

Sienna

Senior Living

Fact Sheet

TSX: SIA

\$3.4BN

Adjusted Gross Book Value

~4%

Dividend Yield

\$0.94

Annual Dividend/Share

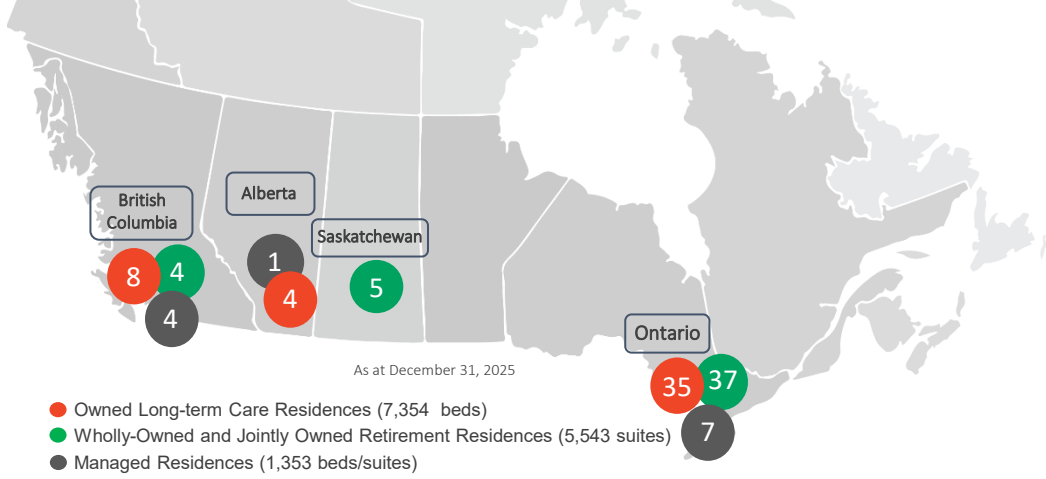
BBB

Morningside DBRS
Credit Rating

15,000+

Team Members

As at December 31, 2025



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

Why Invest in Sienna

| | |
|---|--|
| <p>1 <u>Leading diversified Canadian senior living provider</u></p> | <p>4 <u>Strong Track Record of Growth</u></p> <p>~\$2.8B* Acquisitions & Developments since 2010</p> |
| <p>2 <u>Needs-driven business resulting from significant demographic shift</u></p> | <p>5 <u>Attractive Dividend</u></p> <p>~4% Dividend Yield</p> |
| <p>3 <u>Significant growth potential through acquisitions, redevelopments and portfolio optimization</u></p> | <p>6 <u>Strong Balance Sheet</u></p> <p>\$502M Liquidity as at December 31, 2025</p> |

*incl. acquisitions under contract

Sienna's Purpose, Vision & Values

Our Purpose
Cultivating Happiness in Daily Life

Our Vision
Canada's Most Trusted and Most Loved Seniors' Living Provider

Our Values
Act Positively
Be Accountable
Create Community
Demonstrate Caring



www.aspiralife.ca



Senior Leadership

Nitin Jain

Director, President & CEO

David Hung

Chief Financial Officer & EVP, Investments

Jennifer Anderson

Retirement Operations, EVP

Ali Mir

Long-Term Care Operations, EVP

Teresa Fritsch

Chief Corporate Officer, EVP

Olga Giovanniello

Chief Human Resources Officer, EVP

Adam Walsh

General Counsel & EVP, Legal

Nancy Webb

Public Affairs & Marketing, EVP

Board of Directors

Shelly Jamieson

Chair

Barbara Bellissimo

Paul Boniferro

Dr. Gina Parvaneh

Cody

Nitin Jain

Brian Johnston

Stephen Sender



Financial Highlights

| Key Performance Indicators | Q4 2025 | Q4 2024 | Change (YoY) |
|---|---------|---------|--------------|
| Retirement – Average SP Occupancy | 94.7% | 92.9% | +1.8% |
| LTC – Average Total Occupancy | 98.3% | 98.4% | -0.1% |
| Retirement SP Net Operating Income* | \$22.8M | \$19.7M | +15.4% |
| LTC SP Net Operating Income* | \$24.6M | \$23.3M | +5.6% |
| Adjusted Funds From Operations* | \$27.9M | \$23.3M | +19.8% |
| Adjusted Funds From Operations per share* | \$0.293 | \$0.282 | +3.9% |
| Net Debt to Adjusted Gross Book Value | 40.7% | 36.3% | +4.4% |
| Net Debt to Adjusted EBITDA | 7.6x | 5.7x | +1.9x |

*adjusted for one-time items

Significant Opportunities for Growth

Incremental **growth** through **asset optimization**, continued retirement **NOI margin growth** and **occupancy improvements**



Growth through **accretive acquisition opportunities**

Redevelopment of Ontario **long-term care portfolio**



2026 Growth Targets



Retirement
2026 SP NOI

Growth Target
10%+

Retirement
2026 SP Occupancy

Growth Target
95%+



LTC
2026 SP NOI

Growth Target
Low Single-Digit %

Retirement
2026 SP Margin

Growth Target
100 – 150 bps