Corporate Sustainability Report

2025

OMEGA Healthcare INVESTORS, INC.

Introduction

The following report provides disclosure in accordance with the Sustainability Accounting Standards Board (SASB) standards for the Infrastructure sector. This document covers the period Jan. 1, 2025, through Dec. 31, 2025, unless otherwise noted. We also disclose additional sustainability metrics that we believe are relevant to our business and identify where we seek for our efforts and programs to be aligned with the United Nations Sustainable Development Goals (UN SDGs). The United Nations adopted the 17 SDGs to create a shared pathway toward a sustainable world. Our alignment to the SDGs is highlighted on page 21.

About Us

Omega Healthcare Investors, Inc. (Omega, we, our, or us) is an equity Real Estate Investment Trust (REIT) (NYSE: OHI) that invests in the long-term healthcare industry, primarily in skilled nursing and assisted living facilities. Our portfolio of assets is operated by a diverse group of healthcare companies, predominantly in a triple-net lease structure. These assets span all regions within the US, as well as in the UK and Canada. We are partners with 94 of the most future-focused, growth-oriented operators, accelerating their growth strategies with a $2.3 billion unsecured credit facility and proven access to the largest public equity and debt markets in the world.

SUSTAINABLE DEVELOPMENT GOALS

SASB STANDARDS
Now part of IFRS Foundation

This document may include forward-looking statements. For additional information and disclosures, see the "Forward-Looking Statements and Cautionary Language" section of our latest earnings press release at https://www.omegahealthcare.com.

"Continuously advancing and refining our Sustainability efforts."

Corporate Sustainability Oversight

In connection with internal assessments and shareholder engagement, we prioritize sustainability initiatives that support our business strategy, reinforce active portfolio management, leverage sound corporate stewardship practices, and contribute to continued shareholder value creation.

Our Nominating and Corporate Governance Committee has been charged with primary oversight of our sustainability efforts. Our areas of focus include the following:

Environmental

- Efficient Corporate Headquarters Building and Proactive Green Strategies
- Supporting Tenant Programs

Social

- Social Responsibility & Equal Opportunity
- Employee Development and Growth
- Supporting Community Involvement

Governance

- Board Structure and Shareholder Rights
- Compensation Practices
- Business Risk Oversight

> We invest in our team members, we invest in our corporate infrastructure, we invest in our communities, and we invest in our environment.

Omega has established a Sustainability Steering Committee, with senior management representation from all divisions of the Company, that is responsible for advancing the Company's governance, sustainability, and social responsibility programs. The Nominating and Corporate Governance Committee exercises oversight of the Sustainability Steering Committee. Management also reports to the Board on a quarterly basis, addressing policy and disclosure changes in the quarter including environmental and climaterelated risks and opportunities. Omega is committed to creating environmental awareness and consulting with stakeholders. For questions or concerns, contact David Griffin, Senior Director, Corporate Strategy & Investor Relations, at InvestorRelations@omegahealthcare.com.

Activity Metrics

	2023	2024	2025
Enterprise Value ($B)	$12.9	$15.7	$18.0
Total Investments ($B)	$10.1	$10.9	$11.9
Total Revenues ($M)	$950	$1,051	$1,190
Adjusted FFO ($M)[1]	$699	$778	$946
Properties (#)[2] [IF-RE-000.A]			
Skilled Nursing / Transitional Care	659	661	624
Senior Housing	215	353	403
Total	874	1,014	1,027

Percentage of indirectly managed assets, by property subsector[3] [IF-RE-000.C]	100% Equity Healthcare	100% Equity Healthcare	100% Equity Healthcare

Leasable floor area, by property subsector [IF-RE-000.B]			
Skilled Nursing / Transitional Care	27,482,557	27,715,897	26,597,439
Senior Housing	5,614,669	11,683,278	15,080,612
Total	33,097,226	39,399,175	41,678,051

Average occupancy rate, by property subsector[4] [IF-RE-000.D]			
Skilled Nursing / Transitional Care	79.0%	80.9%	81.1%
Senior Housing	83.4%	85.4%	87.3%
Total	79.6%	81.8%	82.6%

[1]Adjusted FFO (AFFO) is calculated as Nareit FFO excluding the impact of non-cash stock-based compensation and certain revenue and expense items (e.g., acquisition, merger, and transition related costs, straight-line rent and other write-offs, recoveries and provisions for credit losses (excluding certain cash recoveries on impaired loans), severance expense, and other normalizing items). For further information on and a reconciliation of these non-GAAP disclosures is available on our website under "Financial Information" at https://www.omegahealthcare.com/investors.

[2]This includes the number of distinct real estate property or building assets. This is informed by the 2024 GRESB Real Estate Standard and Reference Guide.

[3]The definition of "indirectly managed assets" is solely based on the landlord/tenant relationship in which the tenant should be assumed to have operational control. This is informed by the 2024 GRESB Real Estate Standard and Reference Guide.

[4]Based on available (operating) beds.

Environment
Managing Our Footprint

Across both our corporate operations and portfolio management strategy, we prioritize responsible management of our environmental impact to reduce potential risk to our business and execute accretive investments in our portfolio. Understanding and addressing the full range of environmental-related risks and opportunities across our business, whether related to corporate operations or efficiency upgrades to our property portfolio, supports our ability to anticipate future risk profiles, mitigate impacts early, capture efficiency gains, and preserve long-term asset value.

Corporate Headquarters

Our commitment to environmental responsibility is further demonstrated in how we manage our day-today activities at our corporate headquarters in Hunt Valley, Maryland, which represents our entire controlled corporate real estate footprint. Our leased space of approximately 41,500 square feet has earned the LEED® Silver Certification in Existing Buildings: Operations & Maintenance. We promote energy efficiency with features such as an automatic lighting control system, water efficiency features, low-VOC paints and floor adhesives, and a single-stream recycling service. The information below relates solely to our leased corporate headquarters real estate. This year, we obtained limited assurance over our Scope 1 and 2 emissions inventory for the first time, reflecting our ongoing commitment to data quality and transparency. The independent assurance statement can be found here.

Corporate Environmental Efforts[5]

	2023	2024	2025
Scope 1 (metric tons of CO_2e)	0	0	0
Scope 2 (metric tons of CO_2e)[6]	181	185	189
Scope 1 & 2 Carbon Footprint Target	In 2025, we maintained carbon neutrality for our Scope 1 and Scope 2 emissions, at our corporate office, through the use of verified carbon offsets. We intend to maintain our carbon neutrality related to our Scope 1 and Scope 2 emissions on an on-going basis as it related to the square footage of our controlled real estate in or corporate headquarters space.		
Total Corporate Headquarters Electricity Usage (Kwh)	622,128	781,196	693,716

[5]All information below is based on estimates based on available information from third parties and application of SASB standards. Omega does not guarantee accuracy or completeness of this information, and such information is subject to limitations inherent to estimates and third-party data.

[6]Estimated based on emissions methodology in carbon dioxide equivalents as per the U.S. Environmental Protection Agency (EPA) Emissions & Generation Resource Integrated Database (eGRID).

Corporate Environmental Efforts (continued)

	2023	2024	2025
Total Corporate Headquarters Electricity Usage (Kwh)[7]			
Electricity Usage (Kwh) from Renewable Sources (% of Total Usage)[8]	54,747 (8.8%)	77,338 (9.9%)	27,749 (4.0%)
Electricity Usage (Kwh) Per Employee[9]	11,311	13,705	11,189
Electricity Usage (Kwh) Per Square Foot	18.8	18.8	16.7
Total Corporate Headquarters Water Usage (ft^3)[10]	493	481	1,231
Water Usage (ft^3) Per Employee	9	8	20
Water Usage (ft^3) Per Square Foot	0.01	0.01	0.3
Total Corporate Headquarters Waste Generation (metric tons)	24	30	30
Waste Recycled (metric tons)[11]	3	4	4
Landfill Diversion Rate (%)	14%	14%	14%
Waste Generated (metric tons) Per Employee	0.4	0.5	0.5
Waste Generated (metric tons) Per Square Foot	0.001	0.001	0.001
Headquarters Chemical/Hazardous Waste Generation (metric tons)	0	0	0
Environmental Fines (#; $)	0: $0	0: $0	0: $0

[7]100% of the electricity usage related to our corporate office space is consumed energy from the grid.

[8]For 2023 and 2024, renewable electricity metrics are based on the average renewable energy mix of the State of Maryland. For 2025, metrics are based on eGRID sub-region RFCE, where our corporate office is located.

[9]Total average headquarter employees were 55, 57, and 62 for 2023, 2024 and 2025, respectively.

[10]Our corporate headquarters is located in a Low-Medium Water Stress area (WRI, Aqueduct Water Risk Atlas).

[11]Waste (solid or non-hazardous) generation is calculated based on Omega's pro-rata share of the building occupied by the Copmany's corporate headquarters.

Corporate Environmental Practices and Policy

The eco-friendly strategies incorporated at our corporate office building include:

- Water efficient restroom fixtures, such as dual flush toilets, water-free urinals, and water conserving aerators, which reduced the building's water usage by more than 41%.
- An HVAC system which includes Air Handler Units equipped with economizer condenser coils which reduces energy costs during cooling, as well as a night set-back mode whereby interior temperatures will seasonally vary outside the target temperature in order to reduce costs when the building is unoccupied.
- Use of paints and floor adhesives, meeting low-VOC requirements set by LEED.
- A single-stream recycling service, which is sorted, processed and recycled professionally, reducing the risk of incorrect assignment of waste products.
- Lighting that includes occupancy sensors that reduce energy consumption.
- Use of green cleaning products, sustainable cleaning equipment, and other environmentally friendly cleanliness practices.
- 100% irrigation reduction.
- Lighting retrofit using reduced mercury lamps.

See our Corporate Environmental Policy for more information.

Carbon Offsets

Why we have chosen to purchase carbon offsets for our headquarters

In 2022, we set a goal of offsetting our Scope 1 & 2 carbon footprint which, as a predominantly triple-net landlord, is primarily related to our corporate headquarters in Hunt Valley, Maryland. We lease our corporate headquarters within a LEED Silver-certified building, and as a tenant, we are not able to completely control the carbon footprint of our entire headquarters building.

Recognizing the environmental impact associated with our headquarters operations, we are actively taking steps to neutralize our carbon footprint. Our decision to purchase carbon offset credits reflects our dedication to sustainable and responsible business practices. By investing in carbon offset credits, we are not only offsetting unavoidable emissions but also contributing to impactful environmental projects that align with our commitment to sustainability.

Criteria for project selection

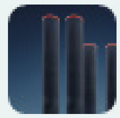
To ensure we are supporting high-quality carbon offset projects, we created general criteria for evaluating and sourcing projects:

Each project must be assessed for its level of Permanence, Additionality, and Verifiability. As it relates to Permanence, we have set a minimum of 40 years of carbon sequestration or funding of a project that meaningfully reduces hazardous gases such as nitrous oxide. In addition, each project must show Additionality by demonstrating that the greenhouse gas (GHG) reductions would not have occurred without the actions of the carbon offset project. Finally, each project must satisfy Verifiability through a major carbon credit registry, which provides an auditable trail of the carbon offsets being purchased and retired.

After confirming that projects meet the general criteria, we focus on those related to our portfolio or the real estate industry, specifically projects based in North America or the UK, or those producing sustainable materials used in construction. And finally, we aim for a mix of carbon avoidance and carbon removal projects to ensure a comprehensive approach to managing our climate footprint.

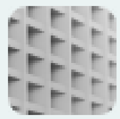
Corporate Offset Portfolio[12]

Given the criteria above, we have worked closely with a third party, Lune, to purchase and validate carbon credits that support various types of projects with the goal of offsetting emissions from the prior year:

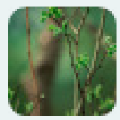


Abating Industrial Emissions
31 tCO_2

Biochar
36 tCO_2



Concrete Mineralization
40 tCO_2



European Afforestation
38 tCO_2

Forestry in North America
40 tCO_2

Total Volume Offset	2024 Scope 1 & 2 Emissions
185 tCO_2	185 tCO_2

lune

185 tCO_2

Retired on behalf of Omega Healthcare Investors, Inc.

Oct 2025 link to certificates

[12]An overview of Carbon Offset & Emissions Disclosures can be found on our website: https://www.omegahealthcare.com/esg#esg-archive.

Operator Sustainability Initiatives

Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants
[IF-RE-410a.3]

For nearly all of our properties where we are a triple-net landlord, our third-party operators have control and responsibility for the properties in our real estate portfolio on a day-to-day basis. While our ability to mandate environmental changes to their operations is limited, our tenants are contractually bound to preserve and maintain our properties in good working order and condition. In connection with this, they are generally required to meet or exceed annual expenditure thresholds on capital improvements and enhancements of our properties. Compliance with this requirement alone, in certain cases, produces improvements in the environmental performance of our properties and reduces energy usage, water usage, and direct and indirect GHG emissions.

Our asset management team seeks to monitor and enforce these contractual requirements, through periodic property inspections conducted by both Omega personnel and third-party inspectors. These visits focus on ensuring that our properties are being suitably maintained and sometimes result in corrective repair and replacement recommendations. We require that these corrections and replacements comply with local building codes, which often results in the incorporation of sustainable improvements into our properties.

Omega has implemented a capital expenditure sustainability initiative to encourage operators to invest in financially beneficial and environmentally enhancing investment projects. The idea is to financially incentivize operators, through discounts on our standard cost of capital, to invest in sustainable capital projects that provide a favorable return on investment while reducing the environmental footprint of these operations. We have engaged third-party consultants to provide recommendations as to what investments provide this combination of economic and environmental benefit. However, we have also encouraged our operators to propose their own suggestions, which we will evaluate based on the extent of the environmental impact. Finally, given the broad geographic dispersion and general lack of direct competition that exists among many of our operators, we are encouraging them to share environmental best practices. We have showcased some of these environmental investments at our operator conference, which is generally held biennially, to highlight ways in which financial and environmental efforts can be aligned.

Percentage of leases or agreements that contain provisions requiring compliance with applicable health and safety laws

2023	2024	2025
100%	100%	100%

Developments built to LEED/green certification standards (%)

2023	2024	2025
86%	99%	90%

All of our leases or agreements contain provisions requiring compliance with applicable health and safety laws. In addition, since 2015, 62% of Omega's development capital has been allocated to facilities built to LEED certification standards.

Pre-Acquisition Due Diligence

Discussion and analysis on use of Phase I and Phase II Environmental Site Assessments (ESAs)

For nearly all of our properties where we are a triple-net landlord, our third-party operators have control and responsibility for the properties in our real estate portfolio. Our due diligence on all real estate acquisitions includes Phase I and, where appropriate, Phase II environmental assessments (ESAs) as part of our analysis to understand the environmental condition of the property, including whether there is indication of any release of hazardous substances, chemical or waste storage, or other environmental concerns or risks, and to determine whether the property meets certain environmental standards. In the event that our due diligence uncovers environmental contamination, we work with the sellers and/or operators to mitigate any issues.

Because a majority of our portfolio is comprised of SNFs, the operations in our facilities are also subject to stringent health regulation and oversight by state regulators, which generally lowers the risk of environmental contamination onsite.

Number of Phase II ESAs conducted

2023	2024	2025
0	0	1

Physical Climate Risk

Discussion and analysis of physical climate risk to properties and insurance requirements

We regularly monitor the impact of significant natural disasters on our properties. In most leases, our tenants are required to carry full replacement cost coverage on all improvements located on our properties. For those properties located in a nationally designated flood zone, we typically require our tenants to carry flood insurance pursuant to the National Flood Insurance Program. For those properties located in an area of high earthquake risk, we typically require our tenants to carry earthquake insurance above what is traditionally covered in an extended coverage policy.

Area of properties/facilities located in 100-year flood zones, by property sector[13] [IF-RE-450a.1]

For 2025, approximately 3% of our US properties were located in 100-year flood zones. Put another way, in 2025, about 3% of annualized rent and about 2% of our gross real estate investment balance were located in these defined at-risk geographies.

Our corporate goal is to derive less than 10% of rental income from properties in FEMA-designated 100-year flood zones.

Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks [IF-RE-450a.2]

During the due diligence process, we evaluate the risk of physical, natural disaster or extreme weather patterns on the properties we are looking to acquire. We determine whether there are specific risks to that property or region that need to be mitigated. Through insurance and property specific safety measures – for example, hurricane shutters, earthquake-compliant construction, or elevated generators—we seek to ensure that the real estate is both protected and fit for purpose.

[13] 100-year flood zones are defined as land areas subject to a one percent or greater chance of flooding in any given year. For properties located in the US, 100-year flood zones shall include those land areas designated by the U.S. Federal Emergency Management Agency (FEMA) as special flood hazard areas (SFHA).

Social
Supporting Our People

Supporting our people and communities is fundamental to how we run a resilient business. Investing in team member development and engagement, advancing social responsibility, and fostering equal opportunity helps create a workplace where people feel supported, respected, and able to grow—while also strengthening our ability to attract and retain talented employees. As reflected in this report, we prioritize the issues that matter most to our people, our business, and our stakeholders, with the goal of building a stronger organization.

Team Member Development and Support

Human Capital Support and Development

The success we have achieved as a company is based on the focused passion and dedication of our people. Attracting and retaining top talent fuels innovation, helps us to maintain financial strength, and enables the continued growth of our business. Our employees' commitment to Omega supports better service to our tenants and stakeholders, an inclusive and collegial working environment, and long-term value for our shareholders and the communities which we serve. See our Human Capital Support & Development Policy for more information.

Employee Engagement

Omega conducts an annual employee engagement survey. We share the results with our Board of Directors, the management team, and all employees.

The management team uses the employee engagement survey and its participation rates and overall score to help shape and improve elements of the business, correlated with employee needs, based on the results and feedback of the survey. Below, we provide these figures from our employee engagement survey for the last three years.

By employing a year over year look, the management team can determine the workplace climate and trends both in areas of opportunity and positivity, and then strategize on a human capital management plan with a focus on employee engagement and retention.

In addition to the survey, we hold employee town hall meetings at least twice a year for all employees. During these meetings, the management team encourages employees' questions or comments.

Employee Engagement Survey

	Participation (%)	Scores[14]
2023	96%	4.55
2024	90%	4.53
2025	98%	4.47

[14]Scores based on Top Workplace Survey on a 6-point scale conducted periodically of the existing employee base.

Employee Training & Professional Development

All senior management have access to one-on-one coaching from both the VP, HR and an external consultant who specializes in the executive coaching discipline. Senior and mid-level managers participate in periodic leadership development programs delivered by subject matter experts.

We encourage employees to keep current in their professions by either acquiring the appropriate certification (CPA, SHRM-SCP, etc.) and/or taking the appropriate classes/training to attain CPEs, CLEs, PDCs, etc. We also offer an annual tuition reimbursement program and reimbursement of certain professional development expenses. All employees are encouraged and supported in pursuing professional development classes or seminars to enhance their skills and knowledge.

All employees participate in our annual performance review process that consists of self-evaluation and a discussion on overall performance along with potential career pathing.

Employee Turnover Rates[15]

	Involuntary	Voluntary	Total
2023	3.69%	0.00%	**3.69%**
2024	0.00%	1.80%	**1.80%**
2025	1.77%	1.71%	**3.48%**

Compensation & Benefits

Omega provides a competitive benefits program including medical, dental and vision coverage; a nondiscretionary 401(k) with an employer match; 12 weeks of paid parental leave to all employees upon the birth or adoption of a child; Flexible Spending Accounts; employer-funded life and disability insurance; hospital indemnity and supplemental long-term disability insurance; generous personal paid time off; flexible working hours and location; mother's room (breast-feeding/ lactation facility); and corporate discounts.

Healthcare insurance covers fertility services, contraception, and gender reassignment services. To promote health and well-being, we also offer free access to our headquarters' gym, which is coupled with annual exercise and health drives. Every employee has a standing desk and an ergonomic chair.

Omega also provides an Employee Assistance Program where employees may solicit confidential assistance with personal, financial, legal, and family matters. In addition, we have a virtual health program that includes behavioral health counseling, allowing employees to prioritize mental wellness.

To attract, retain, and encourage employee ownership in the Company, Omega's Employee Stock Purchase Program allows all eligible employees, with the exception of NEOs, to buy Company stock at a discount, subject to the terms of the plan.

TOP WORK PLACES 2021-2025 THE BALTIMORE SUN

[15]Involuntary turnover is defined as termination of employment by the Company. Voluntary turnover is defined as employees who chose to resign from their position (excluding retirement).

Social Responsibility & Equal Opportunity

Social Responsibility Initiatives

Omega has a long-standing commitment to being an equal opportunity employer and has implemented Equal Employer Opportunity policies that will further encourage fairness and compliance. We continue to be committed to creating a workplace where everyone feels valued, respected, and has equal opportunities to succeed.

In 2025, Omega conducted compliance training for our Board members and employees, with 100% completion. This includes anti-corruption & bribery and human rights training, among other topics.

In 2020, our CEO, Taylor Pickett, reinforced our commitment to an open and inclusive workplace culture consistent with the Society for Human Resource Management's CEO Action. In addition, beginning in 2020, we implemented several initiatives to further this commitment within our workforce and Board, in our local community, and in the industry in which we operate.

Omega seeks to recruit qualified candidates from a variety of backgrounds for employment and board positions and developed an internship program that supports our local community, including underpresented and underserved communities, as well as the development of a talent pipeline for Omega. As of February 1, 2025, at the executive level, one of Omega's five NEOs is a woman and two bring ethnic diversity to the team. At the senior management level, 22% are women and 22% bring ethnic diversity to the team. We generally report to the full Board quarterly on our human capital efforts.

	Retention Rate (% women)[16]	Promotions (% women)	Revenue Producing Roles (% women)[17]
2023	92%	80%	31%
2024	100%	50%	35%
2025	100%	0%	29%

Equitable Compensation

Omega regularly conducts pay fairness reviews as we seek to ensure women and men, on average, at various roles and levels of the Company, are paid fairly for their roles and contributions to our success. When a difference is uncovered in total compensation (across base, bonuses and equity), we seek to remediate the gap in order to achieve pay parity.

2025 Compensation[18] Ratio: Male / Female	Senior Management Level	Management Level	All Other Employees
	1/0.95	1/0.98	1/0.77

2025 Compensation[18] Ratio: White / Racially or Ethnically Diverse	Senior Management Level	Management Level	All Other Employees
	1/0.97	1/0.90	1/0.88

[16]Percentage of women who remained employed at Omega (excluding those who retired).

[17]Female employees who work in roles directly impacting the Company's revenues, excluding support staff – as per Bloomberg Gender Equality Index definition.

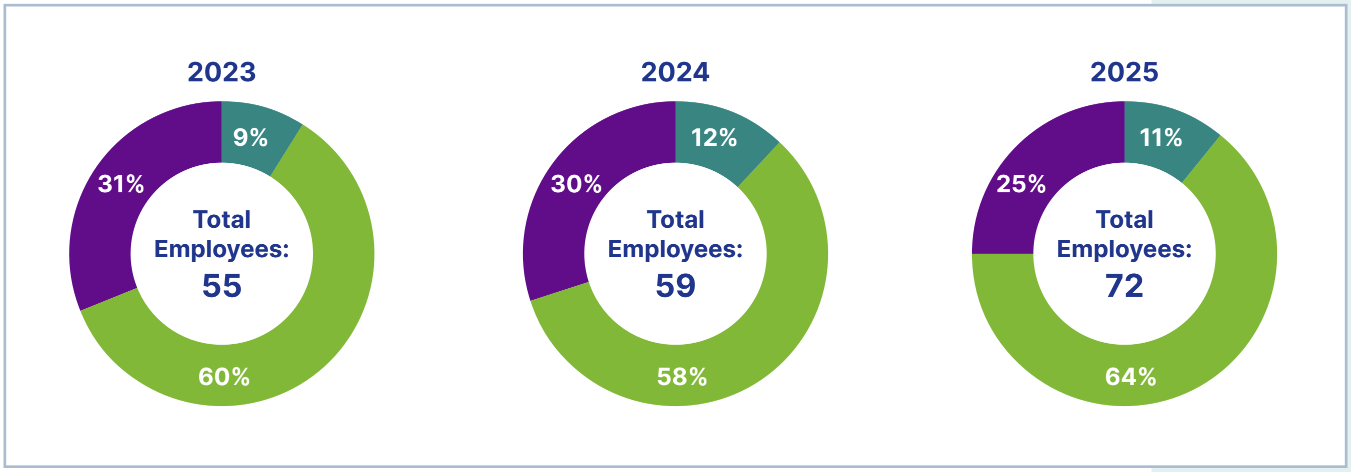
[18]Ratio of base salaries.

[19]As of December 2025.

Employee Demographic[20]

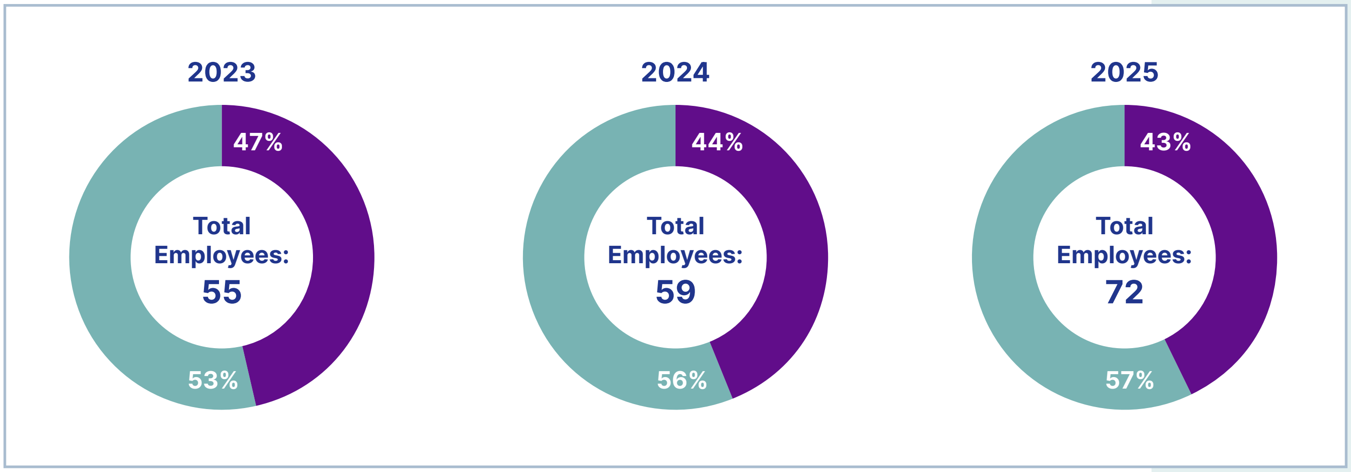
Employee Demographic[20]

<29 30-49 >50



Male / Female

female male



2025 Health & Safety Statistics

0	0	0
Employee Work-Related Injuries	Employee Work-Related Fatalities	Total Recordable Injury Rate

Investing in our Community

Philanthropic & Charitable Initiatives

In 2025, Omega donated over $28,000 to Alzheimer's related charities. In addition, each year Omega provides five charities that support underrepresented local communities with $10,000 each, and offers a company match of up to $2,500 per employee in our Charitable Giving & Match program.

Community

We have invested in and partnered with several local charities to improve social determinants of health and economic outcomes in the local Baltimore, Maryland community, with a focus on the elderly and the underserved communities. Our investments include employee volunteer days and annual financial donations to local charities.

Industry

Omega continues to sponsor Administrators in Training programs (AITs) at select facilities in partnership with operators. This program offers its participants the opportunity to develop the skillsets to lead operations at skilled nursing facilities and aims to enhance underrepresented groups in senior roles at our properties. Since we began this program in 2020, Omega has sponsored nine AITs who have either completed or are at different stages of the training or selection process.

We have made commitments to support programs of the National Association of Real Estate Investment Trusts (Nareit) programs, which supports charitable and educational organizations and initiatives that will help create a more inclusive REIT and publicly traded real estate industry. Members of management serve on Nareit's Corporate Governance Council and Real Estate Sustainability Council.

In addition, in 2023 Omega committed as a sponsor of Ferguson Centers for Leadership and Excellence, a program that supports and empowers students from a variety of backgrounds to earn undergraduate degrees and secure promising careers in real estate and related sectors.

Charitable Giving & Match program

2023
$338,055

2024
$264,017

2025
$167,159

Governance
Protecting Our Stakeholders

Our sound corporate stewardship practices, including governance practices, are critical to our execution of strategy and success. Omega's corporate governance practices are fundamental to executing our business strategy and safeguarding long term value. Clear oversight structures, ERM systems, and ethical decision-making frameworks support effective risk management and fuel continued growth in shareholder value. Through proactive identification and management of strategic, operational, and sustainability-related risks, our governance practices enhance informed decision making and organizational resilience.

Business Conduct & Ethics

Ethics & Risk Management

CODE OF ETHICS

Our Code of Business Conduct & Ethics applies to our directors, officers, and employees.

WHISTLEBLOWER POLICY

We maintain a third-party administered whistleblower hotline and website that enable anonymous reporting of compliance and ethics concerns.

HUMAN RIGHTS POLICY

Our Human Rights Policy is informed by reference to third-party international organizations.

ENTERPRISE RISK MANAGEMENT

Our Board reviews the Company's risks and enterprise risk management processes regularly.

VENDOR CODE OF CONDUCT

We implemented a Vendor Code of Conduct in 2021 aimed at improving corporate social responsibility among our key vendors and aligning their practices with our policies.

Total amount of monetary losses as a result of legal judgements associated with corruption and bribery

2023	2024	2025
$0	$0	$0

Omega unequivocally forbids the direct use of Company funds or property for the support of political parties or political candidates for any office (federal, state or local) in the United States or any foreign country. No director, officer, or employee is authorized to make or approve such a contribution. See Section C, on page 4 of our Code of Business Conduct & Ethics, found on our website at www.omegahealthcare.com for more information

Data Security & Privacy

Omega's Vice President of Information Technology manages a team responsible for leading our Cybersecurity Program, which we aim to align with industry standards, and includes an annual risk assessment based on frameworks established by the National Institute of Standards and Technology (NIST). As part of our program, we maintain and regularly test the effectiveness of our Information Security Incident Response Plan and have established cybersecurity policies that are internally available to all employees. We provide cybersecurity training for all directors, officers and employees and periodic additional training of senior management through our cyber insurance carrier and conduct internal phishing and cyber tests to monitor vigilance of our employees. In addition, we obtain periodic assessments by third-party experts to assess our vulnerability management and security controls and to assist us in identifying and mitigating security risks. We generally hold quarterly corporate town hall meetings where employees are encouraged to recommend system changes to mitigate corporate risks; and employees may use an anonymous whistleblower hotline and website to raise potential concerns, threats, and risks.

Our Audit Committee has primary oversight of the Company's information security and privacy efforts as they relate to financial reporting, and reviews and discusses the program with management quarterly, with the Board providing general oversight of information security and privacy. In 2025, the Company formed an AI Committee to oversee management of risks related to artificial intelligence, which are now included in enterprise risk management reporting to the Board. Our management team reports to the Board on these efforts at least twice per year. Please see Item 1C in our Annual Report on Form 10-K for additional information regarding our Cybersecurity Program.

Group Tax Strategy

It is Omega's overall goal to meet and exceed expectations of its stakeholders, while continuing to build its reputation as a responsible member of the global business community. Our global tax strategy is intended to help facilitate this goal, while treating existing and potential jurisdictions as stakeholders and balancing their needs and concerns with those of the Company and the rest of its stakeholders.

See our Group Tax Strategy for more information found on our website at www.omegahealthcare.com.

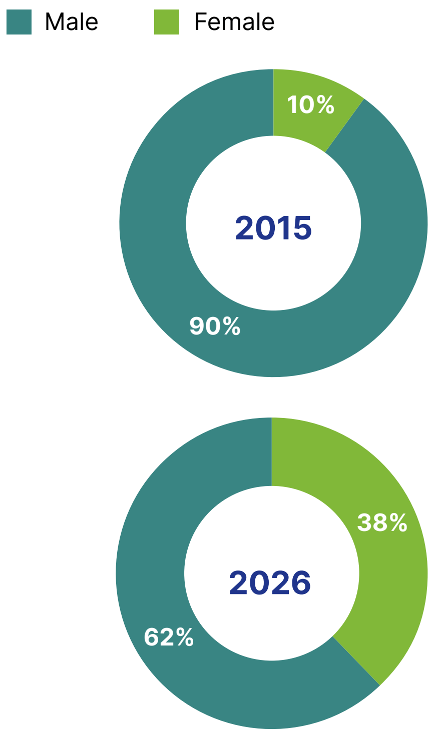
Board of Directors[20]

Diversity

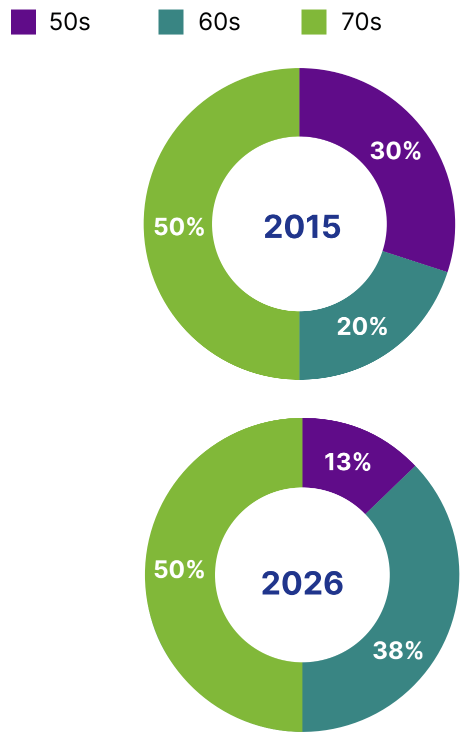
Our Nominating and Corporate Governance Committee endeavors to identify nominees that possess diverse educational backgrounds, business experiences, life skills, as well as diverse gender, racial, age, sexual orientation, national origin, and ethnic characteristics.

88%
Independence

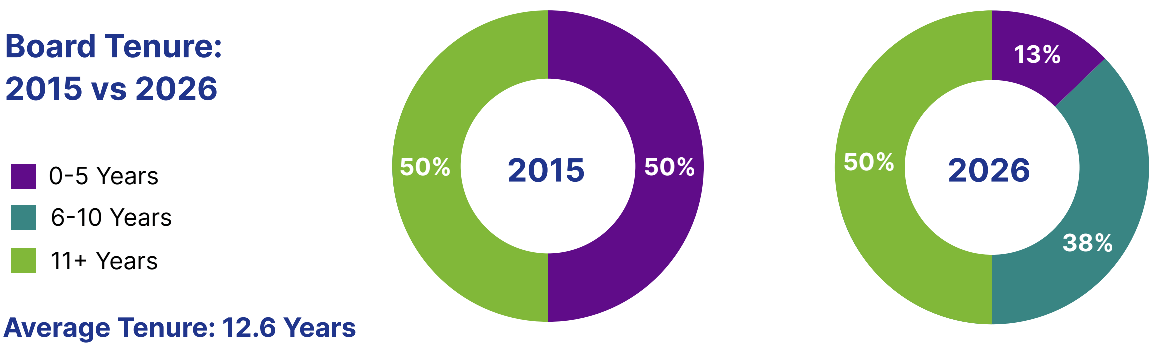
Board of Directors: 2015 vs 2026



Age Breakdown: 2015 vs 2026



Board Tenure: 2015 vs 2026



Average Tenure: 12.6 Years

[20]As of June 5, 2026.

Board Structure

ANNUAL ELECTION OF DIRECTORS

Our Board consists of a single class of directors who stand for election each year.

OPTED-OUT OF MARYLAND UNSOLICITED TAKEOVER ACT

In November 2019, the Board opted out of the provisions of the Maryland Unsolicited Takeovers Act that otherwise would permit the Board, without shareholder approval, to divide the Board into three classes serving staggered three-year terms.

MAJORITY VOTING STANDARD FOR DIRECTION ELECTIONS

Our Bylaws include a majority voting standard for the election of directors in uncontested elections. Any incumbent director who fails to receive the required vote for re-election must offer to resign from the Board. Stockholders can vote for, against, or abstain from voting on each nominee.

CHAIR AND CEO ROLES SEPARATED

Our independent Chair of the Board provides independent leadership for our Board.

Shareholder Rights

NO POISON PILL

We do not have a “poison pill” shareholder rights plan in effect.

SHAREHOLDER AMENDMENTS TO BYLAWS

Our Bylaws may be amended by shareholder vote.

SHAREHOLDER-REQUESTED SPECIAL MEETINGS

Our shareholders have the ability to call a special meeting of shareholders in accordance with the process set forth in the Bylaws.

PROXY ACCESS BYLAWS

Stockholders meeting certain eligibility requirements have the right to nominate equal to the greater of two director seats or 20% of the Board with the process set forth in the Bylaws.

[21]As a percentage of votes cast.

Compensation Practices

For each of the last three years, our Say-on-Pay advisory vote support has totaled 94% or better.

Say-on-Pay Advisory Vote Support[21]

2023	2024	2025
94%	94%	96%

STOCK OWNERSHIP GUIDELINES

We maintain stock ownership guidelines for our senior officers and our non-employee directors.

CLAWBACK POLICY

Our Board has voluntarily adopted a formal clawback policy that applies to executive incentive compensation.

ANTI-HEDGING AND ANTI-PLEDGING

Our directors, officers, and employees are subject to anti-hedging and anti-pledging policies.

ANNUAL SAY-ON-PAY

We annually submit “say-on-pay” advisory votes for our shareholders’ consideration and vote.

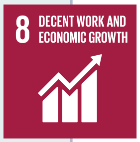
UN SDGs

We approach sustainability-related initiatives and decision-making as part of how we run a resilient business and leverage sound corporate stewardship practices. We also recognize that these efforts are closely connected to outcomes that matter to our stakeholders, including our team members, communities, residents, operators, and investors. In this spirit, we have chosen to show our alignment with the United Nations' Sustainable Development Goals (UN SDGs) below, which helps illustrate how these priorities connect to our role as a responsible member of both our local and global community.

Ensure healthy lives and promote wellbeing for all at all ages

Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all

Achieve gender equality and empower all women and girls



Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all

Build resilient infrastructure, promote inclusive and sustainable industrialization, and foster innovation

Reduce inequality within and among countries

UN SDG Targets

3 GOOD HEALTH AND WELL-BEING

- Achieve universal health coverage, including financial risk protection, access to quality essential health-care services and access to safe, effective, quality, and affordable essential medicines and vaccines for all
- By 2030, reduce by one third premature mortality from non-communicable diseases through prevention and treatment and promote mental health and well-being

5 GENDER EQUALITY

- Ensure women's full and effective participation and equal opportunities for leadership at all levels of decisionmaking in political, economic, and public life

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

- Develop quality, reliable, sustainable, and resilient infrastructure, including regional and transborder infrastructure, to support economic development and human well-being, with a focus on affordable and equitable access for all

4 QUALITY EDUCATION

- By 2030, eliminate gender disparities in education and ensure equal access to all levels of education and vocational training for the vulnerable, including persons with disabilities, indigenous peoples, and children in vulnerable situations
- By 2030, substantially increase the number of youth and adults who have relevant skills, including technical and vocational skills, for employment, decent jobs, and entrepreneurship

8 DECENT WORK AND ECONOMIC GROWTH

- By 2030, achieve full and productive employment and decent work for all women and men, including for young people and persons with disabilities, and equal pay for work of equal value

10 REDUCED INEQUALITIES

- By 2030, empower and promote the social, economic, and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion, or economic or other status

Omega’s Activities

3 GOOD HEALTH AND WELL-BEING

- Skilled Nursing Facilities still fulfill an essential need within the healthcare continuum, with the majority of residents at our Skilled Nursing Facilities being funded through Medicaid, which covers low-income individuals
- Many of our facilities care for patients with cognitive issues, including memory and mental health disorders

5 GENDER EQUALITY

- Omega seeks to recruit qualified candidates from a variety of backgrounds for employment and Board positions and have developed an internship program that supports our local community, including underrepresented and underserved communities, as well as development of a talent pipeline for Omega. In addition, the Company implements mandatory compliance training for our Board members and employees. At the executive level, one of Omega’s five NEOs is a woman and brings ethnic diversity to the team, and at the senior management level, 22% are women and 22% bring ethnic diversity to the team

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

- Since 2015, Omega has committed over $13.0 billion to acquire, develop, and enhance Skilled Nursing Facilities, which primarily focus on the well-being of the old and frail
- The majority of our operators’ reimbursement is from Medicaid, which addresses the needs of low income individuals

4 QUALITY EDUCATION

- Community: Omega has invested in and partnered with several local charities to improve social determinants of health and economic outcomes in the local Baltimore, Maryland community, with a focus on the elderly and the underserved communities
- Industry: Omega provides grants for operator training programs that focus on development of talent including from underrepresented communities

8 DECENT WORK AND ECONOMIC GROWTH

- Omega regularly conducts pay fairness reviews to ensure women and men, on average, at various roles and levels of the Company, are paid fairly for their roles and contributions to our success. When a difference is uncovered in total compensation (across base, bonuses, and equity), we seek to remediate the gap in order to achieve pay parity

10 REDUCED INEQUALITIES

- Omega implemented a Human Rights Policy shaped by UN’s “Universal Declaration on Human Rights” & ILO’s “Declaration on Fundamental Principles and Rights at Work”
- Through its own hiring, training, mentoring, sponsorship, and pay fairness review programs, Omega is striving to promote inclusion and equality within the Company and industry.
- We have made commitments to support programs of the Nareit, which supports charitable and educational organizations and initiatives that will help create a more inclusive REIT and publicly traded real estate industry. In addition, in 2023 Omega committed as a sponsor of Ferguson Centers for Leadership Excellence, a program that supports and empowers students from a variety of backgrounds to earn undergraduate degrees and secure promising careers in real estate and related sectors

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