

June 30, 2024

~12,500

Team Members

~12,000

Residents

52

Years of Operation

\$0.94

Annual Distribution/Share

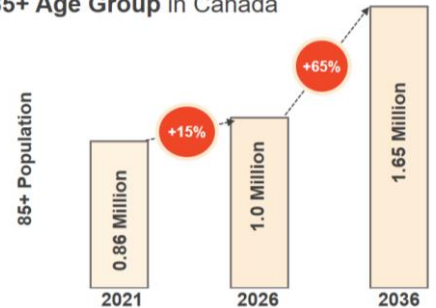
As at June 30, 2024

Sienna Senior Living Inc. (TSX:SIA) is one of Canada's leading owners and operators of seniors' residences with 94 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
- **Needs-driven business** supported by a strong balance sheet and substantial liquidity
- **Significant potential for incremental growth** of net operating income
- **Attractive dividend yield** of ~6%

### Projected Population Growth of 85+ Age Group in Canada



Source: Statistics Canada



www.aspiralife.ca



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

**Geoff McIlmoyle**  
Retirement Operations, EVP

**Adam Walsh**  
General Counsel, SVP

**Nancy Webb**  
Public Affairs & Marketing, SVP

# Board of Directors

**Shelly Jamieson**  
Chair

**Barbara Bellissimo**

**Paul Boniferro**

**Dr. Gina Parvaneh Cody**

**Nitin Jain**

**Brian Johnston**

**Stephen Sender**



# Financial Highlights

**Key Performance Indicators**  
\$thousands, except occupancy, share and ratio data

|   | Q2 2024 | Q2 2023 |
|---|---------|---------|
| <b>Occupancy – Long-term care (average)</b>           | 98.5%   | 97.8%   |
| <b>Occupancy – Retirement same property (average)</b> | 88.6%   | 86.8%   |
| <b>Total Adjusted Revenue</b>                         | 219,487 | 198,343 |
| <b>Total Net Operating Income (NOI)</b>               | 46,010  | 38,905  |
| <b>Operating Funds from Operations (OFFO)</b>         | 26,081  | 21,443  |
| <b>Adjusted Funds from Operations (AFFO)</b>          | 22,433  | 19,582  |
| <b>OFFO per share</b>                                 | 0.357   | 0.294   |
| <b>AFFO per share</b>                                 | 0.307   | 0.268   |
| <b>Debt to Adjusted Gross Book Value (period end)</b> | 43.7%   | 44.0%   |
| <b>Weighted Average Cost of Debt (period end)</b>     | 3.7%    | 3.7%    |
| <b>Debt to Adjusted EBITDA</b>                        | 6.8     | 8.0     |

# Significant Potential for Growth

|  |   |  |
|--|---|--|
| <p>Achieve substantial <b>reduction in pandemic expenses and agency costs</b></p> <p><b>Achieved</b></p> | <p>Address government funding shortfalls through <b>catch-up funding</b> in long-term care segment</p> <p><b>Achieved</b></p> | <p><b>Significant growth potential in both lines of business</b></p>               |
| <p>Generate <b>continued occupancy growth</b> in the retirement segment</p> <p><b>In Progress</b></p>    | <p>Add incremental NOI from <b>new developments</b></p> <p><b>In Progress</b></p>   | <p>Pursue <b>accretive acquisition opportunities</b></p> <p><b>In Progress</b></p> |

# Sienna’s Environmental, Social and Governance Initiatives

|  |  |
|--|--|
| <p>Sienna plays a leadership role in <b>developing new approaches to better serve Canadian seniors</b>. Some of the Company’s most impactful achievements are reflected in the 2023-2024 ESG Report.</p> | <p><b>ESG Report</b><br/>2023–2024<br/><b>Sienna</b><br/>Senior Living</p> |
|--|--|

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>