

Fact Sheet

TSX: SIA

\$3.5BN

Adjusted Gross Book Value

~4%

Dividend Yield

\$0.94

Annual Dividend/Share

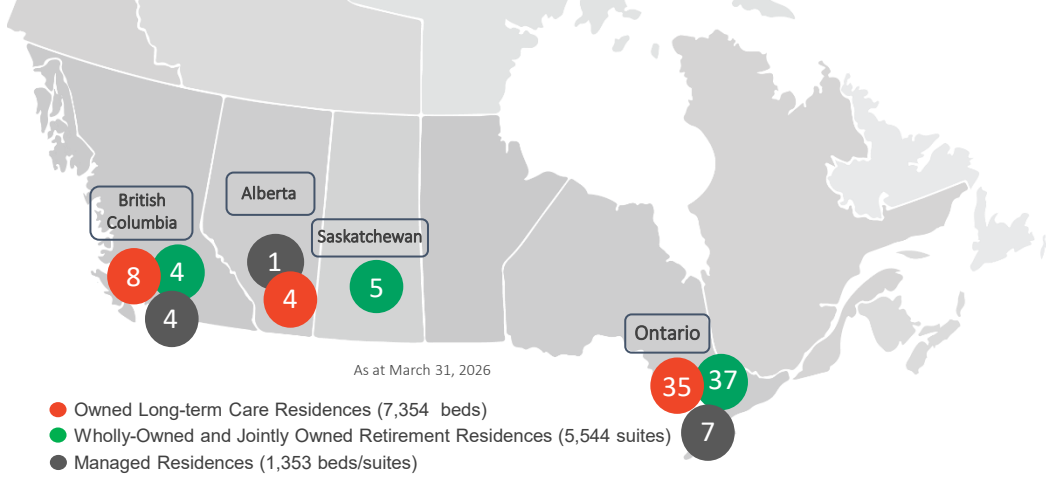
BBB

Morningside DBRS
Credit Rating

~15,500

Team Members

As at March 31, 2026



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>~\$2.9B* 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>\$557M Liquidity as at March 31, 2026</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

Aspira Retirement Living
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
- 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	Q1 2026	Q1 2025	Change (YoY)
Retirement – Average SP Occupancy	94.7%	92.9%	+1.8%
LTC – Average Total Occupancy	98.3%	98.0%	+0.3%
Retirement SP Net Operating Income	\$22.3M	\$19.2M	+15.8%
LTC SP Net Operating Income	\$25.1M	\$24.7M	+1.7%
Adjusted Funds From Operations	\$35.1M	\$24.2M	+45.1%
Adjusted Funds From Operations per share	\$0.347	\$0.281	+23.5%
Net Debt to Adjusted Gross Book Value	37.1%	33.3%	+3.8%
Net Debt to Adjusted EBITDA	6.9x	6.1x	+0.8x

Significant Opportunities for Growth


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



Aspira Credit River
Greater Toronto Area, Ontario

Growth through **accretive acquisition opportunities**

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



Glen Rouge
Toronto, Ontario

2026 Growth Targets

 <p>Aspira Bartlett Greater Toronto Area, Ontario</p>	<p>Retirement 2026 SP NOI</p> <p>Growth Target 10%+</p>	<p>Retirement 2026 SP Occupancy</p> <p>Growth Target 95%+</p>
 <p>Glenmore Lodge Kelowna, British Columbia</p>	<p>LTC 2026 SP NOI</p> <p>Growth Target Low to Mid Single-Digit %</p>	<p>Retirement 2026 SP Margin</p> <p>Growth Target 100 – 150 bps</p>