
- (5) Mr. Sender was appointed a member of each of the Audit Committee and Compensation, Nominating and Governance Committee on May 23, 2017.
- (6) Mr. Jain was appointed Executive Vice-President and Chief Financial Officer on May 20, 2014. Effective March 14, 2017, Mr. Jain was appointed Chief Investment Officer and his title changed to Chief Financial Officer and Chief Investment Officer. In addition to his employment at Sienna, his principal occupation during the past five years includes Head of Finance for Real Estate at Canadian Tire Corporation and CT REIT (March 2012 – June 2014) and Senior Finance Role at Canadian Tire Corporation (January 2011 – March 2012).
- (7) Mr. Annable was appointed Executive Vice President, People and Chief Administrative Officer on November 13, 2013. In addition to his employment at Sienna, his principal occupation during the past five years includes Vice President of Human Resources Administration, TJX Canada (February 2011 - August 2013).
- (8) Ms. Dykeman was appointed Executive Vice-President, Operations, Long-term Care on February 17, 2015. Effective September 12, 2016, her title changed to Executive Vice-President, Operations. In addition to her employment at Sienna, her principal occupation during the past five years includes Vice President, Clinical Services and Quality at Revera Long-term Care Canada from 1999 to 2015.
- (9) Ms. Kachur was appointed Executive Vice-President, Operations, Retirement on May 1, 2016. Effective September 12, 2016, her title changed to Executive Vice-President, Operations. In addition to her employment at Sienna, her principal occupation during the past five years includes: Chief Operating Officer, Seniors Housing Operations, Element Lifestyle Retirement (May 2014 – October 2015) and VP Operations West, Retirement, Revera Inc. (November 2010 to May 2014).
- (10) Ms. Alaimo was appointed Vice-President, General Counsel and Corporate Secretary on January 26, 2015. In addition to her employment at Sienna, her principal occupation during the past five years includes Vice-President and General Counsel, Centric Health Corporation (March 2014 – January 2015), Principal, Alaimo Law (March 2013 – present), General Counsel, Cervello Capital Group of Companies (portfolio of public and private junior resource companies) (March 2012 – January 2013) and Associate, Goodmans LLP (October 2003 – March 2012).

Biographies

The following are brief profiles of the directors of the Company. The principal occupations of each of the directors of the Company for the five years preceding the date of this AIF are set out below.

Dino Chiesa — Chair and Director

Mr. Chiesa is the principal of Chiesa Group, a commercial real estate developer and investor founded by Mr. Chiesa in 1990, and the past chair of Canada Mortgage and Housing Corporation, one of Canada's largest financial institutions.

Mr. Chiesa is a current member of the Board of Trustees of Morguard North American Residential REIT and the Board of Directors of GFL Environmental Inc. From 2004 to 2010, he served as Trustee and Vice-Chair of Canadian Apartment Properties Real Estate Investment Trust (CAP REIT), a TSX-listed Canadian residential real estate investment trust. From 1999 to 2004, he served as Chief Executive Officer of Residential Equities Real Estate Investment Trust, prior to its merger with CAP REIT. Mr. Chiesa is also a former director of Dynacare Laboratories Inc., former member of the Board of Trustees of Sunrise Senior Living Real Estate Investment Trust, and formerly served on the board of two public hospitals. From 1989 to 1999, Mr. Chiesa held several positions within the Government of Ontario, including Assistant Deputy Minister, Municipal Affairs and Housing and Chief Executive Officer of each of Ontario Housing Corporation and Ontario Mortgage Corporation.

Mr. Chiesa sits on the advisory board for the Schulich School of Business at York University. Mr. Chiesa is the Chair of the Board of CreateTO (formerly Toronto Realty Agency). Additionally, he is active in the charitable sector, including in his role as Chair at Villa Charities.

Mr. Chiesa holds a Bachelor of Arts in Economics from McMaster University.

Lois Cormack — Director, President & Chief Executive Officer

Ms. Cormack has been the President and Chief Executive Officer of the Company since 2013. For more than 25 years, Ms. Cormack has been growing and transforming organizations as an executive in the seniors' living and health care sectors with extensive experience in developing, leasing and operating seniors living communities. Previous roles include President of Specialty Care Inc., owner of a consulting practice and executive positions in the health care and seniors' living sectors.

A respected leader in the seniors' living sector in Canada, Ms. Cormack was previously chair of the Ontario Long Term Care Association, has served on numerous national and provincial committees and has extensive experience and relationships in the health care and seniors' care sectors, including in the regulatory and policy environment in Canada. Ms. Cormack actively supports a number of not-for-profits and charities that support seniors and youth, and currently serves on the Board of Governors at Seneca College.

In 2014 and 2015, Ms. Cormack was named as one of Canada's top female entrepreneurs in Profit/Canadian Businesses W100 in recognition of outstanding company growth and performance. In 2017, under the leadership of Ms. Cormack, the Company was named among Canada's Most Admired Corporate Cultures in the Enterprise Category by Waterstone Human Capital, a leading executive search and professional recruitment firm.

Ms. Cormack holds a Masters of Health Administration from the University of Toronto and is a graduate of the Ivey Executive Program at the University of Western Ontario and the ICD-Rotman Directors Education Program.

Janet Graham — Director

Ms. Graham has been a Managing Director of IQ Alliance Incorporated, a Toronto based real estate advisory services firm, since 2002. Prior to joining IQ Alliance Incorporated, Ms. Graham was an independent consultant for a number of years, delivering real estate related financial advisory services to major corporate clients. Prior to 1996, Ms. Graham held several senior positions at a Canadian chartered bank and its affiliated investment bank for 15 years, specializing in corporate finance and lending to real estate and other companies.

Ms. Graham is a former member of the Boards of a number of public companies and trusts including the Board of Trustees and Chair of the Audit Committee of each of Milestone Apartments Real Estate Investment Trust and Automotive Properties Real Estate Investment Trust.

Ms. Graham holds a Bachelor of Applied Science from Guelph University, a Master of Business Administration from York University and holds a CPA, CA designation.

Paula Jourdain Coleman — Director

Ms. Jourdain Coleman is the founder and owner of Lakebridge Investments Inc., a privately-held investment company with interests in both seniors housing and real estate, and has been serving as its President since 1998. She has over thirty years' experience in long-term care management, facility development, government relations and financial management. Ms. Jourdain Coleman previously served in various roles at Specialty Care Inc. from 1981 to 2014, including as Chair and CEO from 1998 to 2014, where she led its transformation from four small rural homes into a vibrant organization with fourteen long-term care and retirement communities, an active consulting practice and management business. She became a Board member in February 2014 in connection with the Company's 2013 acquisition of a portfolio of Specialty Care properties and management business.

Ms. Jourdain Coleman currently serves on the Board of Directors of and is a member of the International Women's Forum. She previously served on the Board of Directors of each of St. Joseph's Health Care Centre and George Brown College Foundation, and is also a past President of the Ontario Long Term Care Association (OLTCA) and the Ontario Retirement Communities Association (ORCA).

Ms. Jourdain Coleman holds a Masters in Social Work from Wilfrid Laurier University and a Masters of Business Administration from York University.

Jack MacDonald — Director

Mr. MacDonald has been serving as the Chair of the Advisory Board of Micco Companies, a privately held company operating in Nova Scotia, since 2015. Until September 2012, Mr. MacDonald served as Chair of Compass Group Canada & ESS North America. Prior to this role he was Chief Executive Officer of the company for the period 1996 to 2010. Compass Group Canada is a \$1.6 billion subsidiary of Compass Group PLC, a public company traded on the FTSE 100. Compass Group provides food and facilities management services in a number of sectors including healthcare, business & industry, education, leisure & recreation and remote sites. Mr. MacDonald had been an officer of Compass Group North America from June 1997 until his retirement in 2012. Prior to Compass, Mr. MacDonald was President, Communicare Division of MDS Health Group from 1991 to 1996; President, Canadian Management Services Division of Marriott Corporation from 1984 to 1991; and Vice-President, Sales & Retail Operations of Clearwater Seafoods Limited. from 1980 to 1984.

Mr. MacDonald's previous board roles include Honourary Chair of the Board of Directors of Toronto Zoo Campaign — "Wild for Life", Chair of the Board of Directors of Canadian Aboriginal Business Hall of Fame, member of the Province of Ontario Investment and Trade Advisory Council, Chair of the Board of Directors of Canadian Foundation for Dietetic Research, Chair of the Board of Directors of President's Advisory Council for Humber College, Director of the Colorectal Cancer Screening Initiative Foundation and Director of the Canadian Physiotherapy Association.

Mr. MacDonald was educated in Nova Scotia, completing three years at Acadia University towards a B.Sc. in mathematics and engineering. In 2007, Mr. MacDonald received a Honourary Bachelor of Applied Science degree from Humber College. He is a graduate of the Institute of Corporate Directors programme at the University of Toronto's Rotman School of Management.

John McLaughlin — Director

Mr. McLaughlin served as the President of Tall Oak Management Inc., a privately-held management consulting and investment company, from 2002 until his retirement in 2016. Previously, Mr. McLaughlin served as Chief Executive Officer of a number of Canadian hospitals, and subsequently held several positions with Extencicare Inc. from 1984 to 2002, including as Managing Director of Extencicare (UK) Ltd., President of Extencicare (Canada) Inc., and President of Extencicare Health Care Services Inc. (Extencicare's US operations).

Mr. McLaughlin is a current member of the Board of Directors of each of Medical Pharmacies Group Inc. and Darling Home for KIDS, a respite facility for children with complex needs. From 2004 to 2012, he served as a member of the Board of Directors of Futuremed Healthcare Products Corporation (including as its Chairman from 2006 to 2012), and as a member of the Board of Directors and Chair of the Audit Committee of Aim Health Group from 2008 to 2011. He has served on the Board of the Ontario Long Term Care Association (OLTCA) in several positions, including as Chair of the Board.

Mr. McLaughlin is a graduate of St. Mary's University and of the University of Western Ontario's Executive Development Program.

Stephen Sender — Director

Mr. Sender served as an investment banker for over thirty years in Canada and abroad and was Managing Director, Industry Head — Real Estate in Scotiabank's Global Banking and Markets division, representing the bank's capital markets activities in the Canadian real estate industry.

Since the early 1990s, Mr. Sender specialized in the Canadian real estate sector, providing investment banking advice to numerous public entities with respect to capital markets activities. He has been directly involved in raising equity and debt capital in a large number of transactions and has provided financial advice in numerous large transactions including mergers, takeovers and related party transactions. Mr. Sender is a trustee of H&R Real Estate Investment Trust. Mr. Sender has been a frequent moderator/speaker at conferences in Canada focusing on capital markets developments in the real estate sector.

Mr. Sender holds a B.Comm. (Honours) degree from the University of Cape Town and qualified as a C.A. (S.A.) in 1984.

Directorships

Except as described above, none of the directors are currently directors of other issuers that are also reporting issuers (or the equivalent) in a territory of Canada or in a foreign territory.

CEASE TRADE ORDERS, BANKRUPTCIES, PENALTIES OR SANCTIONS

None of the directors or executive officers of the Company is, as at the date of this AIF, or has been within the 10 years before the date of this AIF, a director, chief executive officer or chief financial officer of any person or company (including the Company) that was subject to one of the following orders, that was in effect for a period of more than 30 consecutive days:

- (a) a cease trade order, an order similar to a cease trade order or an order that denied the company access to any exemption under securities legislation that was issued while the director or executive officer was acting in the capacity as director or executive officer; or
- (b) a cease trade order, an order similar to a cease trade order or an order that denied the company access to any exemption under securities legislation that was issued after the director or executive officer ceased to be a director, chief executive officer or chief financial officer and which resulted from an event that occurred while that person was acting in the capacity as director, chief executive officer or chief financial officer.

None of the directors or executive officers of the Company, or shareholders holding a sufficient number of securities of the Company to affect materially its control:

- (a) is, as at the date of this AIF, or has been within the 10 years before the date of this AIF, a director or executive officer of any company (including the Company) that, while that person was acting in that capacity, or within a year of that person ceasing

to act in that capacity, became bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency or was subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets; or

- (b) has, within the 10 years before the date of this AIF, become bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency, or become subject to or instituted any proceedings, arrangement or compromise with creditors, or had a receiver, receiver manager or trustee appointed to hold the assets of the director, executive officer of the shareholder; or
- (c) has had imposed any penalties or sanctions by a court relating to securities legislation or by a securities regulatory authority or has entered into a settlement agreement with a security regulatory authority or has had imposed any penalties or sanctions by a court or a regulatory body that would likely be considered important to a reasonable investor in making an investment decision.

CONFLICTS OF INTEREST

The directors of the Company are required by law to act honestly and in good faith with a view to the best interest of the Company and to disclose any interests which they may have in any project or opportunity of the Company. However, the Company's directors and officers may serve on the boards and/or as officers of other companies which may compete in the same sector as the Company, giving rise to potential conflicts of interest. To the extent that such other companies may participate in ventures in which the Company may participate or enter into contracts with the Company, they may have a conflict of interest in negotiating and concluding terms respecting the extent of such participation. In the event that a conflict of interest arises at a meeting of the directors of the Company, such conflict of interest must be declared and the declaring parties must recuse themselves from the meeting and abstain from participating and voting for or against the approval of any project or opportunity in which they may have an interest. Provided such steps are followed and subject to any limitations in the Company's constating documents, a transaction would not be void or voidable because it was made between the Company and one or more of its directors or by reason of such director being present at the meeting at which such agreement or transaction was approved. The remaining directors will determine whether or not the Company will participate in any such project or opportunity.

To the best of the Company's knowledge, other than as set forth below, there are no known existing or potential conflicts of interest among the Company, directors, officers or other members of management of the Company as a result of their outside business interests.

Mr. McLaughlin is a board member of Medical Pharmacies Group Inc., a supplier to the Company.

The directors and officers of the Company are aware of the existence of laws governing accountability of directors and officers for corporate opportunity and requiring disclosures by

directors of conflicts of interest, and the Company will rely upon such laws in respect of any directors' and officers' conflicts of interest or in respect of any breaches of duty by any of its directors or officers.

AUDIT COMMITTEE INFORMATION

Audit Committee Charter

The text of the Audit Committee's charter is attached as Schedule "A".

Composition of Audit Committee

The members of the Company's Audit Committee are:

Janet Graham (Chairperson)	Independent ⁽¹⁾	Financially literate ⁽²⁾
Dino Chiesa	Independent ⁽¹⁾	Financially literate ⁽²⁾
Jack MacDonald	Independent ⁽¹⁾	Financially literate ⁽²⁾
John McLaughlin	Independent ⁽¹⁾	Financially literate ⁽²⁾
Paula Jourdain Coleman	Independent ⁽¹⁾	Financially literate ⁽²⁾
Stephen Sender ⁽³⁾	Independent ⁽¹⁾	Financially literate ⁽²⁾

Notes:

- (1) Pursuant National Instrument 52-110 - Audit Committees, as amended, of the Canadian Securities Administrators ("NI 52-110"), a member of an audit committee is independent if the member has no direct or indirect material relationship with the Company, which could, in the view of the Board, reasonably interfere with the exercise of a member's independent judgment.
- (2) An individual is financially literate if he or she has the ability to read and understand a set of financial statements that present a breadth of complexity of accounting issues that are generally comparable to the breadth and complexity of the issues that can reasonably be expected to be raised by the Company's financial statements. The Board has determined that each member of the Audit Committee is financially literate, having reference to the definition contained in NI 52-110 and consideration of the relevant education and experience of each member of the Audit Committee.
- (3) Mr. Sender was appointed a member of the Audit Committee on May 23, 2017.

Relevant Education and Experience

The Board believes that the composition of the Audit Committee reflects a high level of financial literacy. Each member of the Company's Audit Committee has education and experience (see "Directors and Executive Officers") that is relevant to his or her performance as an Audit Committee member and has, in particular, education and experience that have provided the member with:

- (b) an understanding of the accounting principles used by the Company to prepare its financial statements;
- (c) the ability to assess the general application of the above noted principles in connection with estimates, accruals and reserves;
- (d) experience preparing, auditing, analyzing or evaluating financial statements that present a breadth and level of complexity of accounting issues that are generally comparable to the breadth and complexity of issues that can reasonably be expected to be raised by the Company's financial statements or experience actively supervising individuals engaged in such activities; and
- (e) an understanding of internal controls and procedures for financial reporting.

Reliance on Certain Exemptions

At no time since the commencement of the Company's most recently completed financial year has the Company relied on the exemption in Sections 2.4 (De Minimis Non-audit Services), 3.2 (Initial Public Offerings), 3.3(2) (Controlled Companies), 3.4 (Events Outside Control of Members), 3.5 (Death, Disability or Resignation of Audit Committee Member), 3.6 (Temporary Exemption for Limited and Exceptional Circumstances), 3.8 (Acquisition of Financial Literacy) of NI 52-110, or an exemption from NI 52-110, in whole or in part, granted under Part 8 thereof.

Audit Committee Oversight

At no time since the commencement of the Company's most recently completed financial year has the Audit Committee made a recommendation to nominate or compensate an external auditor not adopted by the Board.

Pre-Approval Policies and Procedures

The Audit Committee is authorized by the Board to review the performance of the Company's external auditors and approve in advance provision of services other than auditing and to consider the independence of the external auditors, including a review of the range of services provided in the context of all consulting services bought by the Company. The Audit Committee is authorized to approve in writing any non-audit services or additional work which the Chair of the Audit Committee

deems is necessary, and the Chair will notify the other members of the Audit Committee of such non-audit or additional work and the reasons for such non-audit work for the committee's consideration, and if thought fit, approval in writing.

External Auditor Service Fees

The fees billed by the Company's external auditors for the last three fiscal years are as follows:

<u>Year</u>	<u>Audit Fees</u>	<u>Audit Related Fees⁽¹⁾</u>	<u>Tax Fees⁽²⁾</u>	<u>All Other Fees⁽³⁾</u>	<u>Total Fees</u>
2017.....	\$571,170	\$127,050	\$47,440	nil	\$745,660
2016	\$699,993	nil	nil	\$216,300	\$916,293
2015.....	\$379,225	nil	\$27,405	nil	\$406,630

Notes:

- (1) Fees charged for assurance and related services that are reasonably related to the performance of an audit, and not included under Audit Fees.
- (2) Fees charged for tax compliance, tax advice and tax planning services.
- (3) Fees for services other than disclosed in any other column.

PROMOTERS

No person was considered a promoter of the Company for the purposes of applicable securities legislation during the last two completed fiscal years of the Company.

LEGAL PROCEEDINGS AND REGULATORY ACTIONS

The Company's business is involved in various legal actions and proceedings which arise from time to time in the ordinary course. In view of the quantum of the amounts claimed and the insurance coverage maintained by the Company, the Company considers that the aggregate contingent liability resulting from those legal actions and proceedings is not material.

INTEREST OF MANAGEMENT AND OTHERS IN MATERIAL TRANSACTIONS

Except as set forth below, no director, executive officer or shareholder who beneficially owns, directly or indirectly, or exercises control or direction over, more than 10% of the outstanding Common Shares, or any known associate or affiliate of any such person, has or had any material interest, direct or indirect, in any transaction within the last three years or in any proposed transaction, that has materially affected or will materially affect the Company or a subsidiary entity of the Company.

Ms. Jourdain Coleman held a minority direct and indirect interest in Specialty Care Inc. and related entities which participated as vendors in the Traditions of Durham acquisition (see “General Development of the Business”).

TRANSFER AGENT AND REGISTRAR

The transfer agent and registrar for the Common Shares is Computershare at its principal offices located in Toronto, Ontario.

MATERIAL CONTRACTS

The following are the only material contracts, other than contracts in the ordinary course of business, which have been entered into by SSLI and/or its subsidiary entities and which are still in effect:

- the Trust Indenture (see “Indebtedness – Senior Secured Debentures”)
- the Rights Plan (see “Description of Capital Structure – Shareholders’ Rights Plan”)
- the Convertible Debenture Indenture (See “Description of Capital Structure – Convertible Debentures”)
- the Royale Credit Agreement (see “Indebtedness – Credit Facilities – Royale Credit Agreement”)

INTERESTS OF EXPERTS

The Company’s auditors are Pricewaterhouse Coopers LLP, Chartered Professional Accountants (“**PwC**”) who have prepared an independent auditor’s report dated February 15, 2018 in respect of the Company’s consolidated financial statements as at December 31, 2017 and December 31, 2016 and for the years then ended. PwC has advised that they are independent with respect to the Company within the meaning of the Chartered Professional Accountants of Ontario CPA code of Professional Conduct.

ADDITIONAL INFORMATION

Additional information relating to the Company may be found on the System for Electronic Document Analysis and Retrieval at www.sedar.com.

Additional information, including directors’ and officers’ remuneration and indebtedness, and principal holders of the Company’s securities will be contained in the Company’s information circular for its May 22, 2018 annual meeting of shareholders. Additional financial information is provided in the Company’s consolidated financial statements and management’s discussion and analysis for the year ended December 31, 2017.

SCHEDULE "A"

CHARTER OF THE AUDIT COMMITTEE

1. Purpose

The Audit Committee (the "**Committee**") is appointed by the board of directors (the "**Board**") of Sienna Senior Living Inc. (the "**Company**") to assist in the oversight and evaluation of:

- the quality and integrity of the financial statements and other financial information relating to the Company;
- the design and implementation of the Company's internal controls and disclosure controls;
- the compliance by the Company with legal and regulatory requirements in respect of financial disclosure;
- the qualification, independence and performance of the Company's independent auditor;
- the development, review and assessment of the Company's complaints procedure with respect of the reporting of illegal or unethical behaviour;
- the performance of the Company's Chief Financial Officer; and
- any additional duties set out in this Charter or otherwise delegated to the Committee by the Board.

In addition, the Committee provides an avenue for communication between the independent auditor, the Company's Chief Financial Officer and other senior financial management, other employees and the Board concerning accounting, and auditing matters.

The Committee is directly responsible for the appointment, compensation, retention (and termination) and oversight of the work of the independent auditor (including oversight of the resolution of any disagreements between management and the independent auditor regarding financial reporting) for the purpose of preparing audit reports or performing other audit, review or attest services for the Company.

The Committee is not responsible for:

- planning or conducting audits,
- certifying or determining the completeness or accuracy of the Company's financial statements or that those financial statements are in accordance with generally accepted accounting principles ("**GAAP**") or International Financial Reporting Standards ("**IFRS**"), or

- guaranteeing the report of the Company’s independent auditor.

Each member of the Committee shall be entitled to rely in good faith upon:

- financial statements of the Company represented to him or her by senior management of the Company or in a written report of the independent auditor to present fairly the financial position of the Company in accordance with GAAP or IFRS, as applicable; and
- any report of a lawyer, accountant, engineer, appraiser or other person whose profession lends credibility to a statement made by any such person.

In this context, “**good faith reliance**” means that the Committee member has considered the relevant issues, questioned the information provided and assumptions used, and assessed whether the analysis provided by senior management or the expert is reasonable. Generally, good faith reliance does not require that the member question the honesty, competence and integrity of senior management or the expert unless there is a reason to doubt their honesty, competency and integrity.

The fundamental responsibility for the Company’s financial statements and disclosure rests with senior management and the independent auditor is responsible for auditing those financial statements. It is not the duty of the Committee to conduct investigations, to itself resolve disagreements (if any) between senior management and the independent auditor or to ensure compliance with applicable legal and regulatory requirements.

2. **Reports**

The Committee shall report to the Board on a regular basis and, in any event, before the public disclosure by the Company of its quarterly and annual financial results. The reports of the Committee shall include any issues of which the Committee is aware with respect to:

- the quality or integrity of the Company’s financial statements;
- compliance by the Company with legal or regulatory requirements in respect of financial matters and disclosure;
- the performance and independence of the Company’s independent auditor;
- the effectiveness of systems of control (including risk management) established by management to safeguard the assets (real and intangible) of the Company; and
- the proper maintenance of accounting and other records.

The Committee shall also prepare, as required by applicable law, any audit committee report required for inclusion in the Company’s publicly filed documents.

3. **Composition**

The members of the Committee shall be three or more individuals who are appointed (and may be replaced) by the Board on the recommendation of the Company’s Compensation, Governance

and Nominating Committee. The appointment of members of the Committee shall take place annually at the first meeting of the Board after a meeting of Shareholders at which Directors are elected, provided that if the appointment of members of the Committee is not so made, the directors who are then serving as members of the Committee shall continue as members of the Committee until their successors are appointed. The Board may appoint a member to fill a vacancy that occurs in the Committee between annual elections of Directors. Any member of the Committee may be removed from the Committee by a resolution of the Board. Unless the Chair is elected by the Board, the members of the Committee may designate a Chair by majority vote of the members of the Committee.

Each of the members of the Committee shall be independent and financially literate as defined for the purposes of in National Instrument NI 52-110 – *Audit Committees*, as it may be amended or replaced from time to time. No member of the Committee shall:

- accept (directly or indirectly) any consulting, advisory or other compensatory fee from the Company or any of its subsidiaries¹ (other than remuneration for acting in his or her capacity as a director) or be an “affiliated person”² of the Company or any of its subsidiaries;
- concurrently serve on the audit committee of a competitor or client without the prior approval of the Committee, the Compensation, Governance and Nominating Committee and the Board; or

4. Responsibilities

It is recognized that, in fulfilling their responsibilities, members of the Committee are not full-time employees of the Company. As such, it is not the duty or responsibility of the Committee or its members to conduct “field work” or other types of auditing or accounting reviews or procedures or to determine that the Company’s financial statements are complete and accurate. Each member of the Committee shall be entitled to rely on (i) the integrity of those persons and organizations within and outside the Company from which it receives information, and (ii) the accuracy of the financial and other information provided to the Committee by such persons or organizations absent actual knowledge to the contrary (which shall be promptly reported to the Board).

The Committee shall have authority over, and shall be responsible for, the following specific matters:

¹ A person or company is considered to be a subsidiary of another person or company if (a) it is controlled by (i) that other, or (ii) that other and one or more persons or companies each of which is controlled by that other, or (iii) two or more persons or companies, each of which is controlled by that other; or (b) it is a subsidiary of a person or company that is the other’s subsidiary.

² A person or company is considered to be an affiliated entity of a person or company if (a) one of them controls or is controlled by the other or if both persons or companies are controlled by the same person or company or (b) the person is an individual who (i) both a director and an employee of an affiliated entity, or (ii) an executive officer, general partner or managing member of an affiliated entity.

4.1 Independent Auditor

The Committee shall:

- Recommend to the Board the independent auditor to be nominated for the purpose of preparing or issuing an auditor's report or performing other audit, review or attestation services for the Company.
- Establish the compensation of the independent auditor.
- Obtain confirmation from the independent auditor that it ultimately is accountable, and will report directly, to the Committee and the Board.
- Oversee the independent auditor and, in the context thereof, require the independent auditor to report to the Committee (among other things) any disagreement between management and the independent auditor regarding financial reporting and the resolution of each such disagreement.
- Pre-approve all audit and non-audit services (subject to any restrictions on such non-audit services imposed by applicable legislation, regulatory requirements and policies of the Canadian Securities Administrators).
- Adopt such policies and procedures as it determines appropriate for the pre-approval of the retention of the independent auditor by the Company and any of its subsidiaries for any audit and permitted non-audit services, including procedures for the delegation of authority to provide such approval to one or more members of the Committee.
- At least annually, review the qualifications, performance and independence of the independent auditor. In doing so, the Committee should, among other things, undertake the measures set forth in Appendix "A" to this Charter.
- at least annually, obtain and review a report by the auditor describing: (A) the auditor's internal quality-control procedures, including the safeguarding of confidential information; and (B) any material issues raised by (i) the most recent internal quality control review or peer review of the auditor which relates to services provided to the Company or its subsidiaries by the auditor, or (ii) the review of the auditor by any independent oversight body, such as the Canadian Public Accountability Board or governmental or professional authorities within the preceding five years respecting one or more independent audits carried out by the auditor (but only where the results of such review have been made publicly available), and in the case of each of (i) and (ii), the steps taken to deal with any issues raised in any such review;

4.2 The Audit Process, Financial Statements and Related Disclosure

The Committee shall:

- Meet with senior management and/or the independent auditor to review and discuss:

- the planning and staffing of the audit by the independent auditor;
- before public disclosure, the Company’s annual audited financial statements and quarterly unaudited financial statements, the Company’s accompanying disclosure of Management’s Discussion and Analysis (“**MD&A**”) and earnings press releases and make recommendations to the Board as to the approval and dissemination of those statements and disclosure;
- the adequacy of the procedures for the review of the Company’s public disclosure of financial information extracted or derived from the Company’s financial statements, other than the public disclosure referred to in the immediately preceding paragraph and periodically assess the adequacy of those procedures and consider whether they are complete and consistent with the information known to committee members;
- financial information and any earnings guidance provided to analysts and rating agencies, recognizing that this review and discussion may be done generally (consisting of a discussion of the types of information to be disclosed and the types of presentations to be made) and need not take place in advance of the disclosure of each release or provision of guidance;
- any significant financial reporting issues and judgments made in connection with the preparation of the Company’s financial statements, including any significant changes in the selection or application of accounting principles, any major issues regarding auditing principles and practices, and the adequacy of internal controls that could significantly affect the Company’s financial statements;
- all critical accounting policies and practices used;
- all alternative treatments of financial information within GAAP or IFRS, as applicable, that have been discussed with management, ramifications of the use of such alternative disclosures and treatments, and the treatment preferred by the independent auditor;
- the use of “pro forma” or “adjusted” non-GAAP or non-IFRS information;
- the effect of new regulatory and accounting pronouncements
- the effect of any material off-balance sheet structures, transactions, arrangements and obligations (contingent or otherwise), on the Company’s financial statements;
- any disclosures concerning any weaknesses or any deficiencies in the design or operation of internal controls or disclosure controls made to the Committee by the Chief Executive Officer and the Chief Financial Officer during their certification process in documents filed with applicable securities regulators;

- the adequacy of the Company’s internal accounting controls and management information systems and its financial, auditing and accounting organizations and personnel and any special steps adopted in light of any material control deficiencies; and
- the establishment, and periodic review, of procedures for the review of financial information extracted or derived from the Company’s consolidated financial statements.
- In conducting its review of the financial statements and related management’s discussion and analysis:
 - consider the quality of, and not just the acceptability of, the accounting principles, and the reasonableness of senior management’s judgments, analyses and estimates made in connection with the preparation of the financial statements or that have a significant effect upon the financial statements, and the clarity of the disclosures in the financial statements;
 - discuss the effect of off-balance sheet transactions, arrangements, obligations (including contingent liabilities) and other relationships with unconsolidated entities or other persons that may have a material current or future effect on the Company’s financial condition, changes in financial condition, results of operations, liquidity, capital expenditures, capital resources, and/or significant components of revenues and expenses;
 - consider any proposed changes in accounting practices or policies and their impact on consolidated financial statements of the Company;
 - discuss with senior management, the auditor and, if necessary, legal counsel, a report from senior management describing any litigation, claim or other contingency, including tax assessments, that could have a material effect upon the financial position of the Company and the manner in which these matters have been disclosed in the financial statements;
 - discuss with senior management and the auditor any correspondence with regulators or governmental agencies, employee or other complaints or published reports that raise material issues regarding the Company’s consolidated financial statements or accounting policies;
 - discuss with the auditor any special audit steps taken in light of material weaknesses in internal control;
 - review the results of the audit, including any reservations or qualifications in the auditor’s opinion;

- discuss with senior management all significant variances between comparative reporting periods;
 - discuss with the auditor any difficulties encountered in the course of the audit work, including any restrictions on the scope of their procedures and access to requested information, accounting adjustments proposed by the auditor which were not applied (because they were immaterial or otherwise) and significant disagreements with senior management and the method of resolution;
 - discuss with the auditor any material issues relating to the Company's activities on which the Company's audit team consulted the auditor's national office;
 - discuss with senior management and the auditor the appropriate disclosure of any transactions between the Company and its officers, directors, or other related parties; and
 - consider any other matter which in its judgment should be taken into account in reaching its recommendation to the Board concerning the approval of the financial statements.
- Review with the independent auditor:
 - the quality as well as the acceptability of the accounting principles that have been applied;
 - any problems or difficulties the independent auditor may have encountered during the provision of its audit services, including any restrictions on the scope of activities or access to requested information and any significant disagreements with management, any management letter provided by the independent auditor or other material communication (including any schedules of unadjusted differences) to management and the Company's response to that letter or communication; and
 - any changes to the Company's significant accounting principles and practices suggested by the independent auditor or members of management.
 - Review with management all related party transactions and the development of policies and procedures related to those transactions.
 - Following completion of the annual audit, review with each of management and the independent auditors any significant issues, concerns or difficulties encountered during the course of the audit including:
 - restrictions on the scope of work or on access to required or requested information;

- issues or concerns that arose during the course of the audit concerning the Company’s internal accounting controls, or the fair presentation, completeness or accuracy of the financial statements; and
- analyses prepared by management or the auditors setting forth significant financial reporting issues and judgments made in connection with preparation of the financial statements (including analysis of the effects of alternative treatments under generally accepted accounting principles).
- Periodically review reports on the Company’s information technology systems that support the financial reporting process.
- Receive and review reports from other Board committees with regard to matters that could affect the audit or results of operations.
- Oversee appropriate disclosure of the Charter, and other information required to be disclosed by applicable legislation in the Company’s public disclosure documents, including any management information circular distributed in connection with the solicitation of proxies from the Company’s security holders.

4.3 Compliance

The Committee shall, as it determines appropriate:

- Obtain reports from senior management that the Company and its subsidiaries are in conformity with applicable legal requirements;
- Review with the Company’s Chief Financial Officer, other members of management and the independent auditor any correspondence with regulators or governmental agencies and any employee complaints or published reports, which raise material issues regarding the Company’s financial statements or accounting policies.
- Review senior management’s written representations to the independent auditor.
- Advise the Board with respect to the Company’s policies and procedures regarding compliance with applicable laws and regulations and with the Company’s Code of Business Conduct and Ethics.
- Review with the Company’s General Counsel and/or external legal counsel legal matters that may have a material impact on the financial statements, the Company’s compliance policies and any material reports or inquiries received from regulators or governmental agencies.
- Discuss with senior management the guidelines and policies utilized by senior management with respect to financial risk assessment and management, and the major financial risk exposures and the procedures to monitor and control such exposures in order to assist the Committee in assessing the completeness, adequacy and

appropriateness of financial risk disclosure in Management's Discussion and Analysis and in the financial statements.

- Establish procedures for:
 - the receipt, retention and treatment of complaints regarding accounting, internal accounting controls or auditing matters; and
 - the confidential, anonymous submission by employees of the Company with concerns regarding any accounting or auditing matters.
- Review and approve the Company's hiring policies regarding partners, employees and former partners and employees of the present and former external auditor of the Company.

4.4 Delegation

To avoid any confusion, the Committee responsibilities identified above are the sole responsibility of the Committee and may not be delegated to a different committee.

5. **Meetings**

The Committee shall meet in accordance with a schedule established each year by the Committee, and at other times that the Committee may determine. Quorum for all meetings shall be a majority of the Committee members or such greater number as the Committee shall, by resolution, determine. Minutes shall be maintained of all meetings of the Committee and copies of the minutes shall be made available to all members of the Board.

The Committee shall meet separately, periodically, with the Chief Financial Officer and other financial management, and the independent auditor and may request any member of the Company's senior management, the General Counsel or external legal counsel or independent auditor to attend meetings of the Committee or with any members of, or advisors to, the Committee.

Meeting agendas shall be developed by the Committee chair in consultation with the Company's management and the independent auditors. Committee members may propose agenda items through communication with the Chair of the Committee or the Chief Financial Officer. Agendas, together with appropriate briefing materials, shall be circulated to Committee members prior to meetings. At the discretion of the Committee, members of management and others may attend Committee meetings other than the separate sessions with the Chief Financial Officer, the independent auditor and General Counsel and/or external legal counsel.

The auditor is entitled to receive notice of every meeting of the Committee and, at the expense of the Company, to attend and be heard thereat and, if so requested by a member of the Committee, shall attend any meeting of the Committee held during the term of office of the auditor.

6. Resources and Authority

The Committee shall have the resources and the authority appropriate to discharge its responsibilities, including the authority to engage and establish the compensation of, at the expense of the Company, outside advisors including experts in particular areas of accounting, legal counsel and other experts or consultants as it determines necessary to carry out its duties, without seeking approval of the Board or management. The Committee will advise the Board of any such action taken.

The Committee has the authority to conduct any investigation appropriate to fulfilling its responsibilities, and has direct access to the independent auditor as well as anyone in the Company.

7. Annual Evaluation

At least annually, the Committee shall, in a manner it determines to be appropriate:

- Perform a review and evaluation of the performance of the Committee and its members, including the compliance of the Committee with this Charter.
- Review and assess the adequacy of its Charter (including with respect to the procedures regarding the review of the Company's public disclosure of financial information extracted or derived from the Company's financial statements) and recommend to the Board any improvements to this Charter that the Committee determines to be appropriate.

Appendix “A”

Qualifications, Performance and Independence of Independent Auditor

- Review the experience and qualifications of the senior members of the independent auditor’s team.
- Confirm with the independent auditor that it is in compliance with applicable legal, regulatory and professional standards relating to auditor independence.
- Review and approve clear policies for the hiring by the Company of employees or partners or former employees or former partners of the current and former independent auditor.
- Review annual reports from the independent auditor regarding its independence and consider whether there are any non-audit services or relationships that may affect the objectivity and independence of the independent auditor and, if so, recommend that the Board take appropriate action to satisfy itself of the independence of the independent auditor.
- Obtain and review such report(s) from the independent auditor as may be required by applicable legal and regulatory requirements.
- Conduct an evaluation (taking into account the opinions of management) of the independent auditors qualification, performance and independence and present to the Board the Committee’s conclusion in such regard.
- Review, as required, the independent auditors’ plans with respect to the partner rotation.