

\$2.3B

Enterprise Value

\$1.3B

Market Capitalization

\$0.94

Annual Distribution

~5.0%

Dividend Yield

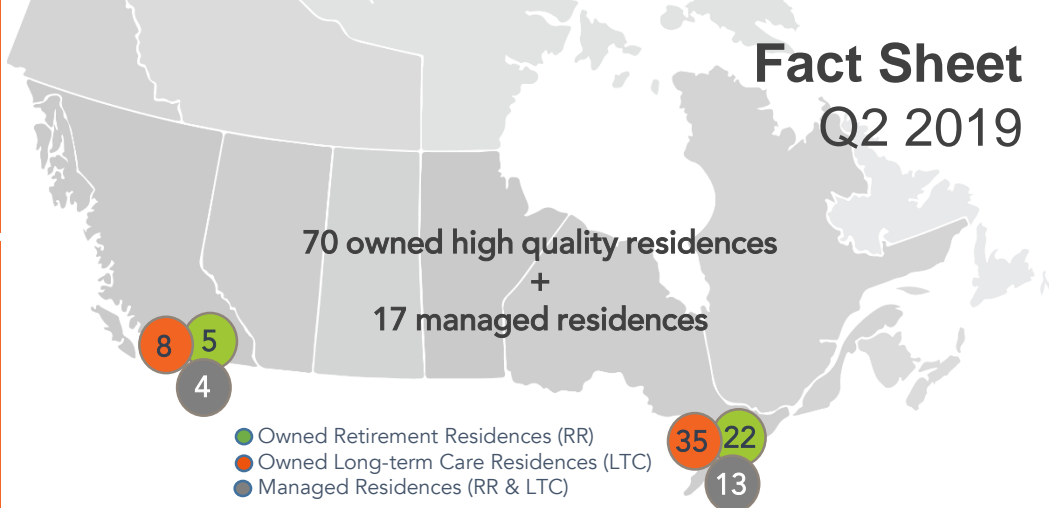
~240%+

Total Shareholder Return
since IPO

12,000+

Team Members

as at August 2019



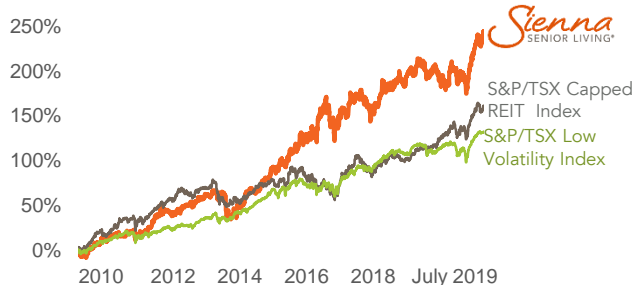
Sienna Senior Living Inc. (TSX:SIA) is one of Canada's leading owners and operators of seniors' residences with high quality assets in great locations. With the dedication and support of over 12,000 team members, Sienna helps residents to live fully every day.

Why Invest in Sienna

- Well established in a sector with significant **demand**
- **Strong** seniors living **operating platform**
- **High quality portfolio** in key markets
- Strong financial position with an **A (low) bond rating**
- Robust **development pipeline**

**10 million
seniors
in Canada
by 2036**

Share Performance since IPO



Growth Strategy

- **Grow the company** through strategic acquisitions, organic growth & new development
- **Harmonize the operating platform**
- Maintain a **strong balance sheet**



Senior Management

Lois Cormack
Director, President & CEO

Nitin Jain
Chief Financial Officer &
Chief Investment Officer

Joanne Dykeman
EVP, Operations

Lisa Kachur
EVP, Operations

Olga Giovanniello
EVP, People & Culture

Cristina Alaimo
VP, General Counsel

Nancy Webb
VP, Marketing &
Communications

Board of Directors

Dino Chiesa
Chairman

Lois Cormack

Janet Graham

Brian Johnston

Paula Jourdain Coleman

Jack C. MacDonald

Stephen Sender

Financial Highlights

Key Performance Indicators

\$thousands, except occupancy, share and ratio data

	Q2 2019	Q2 2018	YTD 2019	YTD 2018
Occupancy – Retirement (average)	88.4%	91.6%	89.4%	91.8%
Occupancy – Long-term care (average)	98.3%	98.3%	98.3%	98.1%
Revenue	165,957	162,124	329,626	307,481
Net operating income (NOI)	39,929	39,390	78,841	71,794
Operating Funds from Operations (OFFO)	23,602	24,343	44,924	42,952
Adjusted Funds from Operations (AFFO)	24,428	26,137	47,811	46,911
OFFO per share (diluted)	0.356	0.374	0.678	0.683
AFFO per share (diluted)	0.368	0.400	0.721	0.744
Dividends per share	0.230	0.225	0.459	0.450
Debt to gross book value (period end)	46.6%	49.4%	46.6%	49.4%
Interest coverage ratio	4.0x	4.1x	3.9x	4.0x
Weighted average term to maturity (years)	4.4	5.0	4.4	5.0

Corporate Social Responsibility

Sienna is deeply connected to its communities where it strives to create a positive experience for its residents, their families and its employees. With a high-performing team and an award-winning workplace culture, Sienna aims to never lose sight of its vision to awaken its communities to the positive possibilities of life's next chapters.

Governance

- Maintain the **highest ethical standards** through a strong governance framework and an experienced Board of Directors.
- **Leader in gender diversity** with over 40% of Sienna's directors being female.

Sienna is among the
**Top 5 companies listed on
the TSX**
in terms of gender diversity

Social

- Strongly committed to giving back; **Sienna for Seniors** initiative has raised **\$350,000** since inception.
- Sienna named one of **Canada's most admired Corporate Cultures** in 2017.
- Consistently **outperforms provincial and national averages on the quality of care** provided to residents.

Environmental

- Key initiatives focus on increasing **water conservation** and decreasing **energy consumption**.



Sienna Senior Living Inc.
302 Town Centre Blvd,
Suite 300
Markham, ON L3R 0E8
t: (905) 477-4006
e: investors@siennaliving.ca
siennaliving.ca

Our Vision is to awaken our communities to the positive possibilities of life's next chapters.

Our Mission is to help you live fully, every day.

Our Values are respect, passion, teamwork, responsibility & growth.

