

# Report to Shareholders

**Q2 2025** Sienna Senior Living Inc.



Cultivating happiness in daily life

**Sienna**  
Senior Living

# Letter from the President & CEO



Dear fellow shareholders,

**During the second quarter, we continued to execute our strategic initiatives, both through growth within our existing operations as well as acquisitions and developments. We remain on track to add approximately \$660 million of assets by the end of the third quarter this year, with the potential of additional opportunities to grow during the remainder of 2025. Adding to the momentum was the completion of our first long-term care redevelopment project in July. In addition, we are finalizing the construction of a campus of care in the coming weeks – this is our largest development project to date.**

## **Strong Q2 results in line with 2025 growth guidance**

From an operational perspective, we delivered strong second quarter results in both business segments. Excluding one-time items, same property net operating income (“NOI”) increased by 12.3% in the retirement segment and by 4.8% in long-term care. These results highlight the sustained strength of our operations and support our growth guidance for 2025.

At our retirement platform, our focus on generating strong interest in our residences, as well as ongoing improvements to our operations, supported a 150 basis point (“bps”) year-over-year occupancy increase to 92.1% and resulted in the continued expansion of operating margins in Q2 2025.

Beyond the strong same-property performance, we are also starting to see the results of our optimization efforts in a portfolio of retirement residences currently undergoing repositioning.

Our long-term care segment continues to benefit from a stable operating environment. In addition, an annual government funding increase of 2.4%, which came into effect on April 1, 2025, is further supporting the long-term care platform.

## **Over \$400 million of acquisitions closed or under contract in Q2 2025**

During the second quarter, we completed the acquisitions of six high quality assets and welcomed hundreds of new team members and residents in Ontario and Alberta. We are also on track to finalize two additional acquisitions in the Greater Toronto Area during the third quarter. These acquisitions strengthen Sienna’s footprint in key urban markets in Canada and further enhance the quality and geographic diversification of our portfolio.

Each acquisition was completed at a meaningful discount to replacement cost and either complements our existing portfolio as a result of operating synergies, or helped us establish a presence in a new market with strong growth potential. With the acquisition of four continuing care homes in Alberta at the beginning of April, we established a platform that will allow us to further grow in this province as opportunities arise.

## **Significant milestone reached with completion of first redevelopment project**

In July, we completed our first long-term care redevelopment in North Bay, Ontario. We expect to fully transition our operations and relocate our residents from their current home to the 160-bed Northern Heights Community within the next two months. This completion marks a significant milestone in Sienna’s expansion efforts and highlights our deep commitment to modernizing our long-term care portfolio in Ontario.

# Letter from the President & CEO

We are also on track to complete Sienna's largest development project to date later this month – our \$140 million campus of care in Brantford Ontario, comprising 147 retirement suites and 160 long-term care beds. In addition, construction at our redevelopment project in Keswick, Ontario, is progressing well and expected to be completed in early 2027.

These three projects with a combined development cost of over \$300 million will have a significant impact on our operating results as they become fully operational.

## Recognized as one of Canada's Best Companies in 2025

In July, Sienna was named one of Canada's Best Companies in 2025 by TIME Magazine – a distinction made possible by our 14,500 team members. This recognition reflects not only our consistently strong performance and growth, but the meaningful impact we are making in the lives of Canadian seniors and those who care for them.

Sienna's impact is also highlighted in our 2025 Impact Report which was published today. The report illustrates the many ways Sienna is making a difference in the lives of thousands of residents, team members and the communities we operate in.

A particular highlight in this year's report is a ground-breaking partnership with Ontario Tech University to create the Sienna Senior Living Research Centre for Healthy Aging and Happiness. The Centre is dedicated to support the advancement of research and innovation in aging.

## Building on our momentum

In June, we celebrated the 15<sup>th</sup> anniversary of Sienna's listing on the Toronto Stock Exchange. Over the past 15 years, we acquired \$2.3 billion of assets and have grown into one of Canada's largest and most diversified senior living companies.

We are proud of what we have built and remain deeply committed to further growing our Company, making ongoing improvements to our operations, building strong leadership teams, while remaining prudent stewards of our capital. With a solid balance sheet and the strong support of the investment community and capital markets, we are well positioned to continue on our growth journey.

On behalf of everyone at Sienna, I extend our deepest gratitude for your continued support and trust.

Sincerely,

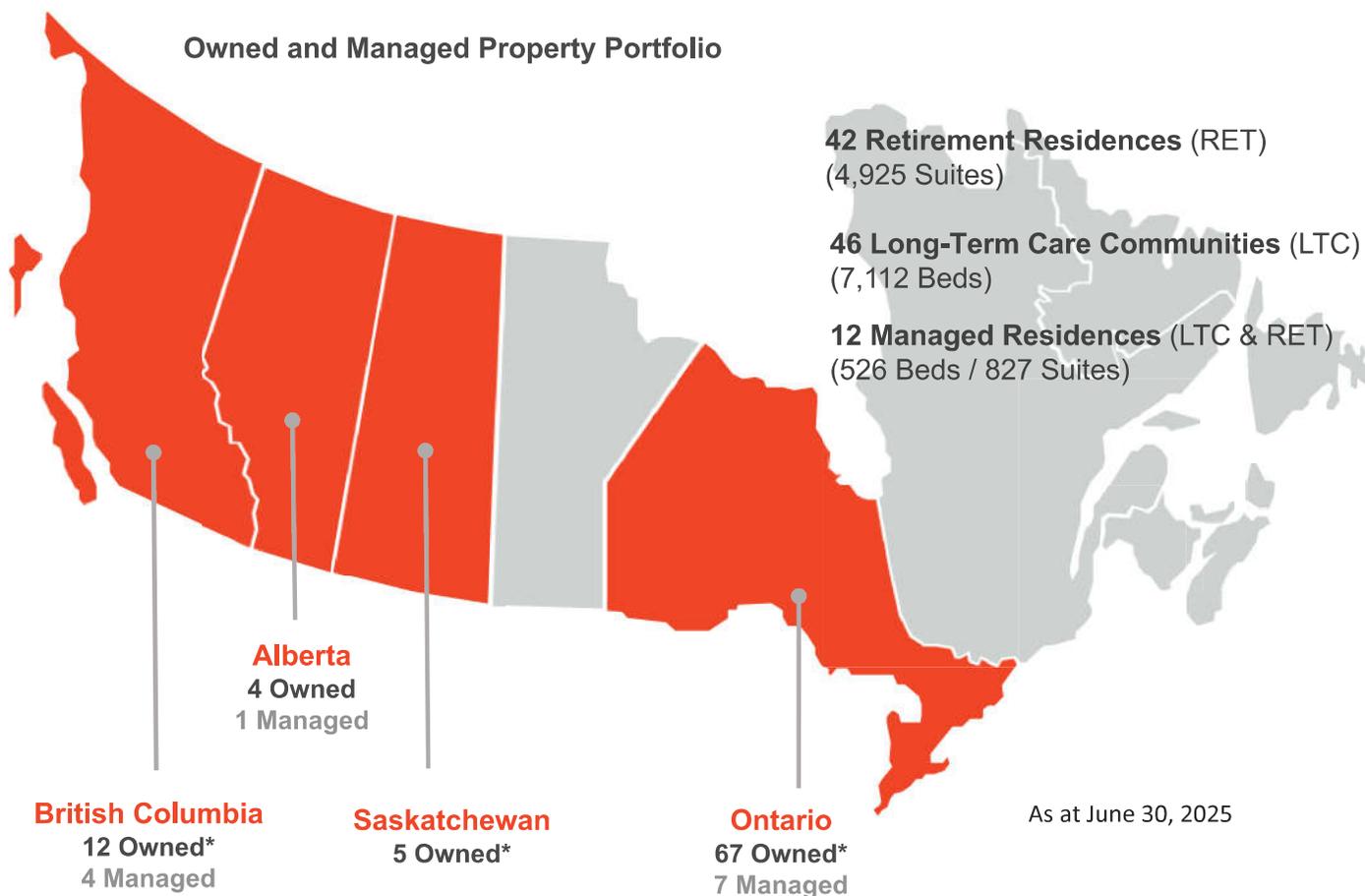


**Nitin Jain**  
President and Chief Executive Officer  
Sienna Senior Living



# Q2 2025 Sienna at-a-Glance

Sienna is one of Canada's leading owners and operators of seniors' residences with high quality assets in **Ontario**, **Saskatchewan**, **Alberta** and **British Columbia**.



\*Includes 14 partially owned properties (8 in Ontario, 5 in Saskatchewan and 1 in British Columbia)

Sienna offers a full range of senior living options, including **Independent Living**, **Independent Supportive Living**, **Assisted Living**, and **Memory Care** under its Aspira retirement brand, **Long-Term Care**, and **specialized programs and services**.



**\$3.0B**

Adjusted Gross Book Value



**\$0.94**

Annual Dividend per Share



**BBB**

DBRS Credit Rating



**~14,500**

Team Members

# Management's Discussion and Analysis

**Q2 2025** Sienna Senior Living Inc.



Cultivating happiness in daily life

**Sienna**  
Senior Living

## MANAGEMENT'S DISCUSSION AND ANALYSIS

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## Basis of Presentation

The following Management's Discussion and Analysis ("**MD&A**") for Sienna Senior Living Inc. (the "**Company**" or "**Sienna**") provides a summary of the financial results for the three and six months ended June 30, 2025. This MD&A should be read in conjunction with the Company's unaudited consolidated financial statements ("**consolidated financial statements**") for the three and six months ended June 30, 2025. This material is available on the Company's website at [www.siennaliving.ca](http://www.siennaliving.ca).

All references to "**we**", "**our**", "**us**", "**Sienna**", or the "**Company**", unless otherwise indicated or the context otherwise requires, refer to Sienna Senior Living Inc. and its direct and indirect subsidiaries. For ease of reference, the "Company" is used in reference to the ownership and operation of senior living residences and its third party management business. Subsidiaries of the Company are the direct owners and operators of such residences.

Financial information has been prepared in accordance with IFRS® Accounting Standards as issued by the International Accounting Standards Board ("**IFRS Accounting Standards**"), except as otherwise indicated. In this document, "**Q1**" refers to the three-month period ended March 31; "**Q2**" refers to the three-month period ended June 30; "**Q3**" refers to the three-month period ended September 30; and "**Q4**" refers to the three-month period ended December 31.

In this MD&A, the Company also measures performance using certain additional measures that are not recognized under IFRS Accounting Standards and do not have standardized meanings prescribed by IFRS Accounting Standards. Refer to "Non-GAAP Measures" section of this MD&A for a list of defined non-GAAP measures and key performance indicators (the "**Key Performance Indicators**" or "**KPI**"). In Q2 2025, the Company refined its definition of net operating income ("**NOI**") to include its proportionate share of operating income from equity-accounted joint ventures. Additionally, certain other non-GAAP measures were further refined to enhance clarity in assessing the Company's financial performance.

With the exception of this MD&A's Business Update, Outlook and Corporate Impact sections, or unless otherwise stated, all dollar amounts referred to in this MD&A, including tabular amounts, are expressed in thousands of Canadian dollars.

This MD&A contains forward-looking information based on management's expectations, estimates and projections about the future results, performance, achievements, prospects or opportunities for Sienna and the senior living industry as of the date of this MD&A. Please refer to the "Forward-looking Statements" section and the "Risk Factors" section of this MD&A for more information.

## Additional Information

Additional information relating to the Company, including its most current Annual Information Form ("**AIF**") can be found on the Company's website at [www.siennaliving.ca](http://www.siennaliving.ca), by accessing the Company's public filings on SEDAR+, or by contacting David Hung, the Company's Chief Financial Officer and Executive Vice President, Investments at 905-489-0258 or [david.hung@siennaliving.ca](mailto:david.hung@siennaliving.ca).

## Review and Approval by the Board of Directors

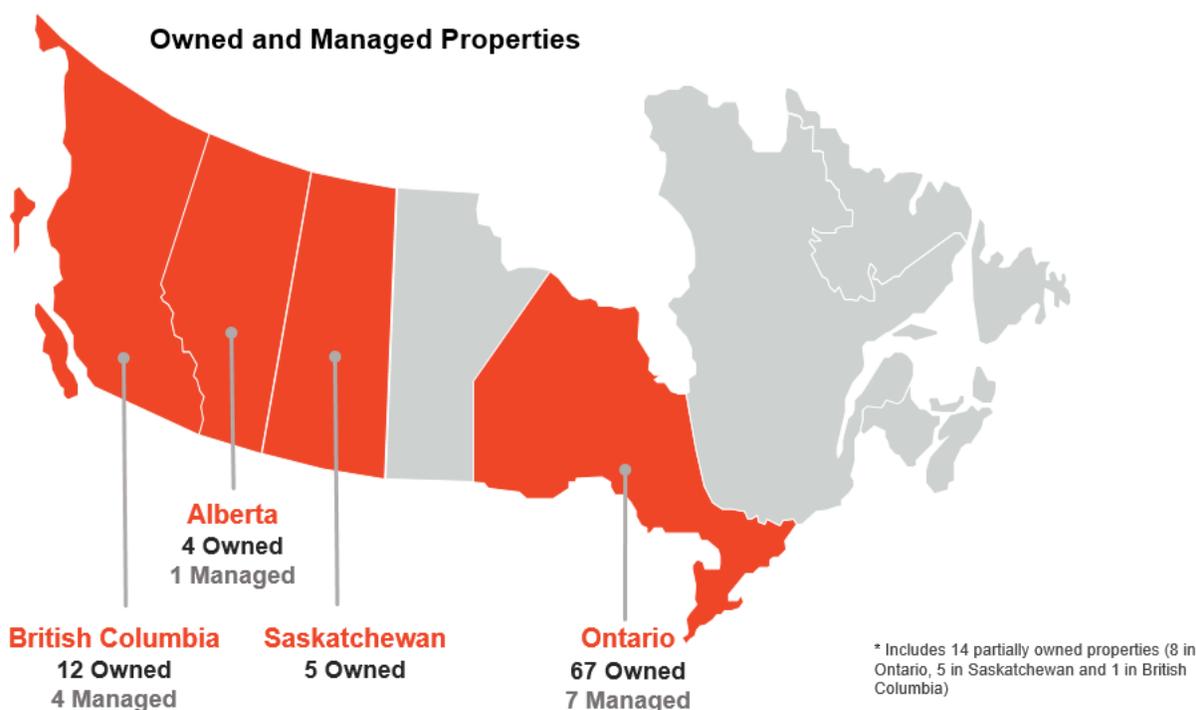
This MD&A is dated as of August 12, 2025, the date this report was approved by the Board of Directors of the Company, and is based on information available to management of the Company as of that date.

## Company Profile

The Company and its predecessors have been operating since 1972. The Company is a senior living provider serving the continuum of independent living ("IL"), independent supportive living ("ISL"), assisted

living ("AL"), memory care ("MC") and long-term and continuing care ("LTC" or "long-term care") through the ownership and operation of senior living residences in the Provinces of British Columbia, Alberta, Saskatchewan and Ontario.

The following map presents Sienna's geographic profile of owned and managed properties as of June 30, 2025:



The table below represents the number of suites or beds owned and operated or managed, by the Company's two business segments, retirement and long-term care.

	Retirement		Long-term Care		Total <sup>(1)</sup>	
	Residences	Suites	Residences	Beds <sup>(2)</sup>	Residences	Beds / Suites
<b>Owned Residences</b>						
100% Owned - operating	29	3,541	45	6,994	74	10,535
Partially Owned - operating <sup>(3)</sup>	13	1,384	1	118	14	1,502
<b>Total Owned</b>	42	4,925	46	7,112	88	12,037
<b>Managed Residences</b>	9	827	3	526	12	1,353
<b>Total</b>	51	5,752	49	7,638	100	13,390

1. 77.1%, 14.5%, 3.8% and 4.6% of total beds/suites are located in Ontario, British Columbia, Saskatchewan and Alberta, respectively.

2. 180 of the LTC beds are privately funded and 1,971 of the total owned long-term care beds are class C beds.

3. We have a 50% ownership in 12 retirement residences (1,234 suites), a 70% ownership in one retirement residence (150 beds), a 77% ownership in one long-term care community (118 beds) as at June 30, 2025.

The Company is traded on the Toronto Stock Exchange ("TSX") under the symbol "SIA". The Company's business is carried on through a number of wholly owned limited partnerships and joint ventures formed under the laws of the Province of Ontario.

As at August 12, 2025, the Company had 92,352,720 common shares outstanding.

## Key Performance Indicators<sup>1</sup>

The following table represents the Key Performance Indicators for the periods ended June 30.

Thousands of Canadian dollars, except occupancy, share and ratio data	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>OCCUPANCY</b>						
Retirement - Average Same Property	92.1 %	90.6 %	1.5 %	92.3 %	90.3 %	2.0 %
Retirement - Average Optimization Portfolio	81.1 %	73.7 %	7.4 %	80.5 %	74.3 %	6.2 %
Retirement - Average total occupancy	90.2 %	87.0 %	3.2 %	90.1 %	86.8 %	3.3 %
LTC - Average private occupancy <sup>(2)</sup>	97.7 %	98.4 %	(0.7)%	97.1 %	97.1 %	— %
LTC - Average total occupancy <sup>(2)</sup>	98.5 %	98.5 %	— %	98.3 %	98.0 %	0.3 %
<b>FINANCIAL</b>						
Revenue, Proportionate Basis	253,605	219,487	34,118	497,610	458,871	38,739
Operating Expenses, Proportionate Basis	202,979	173,477	29,502	401,102	349,372	51,730
Same Property NOI	45,065	45,066	(1)	89,428	107,918	(18,490)
NOI	50,626	46,010	4,616	96,508	109,499	(12,991)
Administrative expenses	10,981	8,777	2,204	20,115	18,026	2,089
Adjusted EBITDA	41,110	38,452	2,658	78,242	93,581	(15,339)
OFFO	29,311	26,081	3,230	55,294	62,810	(7,516)
AFFO	24,109	22,433	1,676	48,266	57,792	(9,526)
Dividends declared	21,586	17,080	4,506	42,388	34,154	8,234
AFFO Payout ratio	89.5 %	76.2 %	13.3 %	87.8 %	59.1 %	28.7 %
Total assets	2,159,205	1,712,579	446,626	2,159,205	1,712,579	446,626
<b>PER SHARE INFORMATION</b>						
OFFO per share	0.318	0.357	(0.039)	0.620	0.861	(0.241)
AFFO per share	0.262	0.307	(0.045)	0.541	0.792	(0.251)
Dividends per share	0.234	0.234	—	0.468	0.468	—
<b>FINANCIAL RATIOS</b>						
Debt to Adjusted Gross Book Value as at period end	42.2 %	43.7 %	(1.5)%	42.2 %	43.7 %	(1.5)%
Weighted Average Cost of Debt as at period end	3.9 %	3.7 %	0.2 %	3.9 %	3.7 %	0.2 %
Debt to Adjusted EBITDA as at period end <sup>(3)</sup>	8.2	6.8	1.4	8.2	6.8	1.4
Interest Coverage Ratio <sup>(3)</sup>	3.4	4.0	(0.6)	3.4	4.0	(0.6)
Debt Service Coverage Ratio <sup>(3)</sup>	2.4	2.1	0.3	2.4	2.1	0.3
Weighted Average Term to Maturity as at period end	6.3	5.5	0.8	6.3	5.5	0.8
<b>CHANGE IN SAME PROPERTY NOI</b>						
Retirement			9.7 %			12.1 %
LTC			(7.1)%			(31.9)%
Total			0.0%			(17.1)%

1. The Key Performance Indicator table presents selected non-GAAP measures and KPIs for the periods ended June 30, except for administrative expenses, total assets, and dividends declared, which are reported on an IFRS basis. Refer to the *Non-GAAP Measures* section in this MD&A for definitions and further details.

2. Excludes the unavailable 3rd and 4th beds in multi-bed rooms in Ontario that will not be reopened.

3. Calculated for a trailing twelve-month periods ended June 30, 2025 and June 30, 2024.

The following table represents the Key Performance Indicators adjusted for One-Time Items<sup>(1)</sup> for the periods ended June 30:

Thousands of Canadian dollars, except occupancy, share and ratio data	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>OCCUPANCY</b>						
Retirement - Average Same Property	92.1 %	90.6 %	1.5 %	92.3 %	90.3 %	2.0 %
Retirement - Average Optimization Portfolio	81.1 %	73.7 %	7.4 %	80.5 %	74.3 %	6.2 %
Retirement - Average total occupancy	90.2 %	87.0 %	3.2 %	90.1 %	86.8 %	3.3 %
LTC - Average private occupancy <sup>(2)</sup>	97.7 %	98.4 %	(0.7)%	97.1 %	97.1 %	— %
LTC - Average total occupancy <sup>(2)</sup>	98.5 %	98.5 %	— %	98.3 %	98.0 %	0.3 %
<b>FINANCIAL</b>						
Revenue, Proportionate Basis, excluding One-Time Items	253,605	216,081	37,524	495,451	431,810	63,641
Operating Expenses, Proportionate Basis, excluding One-Time Items	202,979	173,477	29,502	400,760	349,372	51,388
Same Property NOI, excluding One-Time Items	45,065	41,660	3,405	87,611	80,857	6,754
NOI, excluding One-Time Items	50,626	42,604	8,022	94,691	82,438	12,253
Administrative expenses	10,981	8,777	2,204	20,115	18,026	2,089
Adjusted EBITDA, excluding One-Time Items	41,110	35,046	6,064	76,425	66,520	9,905
OFFO, excluding One-Time Items	29,311	23,581	5,730	53,960	42,945	11,015
AFFO, excluding One-Time Items	24,109	19,933	4,176	46,932	37,927	9,005
Dividends declared	21,586	17,080	4,506	42,388	34,154	8,234
AFFO Payout ratio, excluding One-Time Items	89.5 %	85.7 %	3.8 %	90.3 %	90.1 %	0.2 %
Total assets	2,159,205	1,712,579	446,626	2,159,205	1,712,579	446,626
<b>PER SHARE INFORMATION</b>						
OFFO per share, excluding One-Time Items	0.318	0.323	(0.005)	0.605	0.589	0.016
AFFO per share, excluding One-Time Items	0.262	0.273	(0.011)	0.526	0.520	0.006
Dividends per share	0.234	0.234	—	0.468	0.468	—
<b>FINANCIAL RATIOS</b>						
Debt to Adjusted Gross Book Value at period end	42.2 %	43.7 %	(1.5)%	42.2 %	43.7 %	(1.5)%
Weighted Average Cost of Debt at period end	3.9 %	3.7 %	0.2 %	3.9 %	3.7 %	0.2 %
Debt to Adjusted EBITDA at period end, excluding One-Time Items <sup>(3)</sup>	8.4	8.3	0.1	8.4	8.3	0.1
Interest Coverage Ratio, excluding One-Time Items <sup>(3)</sup>	3.3	3.3	—	3.3	3.3	—
Debt Service Coverage Ratio, excluding One-Time Items <sup>(3)</sup>	2.3	2.1	0.2	2.3	2.1	0.2
Weighted Average Term to Maturity at period end	6.3	5.5	0.8	6.3	5.5	0.8
<b>CHANGE IN SAME PROPERTY NOI, EXCLUDING ONE-TIME ITEMS <sup>(4)</sup></b>						
Retirement			12.3 %			14.4 %
LTC			4.8 %			3.6 %
Total			8.2 %			8.4 %

1. The above table presents selected non-GAAP measures and KPIs for the periods ended June 30, except for administrative expenses, total assets, and dividends declared, which are reported on an IFRS basis. Refer to the *Non-GAAP Measures* section in this MD&A for definitions and further details.

2. Excludes the unavailable 3rd and 4th beds in multi-bed rooms in Ontario that will not be reopened.

3. Calculated for a trailing twelve-month periods ended June 30, 2025 and June 30, 2024.

4. The following table summarizes One-Time Items recognized for three and six months ended June 30, including items related to prior years:

Thousands of Canadian dollars	2025			2024		
	Amount	Taxes	Amount net of Taxes	Amount	Taxes	Amount net of Taxes
Ontario one-time funding <sup>(a)</sup>	—	—	—	10,064	2,676	7,388
British Columbia retroactive funding <sup>(a)</sup>	—	—	—	13,591	3,614	9,977
Workplace Safety Insurance Board ("WSIB") refund <sup>(b)</sup>	1,817	483	1,334	—	—	—
<b>Q1</b>	<b>1,817</b>	<b>483</b>	<b>1,334</b>	23,655	6,290	17,365
WSIB refund <sup>(b)</sup>	—	—	—	3,406	906	2,500
<b>Q2</b>	<b>—</b>	<b>—</b>	<b>—</b>	3,406	906	2,500
<b>Total One-Time Items as of Q2</b>	<b>1,817</b>	<b>483</b>	<b>1,334</b>	27,061	7,196	19,865

(a) In Q1 2024, the Company recognized one-time funding from Government of Ontario of \$13,419, of which \$10,064 relates to 2023. The Company also received retroactive funding of \$16,055 from the Government of British Columbia, including \$13,591 related to prior years.

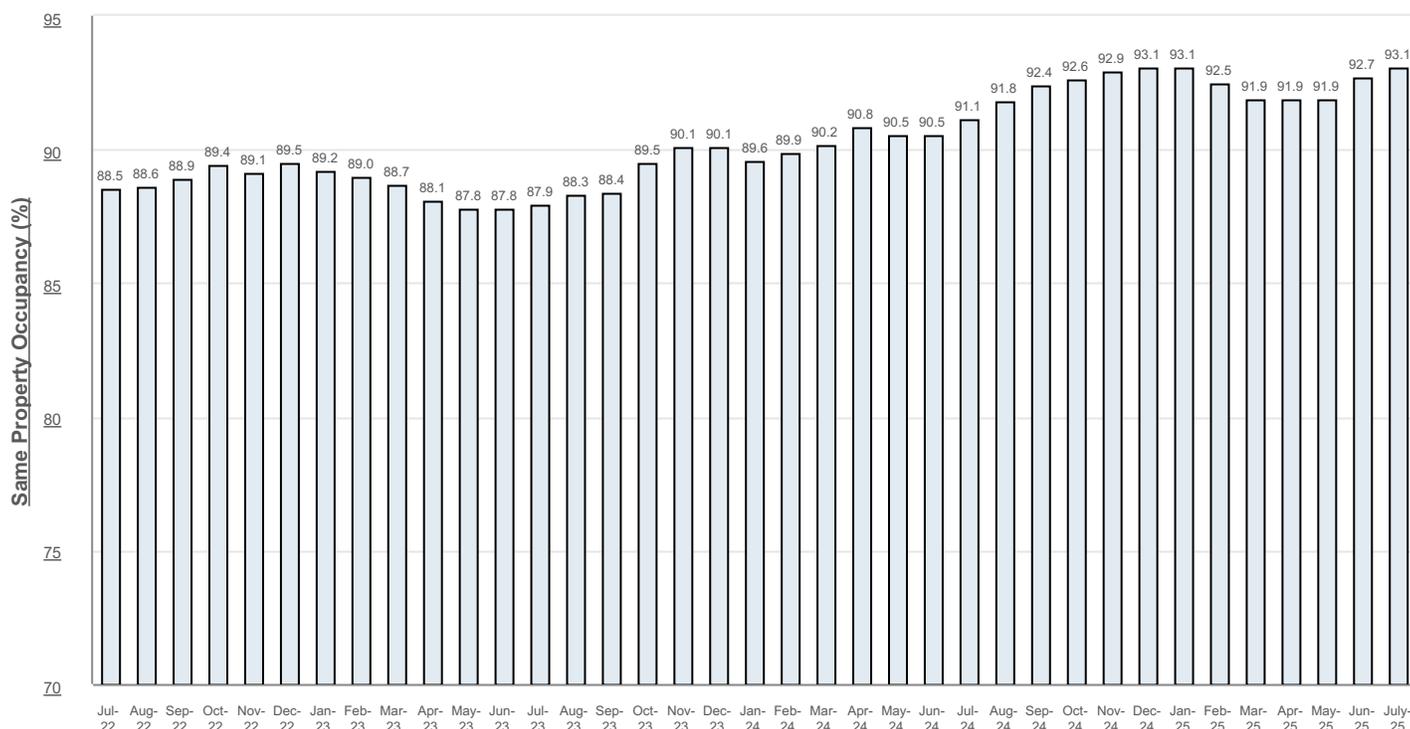
(b) In Q1 2025, the Company recognized a WSIB refund, net of expenses of \$1,817 related to prior years. In Q2 2024, the Company recognized a WSIB refund, net of expenses of \$3,406 related to prior years.

## Second Quarter 2025 Summary

To date in 2025, Sienna has made considerable progress in growing the Company. Our Q2 2025 results highlight our ongoing initiatives to improve our operating platforms and deliver on Sienna's growth strategies across both lines of business.

Q2 2025 also marked the continued year-over-year growth of our operating results. Same Property NOI, excluding One-Time Items, increased by 8.2% year-over-year in Q2 2025, including by 12.3% in the retirement segment and by 4.8% in the LTC segment.

The following chart shows the monthly average retirement Same Property occupancy percentage over the past three years.



**LTC Occupancy** - Average occupancy in the LTC portfolio was 98.5% in Q2 2025, unchanged from 98.5% in Q2 2024.

**Revenue, Proportionate Basis, excluding One-Time Items** increased by 17.4% in Q2 2025, or \$37,524, to \$253,605, compared to Q2 2024. In the retirement segment, the increase of \$6,342, or 11.6%, compared to Q2 2024, was primarily attributable to occupancy increases, rental rate adjustments in line with market

**Q2 2025 Financial Highlights (on a proportionate basis, excluding One-Time Items):**

We make reference to our operating results on a proportionate basis, excluding One-Time Items, in order to provide a clearer view of Sienna's underlying performance. This approach enhances year-over-year comparability and offers a more meaningful presentation of our operating trends.

**Retirement Same Property Occupancy** - Average Same Property occupancy in the retirement portfolio was 92.1% in Q2 2025, up 150 basis points ("bps") year-over-year from 90.6% in Q2 2024.

conditions, higher care revenue and contributions from acquisitions completed in 2025. In the LTC segment, the increase of \$31,182, or 19.3%, compared to Q2 2024, was primarily due to higher flow-through funding for direct care, private accommodation revenue increases and contributions from acquisitions completed in 2025.

**Operating Expenses, Proportionate Basis, excluding One-Time Items** increased by \$29,502 in Q2 2025, or 17.0%, to \$202,979, compared to Q2 2024. In the

retirement segment, the increase is primarily due to higher labour, culinary and maintenance costs. In the LTC segment, the increase is mainly due to higher direct care labour and operating expenses.

**NOI, excluding One-Time Items** increased by \$8,022 in Q2 2025, or 18.8%, to \$50,626, compared to Q2 2024. NOI, excluding One-Time Items in the retirement segment increased by \$3,851 and NOI, excluding One-Time Items in the LTC segment increased by \$4,171 as a result of revenue and operating expense changes as discussed above.

**OFFO, excluding One-Time Items** increased by 24.3% in Q2 2025, or \$5,730, to \$29,311 compared to Q2 2024. The increase was primarily due to higher NOI in Q2 2025. OFFO per share, excluding One-Time Items decreased by 1.5% in Q2 2025, or \$0.005, to \$0.318.

**AFFO, excluding One-Time Items** increased by 21.0% in Q2 2025, or \$4,176, to \$24,109 compared to Q2 2024. The increase was primarily related to the increase in OFFO, offset by an increase in Maintenance Capital Expenditures and a decrease in construction funding income. AFFO per share, excluding One-Time Items, decreased by 4.0% in Q2 2025 to \$0.262.

The decrease in OFFO and AFFO per share, excluding One-Time Items, is a result of the temporary dilution in connection with the Company's equity issuances in August 2024 and February 2025 in order to support Sienna's growth strategy.

**Debt** - The Company's Debt to Adjusted Gross Book Value decreased by 150 bps to 42.2% at the end of Q2 2025, from 43.7% at the end of Q2 2024, primarily due to the Company's growing asset base as a result of acquisitions and development projects. Debt to Adjusted EBITDA, excluding One-Time Items, increased to 8.4 times in Q2 2025 from 8.3 times in Q2 2024, and the Debt Service Coverage Ratio, excluding One-Time Items, increased to 2.3 in Q2 2025 in comparison to 2.1 times in Q2 2024. The Interest Coverage Ratio, excluding One-Time Items, remained at 3.3 times in Q2 2025 compared to 3.3 times in Q2 2024. The Weighted Average Cost of Debt increased by 20 bps to 3.9% at the end of Q2 2025, from 3.7% at the end of Q2 2024. The Weighted Average Term to Maturity increased to 6.3

years from 5.5 years in Q2 2024. The Company is in compliance with all of its debt covenants.

Our debt is well distributed between unsecured debentures, credit facilities, construction loans, conventional mortgages and Canada Mortgage and Housing Corporation ("CMHC") insured mortgages.

## Business Update

2025 has been a year of significant growth so far. We remain on track to complete approximately \$660 million in acquisitions and developments across three provinces by the end of the third quarter, with additional opportunities for growth expected over the remainder of the year.

Since the beginning of the year, we completed or have under contract approximately \$434 million of acquisitions in British Columbia, Alberta and Ontario, across both lines of business. These acquisitions strengthen Sienna's national presence and further enhance the scale, quality, and geographic diversity of our operations.

In addition, we continue to grow our asset base through our development program in Ontario. Our first long-term care redevelopment located in North Bay was completed in July 2025 with the transition of residents from their current Waters Edge Community to the new Northern Heights Community expected to take place within the next two months. We are also finalizing construction at our campus of care in Brantford, which is expected to be completed in Q3 2025. In addition, construction at our project located in Keswick is progressing well and scheduled to be completed in early 2027.

To support this continued growth momentum, Sienna successfully raised \$144 million of equity (before fees) in February 2025, further strengthened its balance sheet and ensured the Company has ample liquidity to follow through with its growth initiatives.

## Growth and Diversification Initiatives

Sienna maintains its strategy of growing its diversified portfolio of private-pay retirement residences and government-funded long-term care communities in Canada.

With deep experience and scale in both retirement and long-term care, we run two distinct business lines, while

taking advantage of the benefits inherent in shared services and scale. Furthermore, our expertise in clinical care within Sienna's long-term care operations can be applied across our retirement platform, where an increasing number of residents requires support with daily living and healthcare. At the same time, many hospitality elements at our retirement platform can also be applied at our long-term care operations to enhance resident experience.

We believe that diversification adds to the financial strength of our business as it allows us to capture higher potential growth and operating margins inherent in our retirement portfolio, while benefiting from the stability of the government-funded long-term care operations.

To date in 2025, the Company has a total of approximately \$434 million of acquisitions closed or under contract and scheduled to close by the end of Q3 2025.

Each acquisition is expected to be immediately accretive to Sienna's AFFO per share and is either located in close proximity to other properties owned by the Company, benefiting from synergies, or, in the case of our portfolio acquisition in Alberta, in a new market with significant growth potential.

The table below provides key information with respect to the acquisitions completed or under contract in 2025:

Property Name / Type	Year Built	Location	Number of Beds/ Suites	Purchase Price (\$M) (1)	Investment Yield (%) (2)
<b>Q1 2025 (closed)</b>					
Nicola Lodge / LTC (30%)	2016	Greater Vancouver Area	256	\$26.5	6.75
				<b>\$26.5</b>	
<b>Q2 2025 (closed)</b>					
Alberta Portfolio / LTC	2022/2023	Calgary, Edmonton, Medicine Hat, Fort Saskatchewan	540	\$181.6	6.50
Wildpine / Retirement	2019	Ottawa	165	\$48.0	6.25
Hazeldean Gardens / Retirement	2018	Ottawa	172	\$85.3	6.33
				<b>\$314.9</b>	
<b>Q3 2025 (under contract)</b>					
Cawthra Gardens / LTC	2003	Greater Toronto Area	192	\$32.6	6.75
Credit River / Retirement	2016	Greater Toronto Area	133	\$60.2	5.75
<b>Total closed and under contract as of Q2 2025</b>				<b>\$434.2</b>	

1. Purchase price excludes working capital and other adjustments.

2. This is a KPI. Refer to the *Non-GAAP Measures* section in this MD&A for definition and additional information.

### *Acquisition of Alberta Portfolio*

On April 1, 2025, Sienna completed the acquisition of a portfolio of four continuing care homes in Alberta, for an aggregate purchase price of \$187.9 million, including working capital adjustments. The acquisition was financed through the assumption of approximately \$150.6 million of CMHC insured debt with a weighted average interest rate of approximately 4.6%, with the balance being financed with cash on hand.

This is Sienna's first acquisition in the Alberta market, which the Company intends to further expand into as new opportunities emerge.

### *Acquisition of Wildpine Residence ("Wildpine")*

On April 15, 2025, Sienna completed the acquisition of Wildpine in Ottawa, Ontario, a 165-suite retirement residence consisting of 119 IL and 46 AL, for an aggregate purchase price of \$47.3 million, including working capital adjustments. The property's occupancy is stabilized and is expected to benefit from the rapidly improving supply-demand fundamentals in the Ottawa market.

The acquisition was financed through the assumption of approximately \$25.2 million of CMHC insured debt and available cash on hand.

### *Acquisition of Hazeldean Gardens Retirement Residence ("Hazeldean Gardens")*

On June 18, 2025, the Company completed the acquisition of Hazeldean Gardens in Ottawa, Ontario, a 172-suite retirement residence consisting of 129 IL, 31 AL, and 12 MC units.

The property was acquired for \$86.6 million, including a performance-based payment of \$3.75 million, an additional performance-based contingent payment of \$1.25 million, and working capital adjustments. Sienna expects to reach stabilized occupancy of 95% within the next 12 months.

Sienna has financed the full purchase price with a combination of cash on hand and credit facilities.

### *Acquisition of Cawthra Gardens*

On February 14, 2025, the Company entered into a purchase agreement to acquire Cawthra Gardens, a 192-bed Class A long-term care home in Mississauga, Ontario for a gross purchase price of \$32.6 million, subject to certain customary adjustments and a \$2.0 million capital allowance which the Company plans to use within the first twelve months after closing.

The acquisition is expected to benefit from synergies with surrounding properties, and will be financed through the use of general corporate funds.

The transaction is subject to regulatory approvals and customary closing conditions, and is expected to close in Q3 2025.

### *Acquisition of Credit River Retirement Residence ("Credit River")*

On June 23, 2025, the Company announced the acquisition of Credit River, a 133-suite retirement residence consisting of 84 IL, 25 AL, and 24 MC units in Streetsville, Ontario, located within the Greater Toronto Area ("GTA").

With a current occupancy rate of approximately 90%, we expect to achieve stabilized occupancy of 95% in this primary market within the first year of operations after closing of the transaction.

The aggregate purchase price for the acquisition is \$60.2 million, subject to customary working capital

adjustments. Sienna believes it will benefit from synergies with numerous properties owned by the Company in the GTA, and expects to complete this acquisition in Q3 2025.

### *Development/Redevelopment Update in Ontario*

The Government of Ontario is committed to significant investments with respect to developing new long-term care beds and upgrading existing beds. The investments are tailored to account for regional differences in land and construction costs.

The Company currently has three development projects in various stages of construction:

#### *Northern Heights Community*

In July 2025, we completed construction at our Northern Heights Community in North Bay, a 160-bed long-term care redevelopment, which is replacing the 148 older Class C beds at Sienna's Waters Edge Community. Resident relocations to their new home at Northern Heights are expected to take place within the next two months.

The total development cost for this project, which has an Expected Development Yield of 8.0% is close to \$80.0 million. On July 16, 2025, the Company received a \$4.0 million development grant from the Government of Ontario in connection with the completion of this redevelopment.

#### *Aspira Brants Landing & Oakwood Commons Campus of Care*

We are also nearing completion of our campus of care in Brantford, where we are replacing 122 Class C long-term care beds with 160 Class A beds and adding a 147-suite retirement residence. We continue to see strong interest in the retirement suites at Aspira Brants Landing, which is expected to be completed in August 2025. We also anticipate to start relocating residents from their current Community to our long-term care redevelopment at Oakwood Commons by the end of Q3 2025.

The estimated total development cost for the campus of care is approximately \$140.0 million, with an Expected Development Yield of approximately 8.5%.

### *Birch Landing Community*

With respect to our long-term care redevelopment project in Keswick, Ontario, we started construction of the Birch Landing Community in October 2024. Located on a campus comprising a 130-suite retirement residence and an older 60-bed Class B long-term care home, Sienna is redeveloping the current 60-bed long-term care home into a 160-bed community, adding 100 new beds. The Expected Development Yield for this project with anticipated development costs of \$87.0 million is approximately 8.5%.

These three projects with a combined development cost of over \$300 million are expected to have a significant impact on our operating results and improve Sienna's AFFO per share.

These developments will support the Company's growth and renewal plans for its long-term care portfolio, contribute to the government's important goal of rebuilding Ontario's older long-term care homes, and ultimately benefit the fast growing seniors population.

### **Capital Markets Update**

#### *\$143.9 Million Equity Offering*

On February 27, 2025, Sienna completed a bought deal offering of common shares to support the Company's growth initiatives. A total of 9,108,000 shares were issued at a price of \$15.80 per share for aggregate gross proceeds of \$143.9 million.

#### *Inaugural At-The-Market Equity Distribution Program ("ATM Program")*

On May 6, 2025, Sienna established an ATM Program, which will allow the Company from time to time during favourable market conditions to issue up to \$125 million of common shares to raise equity to fund its growth. Any common shares sold under the ATM Program will be distributed through the Toronto Stock Exchange or any other permitted marketplace at the market prices prevailing at the time of sale. During Q2 2025, no shares have been issued under this program.

#### *Renewal of Credit Rating*

On August 1, 2025, Morningstar DBRS announced the confirmation of the Company's BBB Issuer Rating and

ratings on its Senior Unsecured Debentures, with trends remaining "Stable".

Maintaining a strong credit rating will further support Sienna's platform expansion and ability to access capital at attractive terms.

### **Retirement Operations Update**

As at June 30, 2025, the Company's owned retirement portfolio comprised 4,925 suites across Ontario, Saskatchewan and British Columbia and contributed approximately 46% to NOI, excluding One-Time Items in Q2 2025. Same-property NOI, excluding One-Time Items, increased by 12.3% year-over-year compared to Q2 2024.

Average occupancy in the Company's Same Property portfolio was 92.1% in Q2 2025, up 150 bps year-over-year compared to Q2 2024. Our robust sales platform and intensified focus on generating strong interest in our residences, as well as continued improvements to our operations and favourable supply/demand fundamentals all supported this year-over-year occupancy improvement. Occupancy continued to strengthen subsequent to the end of Q2 2025, increasing to 93.1% during the month of July.

Year-over-year, the significant Same Property NOI growth in Q2 2025 was supported by margin growth as a result of rate increases in line with market rates in addition to a year-over-year occupancy increase and higher care revenue. Combined with our asset optimization initiatives and disciplined cost management, we expect to drive continued margin expansion in the retirement segment.

#### *Asset Optimization Initiatives*

Sienna believes that there is a significant opportunity to create value through asset optimization initiatives at certain properties. These initiatives target a better market fit and include renovations, the changes in suite mix, additional services or the alternative use of a property to reflect the evolving needs of residents. By optimizing our existing portfolio, we expect to unlock substantial NOI growth while modernizing Sienna's asset base.

In 2024, we identified five retirement residences that are well suited for repositioning in the near term. With an average occupancy rate of 80.5% year-to-date in Q2 2025, these properties have already shown meaningful improvements, with occupancy increasing by approximately 620 basis points over the same period in 2024. As repositioning efforts continue, the optimization portfolio is expected to make an ongoing contribution to Sienna's overall NOI growth.

The five repositioning assets together with a retirement residence in Niagara Falls, which is currently in lease-up, as well two retirement residences acquired during Q2 2025, are included in the "Growth and Optimization" portfolio of the Company.

The following table summarizes the assets in the Growth and Optimization portfolio as of June 30, 2025:

Portfolio Type	Number of Properties	Number of Suites	Q2 YTD 2025 Occupancy	Q2 YTD 2024 Occupancy
Optimization Portfolio	5	535	80.5 %	74.3 %
Growth Portfolio	3	486	74.5 %	22.4 %

### Marketing and Sales Initiatives

Strong community engagement remains a key priority for Sienna's sales teams, with a keen focus on building and maintaining excellent relationships with healthcare and business partners in the local communities of our residences.

The marketing strategy continues to be strengthened with new digital and print campaigns. We also leverage and continually strengthen the Company's Aspira brand and signature programs to generate strong interest in our residences. In addition, we are focused on resident feedback to enhance the living experience, including dining, culinary, resident engagement and care.

In support of residences with higher vacancy levels, we also provide targeted on-site sales, marketing, and community outreach support, complementing our broader local and centralized marketing and sales initiatives.

### Long-term Care Operations Update

In Q2 2025, Same Property NOI, excluding One-Time Items, increased by 4.8% year-over-year in the Company's owned long-term care portfolio.

A stable operating environment and continued improvements in private occupancy across Sienna's LTC platform contributed to the year-over-year increase.

Sienna's LTC Same Property NOI, excluding One-Time Items contributed approximately 54% to the Company's total NOI, excluding One-Time Items in Q2 2025.

### Continued Improvements to LTC Platform

Sienna's LTC platform is deeply aligned with the Company's Purpose of Cultivating Happiness in Daily Life and is based on our belief that happiness drives wellness.

**Circle Platform** – In 2023, Sienna launched an updated LTC platform called Circle. The platform design is based on best practices and the input from residents and families, with the aim to distinguish Sienna as a LTC provider of choice. Sienna's Circle approach puts the resident at the centre of everything we do.

### Government Funding and Policy Update

#### Ontario

**Ontario funding increases** – The Government of Ontario has announced an annual funding increase of 2.4%, effective as at April 1, 2025, including

- an approximate 2.5% increase in its flow-through funding, which covers the cost of care, nutritional support and programs provided to residents; and
- a 2.0% increase in Other Accommodations ("OA") funding. OA funding includes funding for dietary services, housekeeping, laundry services, building/property operations, routine capital maintenance, interest and principal payments on debt, and income taxes. In addition, it is expected to provide a return on equity.

**Construction Funding Update** - Subsequent to the end of Q2 2025, the Ministry announced enhancements to its construction funding program, designed to accelerate the construction of new LTC homes and the redevelopment of older homes. The new program provides greater funding flexibility and addresses regional differences in construction costs, in particular with respect to higher building costs in the GTA. Sienna is currently assessing the implications of the revised

program and evaluating the feasibility of advancing redevelopment projects within its pipeline.

**Funding for 3<sup>rd</sup> and 4<sup>th</sup> beds in multi-bed rooms** - In Q4 2024, the Ministry provided an update with respect to Sienna's 3<sup>rd</sup> and 4<sup>th</sup> beds in Ontario. The Company was advised that it would continue to receive full funding for the OA per diem, which is currently \$67.90 per bed/day, until March 31, 2026.

Sienna has approximately 350 3<sup>rd</sup> and 4<sup>th</sup> beds in Ontario, of which 100 beds will be re-opened in private and semi-private rooms in our three redevelopment projects currently in various stages of construction.

**Ontario licence renewals** - In January 2025, the Ministry extended five-year licences for all of Sienna's Class C long-term care homes not currently under redevelopment, whose current term would have otherwise expired on June 30, 2025.

### **Staffing Update**

As part of our strategic objectives, we aim to offer a compelling team experience and nurture a purpose-driven culture. We believe that the appeal of our purpose, vision and values differentiates Sienna from competitors and helps us attract and retain a highly engaged workforce. Our efforts contributed to a decrease in team member turnover of more than 30% in 2024.

#### *Staffing Strategy*

We remain committed to limiting our reliance on agency staff and to position Sienna well for the gradual increase in direct hours of care across the long-term care platform. These significant improvements have resulted in the ongoing reduction of agency costs.

#### *Agency Staffing Costs*

With respect to staffing costs, a combination of an improved operating environment and our ability to fill shifts with Sienna's own team members have led to a continued reduction of agency staffing costs. During the second quarter of 2025, agency costs were \$1.8 million, a \$2.4 million year-over-year reduction compared to \$4.2 million in Q2 2024.

#### *Improved Onboarding Process*

We have made improvements to our onboarding process, including enhancements to team member orientation, mentoring and a more streamlined pre-boarding process across our LTC communities. A key aspect of these changes is an enhanced multi-day orientation program for Executive Directors, personal support workers and clinical leaders, which is expected to improve team member engagement and help reduce turnover.

#### *Campus Recruitment Campaigns*

As part of our ongoing talent acquisition strategy, we continually expand our collaboration with educational and government institutions. We further enhanced our campus recruitment campaigns at key colleges and universities across Ontario and British Columbia to ensure a talent pipeline for future staffing needs. Our collaboration with colleges and universities has resulted in approximately 1,940 student placements in the first half of 2025, many of whom we hope to hire once they graduate.

#### *SPARK*

Based on feedback from team member engagement surveys, team members seek opportunities to share their ideas. As a result, Sienna created SPARK, a program that allows team members to share ideas on how Sienna can grow, improve and fulfil its purpose of Cultivating Happiness in Daily Life. A number of the submitted ideas are piloted with the most outstanding being rewarded with cash prizes of up to \$15,000. During the most recent round of submissions, 144 ideas were submitted with several ideas being piloted and the 2025 Spark winners announced in Q2 2025.

#### *Sienna Ownership and Reward Program*

The Sienna Ownership and Reward Program ("**SOAR**") awards common shares of the Company to all permanent employees who have been with the Company for one year or longer. To date, shares have been awarded to thousands of team members .

Effective January 1, 2025, SOAR has been expanded from what was originally a one-time award. Through the expanded "SOAR for Service" program, team members are awarded additional shares at significant service milestones throughout their tenure.

During Sienna's most recent round of awards of shares in May 2025, shares were awarded to over 1,300 first-time recipients and nearly 1,800 SOAR for Service recipients, bringing the total number of awards to approximately 10,000.

### *Team Member Engagement*

Feedback from team member engagement surveys allows Sienna to build and implement action plans to improve engagement and enhance the team member experience.

2024 was the fourth consecutive time Sienna's employee engagement score increased, with significant improvements across engagement drivers, demonstrating the positive impact of our ongoing efforts to foster a more engaged and connected workplace. In addition, the survey participation exceeded 80%, the highest participation rate to date at Sienna, and a significant improvement from the prior years.

Sienna's continued focus on enhancing team member engagement and reducing agency staffing has contributed to the notable improvement in team member retention and the continued improvement of our business operations. It also played a role in Sienna's recent ranking by Times Magazine as one of Canada's Best Companies in 2025.

### **Resident Experience**

#### *Resident & Family Satisfaction Surveys*

At both our retirement residences and long-term care communities, we measure our residents' likelihood to promote our residences and communities based on the internationally recognized net promoter score method ("NPS").

We had good engagement with respect to our platform-wide NPS surveys to date, with excellent participation from both residents and families. An in-depth analysis of the survey results has provided important insights on what it takes to improve our residents' happiness in daily life. It also helps us identify areas for improvement and prioritize operational changes.

Since its introduction in 2023, we have seen notable improvements in the results across both operating platforms.

### **SPARKLE**

Aligned with Sienna's purpose and values, we introduced the Sienna Sparkle Award, which honours residents from both our retirement and long-term care homes who go above and beyond to help cultivate happiness and create community. Nominations can be made by team members, residents and family members. Since its launch in 2024, nearly 100 residents have been honoured as Sparkle Award recipients.

### **Outlook**

The exceptional long-term fundamentals in Canadian senior living are fueled by the rising needs of seniors, who make up the fastest-growing demographic in Canada, and limited new supply of senior living accommodations.

Looking ahead, we will continue to leverage these outstanding sector dynamics as we grow through portfolio optimization, achieve retirement occupancy improvements towards our 95% target and drive retirement NOI and margin growth.

In addition, the increasing scale of our operations, combined with our ability to identify and execute on strategic transactions, is positioning us well to sustain our growth momentum. By Q3 2025, we expect to have grown our platform by approximately \$660 million across three provinces through acquisitions and developments, with potential for further growth throughout the balance of the year.

In July 2025, we completed our first long-term care redevelopment in North Bay, Ontario, with our second project, a campus of care in Brantford, Ontario, expected to be completed in August. Both projects will have a notable impact on our financial results, once fully operational.

### **Retirement Operations**

Average occupancy in the Company's Same Property portfolio was 92.1% in Q2 2025, a 150 bps increase year-over-year. Our focus on generating strong interest in our residences, as well as continued improvements to our operations and favourable supply/demand fundamentals supported the year-over-year occupancy improvement.

Going forward, we will continue to focus on expanding the Company's NOI with our concentrated marketing and sales initiatives, operational efficiency and our asset optimization efforts. We expect Same Property NOI growth in our retirement portfolio to exceed 10% in 2025 as a result of occupancy growth and rate increases. We are further targeting margin growth in our Same Property portfolio of approximately 100 – 150 bps in 2025 compared to 2024.

### Asset Optimization Initiatives

Sienna believes that there is a significant opportunity to create value through asset optimization initiatives at certain properties. These initiatives target a better market fit and include renovations, the changes in suite mix, additional services or the alternative use of a property to reflect the evolving needs of residents. By optimizing our existing portfolio, we expect to unlock substantial NOI growth while modernizing Sienna's asset base.

### Growth Targets

The following table summarizes Sienna's 2025 target for Same Property growth, excluding One-Time Items:

Segment	Performance Indicator	Target
Retirement	Reaching 95% Occupancy (Stabilized)	Q1 2026
Retirement	2025 Margin Growth (YoY)	100 - 150 bps
Retirement	2025 NOI Growth (YoY)	10%+
LTC	2025 NOI Growth (YoY)	Low single-digit percentage range

### Developments

During Q2 2025, Sienna had three projects in North Bay, Brantford and Keswick under various stages of development, which are expected to exceed \$300 million.

The following table summarizes development projects that were in progress during Q2 2025:

Projects	Property Type	Expected Completion	Number of Beds / Suites	Estimated Development Costs	Development Grant	Annual Construction Subsidy <sup>(1)</sup>	Expected Development Yield
Brantford	LTC / Retirement	Q3 2025	160 / 147	\$140M	\$4.0M	\$3.3M	8.5%
North Bay <sup>(2)</sup>	LTC	Q3 2025 <sup>(2)</sup>	160	\$80M	\$4.0M	\$3.3M	8.0%
Keswick	LTC	Q1 2027	160	\$87M	\$8.2M	\$3.5M	8.5%
<b>Total</b>			<b>480 / 147</b>	<b>\$307M</b>	<b>\$16.2M</b>	<b>\$10.1M</b>	

1. Total amount receivable each year over a period of 25 years.

2. Construction of North Bay was completed in July 2025.

We identified five retirement residences that are well suited for repositioning in the near term. With an average occupancy rate of 81.1% Q2 2025, these assets are expected to make a significant contribution to Sienna's overall NOI growth, as they are repositioned.

### Long-Term Care Operations

Sienna's LTC segment continues to benefit from a stable operating environment, high occupancy levels and an increase in private accommodation revenues as a result of higher private occupancy.

For the balance of 2025, we expect continued benefits from fully occupied homes and our successful cost management strategy.

Excluding one-time items, we expect the year-over-year increase of our LTC Same Property NOI for the full year to be in the low single digits, in line with inflation.

Once completed and fully operational, each of our three development projects is expected to have a significant impact on our operating results and improve our AFFO per share by approximately 3%.

Subsequent to the end of Q2 2025, the Company completed its first redevelopment project located in North Bay and expects the relocation of residents to their new home within two months.

In July 2025, Ministry of Long-Term Care in Ontario announced enhancements to its construction funding program, providing greater funding flexibility and addressing regional differences in construction costs, in particular with respect to higher building costs in the GTA. Sienna is currently assessing the implications of the revised program and is evaluating the feasibility of advancing redevelopment projects within its pipeline.

### Capitalizing on long-term fundamentals

We intend to capitalize on the outstanding long-term fundamentals in Canadian senior living and our business. We will continue to focus on adding value to our operating platforms by making ongoing improvements to resident experience and team member engagement, as well as our asset optimization initiatives.

In addition to our ongoing initiatives to generate occupancy improvements and rental rate increases in our retirement segment, we will also remain focused on cost management by creating operational efficiencies and by minimizing our reliance on agency staffing. Combined, these initiatives will support our operating margins and put us in a strong position to take advantage of the favourable supply and demand fundamentals across our key markets.

### Significant Potential for Growth in NOI

We see significant growth potential in our business over the next several years and are actively working on a number of initiatives which may contribute to the Company's NOI expansion including:

- **Occupancy growth in the Company's retirement segment**, including incremental NOI, as we move towards our target for stabilized average occupancy of 95.0% in our same-property portfolio. This would represent a 290 bps increase from our average

occupancy of 92.1% in Q2 2025, supporting rental rate growth in line with market conditions and targeted margin growth of 100 - 150 bps in 2025.

- **Contributions from acquisitions, asset optimization and new developments**, including incremental NOI from:

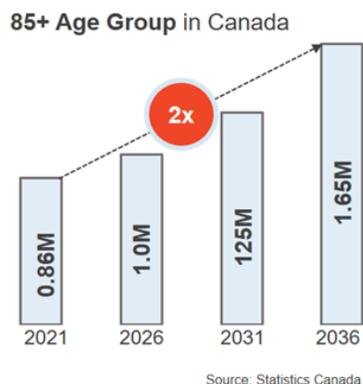
1. The Company's acquisitions completed to date in 2025, including
  - its remaining interest in Nicola Lodge, expected to generate an Investment Yield of 6.75%;
  - its acquisition of four continuing care properties in Alberta, expected to generate an approximate 6.5% Investment Yield; and
  - its acquisitions of Wildpine and Hazeldean Gardens, both located in Ottawa, expected to generate approximate Investment Yields of 6.25% and 6.33%, respectively;
2. The Elgin Falls Retirement Residence, completed in late 2023 for \$38.5 million with respect to the Company's 70% joint venture interest, which has an Expected Development Yield of approximately 7.5%; in addition, the Company has the ability to acquire the remaining 30% ownership interest, once the property is fully stabilized;
3. The contributions from the Company's acquisitions of Cawthra Gardens, a long-term care community and Credit River, a retirement residence, both located in the GTA and anticipated to close in Q3 2025, with expected Investment Yields of approximately 6.75% and 5.75%, respectively;
4. The contributions from the Company's five repositioning assets included in Sienna's Optimization portfolio; and
5. The Company's development projects in North Bay, Brantford, and Keswick, once completed and operational.

These initiatives could have a significant positive impact on the value of Sienna's business and enhance its financial performance.

## Industry Update

Demand for senior living is driven by an aging population. According to Statistics Canada, the cohort of seniors aged 85 and older is expected to grow to approximately one million by 2026. This number is projected to increase by an additional 65% over the following 10 years as a result of baby boomers reaching retirement age and life expectancy continuously increasing. In Canada, more than one quarter of the population aged 85 and older lives in some form of congregate care setting, such as a nursing home, long-term care or retirement residence.

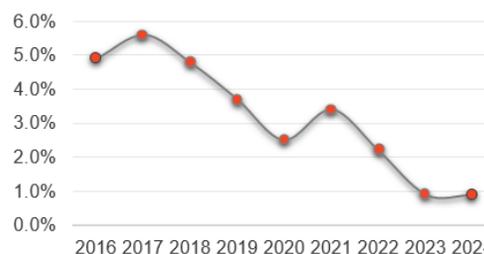
The following chart highlights the projected population growth of seniors aged 85 or older in Canada:



## Slowing Supply of Retirement Residences

Due to a combination of factors, including rising construction costs and interest rates, new construction activity of retirement residences in Canada has declined significantly in recent years. While development prior to the pandemic caused some headwinds in several regions across the country due to oversupply, slowing development activity since 2018 is resulting in less competition from newly completed developments and is expected to support continued occupancy growth in Canadian senior living.

The following chart highlights construction starts as percent of the total seniors' housing inventory in Canada:



Source: Cushman & Wakefield ULC

## Robust Fundamentals in Sienna's Key LTC Markets

Demand for long-term care beds is higher than ever, with long waiting lists and increasing pressure on hospital systems. In Ontario, an estimated 48,000 people are waiting for long-term care and the waitlist is expected to surpass 50,000 in 2025, according to the Ontario Long-Term Care Association ("OLTCA"). Similarly, there is strong demand for LTC beds in British Columbia and continuing care spaces in Alberta.

## Barriers to Entry

The senior living sector in Canada continues to be fragmented and highly regulated, with various barriers to entry. The sector is regulated by provincial governments and regional health authorities, with growing and varied obligations placed on operators. Additionally, the sector requires an increasingly complex level of specialized expertise and a solid operating platform in order to succeed in meeting regulatory requirements and providing positive resident and family experiences. All LTC and retirement residences require an approved licensed operator.

## Company Strategy and Objectives

Sienna's strategic objectives are centered around the following three pillars:

### Strengthening Team Engagement

Sienna strives to recruit, retain and develop a high performing and engaged team and reduce voluntary turnover by:

### *Offering a compelling team experience*

- Conduct team member engagement surveys to gain insights and identify opportunities to enhance team member experience;
- Introduce "Learning Essentials" training programs for new and developing frontline managers;
- Offer learning and development growth to support orientation, onboarding and enhancements to operating platforms; and
- Increase talent pipeline in leadership roles.

### *Creating a purpose-driven, differentiated culture*

- Align employer brand with Company's purpose, vision, values and value proposition; and
- Implement and maintain initiatives, such as team member recognition programs and education with respect to the Company's values, aimed at building a purpose-driven culture.

### **Elevating Quality of Life of Residents**

Sienna aims to elevate the quality of life of its residents by:

#### *Offering outstanding resident experience*

- Enhance dining, recreation and community-focused interactions;
- Improve quality of care by leveraging insights from quality indicators, clinical reviews and inspection reports;
- Enhance clinical care offerings at retirement residences to support an increasing number of residents in need of support with daily living and healthcare; and
- Collaborate with all levels of government, sector associations, regulatory authorities and others to help shape and improve the future of senior living in Canada.

#### *Achieving operational excellence*

- Invest in Sienna's team culture and operating platform to deliver quality resident experiences;

- Create operating efficiencies by streamlining processes to enhance resident experience and improve operating results; and
- Distinguish retirement product and services from competitors through the Company's Aspira platform, offering person-centred programs, dining, services and care.

### **Achieving Growth & Enhanced Performance**

#### *Outperforming the market*

- Grow organically through investments in sales and marketing programs, supporting improved occupancy, expanded services, rental rate increases and focused cost management;
- Grow through asset optimization initiatives, including renovations, repositioning and intensification;
- Maintain a diversified portfolio of private-pay retirement residences and government-funded long-term care communities; and
- Maintain a strong balance sheet and liquidity, including a diversified debt portfolio with staggered debt maturities, an investment-grade credit rating and a sizeable pool of unencumbered assets.

#### *Growing the Company's footprint*

- Redevelop older LTC communities in key Ontario markets with both new and upgraded facilities;
- Establish and deepen joint venture partnerships to provide additional avenues for growth; and
- Expand high-quality portfolio through strategic and disciplined acquisitions, developments, as well as growing capacity at existing retirement residences with excess land.

### **Corporate Impact**

Sienna's impact on its team members, its residents and the local communities is highlighted in the Company's 2025 Impact Report published on August 12, 2025. For more information on Sienna's far-reaching impact, please refer to the Corporate Impact section on Sienna's website under [https://www.siennaliving.ca/investors/Corporate impact](https://www.siennaliving.ca/investors/Corporate%20impact).

Sustainability practices across Sienna's operations have long been integrated into our overall strategy and daily business practices and are reflected in our actions and initiatives, each of which affect the quality of life and well-being of our residents, their families and our team members.

## **Our Purpose, Vision & Values**

### *Our Purpose*

**Cultivating happiness in daily life** - Each of our actions and initiatives affects our residents' quality of life and well-being, while also impacting our team members and the communities we serve across the country. This is at the heart of what we do and is reflected in Sienna's purpose. It conveys our belief that our role does not stop at providing our residents with the highest quality of service and care - it goes much further. Each and every day, we will strive to bring happiness into our residents' lives by enabling our team to put their passion for their work into action and supporting families to bring joy into our homes.

### *Our Vision is to be:*

**Canada's most trusted and most loved senior living provider** - In retirement and long-term care, we are committed to helping residents discover happiness in a comfortable, home-like setting. Consistently doing this supports Sienna's vision to be Canada's most trusted and most loved senior living provider. With this vision, we strive to meet the needs and expectations of our residents, families, team members and the communities we serve.

### *Our Values:*

**Act positively:** We inspire happiness and hope in the people around us

**Be accountable:** We do what we say we will and work as a team to get things done

**Create community:** We foster strong relationships and celebrate diversity

**Demonstrate caring:** We are passionate about what we do and engage with empathy and understanding

## **Building a Strong Team**

### *Sienna Ownership and Reward Program*

SOAR was launched to recognize the compassion, effort and dedication that team members bring to Sienna's residents and communities every day. Through this ownership and reward program, team members are further invested in making Sienna a leader in seniors' quality of life and at the same time, have the opportunity to meaningfully invest in the Company and in their future.

SOAR awards common shares of the Company to all permanent employees who have been with the Company for one year or longer. Effective January 1, 2025, SOAR has been expanded from what was originally a one-time award. Through the expanded "SOAR for Service" program, team members are awarded additional shares at significant service milestones throughout their tenure at Sienna.

### *Labour Relations and Union Representation*

Labour rights are an important consideration with respect to Sienna's human capital management strategies. Sienna's labour strategy is focused on educating management teams at our local communities, cultivating strong relationships with union stakeholders and aligning our collective agreements to our long-term operational strategies.

### *Named by Time Magazine as one of Canada's Best Companies in 2025*

Sienna's recognition by Time Magazine as one of Canada's Best Companies in 2025 is the result of high team member satisfaction, strong growth and robust sustainability practices. It reflects the passion of our team members who bring Sienna's Purpose to life every day.

## **Giving Back to the Community**

### *Sienna for Seniors Foundation ("Foundation")*

The Foundation was formed in April 2021 as part of Sienna's ongoing commitment to support the communities it serves across Canada. It allows us to raise funds and make donations to a variety of important seniors-related initiatives. Sienna relies on team

members from across Canada to identify charities doing impactful work in their communities.

The Foundation receives support from external partners, strengthening its ability to support seniors' charities in the communities it serves.

In 2025, Sienna has been able to significantly expand the reach of the Foundation as a result of record support from both business partners and team members. By raising more than \$600,000 during the first six months of the year, the Foundation was able to pledge its support to a growing number of impactful programs across Canada.

One of the Foundation's significant milestones in 2025 is the groundbreaking partnership with Ontario Tech University and launch of The Sienna Senior Living Research Centre for Healthy Aging and Happiness.

The Foundation is also funding education through post-secondary scholarships at Ontario Tech University, York University and the University of British Columbia.

By supporting education, Sienna is helping to build a stronger, more sustainable workforce that can meet the needs of an aging population.

## Improving Sienna's Environmental Footprint

### Addressing Climate Change through Development

Our retrofitting and redevelopment initiatives are an opportunity to address climate change in both the Company's existing properties and the development portfolio as we adopt environmentally-friendly designs and install energy-efficient features, all with the goal of significantly reducing the environmental footprint of these homes.

The development plans include energy-efficient heating and cooling systems, LED lighting, updated energy-efficient windows and fixtures, and waste management systems to reduce landfill waste.

## Operating Results

The following table represents the operating results for the periods ended June 30, prepared in accordance with IFRS Accounting Standards:

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>Revenue</b>	<b>243,754</b>	210,523	33,231	<b>477,999</b>	441,473	36,526
Operating expenses	<b>196,550</b>	167,149	29,401	<b>388,005</b>	336,465	51,540
Depreciation and amortization	<b>14,423</b>	12,959	1,464	<b>26,480</b>	25,158	1,322
Administrative	<b>10,981</b>	8,777	2,204	<b>20,115</b>	18,026	2,089
Share of net (gain) loss in joint ventures	<b>(249)</b>	2,409	(2,658)	<b>1,578</b>	5,421	(3,843)
Net finance charges	<b>9,461</b>	9,567	(106)	<b>17,978</b>	19,374	(1,396)
Transaction costs	<b>4,849</b>	1,214	3,635	<b>6,940</b>	1,624	5,316
Gain on remeasurement of previously held interest in joint operation	—	—	—	<b>(12,596)</b>	—	(12,596)
	<b>236,015</b>	202,075	33,940	<b>448,500</b>	406,068	42,432
<b>Income before provision for income taxes</b>	<b>7,739</b>	8,448	(709)	<b>29,499</b>	35,405	(5,906)
<b>Provision for (recovery of) income taxes</b>						
Current	<b>1,602</b>	3,033	(1,431)	<b>4,184</b>	10,925	(6,741)
Deferred	<b>740</b>	(671)	1,411	<b>4,124</b>	(1,335)	5,459
	<b>2,342</b>	2,362	(20)	<b>8,308</b>	9,590	(1,282)
<b>Net income and comprehensive income</b>	<b>5,397</b>	6,086	(689)	<b>21,191</b>	25,815	(4,624)
<b>Total assets</b>	<b>2,159,205</b>	1,712,579	446,626	<b>2,159,205</b>	1,712,579	446,626
<b>Total debt</b>	<b>1,183,286</b>	1,006,617	176,669	<b>1,183,286</b>	1,006,617	176,669

## Revenue

The following table reconciles revenue from our financial statements to revenue on a proportionate basis:

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>Revenue, GAAP basis</b>						
Long-term care	192,756	164,534	28,222	378,290	350,667	27,623
Retirement	50,998	45,989	5,009	99,709	90,806	8,903
	<b>243,754</b>	<b>210,523</b>	<b>33,231</b>	<b>477,999</b>	<b>441,473</b>	<b>36,526</b>
<b>Share of revenue from Equity-Accounted Joint Ventures</b>						
Long-term care	—	—	—	—	—	—
Retirement	9,851	8,964	887	19,611	17,398	2,213
	<b>9,851</b>	<b>8,964</b>	<b>887</b>	<b>19,611</b>	<b>17,398</b>	<b>2,213</b>
<b>Revenue, Proportionate Basis</b>						
Long-term care	192,756	164,534	28,222	378,290	350,667	27,623
Retirement	60,849	54,953	5,896	119,320	108,204	11,116
	<b>253,605</b>	<b>219,487</b>	<b>34,118</b>	<b>497,610</b>	<b>458,871</b>	<b>38,739</b>
<b>One-Time Items</b>						
Long-term care <sup>(1)</sup>	—	(2,960)	2,960	(2,159)	(26,615)	24,456
Retirement <sup>(2)</sup>	—	(446)	446	—	(446)	446
	<b>—</b>	<b>(3,406)</b>	<b>3,406</b>	<b>(2,159)</b>	<b>(27,061)</b>	<b>24,902</b>
<b>Revenue, Proportionate Basis, excluding One-Time Items</b>						
Long-term care	192,756	161,574	31,182	376,131	324,052	52,079
Retirement	60,849	54,507	6,342	119,320	107,758	11,562
	<b>253,605</b>	<b>216,081</b>	<b>37,524</b>	<b>495,451</b>	<b>431,810</b>	<b>63,641</b>

1. For the three and six months ended June 30, 2025, includes a WSIB refund of \$nil and \$2,159, respectively, related to prior years (2024 - \$2,960 for both periods). For the six months ended June 30, 2024, also includes a \$23,655 one-time & retroactive funding related to prior years.

2. For the three and six months ended June 30, 2024, includes a WSIB refund of \$nil and \$446, respectively, related to prior years.

### Second Quarter 2025

Revenue for Q2 2025 increased by \$33,231 to \$243,754 compared to Q2 2024. Revenue, Proportionate Basis, excluding One-Time Items for Q2 2025 increased by \$37,524 to \$253,605, compared to Q2 2024, primarily due to higher flow-through funding for direct care and private revenue increases in the LTC segment, as well as occupancy growth, rental rate adjustments in line with market conditions, higher care revenue in the retirement segment and contributions from acquisitions completed in 2025.

### Six months ended June 30, 2025

Revenue for the six months ended June 30, 2025, increased by \$36,526 to \$477,999, compared to the six months ended June 30, 2024. Revenue, Proportionate Basis, excluding One-Time Items for the six months ended June 30, 2025, increased by \$63,641 to \$495,451, compared to the six months ended June 30, 2024, primarily due to higher funding and private revenue increases in the LTC segment, and occupancy growth, rental rate adjustments in line with market conditions, and higher care revenue in the retirement segment, as well as contributions from acquisitions completed in 2025.

## Operating Expenses

The following table reconciles operating expenses from our financial statements to operating expenses on a proportionate basis:

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>Operating expenses, GAAP basis</b>						
Long-term care	165,574	138,563	27,011	326,374	278,957	47,417
Retirement	30,976	28,586	2,390	61,631	57,508	4,123
	196,550	167,149	29,401	388,005	336,465	51,540
<b>Share of operating expenses from Equity-Accounted Joint Ventures</b>						
Long-term care	—	—	—	—	—	—
Retirement	6,429	6,328	101	13,097	12,907	190
	6,429	6,328	101	13,097	12,907	190
<b>Operating Expenses, Proportionate Basis</b>						
Long-term care	165,574	138,563	27,011	326,374	278,957	47,417
Retirement	37,405	34,914	2,491	74,728	70,415	4,313
	202,979	173,477	29,502	401,102	349,372	51,730
<b>One-Time Items</b>						
Long-term care	—	—	—	—	—	—
Retirement <sup>(1)</sup>	—	—	—	(342)	—	(342)
	—	—	—	(342)	—	(342)
<b>Operating Expenses, Proportionate Basis, excluding One-Time Items</b>						
Long-term care	165,574	138,563	27,011	326,374	278,957	47,417
Retirement	37,405	34,914	2,491	74,386	70,415	3,971
	202,979	173,477	29,502	400,760	349,372	51,388

1. For the six months ended June 30, 2025, includes net WSIB expenses of \$342 in the retirement segment related to prior years.

### Second Quarter 2025

Operating expenses for Q2 2025 increased by \$29,401 to \$196,550, compared to Q2 2024. Operating Expenses, Proportionate Basis, excluding One-Time Items for Q2 2025 increased by \$29,502 to \$202,979, compared to Q2 2024, mainly due to higher direct care labour, inflationary cost increases, and expenses related to acquisitions completed in 2025.

### Six months ended June 30, 2025

Operating expenses for the six months ended June 30, 2025, increased by \$51,540 to \$388,005, compared to the six months ended June 30, 2024. Operating Expenses, Proportionate Basis, excluding One-Time Items for the six months ended June 30, 2025, increased by \$51,388 to \$400,760, compared to the six months ended June 30, 2024, mainly due to higher direct care labour, inflationary cost increases, and expenses related to acquisitions completed in 2025.

## Net Operating Income

The following table presents NOI and NOI, excluding One-Time Items, which are non-GAAP measures, as defined in "Non-GAAP Measures" section.

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>NOI</b>						
Long-term care	27,182	25,971	1,211	51,916	71,710	(19,794)
Retirement	23,444	20,039	3,405	44,592	37,789	6,803
	50,626	46,010	4,616	96,508	109,499	(12,991)
<b>One-Time Items</b>						
Long-term care <sup>(1)</sup>	—	(2,960)	2,960	(2,159)	(26,615)	24,456
Retirement <sup>(2)</sup>	—	(446)	446	342	(446)	788
	—	(3,406)	3,406	(1,817)	(27,061)	25,244
<b>NOI, excluding One-Time Items</b>						
Long-term care	27,182	23,011	4,171	49,757	45,095	4,662
Retirement	23,444	19,593	3,851	44,934	37,343	7,591
	50,626	42,604	8,022	94,691	82,438	12,253

1. For the six months ended June 30, 2025, includes a WSIB refund of \$2,159 (2024 - \$2,960 for both three and six month periods) related to prior years. For the six months ended June 30, 2024, also includes one-time & retroactive funding of \$23,655 related to prior years.

2. For the six months ended June 30, 2025, includes net WSIB expenses of \$342 related to prior years. For the three and six months ended June 30, 2024, includes a WSIB refund of \$446, respectively, related to prior years.

The following table represents the breakdown of Revenue, Operating Expenses and NOI, on a proportionate basis, split between Same Property, Growth Portfolio and Optimization Portfolio, and adjusted for One-Time Items for the periods ended June 30:

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>Same Property</b>						
Revenue, Proportionate Basis	233,486	214,399	19,087	471,400	448,952	22,448
Operating Expenses, Proportionate Basis	(188,421)	(169,333)	(19,088)	(381,972)	(341,034)	(40,938)
<b>Same Property NOI</b>	45,065	45,066	(1)	89,428	107,918	(18,490)
One-Time Items <sup>(1)(2)</sup>	—	(3,406)	3,406	(1,817)	(27,061)	25,244
<b>Same Property NOI, excluding One-Time Items</b>	45,065	41,660	3,405	87,611	80,857	6,754
<b>Growth Portfolio</b>						
Revenue, Proportionate Basis	14,930	493	14,437	15,871	655	15,216
Operating Expenses, Proportionate Basis	(10,771)	(592)	(10,179)	(11,519)	(1,145)	(10,374)
<b>Growth Portfolio NOI</b>	4,159	(99)	4,258	4,352	(490)	4,842
<b>Optimization Portfolio</b>						
Revenue, Proportionate Basis	5,189	4,595	594	10,339	9,264	1,075
Operating Expenses, Proportionate Basis	(3,787)	(3,552)	(235)	(7,611)	(7,193)	(418)
<b>Optimization Portfolio NOI</b>	1,402	1,043	359	2,728	2,071	657
<b>Total</b>						
Revenue, Proportionate Basis	253,605	219,487	34,118	497,610	458,871	38,739
Operating Expenses, Proportionate Basis	(202,979)	(173,477)	(29,502)	(401,102)	(349,372)	(51,730)
<b>Total NOI</b>	50,626	46,010	4,616	96,508	109,499	(12,991)
One-Time Items <sup>(1)(2)</sup>	—	(3,406)	3,406	(1,817)	(27,061)	25,244
<b>Total NOI, excluding One-Time Items</b>	50,626	42,604	8,022	94,691	82,438	12,253

1. For the six months ended June 30, 2025, includes a WSIB refund of \$2,159 recognized in the LTC segment and net WSIB expenses of \$342 in the retirement segment related to prior years. For the three and six months ended June 30, 2024, includes a WSIB refund of \$2,960 in LTC segment and \$446 in the retirement segment, respectively.
2. For the six months ended June 30, 2024, includes a \$23,655 one-time & retroactive funding related to prior years in LTC segment.

### **Second Quarter 2025**

To date in 2025, Sienna has made considerable progress growing the Company. Our Q2 2025 results highlight our ongoing initiatives to improve our operating platforms and deliver on Sienna's growth strategies across both lines of business. The Company's Same Property NOI, excluding One-Time items for Q2 2025 increased by \$3,405, or 8.2%, to \$45,065, compared to Q2 2024, as a result of Sienna's strong operational performance in both lines of business. The Company's Growth Portfolio NOI for Q2 2025 increased by \$4,258 to \$4,159, mainly due to acquisitions. The Company's Optimization Portfolio NOI for Q2 2025 increased by \$359, or 34.4%, to \$1,402 as we execute on our asset optimization initiatives. Refer to the detailed discussion below for segment operating results.

### **Six months ended June 30, 2025**

The Company's Same Property NOI, excluding One-Time items for the six months ended June 30, 2025, increased by \$6,754, or 8.4%, to \$87,611, compared to the six months ended June 30, 2024, driven by Sienna's strong operational performance across both lines of business. The Company's Growth Portfolio NOI for the six months ended June 30, 2025, increased by \$4,842 to \$4,352, compared to the six months ended June 30, 2024, mainly due to acquisitions. The Company's Optimization Portfolio NOI for the six months ended June 30, 2025, increased by \$657, or 31.7%, to \$2,728, compared to the six months ended June 30, 2024. Refer to the detailed discussion below for segment operating results.

### **Net Operating Income by Segment**

Our business is structured around two core segments: retirement and long-term care. Our retirement portfolio operates in well located markets and generated approximately 46% of the Company's NOI, excluding One-Time Items for Q2 2025. Our LTC portfolio contributed approximately 54% to the Company's NOI, excluding One-Time Items for Q2 2025.

## Retirement

The following table represents the results of the retirement segment for the periods ended June 30:

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>Same Property</b>						
Revenue, Proportionate Basis	52,412	49,865	2,547	104,792	98,285	6,507
Operating Expenses, Proportionate Basis	(31,469)	(30,770)	(699)	(64,220)	(62,077)	(2,143)
<b>Same Property NOI</b>	<b>20,943</b>	<b>19,095</b>	<b>1,848</b>	<b>40,572</b>	<b>36,208</b>	<b>4,364</b>
One-Time Items <sup>(1)</sup>	—	(446)	446	342	(446)	788
<b>Same Property NOI, excluding One-Time Items <sup>(1)</sup></b>	<b>20,943</b>	<b>18,649</b>	<b>2,294</b>	<b>40,914</b>	<b>35,762</b>	<b>5,152</b>
<b>Growth portfolio</b>						
Revenue, Proportionate Basis	3,248	493	2,755	4,189	655	3,534
Operating Expenses, Proportionate Basis	(2,149)	(592)	(1,557)	(2,897)	(1,145)	(1,752)
<b>Growth Portfolio NOI</b>	<b>1,099</b>	<b>(99)</b>	<b>1,198</b>	<b>1,292</b>	<b>(490)</b>	<b>1,782</b>
<b>Optimization portfolio</b>						
Revenue, Proportionate Basis	5,189	4,595	594	10,339	9,264	1,075
Operating Expenses, Proportionate Basis	(3,787)	(3,552)	(235)	(7,611)	(7,193)	(418)
<b>Optimization Portfolio NOI</b>	<b>1,402</b>	<b>1,043</b>	<b>359</b>	<b>2,728</b>	<b>2,071</b>	<b>657</b>
<b>Total</b>						
Revenue, Proportionate Basis	60,849	54,953	5,896	119,320	108,204	11,116
Operating Expenses, Proportionate Basis	(37,405)	(34,914)	(2,491)	(74,728)	(70,415)	(4,313)
<b>Total retirement NOI</b>	<b>23,444</b>	<b>20,039</b>	<b>3,405</b>	<b>44,592</b>	<b>37,789</b>	<b>6,803</b>
One-Time Items <sup>(1)</sup>	—	(446)	446	342	(446)	788
<b>Total retirement NOI, excluding One-Time Items</b>	<b>23,444</b>	<b>19,593</b>	<b>3,851</b>	<b>44,934</b>	<b>37,343</b>	<b>7,591</b>

1. For the three and six months ended June 30, 2025, includes a WSIB expense of \$nil and \$342, respectively (2024 - WSIB refund of \$446 for both periods).

## Second Quarter 2025

Retirement's Same Property Revenue, Proportionate Basis for Q2 2025 increased by \$2,547 to \$52,412, compared to Q2 2024, primarily attributable to occupancy increases, rental rate adjustments in line with market conditions, and higher care revenue. Same Property Operating Expenses, Proportionate Basis for Q2 2025 increased by \$699 to \$31,469, compared to Q2 2024, primarily attributable to higher labour. Excluding the impact of One-Time Items, retirement's Same Property NOI for Q2 2025 increased by \$2,294 to \$20,943, compared to Q2 2024, as a result of the changes in Same Property revenue and operating expenses discussed above.

Retirement's Growth portfolio Revenue, Proportionate Basis for Q2 2025 increased by \$2,755 to \$3,248, compared to Q2 2024, while Operating Expenses, Proportionate Basis increased by \$1,557 to \$2,149, compared to Q2 2024. These increases were driven

primarily by Elgin Falls, a retirement residence currently in lease up, and the acquisitions of Wildpine and Hazeldean Gardens in Q2 2025.

Retirement's Optimization portfolio Revenue, Proportionate Basis for Q2 2025 increased by \$594 to \$5,189, compared to Q2 2024, driven primarily by higher occupancy of the repositioning assets. Optimization portfolio Operating Expenses, Proportionate Basis for Q2 2025, increased by \$235 to \$3,787, compared to Q2 2024, driven primarily by higher labour costs.

## Six months ended June 30, 2025

Retirement's Same Property Revenue, Proportionate Basis for the six months ended June 30, 2025, increased by \$6,507 to \$104,792, compared to the six months ended June 30, 2024, primarily attributable to occupancy increases, rental rate adjustments in line with market conditions and higher care revenue. Same Property

Operating Expenses, Proportionate Basis for the six months ended June 30, 2025, increased by \$2,143 to \$64,220, compared to the six months ended June 30, 2024, primarily attributable to higher labour, food, maintenance and property-related expenses. Excluding the impact of One-Time Items, retirement's Same Property NOI for the six months ended June 30, 2025, increased by \$5,152 to \$40,914, compared to the six months ended June 30, 2024, as a result of the changes in Same Property revenue and operating expenses discussed above.

Retirement's Growth Portfolio Revenue, Proportionate Basis for the six months ended June 30, 2025, increased by \$3,534 to \$4,189, compared to the six months ended June 30, 2024, whereas Operating Expenses, Proportionate Basis increased by \$1,752 to \$2,897,

compared to the six months ended June 30, 2024. These increases were driven primarily due to the acquisitions of Wildpine and Hazeldean Gardens in Q2 2025.

Retirement's Optimization Portfolio Revenue, Proportionate Basis for the six months ended June 30, 2025 increased by \$1,075 to \$10,339, compared to the six months ended June 30, 2024, driven primarily by higher occupancy of the repositioning assets. Operating Expenses, Proportionate Basis for the six months ended June 30, 2025 increased by \$418 to \$7,611, compared to the six months ended June 30, 2024, driven primarily by higher labour costs.

## Long-term Care

The following table represents the results of the LTC segment for the periods ended June 30:

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>Same Property</b>						
Revenue, Proportionate Basis	181,074	164,534	16,540	366,608	350,667	15,941
Operating Expenses, Proportionate Basis	(156,952)	(138,563)	(18,389)	(317,752)	(278,957)	(38,795)
<b>Same Property NOI</b>	<b>24,122</b>	<b>25,971</b>	<b>(1,849)</b>	<b>48,856</b>	<b>71,710</b>	<b>(22,854)</b>
One-Time Items <sup>(1)</sup>	—	(2,960)	2,960	(2,159)	(26,615)	24,456
<b>Same Property NOI, excluding One-Time Items</b>	<b>24,122</b>	<b>23,011</b>	<b>1,111</b>	<b>46,697</b>	<b>45,095</b>	<b>1,602</b>
<b>Growth portfolio</b>						
Revenue, Proportionate Basis	11,682	—	11,682	11,682	—	11,682
Operating Expenses, Proportionate Basis	(8,622)	—	(8,622)	(8,622)	—	(8,622)
<b>Growth Portfolio NOI</b>	<b>3,060</b>	<b>—</b>	<b>3,060</b>	<b>3,060</b>	<b>—</b>	<b>3,060</b>
<b>Total</b>						
Revenue, Proportionate Basis	192,756	164,534	28,222	378,290	350,667	27,623
Operating Expenses, Proportionate Basis	(165,574)	(138,563)	(27,011)	(326,374)	(278,957)	(47,417)
<b>Total long-term care NOI</b>	<b>27,182</b>	<b>25,971</b>	<b>1,211</b>	<b>51,916</b>	<b>71,710</b>	<b>(19,794)</b>
One-Time Items <sup>(1)</sup>	—	(2,960)	2,960	(2,159)	(26,615)	24,456
<b>Total long-term care NOI, excluding One-Time Items</b>	<b>27,182</b>	<b>23,011</b>	<b>4,171</b>	<b>49,757</b>	<b>45,095</b>	<b>4,662</b>

1. For the three and six months ended June 30, 2025, includes a WSIB refund of \$nil and \$2,159, respectively (2024 - \$2,960 for both periods). For the six months ended June 30, 2024, includes a one-time & retroactive funding of \$23,655 related to prior years.

## Second Quarter 2025

LTC's Same Property Revenue, Proportionate Basis for Q2 2025 increased by \$16,540 to \$181,074, compared to Q2 2024, primarily due to higher flow-through funding for direct care and private revenue increases.

LTC's Same Property Operating Expenses, Proportionate Basis for Q2 2025 increased by \$18,389 to \$156,952, compared to Q2 2024, primarily due to higher labour and other operating expenses.

Excluding the impact of One-Time Items, LTC's Same Property NOI for Q2 2025 increased by \$1,111 to

\$24,122, compared to Q2 2024, as a result of the changes in Same Property revenue and operating expenses changes discussed above.

The Company completed the Alberta Portfolio acquisition on April 1, 2025, which contributed to the increase in revenue and operating expenses in the Growth Portfolio in Q2 2025.

### Six months ended June 30, 2025

LTC's Same Property Revenue, Proportionate Basis for the six months ended June 30, 2025, increased by \$15,941 to \$366,608, compared to the six months ended June 30, 2024, primarily due to higher flow-through funding for direct care, funding increases and private revenue increases.

LTC's Same Property Operating Expenses, Proportionate Basis for the six months ended June 30, 2025, increased by \$38,795 to \$317,752, compared to the six months ended June 30, 2024, primarily due to higher labour and other operating expenses.

Excluding the impact of One-Time Items, LTC's Same Property NOI for the six months ended June 30, 2025, increased by \$1,602 to \$46,697, compared to the six months ended June 30, 2024, as a result of the changes in Same Property revenue and operating expenses discussed above.

For the six months ended June 30, 2025, the newly acquired Alberta Portfolio on April 1, 2025, contributed \$11,682 and \$8,622 to LTC's Growth Portfolio revenues and operating expenses, respectively.

## Administrative Expenses

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
General and administrative expenses	8,208	7,158	1,050	15,842	15,071	771
SOAR Program	1,044	471	573	1,044	471	573
Share-based compensation	1,729	1,148	581	3,229	2,484	745
<b>Total administrative expenses</b>	<b>10,981</b>	<b>8,777</b>	<b>2,204</b>	<b>20,115</b>	<b>18,026</b>	<b>2,089</b>

### Second Quarter 2025

Administrative expenses for Q2 2025 increased by \$2,204 to \$10,981, compared to Q2 2024, primarily due to higher inflationary increases in wages and benefits, higher professional fees, higher SOAR program costs and an increase in share-based compensation expenses driven by better stock performance.

### Six months ended June 30, 2025

Administrative expenses for the six months ended June 30, 2025 increased by \$2,089 to \$20,115, compared to six months ended June 30, 2024, primarily due to inflationary increases in wages and benefits, higher SOAR program costs and an increase in share-based compensation expenses driven by better stock performance.

## Depreciation and Amortization

### Second Quarter 2025

Depreciation and amortization for Q2 2025 increased by \$1,464 to \$14,423, compared to Q2 2024, largely due to amortization on building and intangible assets acquired, offset partly by lower amortization on computer software.

### Six months ended June 30, 2025

Depreciation and amortization for the six months ended June 30, 2025 increased by \$1,322 to \$26,480, compared to six months ended June 30, 2024, primarily due to higher amortization on building, furniture and fixtures, and resident relationships, offset partly by decreased amortization on computer software.

## Share of Net (Gain) Loss in Joint Ventures

### Second Quarter 2025

The Company's share of net (gain) loss in joint ventures of \$(249) (2024 - \$2,409), was related to Sienna-Sabra LP and Sienna-RSH Niagara Falls LP. This balance is comprised of NOI of \$3,422, less depreciation and amortization of \$2,613, net finance costs of \$529 and transaction costs of \$31.

### Six months ended June 30, 2025

The Company's share of net loss in joint ventures of \$1,578 (2024 - \$5,421), was related to Sienna-Sabra LP and Sienna-RSH Niagara Falls LP. This balance is comprised of NOI of \$6,514, less depreciation and amortization of \$7,037, net finance costs of \$1,083 and transaction costs reversal of \$(28).

## Net Finance Charges

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>Finance costs</b>						
Interest expense on mortgages	7,115	5,888	1,227	12,446	11,939	507
Interest expense on debentures	4,039	3,543	496	8,033	7,087	946
Interest expense on construction loan	322	74	248	859	74	785
Interest expense on credit facilities	254	871	(617)	468	1,606	(1,138)
Interest expense on right-of-use assets	30	37	(7)	62	75	(13)
Amortization of financing charges and fair value adjustments on acquired debt	603	899	(296)	1,556	1,840	(284)
Net settlement receipt on interest rate swap contracts	(108)	(674)	566	(256)	(1,373)	1,117
Fair value loss on interest rate swap contracts	92	675	(583)	659	368	291
	<b>12,347</b>	<b>11,313</b>	<b>1,034</b>	<b>23,827</b>	<b>21,616</b>	<b>2,211</b>
Less: interest capitalized on qualifying development projects	(1,962)	(1,303)	(659)	(3,810)	(1,303)	(2,507)
<b>Net Finance Costs</b>	<b>10,385</b>	<b>10,010</b>	<b>375</b>	<b>20,017</b>	<b>20,313</b>	<b>(296)</b>
<b>Finance income</b>						
Interest income on construction funding receivable	50	69	(19)	103	147	(44)
Other interest income	874	374	500	1,936	792	1,144
	<b>924</b>	<b>443</b>	<b>481</b>	<b>2,039</b>	<b>939</b>	<b>1,100</b>
<b>Net finance charges</b>	<b>9,461</b>	<b>9,567</b>	<b>(106)</b>	<b>17,978</b>	<b>19,374</b>	<b>(1,396)</b>

### Second Quarter 2025

Net finance charges for Q2 2025 decreased by \$106 to \$9,461, compared to Q2 2024, primarily due to lower interest expense on credit facilities from lower utilization and higher interest income from equity offering proceeds, partially offset by higher interest rates on debentures and higher interest expense on mortgages from acquisitions.

### Six months ended June 30, 2025

Net finance charges for the six months ended June 30, 2025, decreased by \$1,396 to \$17,978, compared to six months ended June 30, 2024, primarily due to interest capitalized on qualifying development projects, lower interest expense on credit facilities from lower utilization and higher interest income from equity offering proceeds, partially offset by higher interest rates on debentures, higher interest on mortgages resulting from acquisitions, and lower net settlement receipts on interest rate swap contracts.

## Transaction Costs

### Second Quarter 2025

Transaction costs for Q2 2025 increased by \$3,635 to \$4,849 compared to Q2 2024, primarily attributable to acquisitions of the Alberta Portfolio, Wildpine and Hazeldean Garden, including \$2,770 in land transfer taxes, as well as the timing of activities related to development projects.

### Six months ended June 30, 2025

Transaction costs for the six months ended June 30, 2025, increased by \$5,316 to \$6,940 compared to six months ended June 30, 2024, primarily attributable to acquisitions of Nicola Lodge, Alberta Portfolio, Wildpine and Hazeldean, including \$2,770 in land transfer taxes, as well as the timing of activities related to development projects.

## Gain on Remeasurement of Previously Held Interest in Joint Operation

### Six months ended June 30, 2025

In Q1 2025, the Company acquired the remaining 30% interest in Nicola Lodge. As a result, its previously held 70% interest was remeasured to the fair value, resulting in a gain of \$12,596.

## Income Taxes

### Second Quarter 2025

Income tax expenses decreased slightly by \$20 in Q2 2025, resulting in an income tax expense of \$2,342 (current tax expense of \$1,602 and deferred tax expense of \$740), compared to income tax expenses of \$2,362 in Q2 2024 (current tax expense of \$3,033 and deferred tax recovery of \$671).

### Six months ended June 30, 2025

Income tax expenses for the six months ended June 30, 2025, decreased by \$1,282, resulting in an income tax expense of \$8,308 (current tax expense of \$4,184 and deferred income tax expense of \$4,124), compared to income tax expenses of \$9,590 for the six months ended June 30, 2024, (current tax expense of \$10,925 and deferred tax recovery of \$1,335). The decrease in current tax expenses is primarily due to one-time and retroactive funding received in Q1 2024, partially offset by higher deferred taxes arising from the gain on remeasurement of a previously held interest in a joint operation.

## Adjusted Funds from Operations

The following table represents the reconciliation of NOI to net income, FFO<sup>1</sup>, and OFFO for the periods ended June 30. The reconciliation from FFO to AFFO is provided as supplementary information.

Thousands of Canadian dollars, except share and per share data	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
Revenue, Proportionate Basis	253,605	219,487	34,118	497,610	458,871	38,739
Operating Expenses, Proportionate Basis	(202,979)	(173,477)	(29,502)	(401,102)	(349,372)	(51,730)
<b>NOI</b>	<b>50,626</b>	46,010	4,616	<b>96,508</b>	109,499	(12,991)
Depreciation and amortization	(14,423)	(12,959)	(1,464)	(26,480)	(25,158)	(1,322)
Administrative expenses	(10,981)	(8,777)	(2,204)	(20,115)	(18,026)	(2,089)
Share of net gain (loss) in Equity Accounted Joint Ventures	249	(2,409)	2,658	(1,578)	(5,421)	3,843
Share of NOI in Equity Accounted Joint Ventures	(3,422)	(2,636)	(786)	(6,514)	(4,491)	(2,023)
Net finance charges	(9,461)	(9,567)	106	(17,978)	(19,374)	1,396
Transaction costs	(4,849)	(1,214)	(3,635)	(6,940)	(1,624)	(5,316)
Gain on remeasurement of previously held interest in joint operation	—	—	—	12,596	—	12,596
Income taxes expenses	(2,342)	(2,362)	20	(8,308)	(9,590)	1,282
<b>Net income</b>	<b>5,397</b>	6,086	(689)	<b>21,191</b>	25,815	(4,624)
Deferred income taxes, including adjustments	175	(671)	846	2,878	(1,335)	4,213
Depreciation and amortization	13,515	11,455	2,060	24,693	22,809	1,884
Transaction costs	4,849	1,214	3,635	6,940	1,624	5,316
Fair value loss on interest rate swap contracts	92	675	(583)	659	368	291
Shares granted under SOAR program	1,044	471	573	1,044	471	573
Gain on remeasurement of previously held interest in joint operation	—	—	—	(12,596)	—	(12,596)
Equity-Accounted Joint Ventures:						
Depreciation and amortization	2,613	4,375	(1,762)	7,037	8,745	(1,708)
Shares granted under SOAR program	36	24	12	36	24	12
Transaction costs	31	—	31	(28)	—	(28)
<b>FFO</b> <sup>(1)</sup>	<b>27,752</b>	23,629	4,123	<b>51,854</b>	<b>58,521</b>	<b>(6,667)</b>
Depreciation and amortization - corporate	908	1,504	(596)	1,787	2,349	(562)
Amortization of financing charges and fair value adjustments on assumed debt <sup>(2)</sup>	651	948	(297)	1,653	1,940	(287)
<b>OFFO</b>	<b>29,311</b>	26,081	3,230	<b>55,294</b>	62,810	(7,516)
Construction funding	335	679	(344)	666	1,490	(824)
Maintenance Capital Expenditures <sup>(3)</sup>	(5,537)	(4,327)	(1,210)	(7,694)	(6,508)	(1,186)
<b>AFFO</b>	<b>24,109</b>	22,433	1,676	<b>48,266</b>	57,792	(9,526)
<b>Basic and Diluted FFO per share</b>	<b>0.301</b>	0.324	(0.023)	<b>0.581</b>	0.802	(0.221)
<b>Basic and Diluted OFFO per share</b>	<b>0.318</b>	0.357	(0.039)	<b>0.620</b>	0.861	(0.241)
<b>Basic and Diluted AFFO per share</b>	<b>0.262</b>	0.307	(0.045)	<b>0.541</b>	0.792	(0.251)
<b>Weighted average common shares outstanding</b>	<b>92,191,579</b>	72,978,178		<b>89,176,447</b>	72,972,672	

1. This is a non-GAAP measure. Refer to the *Non-GAAP Measures* section in this MD&A for definition and additional information.

2. For the three and six months ended June 30, 2025, includes the Company's share of amortization of financing charges and fair value adjustments on assumed debt in Equity-Accounted Joint Ventures of \$48 and \$96 (2024 - \$50 and \$100).

3. For the three and six months ended June 30, 2025 includes the Company's share of Maintenance Capital Expenditure in Equity-Accounted Joint Ventures of \$201 and \$371 (2024 - \$166 and \$278).

Thousands of Canadian dollars, except share and per share data	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>OFFO</b>	<b>29,311</b>	26,081	3,230	<b>55,294</b>	62,810	(7,516)
One-Time Items <sup>(1)</sup>	—	(2,500)	2,500	<b>(1,334)</b>	(19,865)	18,531
<b>OFFO excluding One-Time Items</b>	<b>29,311</b>	23,581	5,730	<b>53,960</b>	42,945	11,015
<b>AFFO</b>	<b>24,109</b>	22,433	1,676	<b>48,266</b>	57,792	(9,526)
One-Time Items <sup>(1)</sup>	—	(2,500)	2,500	<b>(1,334)</b>	(19,865)	18,531
<b>AFFO, excluding One-Time Items</b>	<b>24,109</b>	19,933	4,176	<b>46,932</b>	37,927	9,005
<b>Basic and Diluted OFFO per share, excluding One-Time Items</b>	<b>0.318</b>	0.323	(0.005)	<b>0.605</b>	0.589	0.016
<b>Basic and Diluted AFFO per share, excluding One-Time Items</b>	<b>0.262</b>	0.273	(0.011)	<b>0.526</b>	0.520	0.006

1. For the six months ended June 30, 2025, includes a WSIB refund, net of expenses of \$1,334 (\$1,817 net of \$483 taxes) related to the prior years. For the three and six months ended June 30, 2024, includes a WSIB refund, net of expenses of \$2,500 (\$3,406 net of \$906 taxes) for both periods. For the six months ended June 30, 2024, also includes a one-time & retroactive funding of \$17,365 (\$23,655 net of \$6,290 taxes) related to prior years.

## Financial Position

### Balance Sheet Analysis

The following table summarizes the significant changes in assets, liabilities and equity as at June 30, 2025 compared to December 31, 2024:

Thousands of Canadian dollars	June 30, 2025	December 31, 2024	Change
Total assets	<b>2,159,205</b>	1,859,807	299,398
Total liabilities	<b>1,551,109</b>	1,379,086	172,023
Total equity	<b>608,096</b>	480,721	127,375

Total assets increased by \$299,398 to \$2,159,205, primarily due to an increase in property and equipment as a result of the Company's acquisitions and construction in progress, mainly relating to development projects.

Total liabilities increased by \$172,023 to \$1,551,109, primarily due to an increase of mortgages as a result of the Company's acquisitions.

Total equity increased by \$127,375 to \$608,096, primarily due to the shares issuance in Q1 2025 and the Company's year-to-date net income, partially offset by dividends declared during the period.

### Cash Flow Analysis

The following table represents the summary of cash flows for the periods ended June 30:

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
Cash provided by (used in):						
Operating activities	<b>47,688</b>	49,123	(1,435)	<b>24,018</b>	85,613	(61,595)
Investing activities	<b>(164,794)</b>	(32,042)	(132,752)	<b>(208,100)</b>	(50,803)	(157,297)
Financing activities	<b>3,153</b>	(19,248)	22,401	<b>80,079</b>	(35,666)	115,745
Decrease in cash and cash equivalents during the period	<b>(113,953)</b>	(2,167)	(111,786)	<b>(104,003)</b>	(856)	(103,147)
Cash and cash equivalents, end of period	<b>23,199</b>	23,548	(349)	<b>23,199</b>	23,548	(349)

### Second Quarter 2025

Cash inflows provided by operating activities for the three months ended June 30, 2025, decreased by \$1,435 to \$47,688, primarily due to the timing of working capital changes, higher income taxes paid, and interest payment on debt.

Cash used in investing activities for the three months ended June 30, 2025, increased by \$132,752 to \$164,794, primarily due to acquisitions and construction in progress related to the Company's development projects.

Cash provided by financing activities for the three months ended June 30, 2025, increased by \$22,401 to \$3,153, primarily due to the assumption of property-level mortgages related to acquisitions.

### Six months ended June 30, 2025

Cash inflows provided by operating activities for the six months ended June 30, 2025, decreased by \$61,595 compared to \$24,018, primarily due to higher income tax paid, the timing of working capital changes, and one-time funding received in Q1 2024.

Cash used in investing activities for the six months ended June 30, 2025, increased by \$157,297 to \$208,100, primarily due to acquisitions, and construction in progress related to the Company's development projects.

Cash provided by financing activities for the six months ended June 30, 2025 increased by \$115,745 to \$80,079 primarily due to proceeds from the equity issuance in Q1 2025 and new property level mortgages.

### Reconciliation of Cash Flow from Operations to Adjusted Funds from Operations

The IFRS Accounting Standards measure most directly comparable to AFFO is "cash flow from operating activities". The following table represents the reconciliation of cash provided by operating activities to AFFO for the periods ended June 30:

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
<b>Cash provided by operating activities</b>	<b>47,688</b>	49,123	(1,435)	<b>24,018</b>	85,613	(61,595)
Construction funding principal	335	679	(344)	666	1,490	(824)
Transaction costs	4,849	1,214	3,635	6,940	1,624	5,316
Maintenance capital expenditures	(5,537)	(4,327)	(1,210)	(7,694)	(6,508)	(1,186)
Net change in working capital, interest and taxes	(24,311)	(25,098)	787	22,202	(25,291)	47,493
Share-based compensation expenses	(1,729)	(1,148)	(581)	(3,229)	(2,484)	(745)
AFFO of Equity-Accounted Joint Ventures	2,814	1,990	824	5,363	3,348	2,015
<b>AFFO</b>	<b>24,109</b>	22,433	1,676	<b>48,266</b>	57,792	(9,526)

## Quarterly Financial Information

Thousands of Canadian dollars, except occupancy, per share and ratio data	2025			2024			2023	
	Q2 <sup>(1)</sup>	Q1 <sup>(1)</sup>	Q4 <sup>(1)</sup>	Q3 <sup>(1)</sup>	Q2 <sup>(1)</sup>	Q1 <sup>(1)</sup>	Q4	Q3
Revenue, Proportionate Basis	253,605	244,005	246,265	224,775	219,487	239,384	218,863	199,840
Operating Expenses, Proportionate Basis	202,979	198,123	199,607	181,326	173,477	175,895	180,659	162,003
Net income	5,397	15,794	7,860	4,728	6,086	19,729	432	2,479
Per share basic and diluted	0.059	0.183	0.095	0.060	0.083	0.270	0.006	0.034
OFFO	29,311	26,028	29,432	23,877	26,081	36,729	22,112	20,069
Per share basic	0.318	0.302	0.356	0.312	0.357	0.503	0.303	0.275
AFFO	24,109	24,202	25,084	20,351	22,433	35,359	17,756	19,612
Per share basic	0.262	0.281	0.304	0.266	0.307	0.485	0.243	0.269
Dividends declared	21,586	20,802	19,332	18,578	17,080	17,074	17,074	17,074
Per share	0.234	0.234	0.234	0.234	0.234	0.234	0.234	0.234
Occupancy								
Retirement - Average Same Property	92.1 %	92.5 %	92.9 %	91.8 %	90.6 %	89.9 %	89.9 %	88.2 %
Retirement - Average Optimization Portfolio <sup>(2)</sup>	81.1 %	79.9 %	76.4 %	73.7 %	73.7 %	74.9 %	77.1 %	78.9 %
Retirement - Average Growth Portfolio <sup>(2)</sup>	81.8 %	55.6 %	49.8 %	38.9 %	29.4 %	13.1 %	— %	— %
Retirement - Average total occupancy	90.2 %	90.1 %	89.8 %	88.2 %	87.0 %	86.6 %	88.4 %	87.1 %
LTC - Average private occupancy	97.7 %	96.4 %	97.7 %	96.5 %	98.4 %	95.9 %	93.3 %	93.8 %
LTC - Average total occupancy <sup>(3)</sup>	98.5 %	98.0 %	98.4 %	98.4 %	98.5 %	97.5 %	97.5 %	98.1 %
Debt to Adjusted Gross Book Value as at period end	42.2 %	38.5 %	41.1 %	42.3 %	43.7 %	44.3 %	44.6 %	44.4 %
Debt to Adjusted EBITDA as at period end <sup>(4)</sup>	8.2	7.0	6.4	7.0	6.8	7.1	8.4	8.3
Interest Coverage Ratio <sup>(4)</sup>	3.4	3.5	3.9	4.0	4.0	3.9	3.4	3.3
Total assets	2,159,205	1,952,153	1,859,807	1,909,523	1,712,579	1,700,083	1,695,343	1,681,167
Total debt	1,183,286	979,329	1,012,345	1,058,030	1,006,617	1,008,067	1,006,649	994,112
Weighted average shares outstanding	92,191,579	86,127,813	82,605,054	76,543,993	72,978,178	72,967,166	72,967,166	72,967,166

1. Effective January 1, 2024, the Company began classifying all active funding that began during the pandemic as revenue ("pandemic funding"), instead of presenting them as net pandemic and incremental agency expenses. The corresponding expenses are presented as part of operating expenses.

2. This is a KPI. Refer to the *Non-GAAP Measures* section in this MD&A for definitions and additional information.

3. Excludes the 3rd and 4th beds in multi-bed rooms in Ontario that will not be reopened.

4. Rolling 12 months ended.

The Company's quarterly financial results are impacted by various factors including, but not limited to, timing of funding rate increases or additional funding, occupancy levels, timing of operating expenses and maintenance capital expenditures, seasonality of utility expenses, timing of resident co-payment increases, the timing of disposals and acquisitions, and capital market and financing activities.

For the three months ended June 30, 2025, the Company's results have been impacted by its new acquisitions and related costs, funding increases, occupancy growth, rental rate adjustments, and increased costs pertaining to labour, food and other operating expenses.

A discussion of the operating results for the three months ended June 30, 2025, compared to the same period in the prior year is provided in the section "Operating Results".

## Liquidity and Capital Resources

### Liquidity

The Company's primary source of liquidity is cash flow generated from operating activities. The Company expects to meet its operating cash requirements, including required working capital, capital expenditures, and currently scheduled interest payments on debt through fiscal 2025 and beyond, from cash on hand,

cash flow from operations, proceeds from refinancing its debt, its committed but unutilized borrowing capacity and, if necessary, by pursuing debt or equity financings to provide the Company with additional financial flexibility.

As at June 30, 2025, the Company's liquidity was \$313,010, as follows:

Thousands of Canadian dollars	June 30, 2025	December 31, 2024
Cash and cash equivalents	23,199	127,202
Available funds from credit facilities	289,811	307,811
Total	313,010	435,013

As at June 30, 2025, the Company's share of cash and cash equivalents held in our Equity-Accounted Joint Ventures was \$4,142.

The Company had a working capital deficiency (current liabilities less current assets) of \$445,086 as at June 30, 2025, including the current portion of long-term debt of \$198,308. To support its working capital deficiency, the Company has available cash from operations, access to multiple sources of financing, and has a history of successfully refinancing debt.

The Company has an unencumbered asset pool with a fair value of approximately \$1,211,000 as at June 30, 2025, representing an increase of \$157,000 from \$1,054,000 as at December 31, 2024. The increase in the unencumbered asset pool since the beginning of the year is due to the addition of three properties.

The unencumbered asset pool provides the Company with financial flexibility to enter into different financing options.

### Debt

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 primarily unsecured debentures, conventional and CMHC insured mortgages, and secured and unsecured credit facilities.

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.

The Company's total debt is comprised as follows:

Thousands of Canadian dollars	June 30, 2025	December 31, 2024
Series B Unsecured Debentures	175,000	175,000
Series C Unsecured Debentures	125,000	125,000
Series D Unsecured Debentures	150,000	150,000
Construction Loan	18,181	30,208
Credit facilities	20,000	—
Mortgages	703,495	548,001
Lease liability	3,485	3,434
	<b>1,195,161</b>	1,031,643
Fair value adjustments on assumed debt	7,591	1,815
Less: Deferred financing costs	(19,466)	(21,113)
<b>Total debt</b>	<b>1,183,286</b>	1,012,345

The following table summarizes the scheduled principal maturities of the Company's long-term debt commitments as at June 30, 2025:

Thousands of Canadian dollars, except interest rate										Mortgages	
Year	Series B Unsecured Debentures <sup>(1)</sup>	Series C Unsecured Debentures <sup>(2)</sup>	Series D Unsecured Debentures <sup>(3)</sup>	Construction Loan	Credit Facilities	Capitalized Lease Principal Payments <sup>(4)</sup>	Regular Principal Repayments	Principal Due at Maturity	Weighted Average Interest Rate on Maturing Mortgages	Total	Consolidated Weighted Average Interest Rate on Maturing Debt
2025	—	—	—	3,987	—	393	9,772	—	— %	14,152	5.00 %
2026	175,000	—	—	—	—	809	20,125	—	— %	195,934	3.45 %
2027	—	125,000	—	—	—	839	19,757	35,115	3.31 %	180,711	2.94 %
2028	—	—	—	—	—	546	15,194	125,154	3.47 %	140,894	3.47 %
2029	—	—	150,000	14,194	—	461	10,762	143,937	4.59 %	319,354	4.54 %
2030	—	—	—	—	20,000	437	9,454	25,373	3.21 %	55,264	4.30 %
2031	—	—	—	—	—	—	9,456	—	— %	9,456	— %
Thereafter	—	—	—	—	—	—	36,506	242,890	4.25 %	279,396	4.25 %
	<b>175,000</b>	<b>125,000</b>	<b>150,000</b>	<b>18,181</b>	<b>20,000</b>	<b>3,485</b>	<b>131,026</b>	<b>572,469</b>	<b>4.06 %</b>	<b>1,195,161</b>	3.93 %
Fair value adjustments on assumed debt										7,591	
Less: Deferred financing costs										(19,466)	
<b>Total debt</b>										<b>1,183,286</b>	

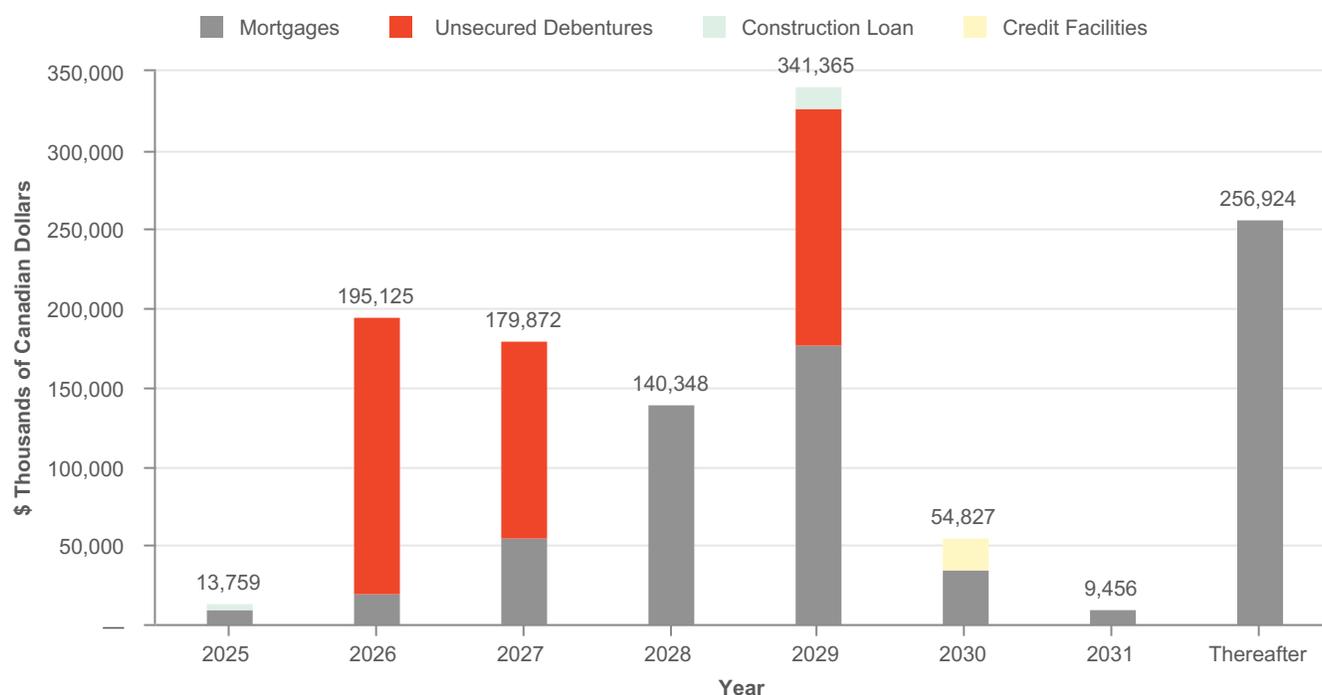
1. The interest rate for the Series B Unsecured Debentures is 3.450%.

2. The interest rate for the Series C Unsecured Debentures is 2.820%.

3. The interest rate for the Series D Unsecured Debentures is 4.436%.

4. The weighted average interest rate for capitalized lease principal payments is 3.87% for each year.

The following graph presents the maturity profile for the Company's major debt, excluding capitalized lease principal payments, as at June 30, 2025:



The following tables provide supplemental information and summarize the components of the Company's share of debt for our Equity-Accounted Joint Ventures:

Thousands of Canadian dollars	June 30, 2025	December 31, 2024
Mortgages	23,851	24,327
Construction loan <sup>1</sup>	27,283	27,283
Fair value adjustments on assumed debt	(2,025)	(2,120)
Less: Deferred financing costs	(10)	(10)
<b>Total debt</b>	<b>49,099</b>	<b>49,480</b>

Year	Principal Repayments
2025	481
2026	28,261
2027	1,000
2028	1,023
2029	1,046
2030	1,069
2031	1,094
Thereafter	17,160
Fair value adjustments on assumed debt	(2,025)
Less: Deferred financing costs	(10)
<b>Total debt</b>	<b>49,099</b>

1. The Company's Equity-Accounted Joint Ventures had access to a non-revolving demand construction loan, with the Company's proportionate share totaling \$27,440, of which \$27,283 was drawn. Borrowings under this construction loan are available at the Canadian Prime rate plus 65 bps per annum or Canadian Overnight Repo Rate Average plus credit spread adjustment and 215 bps per annum, at the Company's option.

### Debentures

The Series B senior unsecured debentures were issued on October 2, 2020, and bear interest at a rate of 3.450% per annum, payable semi-annually in February and August of each year and mature on February 27, 2026 (the "**Series B Unsecured Debentures**").

The Series C senior unsecured debentures were issued on June 3, 2021, and bear interest at a rate of 2.820% per annum, payable semi-annually in March and September of each year and mature on March 31, 2027 (the "**Series C Unsecured Debentures**").

The balances related to the debentures are as follows:

Thousands of Canadian dollars	June 30, 2025	December 31, 2024
Series B Unsecured Debentures	175,000	175,000
Series C Unsecured Debentures	125,000	125,000
Series D Unsecured Debentures	150,000	150,000
Less: Deferred financing costs	(1,060)	(1,313)
	448,940	448,687

### Credit Facilities

The Company has a combined total borrowing capacity of \$289,811 pursuant to its credit facilities as at June 30, 2025.

On June 16, 2025, the Company amended its \$300,000 senior unsecured revolving credit facility (the "**Unsecured Revolving Credit Facility**"), to extend its maturity by one year to March 19, 2030. The Unsecured Revolving Credit Facility may be extended for additional one-year terms, subject to certain conditions. The capacity of the Unsecured Revolving Credit Facility may be increased by up to \$50,000 during the term of the facility, subject to certain conditions. Borrowings under the Unsecured Revolving Credit Facility bear interest at CORRA ("**CORRA**") plus credit spread adjustment and 145 bps per annum (formerly under the discontinued banker's acceptance rate plus 145 bps per annum) or at the Canadian prime rate plus 45 bps per annum, at the Company's option. The Unsecured Revolving Credit Facility is subject to certain customary financial and non-financial covenants.

The Company has a non-revolving acquisition loan facility totaling \$8,000 that matures on June 6, 2030. Borrowings under the credit facility are available by way of loans at the Canadian prime rate plus 45 bps per

The Series D senior unsecured debentures were issued on October 17, 2024, and bear interest at a rate of 4.436% per annum, payable semi-annually in April and October of each year, and mature on October 17, 2029 (the "**Series D Unsecured Debentures**").

On August 1, 2025, Morningstar DBRS announced the confirmation of the Company's BBB Issuer Rating and ratings on its Senior Unsecured Debentures, with trends remaining "Stable".

annum or CORRA plus credit spread adjustment and 145 bps per annum, at the Company's option.

The Company has other property credit facilities totaling \$2,500 that can be accessed for working capital purposes. Borrowings are available at the Canadian prime rate plus 50 bps per annum.

As at June 30, 2025, the Company has drawn \$20,000 under the Unsecured Revolving Credit Facility (December 31, 2024 - \$nil). As at June 30, 2025, deferred financing cost related to the Unsecured Revolving Credit Facility was \$470 (December 31, 2024 - \$604).

### Construction Loans

As at June 30, 2025, the Company, had access to a non-revolving demand construction loan totaling \$106,488 to finance development project, of which \$18,181 was drawn. Borrowings under the construction loan are available at the Canadian Prime rate plus 50 bps per annum or CORRA plus credit spread adjustment and 195 bps per annum, at the Company's option.

### Mortgages

The Company has both fixed and variable rate mortgages with various financial institutions.

The Company is subject to interest rate risk on mortgages at variable rates associated with certain residences, which is substantially offset by interest rate swap contracts. Property-level mortgages are secured by each of the underlying properties' assets, guaranteed

by the Company and subject to customary financial and non-financial covenants.

The Company has low-cost mortgage financing with CMHC. As at June 30, 2025, 87% of the Company's total property-level mortgages, including the Company's proportionate share of Equity-Accounted Joint Ventures, were insured by CMHC.

The balances related to property-level mortgages are as follows:

Thousands of Canadian dollars	June 30, 2025	December 31, 2024
Mortgages at fixed rates	640,969	461,381
Mortgages at variable rates <sup>(1)</sup>	62,526	86,620
Fair value adjustments on assumed debt	7,591	1,815
Less: Deferred financing costs	(17,936)	(19,196)
	693,150	530,620

1. Includes floating rate mortgages that have been fixed through interest rate swaps.

The following table summarizes some metrics on the Company's property-level mortgages:

	June 30, 2025			December 31, 2024
	Fixed Rate	Variable Rate	Total	Total
Weighted average interest rate <sup>(1)</sup>	4.09 %	4.40 %	4.06 %	3.88 %
Weighted average term to maturity (years)	6.6	3.5	6.3	6.7

1. Weighted average interest rate includes variable rates that have been fixed through interest rate swaps.

### Lease Liability

The lease liability as at June 30, 2025 of \$3,485 represents the Company's lease on its office equipment and the renewed Markham corporate office space.

### Credit Ratings

The Company's credit ratings for its debentures are summarized below:

Debt	Rating Agency	Credit Rating	Outlook
Series B Unsecured Debentures	Morningstar DBRS	BBB	Stable
Series C Unsecured Debentures	Morningstar DBRS	BBB	Stable
Series D Unsecured Debentures	Morningstar DBRS	BBB	Stable

### Financial Covenants

The Company is in compliance with all financial covenants on its borrowings as at June 30, 2025. However, there can be no assurance that covenant requirements will be met at all times. If the Company does not remain in compliance, its ability to amend the covenants or refinance its debt could be adversely affected.

Adjusted EBITDA, as referenced in certain ratios below, is presented in accordance with defined terms in certain covenant calculations. The following table represents the reconciliation of net income to EBITDA and Adjusted EBITDA for the rolling twelve months ended June 30, 2025 and December 31 2024:

Thousands of Canadian dollars	12 months ended December 31, 2024	Subtract: Six months ended June 30, 2024	Add: Six months ended June 30, 2025	12 months ended June 30, 2025
Net income <sup>(1)(2)</sup>	38,403	(25,815)	21,191	33,779
Depreciation and amortization <sup>(1)</sup>	68,532	(33,903)	33,517	68,146
Net finance charges <sup>(1)</sup>	40,343	(20,541)	19,061	38,863
Provision for income taxes	14,428	(9,590)	8,308	13,146
Transaction costs <sup>(1)</sup>	2,846	(1,624)	6,912	8,134
Restructuring costs	200	—	—	200
<b>EBITDA</b>	<b>164,752</b>	<b>(91,473)</b>	<b>88,989</b>	<b>162,268</b>
Proceeds from construction funding	2,839	(1,637)	769	1,971
SOAR program <sup>(1)</sup>	495	(471)	1,080	1,104
Gain on remeasurement of previously held interest in joint operation	—	—	(12,596)	(12,596)
<b>Adjusted EBITDA</b>	<b>168,086</b>	<b>(93,581)</b>	<b>78,242</b>	<b>152,747</b>
Less: One-Time Items <sup>(2)</sup>	(29,525)	27,061	(1,817)	(4,281)
<b>Adjusted EBITDA, excluding One-Time Items</b>	<b>138,561</b>	<b>(66,520)</b>	<b>76,425</b>	<b>148,466</b>

1. Includes the Company's proportionate share of Equity-Accounted Joint Ventures.

2. For the twelve months ended December 31, 2024, includes \$23,655 of one-time and retroactive funding received in Q1 2024, \$3,406 of WSIB refund received in Q2 2024, and \$2,464 of retroactive funding received in Q4 2024. For the six months ended June 30, 2024, includes \$23,655 of one-time and retroactive funding received in Q1 2024, and \$3,406 of WSIB refund received in Q2 2024. For the six months ended June 30, 2025, includes \$1,817 of one-time WSIB funding relating to the prior years.

## Interest Coverage Ratio

The Interest Coverage Ratio is a common measure used to assess an entity's ability to service its debt obligations. In general, higher ratios indicate a lower risk of default.

The interest coverage ratio is calculated on a trailing 12-month basis as at the following dates:

Thousands of Canadian dollars, except ratio	Rolling 12 months ended	
	June 30, 2025	December 31, 2024
Net finance charges	36,500	37,896
Add (deduct):		
Amortization of financing charges and fair value adjustments on acquired debt	(3,799)	(4,083)
Interest capitalized on construction	6,834	4,327
Interest income on construction funding receivable	225	269
Interest expenses from Equity-Accounted Joint Ventures	2,197	2,288
Other interest income <sup>(1)</sup>	5,399	4,277
Fair value (loss) gain on interest rate swap contracts	(2,679)	(2,388)
<b>Net finance charges, adjusted</b>	<b>44,677</b>	<b>42,586</b>
<b>Adjusted EBITDA <sup>(2)</sup></b>	<b>152,747</b>	<b>168,086</b>
<b>Interest coverage ratio</b>	<b>3.4</b>	<b>3.9</b>
<b>Adjusted EBITDA - excluding One-Time Items <sup>(2)</sup></b>	<b>148,466</b>	<b>138,561</b>
<b>Interest coverage ratio - excluding One-Time Items</b>	<b>3.3</b>	<b>3.3</b>

1. Includes the Company's proportionate share of Equity-Accounted Joint Ventures.

2. For the twelve months ended December 31, 2024, includes \$23,655 of one-time and retroactive funding received in Q1 2024, a \$3,406 of WSIB refund received in Q2 2024, and \$2,464 of retroactive funding received in Q4 2024 - all relating to prior years. For the rolling twelve months ended June 30, 2025, includes \$2,464 of retroactive funding received in Q4 2024 and \$1,817 of one-time WSIB refund in Q1 2025 relating to the prior years.

## Debt Service Coverage Ratio

The Debt Service Coverage Ratio is a common measure used to assess an entity's ability to service its debt obligations. Maintaining the debt service coverage ratio forms part of the Company's debt covenant requirements. In general, higher ratios indicate a lower risk of default. Adjusted EBITDA as referenced below, is presented in accordance with defined terms in certain covenant calculations. The following is the calculation for the rolling twelve months ended June 30, 2025 and December 31, 2024.

Thousands of Canadian dollars, except ratio	Rolling 12 months ended	
	June 30, 2025	December 31, 2024
<b>Net finance charges, adjusted</b> <sup>(1)</sup>	<b>44,677</b>	42,586
Principal repayments <sup>(1)(2)</sup>	20,188	21,490
<b>Total debt service</b> <sup>(1)</sup>	<b>64,865</b>	64,076
<b>Adjusted EBITDA</b> <sup>(3)</sup>	<b>152,747</b>	168,086
<b>Debt service coverage ratio</b>	<b>2.4</b>	2.6
<b>Adjusted EBITDA - excluding One-Time Items</b> <sup>(3)</sup>	<b>148,466</b>	138,561
<b>Debt service coverage ratio - excluding One-Time Items</b>	<b>2.3</b>	2.2

1. Includes the Company's proportionate share of Equity-Accounted Joint Ventures.

2. Debt repayments on maturity and voluntary payments towards the Company's credit facilities have been excluded from the debt service coverage ratio calculation.

3. For the twelve months ended December 31, 2024, includes \$23,655 of one-time and retroactive funding received in Q1 2024, a \$3,406 of WSIB refund received in Q2 2024, and \$2,464 of retroactive funding received in Q4 2024 - all relating to prior years. For the rolling twelve months ended June 30, 2025, includes \$2,464 of retroactive funding received in Q4 2024 and \$1,817 of one-time WSIB refund in Q1 2025 relating to the prior years.

## Debt to Adjusted EBITDA Ratio

The Debt to Adjusted EBITDA ratio is an indicator of the approximate number of years required for current cash flows to repay all indebtedness.

Thousands of Canadian dollars, except ratio	Rolling 12 months ended	
	June 30, 2025	December 31, 2024
Series B Unsecured Debentures	175,000	175,000
Series C Unsecured Debentures	125,000	125,000
Series D Unsecured Debentures	150,000	150,000
Construction loan	18,181	30,208
Credit facilities	20,000	—
Mortgages	703,495	548,001
Mortgages related to Equity-Accounted Joint Ventures	23,851	24,327
Construction loan related to Equity-Accounted Joint Venture	27,283	27,283
Lease liability <sup>(1)</sup>	3,490	3,440
<b>Total indebtedness</b>	<b>1,246,300</b>	1,083,259
<b>Adjusted EBITDA</b> <sup>(1)</sup>	<b>152,747</b>	168,086
<b>Debt to Adjusted EBITDA</b>	<b>8.2</b>	6.4
<b>Adjusted EBITDA - excluding One-Time Items</b> <sup>(1)(2)</sup>	<b>148,466</b>	138,561
<b>Debt to Adjusted EBITDA - excluding One-Time Items</b>	<b>8.4</b>	7.8

1. Includes the Company's proportionate share of Equity-Accounted Joint Ventures.

2. For the twelve months ended December 31, 2024, includes \$23,655 of one-time and retroactive funding received in Q1 2024, a \$3,406 of WSIB refund received in Q2 2024, and \$2,464 of retroactive funding received in Q4 2024 - all relating to prior years. For the rolling twelve months ended June 30, 2025, includes \$2,464 of retroactive funding received in Q4 2024 and \$1,817 of one-time WSIB refund in Q1 2025 relating to the prior years.

## Debt to Adjusted Gross Book Value

Debt to Adjusted Gross Book Value indicates the leverage applied against the total gross book value (original costs) of the entity.

Thousands of Canadian dollars, except ratio	June 30, 2025	December 31, 2024
<b>Total indebtedness</b> <sup>(1)</sup>	<b>1,246,300</b>	1,083,259
Total assets <sup>(1)</sup>	<b>2,211,574</b>	1,913,540
Accumulated depreciation on property and equipment <sup>(1)</sup>	<b>514,824</b>	497,554
Accumulated amortization on intangible assets <sup>(1)(2)</sup>	<b>228,263</b>	223,356
<b>Adjusted Gross Book Value</b> <sup>(1)</sup>	<b>2,954,661</b>	2,634,450
<b>Debt to Adjusted Gross Book Value</b>	<b>42.2 %</b>	41.1 %

1. Includes the Company's proportionate share of Equity-Accounted Joint Ventures.

2. Includes fully amortized assets of \$175,361 as at June 30, 2025 (December 31, 2024 - \$175,361).

## Equity

### Share Capital

The Company is authorized to issue an unlimited number of common shares or preferred shares, without nominal or par value. The following table summarizes the common shares issued and outstanding:

Thousands of Canadian dollars, except shares	Common shares	Amount
Balance, January 1, 2024	72,967,166	964,843
Dividend reinvestment plan	70,507	1,126
Long-term incentive plan, net of loans receivable	—	24
Common shares issued, net of share issuance costs	9,591,000	138,990
Common shares issued pursuant to SOAR program	32,327	471
Balance, December 31, 2024	82,661,000	1,105,454
Dividend reinvestment plan	525,071	8,373
Long-term incentive plan, net of loans receivable	—	53
Common shares issued, net of share issuance costs	9,108,000	139,102
Common shares issued pursuant to SOAR program	58,649	1,044
<b>Balance, June 30, 2025</b>	<b>92,352,720</b>	<b>1,254,026</b>

On February 27, 2025, the Company completed a bought-deal offering of 9,108,000 common shares of the Company at a price of \$15.80 per common share for aggregate gross proceeds of \$143,906. Costs related to the issuance totaled \$ 4,804 net of taxes of \$1,699, and were recorded against shareholders' equity.

#### *Normal course issuer bid*

On June 17, 2024, the Company received approval from the TSX on its notice of intention to renew its normal course issuer bid ("**NCIB**") for a portion of the Company's common shares. Pursuant to the notice, the Company had the authority to acquire up to a maximum of 3,649,974 of its common shares for cancellation over the next 12 months. The NCIB expired on June 19, 2025.

No common shares were purchased pursuant to the Company's normal course issuer bid.

#### *Dividend reinvestment plan*

The Company has established a dividend reinvestment plan ("**DRIP**") for eligible holders of common shares, which allows participants to reinvest cash dividends paid in respect of their common shares in additional common shares at a 3% discount.

On November 11, 2024, the Company reinstated the DRIP, upon approval by the Board of Directors, which was previously temporarily suspended on March 18, 2020.

### ATM Program

On May 6, 2025, Sienna established an ATM Program, which will allow the Company from time to time during favourable market conditions to issue up to \$125 million of common shares to raise equity. Any common shares sold under the ATM Program will be distributed through the Toronto Stock Exchange or any other permitted marketplace at the market prices prevailing at the time of sale. As of Q2 2025, no shares have been issued under this program.

### Dividends

The Board of Directors of the Company determines the appropriate dividend levels based on its assessment of cash provided by operations normalized for unusual items, expected working capital requirements and actual and projected capital expenditures.

The following table summarizes the dividends declared in relation to cash flows from operating activities and AFFO for the periods ended June 30:

Thousands of Canadian dollars	Three months ended June 30,			Six months ended June 30,		
	2025	2024	Change	2025	2024	Change
Cash flows from operating activities	47,688	49,123	(1,435)	24,018	85,613	(61,595)
Dividends declared	(21,586)	(17,080)	(4,506)	(42,388)	(34,154)	(8,234)
<b>Cash flows from operating activities in excess of dividends declared</b>	<b>26,102</b>	<b>32,043</b>	<b>(5,941)</b>	<b>(18,370)</b>	<b>51,459</b>	<b>(69,829)</b>
AFFO	24,109	22,433	1,676	48,266	57,792	(9,526)
Dividends declared	(21,586)	(17,080)	(4,506)	(42,388)	(34,154)	(8,234)
<b>AFFO retained</b>	<b>2,523</b>	<b>5,353</b>	<b>(2,830)</b>	<b>5,878</b>	<b>23,638</b>	<b>(17,760)</b>

The Company believes that its current dividend level is sustainable. However, cash dividends are not guaranteed and may fluctuate with the performance of the Company.

### Contractual Obligations and Other Commitments

#### Leases

On May 21, 2025, the Company extended its Markham corporate office lease by one year to October 31, 2030, and agreed to lease an additional 7,500 square feet for five years, commencing on November 1, 2025. The Company also has equipment leases that expire over the next four years.

#### Other Commitments

On February 14, 2025, the Company entered into a purchase agreement to acquire Cawthra Gardens, a 192-bed Class A long-term care home in Mississauga, Ontario for a gross purchase price of \$32.6 million, subject to certain customary adjustments and a \$2.0 million capital allowance which the Company plans to use within the first twelve months after closing.

The acquisition will be financed through the use of general corporate funds and is expected to close in Q3 2025, subject to regulatory approvals and customary

closing conditions.

On June 23, 2025, the Company entered into a purchase agreement to acquire Credit River Retirement Residence, a 133-suite retirement residence, consisting of 84 IL, 25 AL, and 24 MC units in Streetsville, Ontario for a gross purchase price of \$60.2 million. The acquisition will be financed through the use of general corporate funds. The transaction is subject to regulatory approvals and customary closing conditions, and is expected to close in Q3 2025.

## Capital Disclosure

The Company defines its capital as the total of its long-term debt and shareholders' equity less cash and cash equivalents.

The Company's objectives when managing capital are to:

- (i) maintain a capital structure that provides options to the Company for accessing capital on commercially reasonable terms, without exceeding its debt capacity, or the limitations in its credit facilities, or taking on undue risks;
- (ii) maintain financial flexibility in order to preserve its ability to meet financial obligations, including debt service payments and regular dividend payments; and
- (iii) deploy capital to provide an appropriate investment return to its shareholders.

The Company's financial strategy is designed to maintain a flexible capital structure consistent with the objectives stated above and to respond to changes in

economic conditions. In order to maintain or adjust its capital structure, the Company may issue additional shares, additional long-term debt, or long-term debt to replace existing long-term debt with similar or different characteristics, or adjust the amount of dividends paid to the Company's shareholders. The Company's financing and refinancing decisions are made on a specific transaction basis and depend on factors such as the Company's financial needs and the market and economic conditions at the time of the transaction.

The Board of Directors of the Company determines and approves monthly dividends in advance on a quarterly basis. There were no changes in the Company's approach to capital management during the period.

## Capital Investment

### Strategic Capital Investments

The Company believes it can enhance its existing portfolio through strategic capital investments aimed at supporting occupancy, improving margins and NOI, and ultimately increasing the long-term value of its assets. The strategic capital investments include suite renovations, technology enhancements, and environmental upgrades across selected retirement residences.

These investments are aimed at modernizing the properties' aging infrastructure and increasing operational efficiency. Strategic capital investments are not included in the determination of AFFO.

For the three and six months ended June 30, 2025, the Company incurred \$2,003 and \$6,892, respectively (2024 - \$154 and \$311, respectively) for strategic capital initiatives.

### Maintenance Capital Expenditures

The Company monitors all of its properties for ongoing maintenance requirements. As part of the capital investments' monitoring process, items are assessed

and prioritized based on the urgency and necessity of the expenditure to sustain or maintain the condition of buildings, or to meet residents' needs.

The following table summarizes the Company's Maintenance Capital Expenditures, including the Company's proportionate share of Equity-Accounted Joint Ventures, for the periods ended June 30:

Thousands of Canadian dollars	Three months ended June 30,		Six months ended June 30,	
	2025	2024	2025	2024
Building maintenance	2,447	1,650	3,505	1,915
Mechanical and electrical	1,485	1,248	1,591	2,064
Suite renovations and common area upgrades	1,208	899	1,646	1,585
Communications and information systems	159	49	242	131
Furniture, fixtures and equipment	238	481	710	813
<b>Total Maintenance Capital Expenditures</b>	<b>5,537</b>	<b>4,327</b>	<b>7,694</b>	<b>6,508</b>
<b>Capital Investments in Equity-Accounted Joint Ventures</b>	<b>201</b>	<b>166</b>	<b>371</b>	<b>278</b>

### *Building Maintenance*

Building maintenance include the costs for structures, roofing, exterior grounds, fire safety, and sprinklers. For the three and six months ended June 30, 2025, the increase in building maintenance compared to the prior year was due to re-piping and timing of repairs.

### *Mechanical and Electrical*

Mechanical and electrical expenditures include the costs for heating, air conditioning and ventilation systems, generators, boilers, pumps and building elevators. The year-over-year decrease in mechanical and electrical was due to the timing of repairs for air conditioning, pumps and generators at certain properties.

### *Suite Renovations and Common Area Maintenance*

Suite renovations and common area maintenance are expenditures to maintain the marketability of the

### **Construction Funding**

The Company receives construction funding subsidies from the Government of Ontario on a per bed per diem basis to support the costs of developing or redeveloping eligible LTC homes.

There are several eligibility requirements, including receiving approval from the Ministry of Long-Term Care on the development or redevelopment and completing the construction in accordance with a development agreement signed with the Ministry of Long-Term Care.

This funding is non-interest bearing, and is received subject to the condition that the residences continue to operate as long-term care residences for the period for which they are entitled to the construction funding. As at June 30, 2025, the condition for funding has been met.

Company's residences. Flooring and carpeting replacements are often done in conjunction with suite renovations.

### *Communication and Information Systems*

Communication and information systems' expenditures include the costs for purchasing and installing computer equipment, software applications, telecommunication systems and wireless solutions.

### *Furniture, Fixtures and Equipment*

Furniture, fixtures and equipment expenditures include the costs for replacing or maintaining residences' furnishings and equipment, including those in residents' rooms, as well as kitchen facilities, laundry facilities and dining furnishings.

The construction funding amount to reconcile from OFFO to AFFO represents the change in the construction funding receivable balance, which consists of the cash to be received, offset by the interest income on the construction funding receivable recognized in "net income".

For the years ending December 31, 2025 through 2029, and thereafter, the Company estimates that the construction funding amount for completed projects, excluding our project in North Bay, which was completed in July 2025, and our project in Brantford, which is expected to be completed in Q3 2025, will be as follows:

Thousands of Canadian dollars	Construction funding interest income <sup>(1)</sup>	Construction funding principal <sup>(2)</sup>	Total construction funding to be received
2025	140	1,396	1,536
2026	136	1,204	1,340
2027	107	463	570
2028	94	482	576
2029	73	410	483
Thereafter	407	2,304	2,711
	<b>957</b>	<b>6,259</b>	<b>7,216</b>

1. The interest income relates to interest accretion resulting from the construction funding receivable that was initially measured at fair value and subsequently measured at amortized cost using the effective interest method.
2. The construction funding principal received is an adjustment to reconcile from OFFO to AFFO.

For the three and six months ended June 30, 2025, interest income on construction funding of \$50 and \$103 (2024 - \$69 and \$147) was recognized, and an adjustment of \$335 and \$666 (2024 - \$679 and \$1,490) was made to AFFO for construction funding principal received.

## Critical Accounting Estimates and Accounting Policies

The accounting policies and estimates that are critical to the understanding of the Company's business operations and results of operations are identified in Note 3 of the Company's annual audited consolidated financial statements for the year ended December 31, 2024.

New or changes in accounting policies are identified in Note 3 of the Company's condensed interim consolidated financial statements for the three and six months ended June 30, 2025. Please refer to those financial statements for further details.

## Significant Judgments and Estimates

The critical accounting estimates used by management in applying the Company's accounting policies and the key sources of estimation uncertainty are identified in Note 3 of the Company's annual audited consolidated financial statements for the year ended December 31, 2024.

There were no significant changes in judgments and estimates for the six months ended June 30, 2025. Please refer to those condensed interim consolidated financial statements for further details.

## Risk Factors

Please refer to the latest AIF for a discussion of the Company's risk factors.

The Company is subject to various legal proceedings and claims that arise in the ordinary course of business. These matters are generally covered by insurance other than the deductible amounts of the claims. Management believes the final outcome of such matters will not have a material adverse impact on the business, operating results and financial condition of the Company. However, actual outcomes may differ from management's expectations.

On January 21, 2022, the Superior Court of Justice (the "Court") made an order consolidating six proposed class actions in the form ordered by the Court. The aggregate amount of damages claimed in the consolidated claim against the Company is \$260,000.

On March 7, 2024, the Court issued its decision certifying the consolidated claim against the Company on the terms set out in the decision, namely only in respect of the Ontario long-term care homes owned by the Company and with a gross negligence cause of action.

The Company intends to continue to vigorously defend itself against the consolidated claim.

Given the status of the proceedings, management is unable to assess the potential impact of the consolidated claim on the Company's financial results.

On November 20, 2020, the Government of Ontario enacted the Supporting Ontario's Recovery Act (the "**Recovery Act**"). The Recovery Act provides civil liability

## Controls and Procedures

Management is responsible for establishing and maintaining a system of disclosure controls and procedures to provide reasonable assurance that all material information relating to the Company, inclusive of its subsidiaries, is gathered and reported to senior management on a timely basis so that appropriate decisions can be made regarding public disclosure.

Management is also responsible for establishing and maintaining adequate internal controls over financial reporting to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial reports for external purposes in accordance with IFRS.

## Non-GAAP Measures

In this MD&A, the Company uses certain supplemental measures of key performance that are not measures recognized under IFRS Accounting Standards and do not have standardized meanings prescribed by IFRS Accounting Standards. These performance measures are net operating income ("**NOI**"), funds from operations ("**FFO**"), operating funds from operations ("**OFFO**"), adjusted funds from operations ("**AFFO**"), earnings before interest, taxes, depreciation and amortization, ("**EBITDA**") and maintenance capital expenditures ("**Maintenance Capital Expenditures**"), and collectively with NOI, FFO, OFFO, AFFO and EBITDA, the "**Non-GAAP Measures**". These terms are defined in the following table and reconciliations to the most comparable IFRS measures are referenced, as applicable.

protection to organizations that made a good faith effort to follow public health guidance and COVID-19 related laws, and did not act with gross negligence. The Recovery Act also deems existing civil proceedings related to COVID-19 exposure to be dismissed without costs and will bar future proceedings from being brought, as long as the defendant acted in good faith and not with gross negligence.

In designing such controls, it should be recognized that due to inherent limitations, any controls, no matter how well designed and operated, can provide only reasonable assurance of achieving the desired control objectives and may not prevent or detect misstatements. Additionally, management is necessarily required to use judgment in evaluating controls and procedures.

There were no material changes in the Company's disclosure controls and procedures and internal controls over financial reporting since year-end that have a material effect, or are reasonably likely to have a material effect, on the Company's control environment.

The Company also uses the following Key Performance Indicators: Occupancy, Revenue, Proportionate Basis, Operating Expenses, Proportionate Basis, NOI, OFFO and OFFO per share, AFFO and AFFO per share, Adjusted EBITDA, AFFO Payout Ratio, Debt to Adjusted Gross Book Value, Weighted Average Cost of Debt, Debt to Adjusted EBITDA Ratio, Interest Coverage Ratio, Debt Service Coverage Ratio, Weighted Average Term to Maturity to assess the overall performance of the Company's operations.

These Key Performance Indicators and Non-GAAP Measures should not be construed as alternatives to net income or cash flow from operating activities determined in accordance with IFRS Accounting Standards as indicators of the Company's performance. The Company believes these measures and indicators improve

comparability of the underlying financial performance between periods. 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.

<b>Non-GAAP Measures <sup>(1)</sup></b>	<b>Definition</b>	<b>Reconciliation</b>
<b>One-Time Items</b>	One-Time Item(s) are non-recurring and/or non-operational in nature. The Company believes the normalized metric would be useful and would allow readers to compare Sienna's performance to industry peers on a more consistent basis. Please refer to Key Performance Indicators, footnote 4 for list of One-Time Items.	N/A
<b>Equity-Accounted Joint Ventures</b>	Equity-Accounted Joint Ventures is defined as the Company's interest in Sienna-RSH Niagara Falls LP and Sienna-Sabra LP joint ventures.  Management presents certain non-GAAP measures on a proportionate basis ("proportionate basis"), which includes the Company's share of interests in joint arrangements that are accounted for using the equity method. This is viewed as relevant in demonstrating the Company's performance and is the basis of many of Sienna's key performance measures.	N/A
<b>Revenue, Proportionate Basis</b>	Revenue, Proportionate Basis is defined as revenue, including the Company's share of revenue in Equity-Accounted Joint Ventures (as defined above) on a proportionate consolidated basis.	Section - Revenue
<b>Revenue, Proportionate Basis, excluding One-Time Items</b>	Revenue, Proportionate Basis, excluding One-Time Items begins with Revenue, Proportionate Basis, then adjusts for One-Time Items.	
<b>Operating Expenses, Proportionate Basis</b>	Operating Expenses, Proportionate Basis is defined as operating expenses, including the Company's share of operating expenses in Equity-Accounted Joint Ventures (as defined above) on a proportionate consolidated basis.	Section - Operating Expenses
<b>Operating Expenses, Proportionate Basis, excluding One-Time Items</b>	Operating Expenses, Proportionate Basis, excluding One-Time Items begins with Operating Expenses, Proportionate Basis, then adjusts for One-Time Items.	
<b>Net Operating Income ("NOI")</b>	NOI is defined as property revenue net of property operating expenses, including the Company's share of the operating income from Equity-Accounted Joint Ventures. The Company believes that NOI is a useful additional measure of operating performance as it provides a measure of core operations that is calculated prior to taking into account depreciation, amortization, administrative expenses, impairment loss, net finance charges, transaction costs, gain (loss) on disposal of properties and income taxes.	Section - NOI
<b>NOI, excluding One-Time Items</b>	NOI, excluding One-Time Items begins with NOI, then adjusts for One-Time Items.	
<b>Funds from Operations ("FFO")</b>	FFO is defined as NOI less certain items including administrative expenses, net finance charges, current income taxes and SOAR program. 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 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".	Section - Adjusted Funds from Operations
<b>FFO, excluding One-Time Items</b>	FFO, excluding One-Time Items begins with FFO, then adjusts for One-Time Items.	

<b>Non-GAAP Measures <sup>(1)</sup></b>	<b>Definition</b>	<b>Reconciliation</b>
<b>Operating Funds from Operations ("OFFO") and OFFO per Share</b>	OFFO is FFO adjusted for non-recurring items, which include restructuring costs, and presents net finance charges on a cash interest basis. Management is of the view that OFFO is a relevant measure of the operating performance of the Company. OFFO, excluding One-Time Items, begins with OFFO, then adjusts for One-Time Items.	Section - Adjusted Funds from Operations
<b>OFFO and OFFO per Share, excluding One-Time Items</b>		
<b>Adjusted Funds from Operations ("AFFO") and AFFO per Share</b>	AFFO is defined as OFFO plus the principal portion of construction funding received, 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".	Section - Adjusted Funds from Operations
<b>AFFO and AFFO per Share, excluding One-Time Items</b>	AFFO, excluding One-Time Items begins with AFFO, then adjusts for One-Time Items.	
<b>Earnings before Interest, Taxes, Depreciation and Amortization ("EBITDA")</b>	EBITDA is defined as net income excluding net finance charges, taxes, transaction costs, depreciation and amortization, restructuring costs, impairment loss, and including the Company's share of NOI in the Equity-Accounted Joint Ventures. EBITDA is relevant in understanding the Company's ability to service its debt, finance capital expenditures and pay dividends to shareholders. The IFRS measure most directly comparable to EBITDA is "net income".	Section - Liquidity and Capital Resources Financial Covenants
<b>Adjusted EBITDA</b>	Adjusted EBITDA is defined as EBITDA, adjusted for construction funding proceeds and other non-recurring items, including SOAR program and gain on remeasurement of previously held interest in joint operation.	Section - Liquidity and Capital Resources - Financial Covenants
<b>Adjusted EBITDA, excluding One-Time Items.</b>	Adjusted EBITDA, excluding One-Time Items, begins with Adjusted EBITDA, then adjusts for One-Time Items.	

These are also Key Performance Indicators used to assess overall performance of the Company's operation.

<b>Key Performance Indicators</b>	<b>Description</b>
<b>Maintenance Capital Expenditures</b>	Maintenance Capital Expenditures are defined as capital investments, including the Company's share of capital investments in Equity-Accounted Joint Ventures, made to maintain the Company's residences to meet residents' needs and continually improve residents' experience. These expenditures include building maintenance, mechanical and electrical spend, suite renovations, common area maintenance, communications and information systems, furniture, fixtures and equipment. Please refer to the Maintenance Capital Expenditures section of this MD&A for additional financial information.
<b>Occupancy</b>	Occupancy is a key driver of the Company's revenues. Average occupancy is calculated by dividing the earned resident days by available resident days for the same period. Occupancy percentage includes properties owned and jointly owned by the Company during the period.  Total available resident days is the number of beds/suites available for occupancy multiplied by the number of days in the period. For long-term care segment, the calculation of earned and available resident days is adjusted to exclude certain bed types that are not subject to government's occupancy requirements for funding purposes.
<b>AFFO Payout Ratio</b>	Management monitors the AFFO payout ratio, which is calculated by dividing dividends declared over AFFO.
<b>Debt to Adjusted Gross Book Value</b>	This ratio is calculated by dividing total debt (including the Company's share of debt in Equity-Accounted Joint Ventures) over Adjusted Gross Book Value.  In conjunction with the debt service coverage ratio, management monitors this ratio to ensure compliance with certain financial covenants.
<b>Weighted Average Cost of Debt</b>	This ratio is calculated by weighted averaging the average interest rate for the total debt maturing each year.  It is an indicator of the average interest rate the Company expects to pay on its total debt.

<b>Key Performance Indicators</b>	<b>Description</b>
<b>Debt to Adjusted EBITDA Ratio</b>	This ratio is calculated by dividing total debt (including the Company's share of debt in Equity-Accounted Joint Ventures), over Adjusted EBITDA.
<b>Debt to Adjusted EBITDA Ratio, excluding One-Time Items</b>	Debt to Adjusted EBITDA Ratio, excluding One-Time Items, begins with Debt to Adjusted EBITDA Ratio, then adjusts for One-Time Items.
<b>Interest Coverage Ratio</b>	Interest coverage ratio, which is calculated using Adjusted EBITDA divided by net finance charges, is a common measure used to assess an entity's ability to service its debt obligations.
<b>Interest Coverage Ratio, excluding One-Time Items</b>	Interest Coverage Ratio, excluding One-Time Items is calculated using Adjusted EBITDA, excluding One-Time Items divided by net finance charges.
<b>Debt Service Coverage Ratio</b>	This ratio, which is calculated using total debt service (including the Company's share of debt in Equity-Accounted Joint Ventures) divided by Adjusted EBITDA, is a useful indicator of the Company's ability to pay off its debt.
<b>Debt Service Coverage Ratio, excluding One-Time Items</b>	Debt Service Coverage Ratio, excluding One-Time Items, begins with Debt Service Coverage Ratio, then adjusts for One-Time Items.
<b>Weighted Average Term to Maturity</b>	This ratio is calculated by totaling the weighted average number of remaining years for mortgages.  This indicator is used by management to monitor its debt maturities.
<b>Same Property</b>	"Same Property" measures are similar to "same-store" measures used in a number of other industries and are intended to measure the period over period performance of the same asset base. The Same Property portfolio excludes any properties in the Growth and Optimization portfolio.
<b>Growth and Optimization</b>	The Growth and Optimization portfolio includes:  a) Growth Portfolio, including: (i) properties acquired within the last 12 months or (ii) development and redevelopment properties in lease-up and not yet stabilized; and (iii) others properties, including those held for sale, sold, or in the process of wind-down or closure; and  b) Optimization Portfolio that are expected to be undergoing repositioning under Sienna's asset optimization initiative, involving renovations or major repositioning, including changes to capacity or use in the current and/or the next year to maximize market value, increase NOI, maintain market-competitive position and/or achieve stabilization.  Acquired properties are considered "Same Property" after one year since the acquisition. Properties undergoing new development, redevelopment or repositioning are considered "Same Property" at the earlier of three years since completion or upon achieving stabilized occupancy levels and/or NOI levels.
<b>Expected Development Yield</b>	This ratio is calculated as the expected stabilized annual NOI of a development property, divided by development cost net of any development grant and present value of construction funding subsidy.
<b>Investment Yield</b>	Investment Yield is calculated as stabilized annual NOI, divided by the purchase price of the acquired property, excluding the impact of any anticipated synergy savings.

## Forward-Looking Statements

This MD&A, and the documents incorporated by reference herein, contain forward-looking information that reflects management's current expectations, estimates and projections about the future results, performance, achievements, prospects or opportunities for the Company, the senior living sector and government funding as of the date of this MD&A. Forward-looking statements are based upon a number of assumptions and involve significant known and unknown risks and uncertainties, many of which are beyond our control, the completion of acquisitions, dispositions and financing activities relating thereto, and statements with respect to the Company's ability to refinance debt maturities, that could cause actual results to differ from those that are disclosed in or implied by such forward-looking statements. The words "plan", "expect", "schedule", "estimate", "intend", "budget", "anticipate", "project", "forecast", "believe", "continue", or variations of such words and phrases or statements to the effect that certain actions, events or results "may", "will", "could", "should", "would", "might" occur and other similar expressions, identify forward-looking statements. While we anticipate that subsequent events and developments may cause our views to change, we do not intend to update this forward-looking information, except as required by applicable securities laws.

This forward-looking information represents our views as of the date of this MD&A and such information should not be relied upon as representing our views as of any date subsequent to the date of this document. We have based the forward-looking statements in this MD&A on information currently available to us and that we currently believe are based on reasonable assumptions. However, there may be factors that cause results, performance or achievements not to be as expected or estimated and that could cause actual results, performance or achievements to differ materially from current expectations. There can be no assurance that forward-looking information will prove to be accurate. Accordingly, readers should not place undue reliance on forward-looking information. These factors are not intended to represent a complete list of the factors that could affect the Company. See risk factors highlighted in materials filed with the securities regulators in Canada from time to time, including the Company's latest AIF.

# Consolidated Financial Statements

**Q2 2025** Sienna Senior Living Inc.



Cultivating happiness in daily life

**Sienna**  
Senior Living

## Condensed Interim Consolidated Financial Statements

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## Condensed Interim Consolidated Statements of Financial Position (Unaudited)

Thousands of Canadian dollars

	Notes	June 30, 2025	December 31, 2024
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalents		23,199	127,202
Accounts receivable and other receivables		15,646	18,432
Prepaid expenses and deposits		14,896	13,321
Government funding receivable		8,062	3,387
Construction funding receivable	5, 6	1,360	1,333
Derivative assets		3,055	1,194
Income taxes recoverable		2,440	—
		<b>68,658</b>	164,869
<b>Non-current assets</b>			
Derivative assets		182	446
Restricted cash		3,132	2,736
Construction funding receivable	5, 6	4,175	4,868
Investment in joint ventures	22	126,747	131,775
Property and equipment	4, 7	1,587,401	1,194,272
Intangible assets	4, 8	204,565	195,938
Goodwill	4, 9	164,345	164,903
<b>Total assets</b>		<b>2,159,205</b>	1,859,807
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Accounts payable and other liabilities	10	163,139	151,821
Government funding payable		141,464	145,553
Current portion of long-term debt	5, 11	198,308	72,233
Current portion of share-based compensation liability	16	10,833	7,058
Income taxes payable		—	11,441
		<b>513,744</b>	388,106
<b>Non-current liabilities</b>			
Long-term debt	5, 11	984,978	940,112
Deferred income taxes	13	48,948	46,523
Share-based compensation liability	16	3,310	4,345
Derivative liabilities		129	—
<b>Total liabilities</b>		<b>1,551,109</b>	1,379,086
<b>EQUITY</b>			
Shareholders' equity		608,096	480,721
<b>Total equity</b>		<b>608,096</b>	480,721
<b>Total liabilities and equity</b>		<b>2,159,205</b>	1,859,807

Commitments and contingencies (Note 23)

See accompanying notes

Approved by the Board of Directors of Sienna Senior Living Inc.

"Shelly Jamieson"

Shelly Jamieson  
Chair and Director

"Stephen Sender"

Stephen Sender  
Director

## Condensed Interim Consolidated Statements of Changes in Equity (Unaudited)

Thousands of Canadian dollars

	Notes	Share capital	Contributed surplus	Accumulated deficit	Total shareholders' equity
Balance, January 1, 2025		1,105,454	203	(624,936)	480,721
Issuance of shares, net of share issuance costs	14	139,102	—	—	139,102
Issuance of shares pursuant to Sienna Ownership and Reward ("SOAR") program	14	1,044	—	—	1,044
Reinvested dividends	14	8,373	—	—	8,373
Net income		—	—	21,191	21,191
Long-term incentive plan	14	53	—	—	53
Dividends	15	—	—	(42,388)	(42,388)
<b>Balance, June 30, 2025</b>		<b>1,254,026</b>	<b>203</b>	<b>(646,133)</b>	<b>608,096</b>

	Notes	Share capital	Contributed surplus	Accumulated deficit	Total shareholders' equity
Balance, January 1, 2024		964,843	203	(591,275)	373,771
Issuance of shares pursuant to SOAR program	14	471	—	—	471
Net income		—	—	25,815	25,815
Long-term incentive plan	14	12	—	—	12
Dividends	15	—	—	(34,154)	(34,154)
<b>Balance, June 30, 2024</b>		<b>965,326</b>	<b>203</b>	<b>(599,614)</b>	<b>365,915</b>

See accompanying notes.

## Condensed Interim Consolidated Statements of Net Income and Comprehensive Income (Unaudited)

Thousands of Canadian dollars, except share and per share data

	Notes	Three months ended June 30,		Six Months Ended June 30	
		2025	2024	2025	2024
<b>Revenue</b>	18, 21	<b>243,754</b>	210,523	<b>477,999</b>	441,473
<b>Expenses and other items</b>					
Operating expenses		<b>196,550</b>	167,149	<b>388,005</b>	336,465
Depreciation and amortization	7, 8	<b>14,423</b>	12,959	<b>26,480</b>	25,158
Administrative	19	<b>10,981</b>	8,777	<b>20,115</b>	18,026
Share of net (gain)/ loss in joint ventures	22	<b>(249)</b>	2,409	<b>1,578</b>	5,421
Net finance charges	12	<b>9,461</b>	9,567	<b>17,978</b>	19,374
Transaction costs		<b>4,849</b>	1,214	<b>6,940</b>	1,624
Gain on remeasurement of previously held interest in joint operation	4	<b>—</b>	—	<b>(12,596)</b>	—
	20	<b>236,015</b>	202,075	<b>448,500</b>	406,068
<b>Income before provision for (recovery of) income taxes</b>		<b>7,739</b>	8,448	<b>29,499</b>	35,405
<b>Provision for (recovery of) income taxes</b>					
Current	13	<b>1,602</b>	3,033	<b>4,184</b>	10,925
Deferred	13	<b>740</b>	(671)	<b>4,124</b>	(1,335)
	13	<b>2,342</b>	2,362	<b>8,308</b>	9,590
<b>Net income and comprehensive income</b>		<b>5,397</b>	6,086	<b>21,191</b>	25,815
Net income per share (basic and diluted)	14	<b>\$0.06</b>	\$0.08	<b>\$0.24</b>	\$0.35
Weighted average number of common shares outstanding	14	<b>92,191,579</b>	72,978,178	<b>89,176,447</b>	72,972,672

See accompanying notes.

## Condensed Interim Consolidated Statements of Cash Flows (Unaudited)

Thousands of Canadian dollars

	Notes	Three months ended		Six months ended	
		June 30,		June 30	
		2025	2024	2025	2024
<b>OPERATING ACTIVITIES</b>					
<b>Net income</b>		<b>5,397</b>	6,086	<b>21,191</b>	25,815
Add (deduct) items not affecting cash					
Depreciation of property and equipment	7	<b>13,634</b>	11,954	<b>25,428</b>	23,792
Amortization of intangible assets	8	<b>789</b>	1,005	<b>1,052</b>	1,366
Current income tax expense		<b>1,602</b>	3,033	<b>4,184</b>	10,925
Deferred income tax expense (recovery)	13	<b>740</b>	(671)	<b>4,124</b>	(1,335)
Share of net (gain) loss in joint ventures	22	<b>(249)</b>	2,409	<b>1,578</b>	5,421
Share-based compensation expense	16	<b>1,729</b>	1,148	<b>3,229</b>	2,484
Shares issued pursuant to SOAR program	14	<b>1,044</b>	471	<b>1,044</b>	471
Net finance charges	12	<b>9,461</b>	9,567	<b>17,978</b>	19,374
Gain on remeasurement of previously held interest in joint operation	4	<b>—</b>	—	<b>(12,596)</b>	—
		<b>34,147</b>	35,002	<b>67,212</b>	88,313
<b>Non-cash changes in working capital</b>					
Accounts receivable and other receivables		<b>1,195</b>	(2,213)	<b>2,953</b>	(134)
Prepaid expenses and deposits		<b>25,783</b>	1,073	<b>(940)</b>	662
Accounts payable and other liabilities		<b>1,119</b>	(12,872)	<b>3,261</b>	(3,391)
Government funding, net		<b>(768)</b>	36,673	<b>(9,323)</b>	19,924
		<b>27,329</b>	22,661	<b>(4,049)</b>	17,061
Interest paid on long-term debt	12	<b>(10,176)</b>	(8,110)	<b>(21,336)</b>	(19,478)
Net settlement receipt on interest rate swap contracts	12	<b>108</b>	674	<b>256</b>	1,373
Income taxes paid		<b>(3,720)</b>	(1,104)	<b>(18,065)</b>	(1,656)
<b>Cash provided by operating activities</b>		<b>47,688</b>	49,123	<b>24,018</b>	85,613
<b>INVESTING ACTIVITIES</b>					
Purchase of property and equipment	7	<b>(35,457)</b>	(34,113)	<b>(74,203)</b>	(62,339)
Government assistance related to capital expenditures	7	<b>1,962</b>	656	<b>8,572</b>	8,574
Acquisitions, net of cash acquired	4	<b>(133,942)</b>	—	<b>(147,610)</b>	—
Purchase of intangible assets	8	<b>(350)</b>	(531)	<b>(618)</b>	(1,066)
Amounts received from construction funding	6	<b>385</b>	748	<b>769</b>	1,637
Interest received	12	<b>874</b>	374	<b>1,936</b>	792
Investment in joint ventures	22	<b>(200)</b>	(529)	<b>(900)</b>	(1,446)
Distributions received from joint ventures	22	<b>2,000</b>	1,400	<b>4,350</b>	3,150
Increase in restricted cash		<b>(66)</b>	(47)	<b>(396)</b>	(105)
<b>Cash used in investing activities</b>		<b>(164,794)</b>	(32,042)	<b>(208,100)</b>	(50,803)
<b>FINANCING ACTIVITIES</b>					
Net proceeds from issuance of common shares	14	<b>(114)</b>	—	<b>137,403</b>	—
Repayment of long-term debt	11	<b>(4,686)</b>	(10,449)	<b>(48,933)</b>	(15,680)
Proceeds from long-term debt	11	<b>25,155</b>	8,596	<b>25,155</b>	14,596
Deferred financing costs		<b>(85)</b>	(315)	<b>(287)</b>	(428)
Dividends paid	15	<b>(17,117)</b>	(17,080)	<b>(33,259)</b>	(34,154)
<b>Cash provided by (used in) financing activities</b>		<b>3,153</b>	(19,248)	<b>80,079</b>	(35,666)
<b>Decrease in cash and cash equivalents during the period</b>		<b>(113,953)</b>	(2,167)	<b>(104,003)</b>	(856)
Cash and cash equivalents, beginning of period		<b>137,152</b>	25,715	<b>127,202</b>	24,404
<b>Cash and cash equivalents, end of period</b>		<b>23,199</b>	23,548	<b>23,199</b>	23,548

See accompanying notes.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

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### 1 Organization

Sienna Senior Living Inc. (the "**Company**") and its predecessors have been operating since 1972. The Company is a seniors' living provider serving the continuum of independent living ("**IL**"), independent supportive living ("**ISL**"), assisted living ("**AL**"), memory care ("**MC**") and long-term care ("**LTC**" or "**Long-term Care**") through the ownership and operation of seniors' living residences in the Provinces of British Columbia, Saskatchewan, and Ontario. As at June 30, 2025, the Company owns and operates a total of 88 seniors' living residences: 42 retirement residences ("**RRs**" or "**Retirement Residences**") (including the Company's joint venture interest in 12 residences in Ontario and Saskatchewan, and 70% joint venture interest in one residence in Ontario); 34 LTC residences; and 12 seniors' living residences providing both private-pay IL and AL and funded LTC (including the Company's joint ownership in one residence in British Columbia). The Company also provides management services to 12 seniors' living residences in British Columbia, Alberta and Ontario.

The Company was incorporated under the Business Corporations Act (Ontario) on February 10, 2010 and was subsequently continued under the Business Corporations Act (British Columbia) on March 18, 2010. The Company closed the initial public offering of its common shares on March 23, 2010 and is traded on the Toronto Stock Exchange ("**TSX**") under the symbol "SIA".

The Company's business is carried on through a number of wholly owned limited partnerships and joint ventures formed under the laws of the Province of Ontario. 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 700 West Georgia Street, Vancouver, British Columbia, V7Y 1B3.

As at June 30, 2025, the Company had outstanding 92,352,720 common shares.

### 2 Basis of preparation

These condensed interim consolidated financial statements have been prepared in accordance with IAS 34 Interim Financial Reporting as issued by the International Accounting Standards Board ("IASB").

Certain information and footnote disclosure normally included in annual financial statements prepared in accordance with IFRS<sup>®</sup> Accounting Standards as issued by the IASB ("IFRS Accounting Standards") have been omitted or condensed. These condensed interim consolidated financial statements should be read in conjunction with the Company's annual consolidated financial statements for the year ended December 31, 2024.

These condensed interim consolidated financial statements have been approved by the Board of Directors, and authorized for issuance on August 12, 2025.

### 3 Summary of material accounting policy information and significant judgments and estimates

In preparing these condensed interim consolidated financial statements, the accounting policies utilized are consistent with those utilized in the preparation of the annual audited consolidated financial statements for the year ended December 31, 2024.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### Accounting standards issued but not yet applied

#### IFRS 18, Presentation and Disclosure in Financial Statements

In April 2024, IASB issued IFRS 18 *Presentation and Disclosure in Financial Statements* ("IFRS 18"), which will replace IAS 1 *Presentation of Financial Statements*. IFRS 18 introduces new requirements around the structure of profit or loss, disclosures in financial statement for management defined performance measures and principles on aggregation and disaggregation applied to primary financial statements and notes. IFRS 18 will be effective January 1, 2027. The Company is currently assessing the impact of IFRS 18 on our condensed interim consolidated Financial Statements and is in the process of completing our assessment as well as developing a transition plan.

There are no other accounting standards issued but not yet applied that would be expected to have a material impact on the Company.

## 4 Acquisitions

The table below summarizes all acquisitions completed as of June 30, 2025, with additional information discussed further below.

	Fair value of 30% interest in Nicola Care Community Lodge <sup>(1)</sup>	Alberta Portfolio <sup>(1)</sup>	Wildpine Residence <sup>(1)</sup>	Hazeldean Gardens Residence <sup>(1)</sup>	Total
Date of Acquisition	February 28, 2025	April 1, 2025	April 16, 2025	June 18, 2025	
Province	British Columbia	Alberta	Ontario	Ontario	
Cash	1,675	4	—	—	1,679
Property and equipment	22,301	184,523	45,900	83,344	336,068
Intangibles	4,072	4,400	1,650	3,125	13,247
Working capital	(1,345)	(1,042)	(279)	108	(2,558)
<b>Net assets acquired at fair value</b>	<b>26,703</b>	<b>187,885</b>	<b>47,271</b>	<b>86,577</b>	<b>348,436</b>
Cash consideration	15,343	30,031	22,338	81,577	149,289
Long-term debt assumed	11,360	157,854	24,933	—	194,147
Contingent consideration	—	—	—	5,000	5,000
<b>Total consideration transferred</b>	<b>26,703</b>	<b>187,885</b>	<b>47,271</b>	<b>86,577</b>	<b>348,436</b>
Cash consideration	15,343	30,031	22,338	81,577	149,289
Less: cash acquired	(1,675)	(4)	—	—	(1,679)
<b>Net cash outflow arising on acquisition</b>	<b>13,668</b>	<b>30,027</b>	<b>22,338</b>	<b>81,577</b>	<b>147,610</b>

<sup>(1)</sup> Provisional fair value of the identifiable assets acquired and liabilities of the acquisition as at the date of acquisition. The purchase price allocation is based on management's current best estimate of fair value. The actual allocation to certain identifiable net assets could vary as the purchase price allocation is finalized.

#### Acquisition of Remaining 30% Interest in Nicola Care Community Lodge

On February 28, 2025, the Company acquired the remaining 30% interest in Nicola Care Community Lodge ("Nicola Lodge" or "Nicola"), increasing its interest in Nicola Lodge from 70% to 100% ("**Step-up Acquisition of Nicola**") and obtaining control of Nicola Lodge. The acquisition qualifies as a business combination as defined by IFRS 3 Business Combinations.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

As part of the step-up acquisition to 100% ownership of Nicola Lodge, the previously held interest was deemed to be disposed and reacquired at fair value of \$61,880, resulting in a gain of \$12,596 recorded on the condensed interim consolidated statements of net income and comprehensive income.

The following table summarizes the provisional fair value of the identifiable assets acquired and liabilities of the acquired business as at acquisition date, as well as the consideration transferred.

	February 28, 2025
<b>Assets</b>	
Cash	5,583
Accounts receivable and other receivables	410
Prepaid expenses	620
Property and equipment	74,337
Intangible assets	13,573
<b>Total assets</b>	<b>94,523</b>
<b>Liabilities</b>	
Accounts payable and accrued liabilities	3,650
Government funding payable	1,863
<b>Total liabilities</b>	<b>5,513</b>
<b>Net assets of Nicola Lodge</b>	<b>89,010</b>
<b>Fair value of 30% interest in Nicola Lodge</b>	<b>26,703</b>
<b>Satisfied by</b>	
Cash consideration	15,343
Long-term debt assumed	11,360
<b>Total consideration</b>	<b>26,703</b>
Cash consideration	15,343
Less: cash acquired	(1,675)
<b>Net cash outflow arising on acquisition</b>	<b>13,668</b>

Acquisition-related costs (included in transaction costs) related to the Step-up Acquisition of Nicola were \$86. As part of the Step-up Acquisition of Nicola, the Company assumed the remaining 30% of the existing property-level mortgage in the amount of \$11,506 with a fair value of \$11,360, bearing interest at a rate of 5.01% and maturing on August 1, 2041.

From February 28, 2025, Nicola Lodge contributed incremental revenue and net income of \$3,067 and \$376, respectively.

### *Alberta Portfolio Acquisition*

On April 1, 2025, the Company completed its acquisition of a portfolio of four continuing care homes in Alberta, consisting of 540 suites in the Calgary Metropolitan Region, Edmonton, Fort Saskatchewan and Medicine Hat ("**Alberta Acquisition**") for an aggregate purchase price of \$187.9 million, including working capital adjustments. The acquisition qualifies as a business combination as defined by IFRS 3 Business Combinations.

The Alberta Acquisition is subject to an additional contingent consideration of up to \$4.0 million (undiscounted), if certain funding and performance targets are achieved prior to March 2026. The fair value of the contingent consideration was estimated to be insignificant by applying a probability-weighted approach based on management's best estimates of future performance outcomes and the likelihood of achieving specific targets. No contingent consideration was recognized as at acquisition date.

Acquisition-related costs (included in transaction costs) were \$1,638.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

As part of the Alberta Acquisition, the Company assumed property-level mortgages in the aggregate amount of \$150.6 million, with a fair value of \$157.9 million, bearing a weighted average interest rate of 4.6% and a remaining average term of approximately 4.3 years.

From April 1, 2025, Alberta Acquisition contributed revenue and net income of \$11,682 and \$496, respectively.

### *Wildpine Residence Acquisition ("Wildpine")*

On April 16, 2025, the Company completed its acquisition of Wildpine, a 165-suite retirement residence in Ottawa, Ontario, for an aggregate purchase price of \$47.3 million, including working capital adjustments. The acquisition qualifies as a business combination as defined by IFRS 3 Business Combinations.

Acquisition-related costs (included in transaction costs) were \$1,339.

As part of the acquisition, the Company assumed \$25.2 million of CMHC insured debt, with a fair value of \$24.9 million, with an interest rate of 3.69% and a remaining term of approximately 7.4 years.

From April 16, 2025, Wildpine contributed revenue and net loss of \$1,700 and \$47, respectively.

### *Hazeldean Gardens Retirement Residence Acquisition ("Hazeldean")*

On June 18, 2025, the Company completed its acquisition of Hazeldean, a 172-suite retirement residence consisting of 129 independent living (IL), 31 assisted living (AL), and 12 memory care (MC) units in Stittsville, a suburb located in Ottawa's west end for an aggregate purchase price of \$86.6 million, including working capital adjustments and contingent consideration. The acquisition qualifies as a business combination as defined by IFRS 3 Business Combinations.

A maximum potential contingent consideration of \$5,000 (undiscounted) has been recognized on the acquisition date in respect to an earn-out liability payable subject to meeting specified operation performance threshold targets over a two-year period from the date of acquisition. The fair value of the contingent consideration, determined based on the expected probable outcome, approximates its carrying amount as at both the acquisition date and June 30, 2025.

Acquisition-related costs (included in transaction costs) were \$1,772.

From June 18, 2025, Hazeldean contributed revenue and net income of \$489 and \$217, respectively.

If all of the acquisitions described above had taken place on 1 January 2025, the Company's revenue for the three and six months ended June 30, 2025, would have been \$24,526 and \$48,742, respectively, and net income would have been \$2,582 and \$4,893, respectively.

## 5 Financial instruments

The following financial instruments are measured at amortized cost and the corresponding fair values as at June 30, 2025 and December 31, 2024 are disclosed in the table below:

	June 30, 2025		December 31, 2024	
	Carrying Value	Fair Value	Carrying Value	Fair Value
<b>Financial Assets</b>				
Current and long-term portion of construction funding receivable	5,535	5,137	6,201	5,953
<b>Financial Liabilities</b>				
Current and long-term portion of debt	1,183,286	1,192,825	1,012,345	1,005,059

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### Liquidity risk

Liquidity risk is the risk the Company may encounter difficulties in meeting its obligations associated with financial liabilities and commitments. The Company has credit agreements in place related to its long-term debt. These credit agreements contain a number of standard financial and other covenants. The Company was in compliance with all covenants on its borrowings as at June 30, 2025. A failure by the Company to comply with the obligations in these credit agreements could result in a default that, if not rectified or waived, could permit acceleration of the relevant indebtedness.

As at June 30, 2025, the Company had negative working capital (current assets less current liabilities) of \$445,086 (December 31, 2024 - \$223,237), which is primarily related to the timing of debt maturity and timing of settling accounts payable. To support the Company's working capital deficiency, the Company has available cash from operations, access to multiple sources of financing including available credit facilities.

## 6 Construction funding receivable

As at June 30, 2025, the Company is eligible to receive funding from the Government of Ontario of approximately \$5,535 (December 31, 2024 - \$6,201) related to the costs of developing or redeveloping eligible LTC residences. The receipt of this funding is subject to the condition that the residences continue to operate as long-term care residences for the period for which the residences are entitled to the construction funding. As at June 30, 2025, the condition for the funding has been met.

As at June 30, 2025, the weighted average remaining term of the construction funding is approximately 10.9 years (December 31, 2024 - 10.6 years). The fair value of the construction funding receivable is determined by discounting the expected future cash flows of the receivable using the applicable Government of Ontario bond rates. The following table summarizes the construction funding activity:

As at January 1, 2024	8,771
Add: Interest income earned	269
Less: Construction funding payments received	(2,839)
As at December 31, 2024	6,201
Add: Interest income earned	103
Less: Construction funding payments received	(769)
<b>As at June 30, 2025</b>	<b>5,535</b>
Less: Current portion	(1,360)
<b>Long-term receivable</b>	<b>4,175</b>

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 7 Property and equipment

	Land	Buildings	Furniture and fixtures	Automobiles	Computer hardware	Circulating equipment	Construction in progress	Right-of-use building and equipment <sup>(1)</sup>	Total
<b>Cost</b>									
As at January 1, 2025	137,981	1,272,271	95,522	2,763	22,078	1,377	150,704	6,252	1,688,948
Derecognition of previously held interest of Nicola (Note 4)	(6,036)	(36,967)	(3,300)	—	(43)	—	—	—	(46,346)
Acquisition of Nicola (Note 4)	11,800	61,537	1,000	—	—	—	—	—	74,337
Acquisitions (Note 4)	17,900	291,436	4,342	64	25	—	—	—	313,767
Additions <sup>(2)</sup>	71	8,014	4,441	—	1,131	—	51,526	448	65,631
<b>As at June 30, 2025</b>	<b>161,716</b>	<b>1,596,291</b>	<b>102,005</b>	<b>2,827</b>	<b>23,191</b>	<b>1,377</b>	<b>202,230</b>	<b>6,700</b>	<b>2,096,337</b>
<b>Accumulated depreciation</b>									
As at January 1, 2025	—	405,366	67,920	2,121	14,768	1,278	100	3,123	494,676
Derecognition of previously held interest of Nicola (Note 4)	—	(8,369)	(2,700)	—	(99)	—	—	—	(11,168)
Charges for the period	—	19,065	4,695	169	1,089	17	—	393	25,428
<b>As at June 30, 2025</b>	<b>—</b>	<b>416,062</b>	<b>69,915</b>	<b>2,290</b>	<b>15,758</b>	<b>1,295</b>	<b>100</b>	<b>3,516</b>	<b>508,936</b>
<b>Net book value</b>									
As at December 31, 2024	137,981	866,905	27,602	642	7,310	99	150,604	3,129	1,194,272
<b>As at June 30, 2025</b>	<b>161,716</b>	<b>1,180,229</b>	<b>32,090</b>	<b>537</b>	<b>7,433</b>	<b>82</b>	<b>202,130</b>	<b>3,184</b>	<b>1,587,401</b>

<sup>(1)</sup> Includes right-of-use building and related accumulated depreciation of \$4,659 and \$2,565, respectively (December 31, 2024 - \$4,227 and \$2,373, respectively), and the right-of-use equipment and related accumulated depreciation of \$2,041 and \$951, respectively (December 31, 2024 - \$2,025 and \$750, respectively).

<sup>(2)</sup> Includes government-funded capital expenditures for the three and six months ended June 30, 2025 of \$1,962 and \$8,572, respectively (2024 - \$656 and \$8,574, respectively), reduced by related government funding for the three and six months ended June 30, 2025 of \$1,962 and \$8,572, respectively (2024 - \$656 and \$8,574, respectively).

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 8 Intangible assets

	Indefinite life		Finite life		Total
	Licences	Resident relationships	Service contracts	Computer software	
<b>Cost</b>					
As at January 1, 2024	192,420	437	4,490	19,772	217,119
Derecognition <sup>(1)</sup>	—	—	(4,490)	—	(4,490)
Additions	—	—	—	2,075	2,075
As at December 31, 2024	192,420	437	—	21,847	214,704
Derecognition of previously held interest of Nicola (Note 4)	(13,421)	(437)	—	—	(13,858)
Acquisition of Nicola (Note 4)	12,066	1,507	—	—	13,573
Acquisitions (Note 4)	—	9,175	—	—	9,175
Additions	—	—	—	618	618
<b>As at June 30, 2025</b>	<b>191,065</b>	<b>10,682</b>	<b>—</b>	<b>22,465</b>	<b>224,212</b>
<b>Accumulated amortization</b>					
As at January 1, 2024	1,426	—	4,490	14,003	19,919
Derecognition	—	—	(4,490)	—	(4,490)
Charges for the period	—	146	—	3,191	3,337
As at December 31, 2024	1,426	146	—	17,194	18,766
Derecognition of previously held interest of Nicola (Note 4)	—	(171)	—	—	(171)
Charges for the period	—	577	—	475	1,052
<b>As at June 30, 2025</b>	<b>1,426</b>	<b>552</b>	<b>—</b>	<b>17,669</b>	<b>19,647</b>
<b>Net book value</b>					
As at December 31, 2024	190,994	291	—	4,653	195,938
<b>As at June 30, 2025</b>	<b>189,639</b>	<b>10,130</b>	<b>—</b>	<b>4,796</b>	<b>204,565</b>

<sup>(1)</sup> Relates to fully amortized resident relationships and service contracts as at December 31, 2024.

### 9 Goodwill

	June 30, 2025	December 31, 2024
<b>Cost and carrying value at January 1, 2025</b>	<b>164,903</b>	164,903
Derecognition of previously held interest (Note 4)	(558)	—
<b>Cost and carrying value at June 30, 2025</b>	<b>164,345</b>	164,903

### 10 Accounts payable and other liabilities

	June 30, 2025	December 31, 2024
Accounts payable and other liabilities	69,982	61,107
Accrued wages and benefits	78,771	77,556
Accrued interest payable	6,982	6,450
Dividends payable (Note 15)	7,204	6,448
Restructuring provision	200	260
<b>Total</b>	<b>163,139</b>	151,821

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 11 Long-term debt

	Interest rate	Maturity date	June 30, 2025	December 31, 2024
Series B Unsecured Debentures	3.450 %	February 27, 2026	175,000	175,000
Series C Unsecured Debentures	2.820 %	March 31, 2027	125,000	125,000
Series D Unsecured Debentures	4.436 %	October 27, 2029	150,000	150,000
Construction Loans	Floating	2025-2029	18,181	30,208
Credit facilities <sup>(1)</sup>	Floating	March 19, 2030	20,000	—
Mortgages at fixed rates	1.65% - 5.80%	2025-2041	640,969	461,381
Mortgages at variable rates	Floating	2025-2029	62,526	86,620
Lease liability	2.58% - 3.87%	2025-2030	3,485	3,434
			<b>1,195,161</b>	1,031,643
Fair value adjustments on acquired debt			7,591	1,815
Less: Deferred financing costs			(19,466)	(21,113)
Total debt			<b>1,183,286</b>	1,012,345
Less: Current portion			(198,308)	(72,233)
Long-term debt			<b>984,978</b>	940,112

<sup>(1)</sup> In June 2025, the Company extended its credit facilities with a syndicate of lenders for an additional one-year period expiring on March 19, 2030, substantially the same terms and conditions as the pre-existing agreement. Borrowings under the credit facilities bear an interest at Canadian Overnight Repo Rate Average plus credit spread adjustment plus 145 bps per annum (formerly under the discontinued banker's acceptance rate plus 145 bps per annum).

#### Credit facilities

The following table summarizes the Company's credit facilities activity:

	June 30, 2025	December 31, 2024
Credit facilities available	310,500	308,500
Amounts drawn under credit facilities	(20,000)	—
Utilized for letters of credit (Note 23)	(689)	(689)
<b>Remaining available balance under credit facilities</b>	<b>289,811</b>	307,811

#### Mortgages

The following table summarizes the scheduled maturities of the Company's property-level mortgages as at June 30, 2025:

Year	Mortgages		Total	% of Total
	Regular Principal Repayments	Principal Due at Maturity		
2025	9,772	—	9,772	1.4 %
2026	20,125	—	20,125	2.9 %
2027	19,757	35,115	54,872	7.8 %
2028	15,194	125,154	140,348	20.0 %
2029	10,762	143,937	154,699	22.0 %
2030	9,454	25,373	34,827	5.0 %
2031	9,456	—	9,456	1.3 %
Thereafter	36,506	242,890	279,396	39.6 %
	<b>131,026</b>	<b>572,469</b>	<b>703,495</b>	<b>100.0 %</b>

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 12 Net finance charges

	Three months ended June 30,		Six months ended June 30,	
	2025	2024	2025	2024
<b>Finance costs</b>				
Interest expense on mortgages	7,115	5,888	12,446	11,939
Interest expense on debentures	4,039	3,543	8,033	7,087
Interest expense on construction loan	322	74	859	74
Interest expense on credit facilities	254	871	468	1,606
Interest expense on right-of-use assets	30	37	62	75
Amortization of financing charges and fair value adjustments on acquired debt	603	899	1,556	1,840
Net settlement receipt on interest rate swap contracts	(108)	(674)	(256)	(1,373)
Fair value loss on interest rate swap contracts	92	675	659	368
	<b>12,347</b>	<b>11,313</b>	<b>23,827</b>	<b>21,616</b>
Less: Interest capitalized on qualifying development projects	(1,962)	(1,303)	(3,810)	(1,303)
<b>Net finance costs</b>	<b>10,385</b>	<b>10,010</b>	<b>20,017</b>	<b>20,313</b>
<b>Finance income</b>				
Interest income on construction funding receivable	50	69	103	147
Other interest income	874	374	1,936	792
	<b>924</b>	<b>443</b>	<b>2,039</b>	<b>939</b>
<b>Net finance charges</b>	<b>9,461</b>	<b>9,567</b>	<b>17,978</b>	<b>19,374</b>

### 13 Income taxes

Total income tax expense for the year can be reconciled to the condensed interim consolidated statements of net income and comprehensive income as follows:

	Three months ended June 30,		Six months ended June 30,	
	2025	2024	2025	2024
<b>Income before provision for income taxes</b>	<b>7,739</b>	<b>8,448</b>	<b>29,499</b>	<b>35,405</b>
Canadian combined income tax rate	26.59 %	26.59 %	26.59 %	26.59 %
Income tax expense	2,058	2,246	7,844	9,414
Adjustments to income tax provision:				
Non-deductible items	(83)	149	117	209
Book to filing adjustment	288	(33)	268	(33)
Other items	79	—	79	—
<b>Provision for income taxes</b>	<b>2,342</b>	<b>2,362</b>	<b>8,308</b>	<b>9,590</b>

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

The following are the deferred tax assets (liabilities) recognized by the Company and movements thereon during the six months ended June 30, 2025:

	Depreciable tangible and intangible assets	Share issuance	Construction funding interest	Other	Total
As at January 1, 2024	(52,111)	719	540	1,537	(49,315)
(Expenses) recovery in net income	(2,002)	(592)	(71)	3,608	943
Book to filing adjustment	(200)	—	—	283	83
Credit to equity	—	1,766	—	—	1,766
As at December 31, 2024	(54,313)	1,893	469	5,428	(46,523)
(Expenses) recovery in net income	(6,399)	(469)	(27)	2,940	(3,955)
Book to filing adjustment	—	—	—	(169)	(169)
Credit to equity	—	1,699	—	—	1,699
<b>As at June 30, 2025</b>	<b>(60,712)</b>	<b>3,123</b>	<b>442</b>	<b>8,199</b>	<b>(48,948)</b>

## 14 Share capital

### Authorized

Unlimited number of common shares, without nominal or par value

Unlimited number of preferred shares, without nominal or par value

### Issued and outstanding

	Common shares	Amount \$
Balance, January 1, 2024	72,967,166	964,843
Dividend reinvestment plan	70,507	1,126
Long-term incentive plan, net of loans receivable	—	24
Common shares issued, net of share issuance costs	9,591,000	138,990
Common shares issued pursuant to SOAR program	32,327	471
Balance, December 31, 2024	82,661,000	1,105,454
Dividend reinvestment plan	525,071	8,373
Long-term incentive plan, net of loans receivable	—	53
Common shares issued, net of share issuance costs	9,108,000	139,102
Common shares issued pursuant to SOAR program	58,649	1,044
<b>Balance, June 30, 2025</b>	<b>92,352,720</b>	<b>1,254,026</b>

On February 27, 2025, the Company completed a bought-deal offering of 9,108,000 common shares of the Company at a price of \$15.80 per common share for aggregate gross proceeds of \$143,906. Issuance costs of \$4,804, net of taxes of \$1,699 (Note 13), were recorded against shareholders' equity.

### Normal course issuer bid

On June 17, 2024, the Company received approval from the TSX on its notice of intention to renew its normal course issuer bid ("**NCIB**") for a portion of the Company's common shares. Pursuant to the notice, the Company had the authority to acquire up to a maximum of 3,649,974 of its common shares for cancellation over the next 12 months. The NCIB expired on June 19, 2025.

No common shares were purchased pursuant to the Company's normal course issuer bid.

### Dividend reinvestment plan

On November 11, 2024, the Company reinstated its dividend reinvestment plan ("**DRIP**") for eligible holders of common shares, which allows participants to reinvest cash dividends paid in respect of their common shares in additional common shares at a 3% discount.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### *Net income per share*

Net income per share is calculated using the weighted average number of common shares outstanding for the three and six months ended June 30, 2025.

### *At-The-Market Equity Distribution Program ("ATM Program")*

On May 6, 2025, Sienna established an ATM Program, which will allow the Company from time to time during favourable market conditions to issue up to \$125 million of common shares to raise equity to fund its growth. As at June 30, 2025, no shares have been issued under this program.

## 15 Dividends

For the three and six months ended June 30, 2025, the Company paid monthly dividends of \$0.078 per common share totaling \$21,560 and \$41,632, respectively (2024 - \$17,080 and \$34,154, respectively), which includes DRIP of \$4,443 and \$8,373, respectively (2024 - \$nil and \$nil, respectively). Dividends payable of \$7,204 are included in accounts payable and other liabilities as at June 30, 2025 (December 31, 2024 - \$6,448). Subsequent to June 30, 2025, the Board of Directors declared dividends of \$0.078 per common share for July 2025 totaling \$7,204.

## 16 Share-based compensation

### *Restricted share units plan ("RSUP")*

Total expenses related to the RSUP for the three and six months ended June 30, 2025 \$2,246 and \$3,701, respectively (2024 - \$1,188 and \$2,819, respectively), including mark-to-market adjustments and net of forfeitures, which were recognized in administrative expenses. During the six months ended June 30, 2025, 137,904 RSUs vested (2024 - 58,252) and were settled in cash, resulting in a decrease of \$2,700 to the share-based compensation liability (2024 - \$719). The total liability recorded as part of the share-based compensation liability as at June 30, 2025 was \$7,818 (December 31, 2024 - \$6,817).

A summary of the movement of the RSUs granted is as follows:

	<b>Number of RSUs</b>
Outstanding, January 1, 2024	453,138
Granted	236,455
Forfeited	(49,885)
Dividends reinvested & forfeiture	37,509
Settled in cash	(84,325)
Outstanding, December 31, 2024	592,892
Granted	203,089
Forfeited	(12,561)
Dividends reinvested & forfeiture	16,675
Settled in cash	(137,904)
<b>Outstanding, June 30, 2025</b>	<b>662,191</b>

### *Deferred share units plan ("DSUP")*

Total expenses related to the DSUP for the three and six months ended June 30, 2025 were \$633 and \$990, respectively (2024 - \$301 and \$805, respectively), including mark-to-market adjustments, which were recognized in administrative expenses. During the six months ended June 30, 2025, no DSUs vested (2024 - 17,691) and were settled in cash, resulting in a nil decrease to the share-based compensation liability (2024 - \$235). The total liability recorded related to the DSUP as a part of the share-based compensation liability as at June 30, 2025 was \$3,607 (December 31, 2024 - \$2,617). The value of each deferred share unit is measured at each reporting date and is equivalent to the fair value of a common share at the reporting date.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

A summary of the movement of the DSUs granted is as follows:

	Number of DSUs
Outstanding, January 1, 2024	178,591
Granted	32,107
Dividends reinvested & forfeiture	11,438
Settled in cash	(54,610)
Outstanding, December 31, 2024	167,526
Granted	16,670
Dividends reinvested & forfeiture	5,140
<b>Outstanding, June 30, 2025</b>	<b>189,336</b>

### *Executive deferred share units plan ("EDSUP")*

Total expenses related to the EDSUP for the three and six months ended June 30, 2025 were \$415 and \$749, respectively (2024 - \$163 and \$550, respectively), including mark-to-market adjustments, which were recognized in administrative expenses. During the six months ended June 30, 2025, no executive deferred share unit "EDSU" vested (2024 - 4,193) and settled in cash, resulting in a decrease of \$nil to share-based compensation liability (2024 - \$56). The total liability recorded related to the EDSUP as a part of the share-based compensation liability as at June 30, 2025 was \$2,718 (December 31, 2024 - \$1,969). The value of each vested EDSU is measured at each reporting date and is equivalent to the fair value of a common share of the Company at the reporting date.

A summary of the movement of the EDSUs granted is as follows:

	Number of EDSUs
Outstanding, January 1, 2024	133,386
Forfeited	(662)
Dividends reinvested & forfeiture	8,082
Settled in cash	(4,193)
Outstanding, December 31, 2024	136,613
Granted	13,369
Forfeited	(8,726)
Dividends reinvested & forfeiture	4,255
<b>Outstanding, June 30, 2025</b>	<b>145,511</b>

### *Total return swap contracts and mark-to-market adjustments on share-based compensation*

Share-based compensation expense, under Notes 17 and 19, includes a fair value gain on Total Return Swap contracts for the three and six months ended June 30, 2025 of \$1,565 and \$2,211, respectively (2024 - fair value gain of \$504 and \$1,690, respectively) and mark-to-market expense on share-based compensation liability for the three and six months ended June 30, 2025 of \$2,327 and \$3,568, respectively (2024 - mark-to-market expenses of \$754 and \$2,441, respectively).

## 17 Key management compensation

The remuneration of key management is set out in aggregate for each of the categories below:

	Three months ended June 30,		Six months ended June 30,	
	2025	2024	2025	2024
Salaries and short-term employee benefits	1,756	1,458	3,463	3,383
Share-based compensation expense	1,377	1,064	2,591	2,075
	<b>3,133</b>	2,522	<b>6,054</b>	5,458

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 18 Economic dependence

The Company holds licences related to each of its LTC residences and receives funding from the applicable health authorities related to those licences, which are included in revenues. Funding for incremental costs of specific initiatives is provided in addition to ongoing long-term care funding, all of which are subject to periodic reconciliations with the regulatory authorities. Funding for the incremental costs is required to be spent entirely on resident care, with any excess amounts not allocated to direct resident care or specific purpose is required to be returned to the regulatory authorities. During the three and six months ended June 30, 2025, the Company received approximately \$149,948 and \$288,023, respectively (2024 - \$158,829 and \$295,796, respectively) in funding.

For the six months ended June 30, 2025, approximately 78%, 68% and 66% (2024 - 87%, 73% and nil) of revenue from the Company's Ontario LTC residences, British Columbia LTC residences and Alberta LTC residences are received from the applicable health authorities, respectively. The rest of the LTC segment's revenue are received from resident co-payments.

### 19 Administrative expenses

	Three months ended June 30,		Six months ended June 30,	
	2025	2024	2025	2024
General and administrative expenses	8,208	7,158	15,842	15,071
SOAR program	1,044	471	1,044	471
Share-based compensation expense	1,729	1,148	3,229	2,484
<b>Total administrative expenses</b>	<b>10,981</b>	<b>8,777</b>	<b>20,115</b>	<b>18,026</b>

### 20 Expenses and other items by category

	Three months ended June 30,		Six months ended June 30,	
	2025	2024	2025	2024
Salaries, benefits and people costs	157,907	127,292	308,129	254,088
Depreciation and amortization	14,423	12,959	26,480	25,158
Food	10,793	9,361	20,225	18,372
Purchased services and non-medical supplies	7,229	7,412	15,599	15,346
Property taxes	4,052	3,887	7,843	7,343
Utilities	4,521	4,467	10,928	10,172
Share of net (gain) loss in joint ventures	(249)	2,409	1,578	5,421
Net finance charges	9,461	9,567	17,978	19,374
Share-based compensation expense	1,729	1,148	3,229	2,484
Transaction costs	4,849	1,214	6,940	1,624
Gain on remeasurement of previously held interest in joint operation (Note 4)	—	—	(12,596)	—
SOAR program	1,044	471	1,044	471
Other <sup>(1)</sup>	20,256	21,888	41,123	46,215
<b>Total expenses and other items</b>	<b>236,015</b>	<b>202,075</b>	<b>448,500</b>	<b>406,068</b>

<sup>(1)</sup> Other expenses primarily relates to medical supplies, information technology costs, professional fees, insurance and maintenance and equipment.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

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### 21 Segmented information

Segmented information is presented in respect of the Company's business segments. The business segments are based on the Company's management and internal reporting structure. The Company operates solely within Canada, hence no geographical segment disclosures are presented. Inter-segment pricing is determined on an arm's length basis. Segment results and assets include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

The accounting policies of the business segments are the same as those for the Company and is presented on a proportionate share basis in the manner which our chief operation decision maker reviews the financial information. The "**Adjustments for Joint Ventures**" column shows the adjustments to account for Sienna-Sabra LP and Sienna-RSH Niagara Falls LP using the equity method, as applied in these condensed interim consolidated financial statements.

The Company is comprised of the following main business segments:

- Retirement - this segment consists of 42 retirement residences, of which 5 are located in Saskatchewan, 4 are located in British Columbia and 33 are located in Ontario, and the retirement residences management services business;
- LTC - this segment consists of 34 LTC residences located in Ontario, eight seniors' living residences located in British Columbia, 4 seniors' living residences located in Alberta, and the LTC management services business; and
- Corporate, Eliminations and Other - this segment represents the results of head office, intercompany eliminations and other items that are not allocated to the segments.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 21 Segmented information (continued):

	Three months ended June 30, 2025				
	Retirement <sup>(1)</sup>	LTC	Corporate, eliminations and other	Adjustments for Joint Ventures <sup>(4)</sup>	Total
<b>Gross revenue</b>	<b>60,849</b>	<b>196,660</b>	<b>21,759</b>	<b>(9,851)</b>	<b>269,417</b>
<b>Less: Internal revenue</b>	<b>—</b>	<b>(3,904)</b>	<b>(21,759)</b>	<b>—</b>	<b>(25,663)</b>
<b>Net revenue</b>	<b>60,849</b>	<b>192,756</b>	<b>—</b>	<b>(9,851)</b>	<b>243,754</b>
<b>Operating expense</b>	<b>37,405</b>	<b>165,574</b>	<b>—</b>	<b>(6,429)</b>	<b>196,550</b>
<b>Depreciation and amortization</b>	<b>8,568</b>	<b>7,560</b>	<b>908</b>	<b>(2,613)</b>	<b>14,423</b>
<b>Administrative expense</b>	<b>—</b>	<b>—</b>	<b>10,981</b>	<b>—</b>	<b>10,981</b>
<b>Share of net gain in joint ventures</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>(249)</b>	<b>(249)</b>
<b>Finance costs</b>	<b>5,487</b>	<b>2,582</b>	<b>2,851</b>	<b>(535)</b>	<b>10,385</b>
<b>Finance income</b>	<b>(9)</b>	<b>(88)</b>	<b>(833)</b>	<b>6</b>	<b>(924)</b>
<b>Transaction costs</b>	<b>2,778</b>	<b>437</b>	<b>1,665</b>	<b>(31)</b>	<b>4,849</b>
<b>Provision for income taxes</b>	<b>—</b>	<b>—</b>	<b>2,342</b>	<b>—</b>	<b>2,342</b>
<b>Net income (loss)</b>	<b>6,620</b>	<b>16,691</b>	<b>(17,914)</b>	<b>—</b>	<b>5,397</b>
<b>Additions to property and equipment <sup>(2) (3)</sup></b>	<b>140,220</b>	<b>205,798</b>	<b>1,244</b>	<b>—</b>	<b>347,262</b>
<b>Additions to intangible assets <sup>(3)</sup></b>	<b>4,774</b>	<b>4,412</b>	<b>339</b>	<b>—</b>	<b>9,525</b>

<sup>(1)</sup> For the three months ended June 30, 2025, the Retirement segment recognized accommodation revenues of \$27,991 and service revenues of \$32,858.

<sup>(2)</sup> Includes government-funded capital expenditures for the three months ended June 30, 2025 of \$1,962.

<sup>(3)</sup> Includes additions related to acquisitions (see Note 4).

<sup>(4)</sup> Adjustments to present Sienna-Sabra LP and Sienna-RSH Niagara Falls LP using the equity method, as applied in the condensed interim consolidated financial statements.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 21 Segmented information (continued):

	Three months ended June 30, 2024				
	Retirement <sup>(1)</sup>	LTC	Corporate, eliminations and other	Adjustments for Joint Ventures <sup>(3)</sup>	Total
Gross revenue	54,953	168,472	19,087	(8,964)	233,548
Less: Internal revenue	—	(3,938)	(19,087)	—	(23,025)
Net revenue	54,953	164,534	—	(8,964)	210,523
Operating expense	34,914	138,563	—	(6,328)	167,149
Depreciation and amortization	9,888	5,942	1,504	(4,375)	12,959
Administrative expense	—	—	8,777	—	8,777
Share of net loss in joint ventures	—	—	—	2,409	2,409
Finance costs	5,537	1,696	3,456	(679)	10,010
Finance income	(9)	(139)	(304)	9	(443)
Transaction costs	160	764	290	—	1,214
Provision for income taxes	—	—	2,362	—	2,362
Net income (loss)	4,463	17,708	(16,085)	—	6,086
Additions to property and equipment <sup>(2)</sup>	9,905	23,416	136	—	33,457
Additions to intangible assets	4	—	527	—	531

<sup>(1)</sup> For the three months ended June 30, 2024, the Retirement segment recognized accommodation revenues of \$25,828 and service revenues of \$29,125.

<sup>(2)</sup> Includes government-funded capital expenditures for the three months ended June 30, 2024 of \$656.

<sup>(3)</sup> Adjustments to present Sienna-Sabra LP and Sienna-RSH Niagara Falls LP using the equity method, as applied in the condensed interim consolidated financial statements.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 21 Segmented information (continued):

	Six months ended June 30, 2025				
	Retirement <sup>(1)</sup>	LTC	Corporate, eliminations and other	Adjustments for Joint Ventures <sup>(4)</sup>	Total
<b>Gross revenue</b>	<b>119,320</b>	<b>386,160</b>	<b>43,049</b>	<b>(19,611)</b>	<b>528,918</b>
<b>Less: Internal revenue</b>	<b>—</b>	<b>(7,870)</b>	<b>(43,049)</b>	<b>—</b>	<b>(50,919)</b>
<b>Net revenue</b>	<b>119,320</b>	<b>378,290</b>	<b>—</b>	<b>(19,611)</b>	<b>477,999</b>
<b>Operating expense</b>	<b>74,728</b>	<b>326,374</b>	<b>—</b>	<b>(13,097)</b>	<b>388,005</b>
<b>Depreciation and amortization</b>	<b>18,497</b>	<b>13,233</b>	<b>1,787</b>	<b>(7,037)</b>	<b>26,480</b>
<b>Administrative expense</b>	<b>—</b>	<b>—</b>	<b>20,115</b>	<b>—</b>	<b>20,115</b>
<b>Share of net loss in joint ventures</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,578</b>	<b>1,578</b>
<b>Finance costs</b>	<b>11,436</b>	<b>3,651</b>	<b>6,025</b>	<b>(1,095)</b>	<b>20,017</b>
<b>Finance income</b>	<b>(15)</b>	<b>(190)</b>	<b>(1,846)</b>	<b>12</b>	<b>(2,039)</b>
<b>Transaction costs</b>	<b>2,625</b>	<b>1,274</b>	<b>3,013</b>	<b>28</b>	<b>6,940</b>
<b>Gain on remeasurement of previously held interest in joint operation (Note 4)</b>	<b>—</b>	<b>(12,596)</b>	<b>—</b>	<b>—</b>	<b>(12,596)</b>
<b>Provision for income taxes</b>	<b>—</b>	<b>—</b>	<b>8,308</b>	<b>—</b>	<b>8,308</b>
<b>Net income (loss)</b>	<b>12,049</b>	<b>46,544</b>	<b>(37,402)</b>	<b>—</b>	<b>21,191</b>
<b>Additions to property and equipment <sup>(2) (3)</sup></b>	<b>152,955</b>	<b>263,795</b>	<b>1,807</b>	<b>—</b>	<b>418,557</b>
<b>Additions to intangible assets <sup>(3)</sup></b>	<b>4,774</b>	<b>4,295</b>	<b>610</b>	<b>—</b>	<b>9,679</b>

<sup>(1)</sup> For the six months ended June 30, 2025, the Retirement segment recognized accommodation revenues of \$55,472 and service revenues of \$63,848.

<sup>(2)</sup> Includes government-funded capital expenditures for the six months ended June 30, 2025 of \$8,572.

<sup>(3)</sup> Includes additions related to acquisitions, net of derecognition of previously held interest in Nicola (see Note 4).

<sup>(4)</sup> Adjustments to present Sienna-Sabra LP and Sienna-RSH Niagara Falls LP using the equity method, as applied in the condensed interim consolidated financial statements.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 21 Segmented information (continued):

	Six months ended June 30, 2024				Total
	Retirement <sup>(1)</sup>	LTC	Corporate, eliminations and other	Adjustments for Joint Ventures <sup>(3)</sup>	
Gross revenue	108,204	358,555	36,953	(17,398)	486,314
Less: Internal revenue	—	(7,888)	(36,953)	—	(44,841)
Net revenue	108,204	350,667	—	(17,398)	441,473
Operating expense	70,415	278,957	—	(12,907)	336,465
Depreciation and amortization	19,743	11,811	2,349	(8,745)	25,158
Administrative expense	—	—	18,026	—	18,026
Share of net loss in joint ventures	—	—	—	5,421	5,421
Finance costs	10,035	3,426	8,041	(1,189)	20,313
Finance income	(22)	(283)	(656)	22	(939)
Transaction costs	160	925	539	—	1,624
Provision for income taxes	—	—	9,590	—	9,590
Net income (loss)	7,873	55,831	(37,889)	—	25,815
Purchase of property and equipment, net of disposals <sup>(2)</sup>	19,170	34,239	356	—	53,765
Purchase of intangible assets	4	—	1,062	—	1,066

<sup>(1)</sup> For the six months ended June 30, 2024, the Retirement segment recognized accommodation revenues of \$50,856 and service revenues of \$57,348.

<sup>(2)</sup> Includes government-funded expenditures for the six months ended June 30, 2024 of \$8,574.

<sup>(3)</sup> Adjustments to present Sienna-Sabra LP and Sienna-RSH Niagara Falls LP using the equity method, as applied in the condensed interim consolidated financial statements.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 21 Segmented information (continued):

	As at June 30, 2025				
	Retirement	LTC	Corporate, eliminations and other	Adjustments for Joint Venture <sup>(1)</sup>	Total
<b>Total assets</b>	<b>1,009,349</b>	<b>1,184,814</b>	<b>17,411</b>	<b>(52,369)</b>	<b>2,159,205</b>

	As at December 31, 2024				
	Retirement	LTC	Corporate, eliminations and other	Adjustments for Joint Venture <sup>(1)</sup>	Total
Total assets	879,973	921,841	111,726	(53,733)	1,859,807

<sup>(1)</sup> Adjustments to present Sienna-Sabra LP and Sienna-RSH Niagara Falls LP using the equity method, as applied in the condensed interim consolidated financial statements.

	As at June 30, 2025				
	Retirement	LTC	Corporate, eliminations and other	Adjustments for Joint Venture <sup>(1)</sup>	Total
<b>Total liabilities</b>	<b>513,007</b>	<b>537,875</b>	<b>552,596</b>	<b>(52,369)</b>	<b>1,551,109</b>

	As at December 31, 2024				
	Retirement	LTC	Corporate, eliminations and other	Adjustments for Joint Venture <sup>(1)</sup>	Total
Total liabilities	506,479	382,958	543,382	(53,733)	1,379,086

<sup>(1)</sup> Adjustments to present Sienna-Sabra LP and Sienna-RSH Niagara Falls LP using the equity method, as applied in the condensed interim consolidated financial statements.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

### 22 Joint arrangements

A joint arrangement can be a joint venture or a joint operation. In a joint venture, the parties that have joint control of the arrangement have the rights to the net assets of the arrangement. In a joint operation, the parties that have joint control of the arrangement have the rights to the assets, and obligations for the liabilities, relating to the arrangement. The following are the Company's joint arrangements as at June 30, 2025:

Joint Arrangements	Number of properties	Sienna ownership	Joint arrangement type	Accounting treatment	Investment in joint venture balance as at June 30, 2025	Share of net loss from joint venture for the six months ended June 30, 2025
Sienna-RSH Niagara Falls LP	1	70%	Joint venture	Equity	4,838	(528)
Sienna-Sabra LP	12	50%	Joint venture	Equity	121,710	(1,049)
Sienna Baltic Development LP <sup>(1)</sup>	1	77%	Joint operation	Proportionate	N/A	N/A
Other	N/A	50%	Joint venture	Equity	199	(1)
<b>Total</b>					<b>126,747</b>	<b>(1,578)</b>

<sup>(1)</sup> The Company owns 100% of Sienna Baltic Development LP which owns 77% of Glenmore Lodge Community.

#### Joint ventures

##### *Sienna-RSH Niagara Falls LP*

On February 7, 2020, the Company formed a joint venture with a third party for the purpose of developing a retirement residence in Niagara Falls, Ontario, which began operating in Q1 2024. The Company owns a 70% interest in this joint venture. The Company has accounted for this joint venture using the equity method of accounting, since this joint arrangement is structured through a separate legal vehicle, and the Company has rights to the net assets of the arrangement.

The following tables outline the Company's investment in this joint venture, and the Company's share of the joint venture's net loss.

Investment in joint venture as at January 1, 2025	4,666
Contributions to joint venture	700
Share of net loss in joint venture	(528)
<b>Investment in joint venture as at June 30, 2025</b>	<b>4,838</b>

Statements of Financial Position of Joint Venture	June 30, 2025	December 31, 2024
Current assets	94	266
Long-term assets	46,641	47,248
<b>Total assets</b>	<b>46,735</b>	<b>47,514</b>
Current liabilities	848	1,872
Long-term liabilities	38,976	38,976
<b>Total liabilities</b>	<b>39,824</b>	<b>40,848</b>
Net assets	6,911	6,666
<b>Sienna's share of net investment in joint venture (70%)</b>	<b>4,838</b>	<b>4,666</b>

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

Statements of Net Income of Joint Venture	Three months ended June 30,		Six months ended June 30,	
	2025	2024	2025	2024
<b>Revenue</b>	<b>1,512</b>	<b>704</b>	<b>2,857</b>	<b>935</b>
<b>Expenses and other items</b>				
Operating expenses	1,082	846	2,151	1,636
Depreciation and amortization	210	242	415	483
Net finance charges	504	701	1,045	1,158
	<b>1,796</b>	<b>1,789</b>	<b>3,611</b>	<b>3,277</b>
Net loss	(284)	(1,085)	(754)	(2,342)
<b>Sienna's share of net loss in joint venture (70%)</b>	<b>(199)</b>	<b>(759)</b>	<b>(528)</b>	<b>(1,639)</b>

### Sienna-Sabra LP ("SSLP")

The Company owns 50% interest in this joint venture. The Company has accounted for this joint venture using the equity method of accounting, since this joint arrangement is structured through a separate legal vehicle, and the Company has rights to the net assets of the arrangement.

The following tables outline the Company's investment in this joint venture, and the Company's share of the joint venture's net loss.

Investment in joint venture as at January 1, 2025	127,109
Distribution received from joint venture	(4,350)
Share of net loss in joint venture	(1,049)
<b>Investment in joint venture as at June 30, 2025</b>	<b>121,710</b>

Statements of Financial Position of Joint Venture	June 30, 2025	December 31, 2024
Current assets	10,860	11,013
Long-term assets	281,495	293,483
<b>Total assets</b>	<b>292,355</b>	<b>304,496</b>
Current liabilities	6,858	7,411
Long-term liabilities	42,077	42,868
Total liabilities	48,935	50,279
Net assets	243,420	254,217
<b>Sienna's share of net investment in joint venture (50%)</b>	<b>121,710</b>	<b>127,109</b>

Statements of Net Income of Joint Venture	Three months ended June 30,		Six months ended June 30,	
	2025	2024	2025	2024
<b>Revenue</b>	<b>17,584</b>	<b>16,942</b>	<b>35,221</b>	<b>33,487</b>
<b>Expenses and other items</b>				
Operating expenses	11,338	11,471	23,180	23,523
Depreciation and amortization	4,930	8,412	13,492	16,814
Net finance charges	352	359	702	713
Transaction costs	66	—	(55)	—
	<b>16,686</b>	<b>20,242</b>	<b>37,319</b>	<b>41,050</b>
<b>Net income (loss)</b>	<b>898</b>	<b>(3,300)</b>	<b>(2,098)</b>	<b>(7,563)</b>
<b>Sienna's share of net income (loss) in joint venture (50%)</b>	<b>449</b>	<b>(1,650)</b>	<b>(1,049)</b>	<b>(3,782)</b>

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

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Related party transactions occur between Sienna and its joint ventures. These related party transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to between the related parties. Except as disclosed elsewhere in these condensed interim consolidated financial statements, the related party balances are included in accounts receivable and payable, and in management fee revenue, as applicable. As of June 30, 2025, \$166 (December 31, 2024 - \$295) of the Company's accounts receivable related to its investments in joint ventures. For the three and six months ended June 30, 2025, \$317 and \$671, respectively (2024 - \$310 and \$694, respectively) of the Company's management fees related to its investment in joint ventures.

### Joint operations

#### *Sienna Baltic Development LP*

On September 14, 2023, the Company entered into an agreement to acquire the remaining 60% interest in Nicola Lodge through two closings. The first closing, which occurred on December 31, 2023, resulted in the acquisition of a 30% interest. On February 28, 2025, the Company acquired all remaining interests, increasing from 70% to 100% and obtained control. This resulted in Nicola Lodge no longer being a joint operation (refer to Note 4).

As at December 31, 2024, the Company's share of net assets of Nicola Lodge was \$22,298. For the two months of January and February 2025, the Company's share of net income in Nicola Lodge was \$220 (For the three months and six months ended June 30, 2024 - \$260 and \$1,140, respectively).

The Company's joint arrangement in Glenmore Lodge Community ("**Glenmore Lodge**") is a joint operation, since the parties that have joint control of the arrangements have right to the assets, and obligations for the liabilities, Glenmore Lodge.

The following tables outline the net assets and net income for Nicola Lodge (prior to being wholly owned) and Glenmore Lodge. The Company's share of Nicola Lodge is 70% prior to the Step-up Acquisition and 77% of Glenmore Lodge. Both have been recognized in the condensed interim consolidated financial statements.

Statements of Financial Position of Joint Operation	June 30, 2025	December 31, 2024 <sup>(1)</sup>
Current assets	3,403	10,492
Long-term assets	28,668	99,943
<b>Total assets</b>	<b>32,071</b>	<b>110,435</b>
Current liabilities	4,972	12,988
Long-term liabilities	18,989	57,141
<b>Total liabilities</b>	<b>23,961</b>	<b>70,129</b>
Net assets	8,110	40,306
<b>Sienna's share of net assets</b>	<b>6,266</b>	<b>28,827</b>

<sup>(1)</sup> Includes results the Company's share in Nicola Lodge at 70% prior to the Step-up Acquisition.

As at June 30, 2025, the Company's share of net assets in Glenmore Lodge was \$6,266 (December 31, 2024 - \$6,529).

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

All amounts are in thousands of Canadian dollars, except share and per share data, or unless otherwise noted

Statements of Net Income of Joint Operations	Three months ended June 30,		Six months ended June 30,	
	2025	2024	2025 <sup>(1)</sup>	2024 <sup>(2)</sup>
<b>Revenue</b>	<b>3,229</b>	10,233	<b>11,310</b>	23,084
<b>Expenses and other items</b>				
Operating, net	<b>2,685</b>	8,358	<b>9,295</b>	16,672
Depreciation and amortization	<b>177</b>	809	<b>736</b>	1,721
Net finance charges	<b>204</b>	600	<b>698</b>	1,208
<b>Net income</b>	<b>163</b>	466	<b>581</b>	3,483
<b>Sienna's share of net income</b>	<b>127</b>	331	<b>427</b>	2,572

<sup>(1)</sup> Includes results of Nicola Lodge for the two months ended February 28, 2025 at 70% ownership.

<sup>(2)</sup> Includes results of Nicola Lodge for the twelve months in 2024 at 70% ownership.

For the three and six months ended June 30, 2025, the Company's share of net income in Glenmore Lodge is \$127 and \$207, respectively (June 30, 2024 - \$71 and \$1,432, respectively).

## 23 Commitments and contingencies

### *Contractual commitments*

On May 21, 2025, the Company extended its Markham corporate office lease by one year to October 31, 2030, and agreed to lease an additional 7,500 square feet for five years, commencing on November 1, 2025.

The Company also has various leases for office and other equipment that expire over the next four years.

On February 14, 2025, the Company entered into a purchase agreement to acquire Cawthra Gardens, a 192-bed Class A long-term care home in Mississauga, Ontario for a gross purchase price of \$32.6 million, subject to certain customary adjustments and a \$2.0 million capital allowance which the Company plans to use within the first twelve months after closing. The acquisition will be financed through use of general corporate funds. The transaction is subject to regulatory approvals and customary closing conditions, and is expected to close in Q3 2025.

On June 16, 2025, the Company entered into a purchase agreement to acquire Credit River Retirement Residence, a 133-suite retirement residence, consisting of 84 independent living (IL), 25 assisted living (AL), and 24 memory care (MC) units in Streetsville, Ontario for a gross purchase price of \$60.2 million. The acquisition will be financed through use of general corporate funds. The transaction is subject to regulatory approvals and customary closing conditions, and is expected to close in Q3 2025.

### *Letters of credit*

As at June 30, 2025, the Company was contingently liable for letters of credit in the amount of \$689 (December 31, 2024 - \$689).

### *Legal Proceedings*

The Company is subject to various legal proceedings and claims that arise in the ordinary course of business. These matters are generally covered by insurance other than the deductible amounts of the claims. Management believes the final outcome of such matters will not have a material adverse impact on the business, operating results and financial condition of the Company. However, actual outcomes may differ from management's expectations.

On January 21, 2022, the Superior Court of Justice (the "Court") made an order consolidating six proposed class actions in the form ordered by the Court. The aggregate amount of damages claimed in the consolidated claim against the Company is \$260,000.

## Notes to the Condensed Interim Consolidated Financial Statements (Unaudited)

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On March 7, 2024, the Court issued its decision certifying the consolidated claim against the Company on the terms set out in the decision, namely only in respect of the Ontario long term care homes owned by the Company and with a gross negligence cause of action.

The Company intends to continue to vigorously defend itself against the consolidated claim.

Given the status of the proceedings, management is unable to assess the potential impact of the consolidated claim on the Company's financial results, and accordingly no provision has been recorded in the condensed interim consolidated financial statements as at June 30, 2025 and December 31, 2024.

On November 20, 2020, the Government of Ontario enacted the Supporting Ontario's Recovery Act (the "**Recovery Act**"). The Recovery Act provides civil liability protection to organizations that made a good faith effort to follow public health guidance and COVID-19 related laws, and did not act with gross negligence. The Recovery Act also deems existing civil proceedings related to COVID-19 exposure to be dismissed without costs and will bar future proceedings from being brought, as long as the defendant acted in good faith and not with gross negligence.

### *Pay Equity Claim Proceedings*

The Company along with a number of other industry participants and the Ontario Government are currently engaged in various proceedings with several unions regarding pay equity maintenance for employees at long-term care facilities, for which wages and benefits are typically funded by the MLTC. In one such proceeding, the Supreme Court of Canada denied leave to appeal and upheld the appellate court ruling that the proxy method should be used and comparisons should be made to an external sector employer. The Company and the other participants in the long-term care sector are working with the unions and government to assess the impact of the ruling and establish a framework for pay equity suitable for the sector.

Given the current status of the various proceedings and significant number of judgements required in establishing the pay equity framework that will impact the measurement of any potential provision, including ongoing discussions with the unions amongst the parties, management has assessed the conditions required for a provision and have concluded that it is not possible to reliably measure the potential outflow of resources, and accordingly no provision has been recorded in the condensed interim consolidated financial statements as at June 30, 2025 and December 31, 2024.

# Sienna

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