

Fact Sheet

TSX: SIA

~12,000

Dedicated Team Members

51

Years of Operation

\$0.94

Annual
Distribution/Share

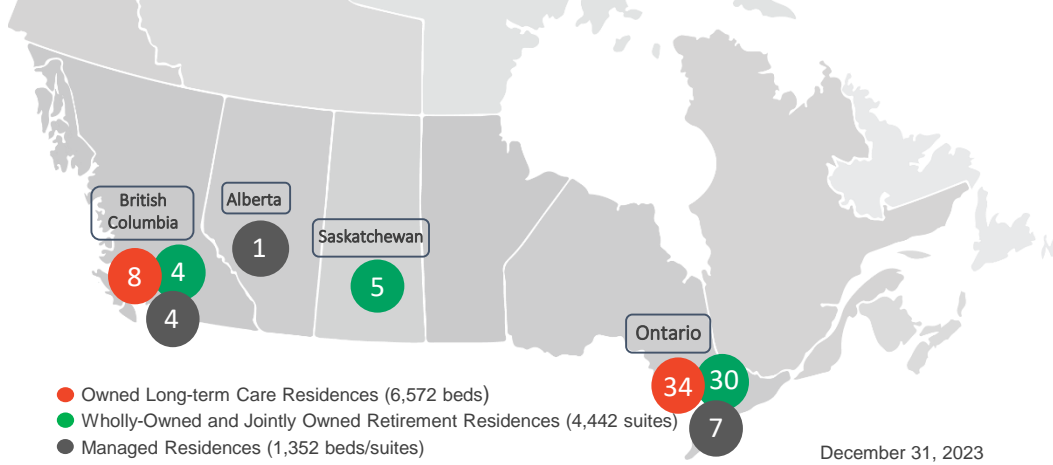
\$307M

Available Liquidity

As at December 31, 2023



www.aspiralife.ca

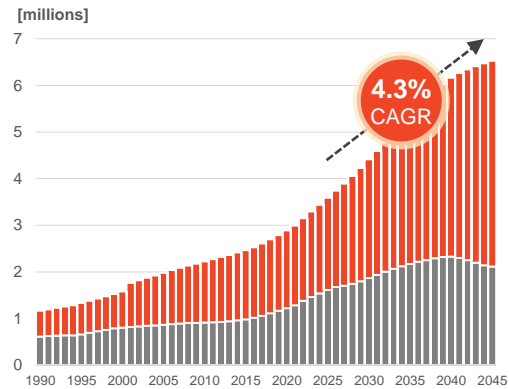


Sienna Senior Living Inc. (TSX:SIA) is one of Canada's leading owners and operators of seniors' residences with 93 high quality assets in great locations.

Why Invest in Sienna

- **Well established** provider of essential services in a sector with compelling demographics and growing demand
- **Diversified portfolio** of government-funded long-term care communities and private-pay retirement residences
- **Experienced leadership team** focused on high quality care and resident-centered experience
- **Solid financial position** with investment grade credit rating, a large pool of unencumbered assets and robust liquidity
- **Attractive dividend yield** of ~7%

80+ age group growth



80+ age group is expected to grow at a 4.3% compound annual growth rate ("CAGR") over the next 20 years

Sienna's long-term strategic approach is centred around the following three pillars:

Strengthening Team Engagement

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

Elevating the Quality of Life of Residents

- Offering an outstanding resident experience
- Achieving operational excellence

Achieving Growth & Enhanced Performance

- Outperforming the market
- Growing the Company's footprint

Senior Leadership

Nitin Jain

Director, President & CEO

David Hung

Chief Financial Officer, EVP

Jennifer Anderson

Long-Term Care Operations, EVP

Teresa Fritsch

Chief Corporate Officer, EVP

Olga Giovanniello

Chief Human Resources Officer, EVP

Adam Walsh

General Counsel, SVP

Nancy Webb

Public Affairs & Marketing, SVP

Board of Directors

Shelly Jamieson

Chair

Barbara Bellissimo

Paul Boniferro

Dr. Gina Cody

Nitin Jain

Brian Johnston

Stephen Sender



Financial Highlights

Key Performance Indicators

\$thousands, except occupancy, share and ratio data

Occupancy – Long-term care (average)

Occupancy – Retirement same property (average)

Total Adjusted Revenue

Total Net Operating Income (NOI)

Operating Funds from Operations (OFFO)

Adjusted Funds from Operations (AFFO)

OFFO per share

AFFO per share

Debt to gross book value (period end)

Weighted average cost of debt (period end)

Debt to adjusted EBITDA

	Q4 2023	Q4 2022
Occupancy – Long-term care (average)	97.6%	96.1%
Occupancy – Retirement same property (average)	88.2%	88.0%
Total Adjusted Revenue	218,863	193,216
Total Net Operating Income (NOI)	38,204	32,517
Operating Funds from Operations (OFFO)	22,112	17,701
Adjusted Funds from Operations (AFFO)	17,756	17,302
OFFO per share	0.303	0.243
AFFO per share	0.243	0.237
Debt to gross book value (period end)	44.6%	43.9%
Weighted average cost of debt (period end)	3.7%	3.7%
Debt to adjusted EBITDA	8.4	8.9

Sienna’s Environmental, Social and Governance Initiatives

ESG
Report
2022

Sienna
Senior Living



Sienna plays a leadership role in **developing new approaches to better serve Canadian seniors**, which is reflected in the Company’s ESG practices.

For information on Sienna’s **ESG initiatives**, including the latest **ESG Report**, or to provide feedback, please go to <https://www.siennaliving.ca/investors/esg>

Outlook

Sienna is in a strong position to take advantage of the **tremendous growth potential** in Canadian senior living

Retirement
2024 Same Property NOI



Expected to grow in **high-single digit percentage range**

Long-Term Care
2024 Same Property NOI



Expected to grow in **low to mid-single digit percentage range**

Sienna
Senior Living

t: (905) 489-0258
e: investors@siennaliving.ca
[siennaliving.ca](https://www.siennaliving.ca)