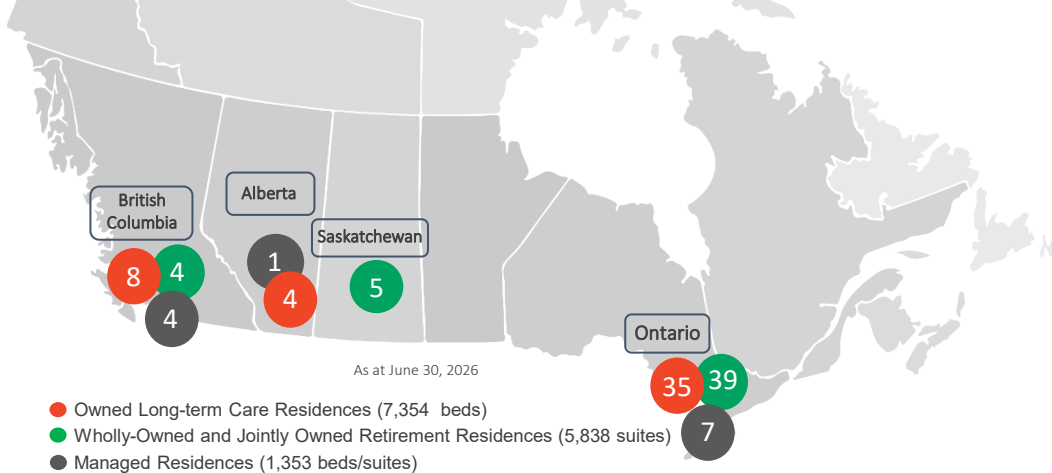


Fact Sheet



TSX: SIA

\$3.6B

Adjusted
Gross Book Value

~4%

Dividend Yield

\$0.94

Annual Dividend/Share

BBB

Morningside DBRS
Credit Rating

~15,500

Team Members

~14,000

Residents

As at June 30, 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>2 <u>Needs-driven business resulting from significant demographic shift</u></p> <p>3 <u>Significant growth potential through acquisitions, redevelopments and portfolio optimization</u></p> | <p>4 <u>Strong Track Record of Growth</u></p> <p>5 <u>Attractive Dividend</u></p> <p>6 <u>Strong Balance Sheet</u></p> | <p>~\$2.9B*
Acquisitions & Developments since 2010</p> <p>~4%
Dividend Yield</p> <p>\$604M
Liquidity as at June 30, 2026</p> |
|--|---|---|

*incl. acquisition under contract

Sienna's Impact



For further information please refer to the **2026 Impact Report**

Financial Highlights

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

Jeff Forbes

Chief Technology Officer, EVP

Key Performance Indicators

Retirement – Average SP Occupancy

Q2 2026

94.1%

Q2 2025

92.6%

Change
(YoY)

+1.5%

LTC – Average Total Occupancy

98.5%

98.5%

—

Retirement SP Net Operating Income

\$24.3M

\$21.1M

+15.2%

LTC SP Net Operating Income

\$33.3M

\$27.2M

+22.6%

Adjusted Funds From Operations

\$34.9M

\$24.1M

+44.9%

Adjusted Funds From Operations per share

\$0.326

\$0.262

+24.4%

Net Debt to Adjusted Gross Book Value

34.6%

41.3%

-6.7%

Net Debt to Adjusted EBITDA

6.1x

8.0x

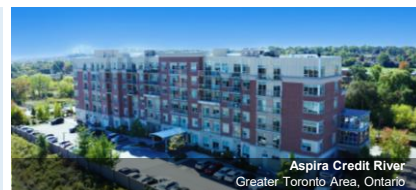
-1.9x

Significant Opportunities for Growth

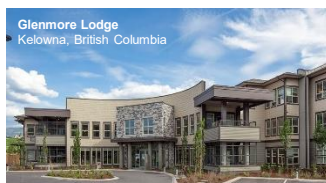
Incremental **growth** through **asset optimization**, continued retirement **NOI margin growth** and **occupancy improvements**

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
Mid- to High-Single-Digit %

Retirement
2026 SP Margin

Growth Target
100 – 150 bps

Board of Directors

Shelly Jamieson

Chair

Barbara Bellissimo

Paul Boniferro

Dr. Gina Parvaneh Cody

Nitin Jain

Brian Johnston

Stephen Sender