



OMEGA HEALTHCARE INVESTORS

INVESTOR
PRESENTATION

December 2023



Disclaimers; Forward-looking Statements and Non-GAAP Information

- This presentation may include projections and other “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995. Such statements relate to future events and expectations and involve unknown risks and uncertainties. Omega’s actual results or actions may differ materially from those projected in the forward-looking statements. For a summary of the specific risk factors that could cause results to differ materially from those expressed in the forward-looking statements, see Omega’s filings with the Securities and Exchange Commission.
- This presentation may contain certain non-GAAP financial information including EBITDA, Adjusted EBITDA, Total Adjusted Debt (a/k/a, Funded Debt), Adjusted FFO, FAD, Total Cash Fixed Charges and certain related ratios. A reconciliation of these non-GAAP disclosures is available in our Quarterly Supplements posted on the Financial Information section of our website at <https://www.omegahealthcare.com/investors>. Other financial information is also available on our website.
- Information presented on operator revenue mix, census and coverage data is based on information provided by our operators for the indicated periods ended. We have not independently verified this information, and we are providing this data for informational purposes only. Information on operator coverage calculations can be found under “Portfolio Metrics” in our most recent quarterly supplement available at our Investor Relations website at www.omegahealthcare.com.
- Information is provided as of September 30, 2023, unless specifically stated otherwise. We assume no duty to update or supplement the information provided.
- The sourcing of all information provided in this presentation can be found starting on page 60.

Table of Contents

Page

- 4 Company Profile & Strategy
- 12 Why Invest?
- 16 Skilled Nursing Facilities:
What Makes it an Attractive Asset Class?
- 25 Strong Portfolio of Skilled Operators
- 35 Benefits of Investing in Long-term Care
- 40 Excellent Financials and Execution Track Record
- 47 Proven Investment Strategy for Future Growth
- 52 Liquidity Structure & Credit Profile
- 58 Commitment to ESG Principles
- 60 Sources & Appendix



1

Company Profile & Strategy



OMEGA SNAPSHOT

(NYSE:OHI)

1992

Year Listed

\$10.1B

Total RE Investments

\$12.9B

Enterprise Value

65

Operators

883

Properties (US & UK)

86,201

Number of Beds

BBB-

Investment Grade

54%

5-Year TSR

8.1%

Dividend Yield



Differentiators that Support Today's Strength and Tomorrow's Opportunity



Experienced and Proven Management Team



Taylor Pickett
Chief Executive Officer

38 years in industry
22 years at OHI



Dan Booth
Chief Operating Officer

37 years in industry
22 years at OHI



Bob Stephenson
Chief Financial Officer

37 years in industry
22 years at OHI



Gail Makode
Chief Legal Officer

24 years in industry
4 years at OHI



Neal Ballew
Chief Accounting Officer

13 years in industry
3 years at OHI



Matthew Gourmand
SVP, Corporate Strategy

25 years in industry
6 years at OHI



Vikas Gupta
SVP, Acquisitions
& Development

20 years in industry
12 years at OHI



Megan Krull
SVP, Operations

23 years in industry
13 years at OHI

Strategy that Supports Long-Term Shareholder Value Creation



COVID-19 Update

Impact

- 1** COVID-19 is particularly impactful to the old and frail, a key cohort of SNFs and Assisted Living Facilities (ALFs)
- 2** Staff at SNFs and ALFs have risked their health and the health of their families to protect residents
- 3** Operators implemented new and evolving protocols to limit the spread of COVID-19
- 4** Occupancy declined ~13% between February 2020 and January 2021
- 5** Expenses increased by as much as \$45 PPD from January of 2020 due to staffing and PPE

Response

- 1** Federal and many State governments provided significant and necessary relief to the industry
- 2** However, State relief has varied significantly, and Federal relief has slowed in the last 24 months
- 3** Many states have increased their Medicaid reimbursement rates to reflect increased cost pressures
- 4** CMS increased their Medicare FFS SNF rate by 4.0%, effective October 2023. This is net of the final 2.3% of the 4.6% PDPM claw back that was mandated in 2020.

Outcomes

- 1** Operators still face a difficult, albeit improving, environment
- 2** Expenses per patient day have eased but remain elevated compared to January of 2020, primarily due to higher staffing related costs
- 3** Occupancy has increased ~8% from the low in January of 2021
- 4** We collected ~93% of our 3Q23 contractual rent and mortgage payments from our operators.

Operator Updates

In November, Maplewood paid \$3.5M less than its contractual rent. Further, it indicated that it expects to pay \$3.0M less than its contractual rent in December.

In addition, LaVie paid \$1.4M in rent in November, below its previous run-rate of \$2.5M per month, and, at this time, it is unclear what it will pay in December.

The combined impact of these expected shortfalls means that we no longer expect our 4th quarter FAD to approximate our dividend.

We continue to believe in the long-term value and cash flow of these portfolios. Upon the conclusion of the restructuring, we believe LaVie's contractual rent will materially exceed its 4th quarter run-rate. In addition, Maplewood has developed an exceptionally high-quality portfolio located in affluent markets. Demand for its assets has seen occupancy for its stabilized portfolio rebound above 90% as of October 2023, in line with pre-pandemic levels, and we believe it will achieve strong rate increases across its stabilized portfolio in 2024, which we expect will further enhance its cash flows.

We continue to work diligently to resolve our outstanding operator issues. However, until we reach agreements with these operators, the ultimate resolution of these operator issues is unknown.

Furthermore, with many operators continuing to struggle with the impact of COVID-19 on both occupancy and staffing, there remains an elevated risk that additional operators may be unable to pay in accordance with their contractual terms.

For additional information, please refer to our 3rd Quarter 2023 Form 10-Q at www.omegahealthcare.com



What Will Happen Next Regarding COVID-19?

While Questions Remain ...



When will the pandemic end?



Will government financial support continue to be both sufficient and timely through the conclusion of this crisis?



How quickly will occupancy recover to pre-COVID-19 levels?



Will operator costs remain elevated for the foreseeable future due to increased infection control protocols?



If these costs occur, will they be covered by increased government reimbursement?

... We Have Confidence in the Future



Skilled nursing facilities still fulfill an essential need within the healthcare continuum



The secular tailwind of improving demographics will remain in place after this pandemic



Our relationship with our operators will be even stronger for having faced this pandemic together



2

Why Invest?

Investment Thesis

1



**Established,
Experienced and
Diversified**

2



**Consistent
Growth, High-Yield**

3



**Anchored
Operating Model**

4



**Strong
Balance Sheet
Management**

5



**Well Positioned to
Capitalize on
Future Growth**

Investment Thesis and Supporting Elements

1



Established, Experienced and Diversified

- Experienced and proven management team
- A diversified portfolio provides consistency
- Long leases and limited new supply provide clarity
- Quality operators bring patient care expertise

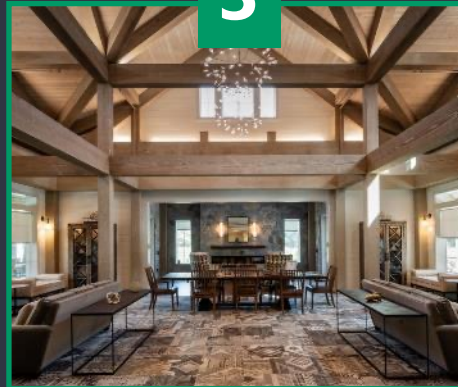
2



Consistent Growth, High-Yield

- Prudent fixed rent escalators provide tenant durability
- Strong dividend yield provides equity support
- Triple-net leases provide earnings dependability
- High margins provide superior yields

3



Anchored Operating Model

- A low cost, needs-based service offering provides security
- A stable discharge and reimbursement environment provides resiliency

4



Strong Balance Sheet Management

- A conservative balance sheet and well-laddered debt provides stability
- Significant liquidity provides flexibility
- Proven access to capital markets provides predictability

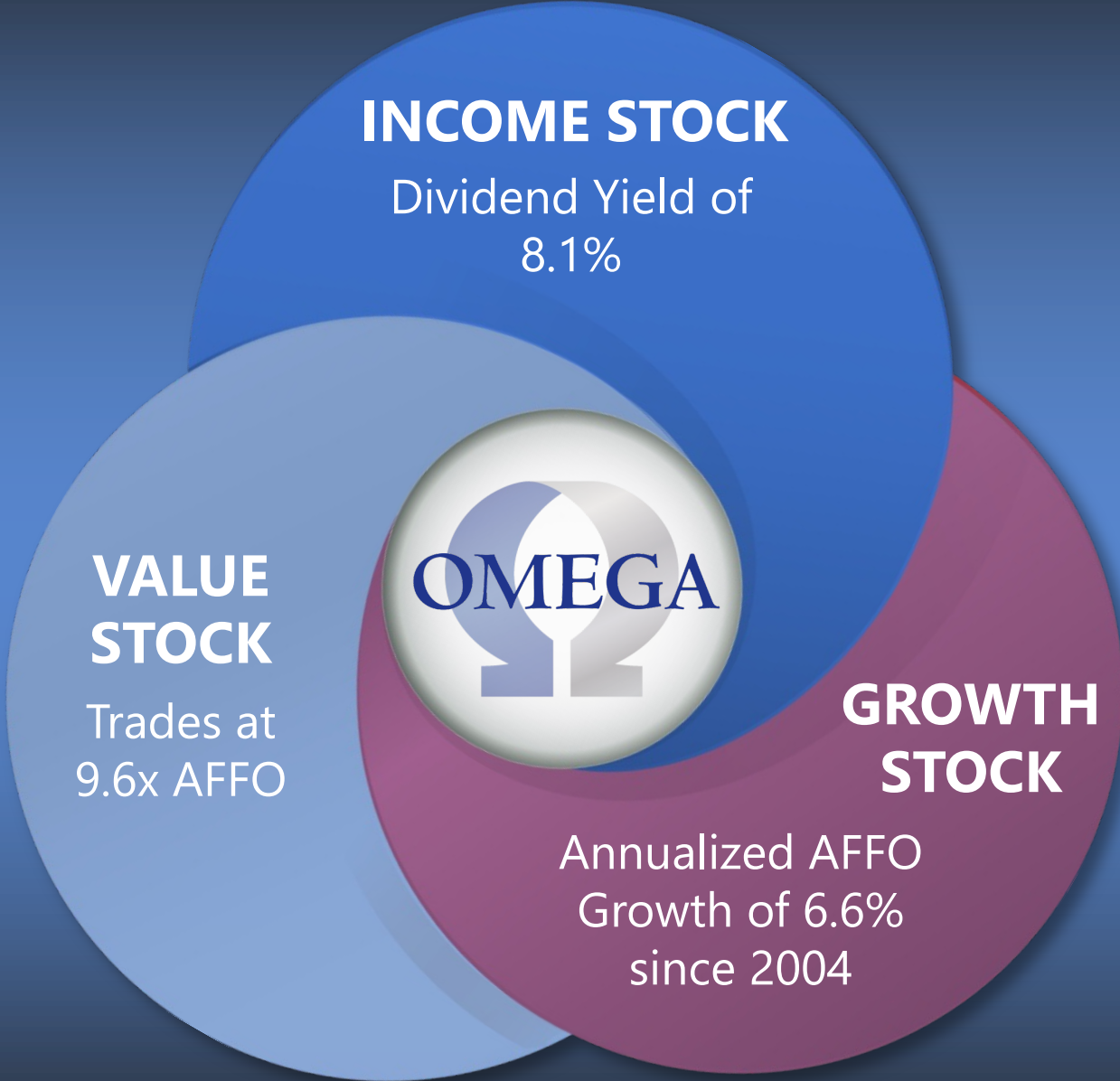
5



Well Positioned to Capitalize on Future Growth

- A growing aging population provides opportunity
- Leveraging existing operator relationships provides demand
- Acquisitions and development provide growth

Attractive Investment Opportunity

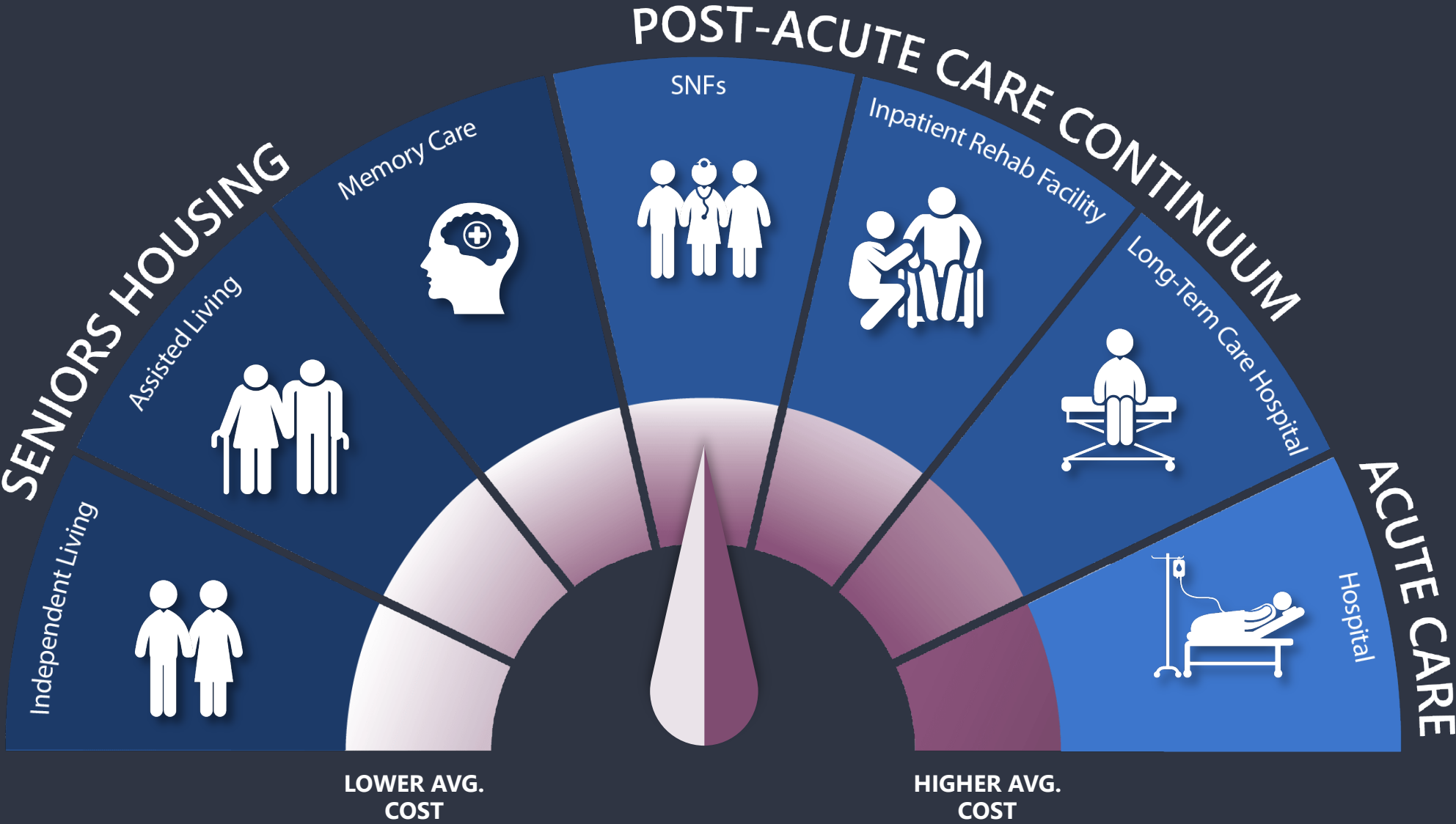


3

Skilled Nursing Facilities: What Makes it an Attractive Asset Class?

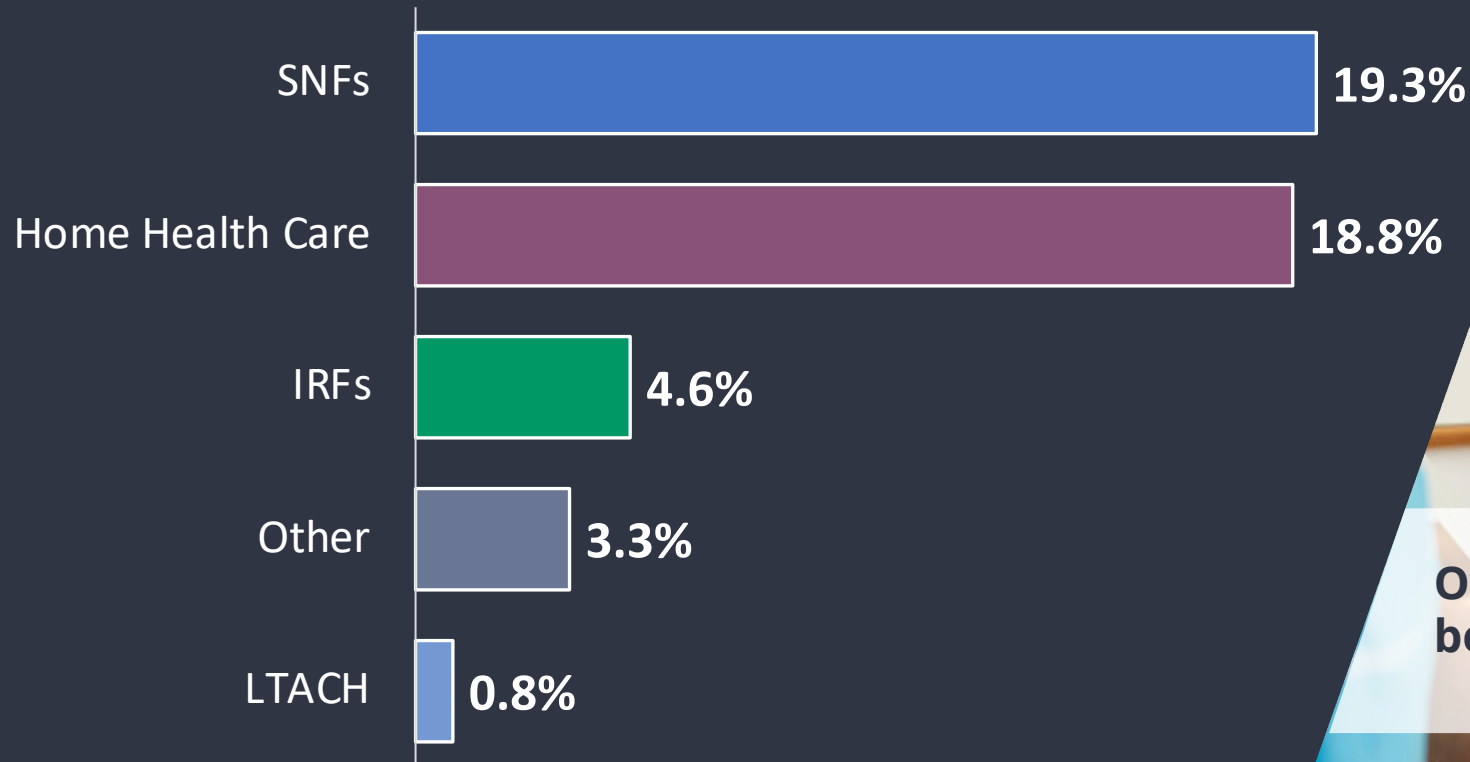


Skilled Nursing Facilities Meet an Essential Need



More Patients Are Discharged to Skilled Nursing Facilities Than to Any Other Type of Facility

MEDICARE FFS HOSPITAL DISCHARGE DESTINATIONS

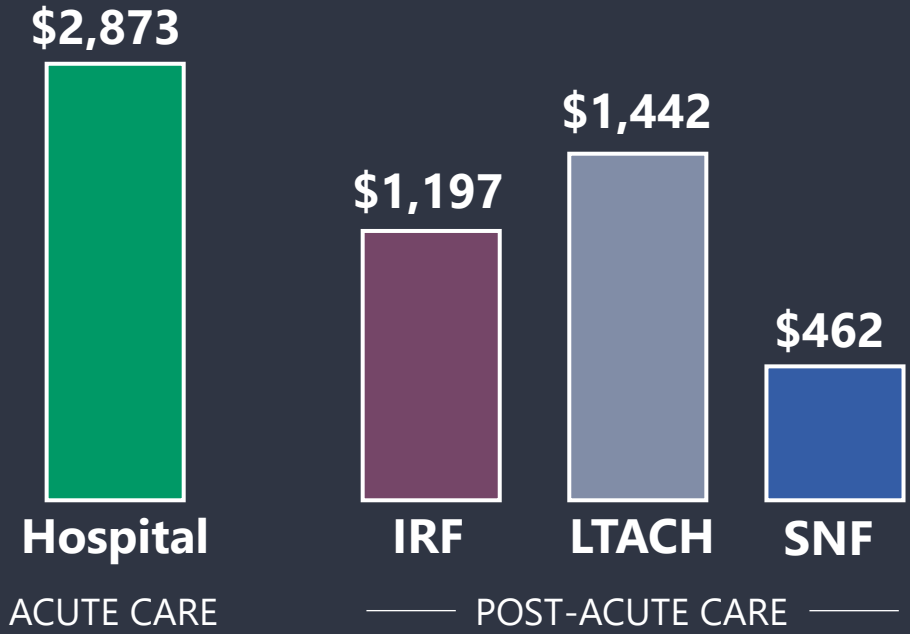


Over the last decade, SNFs have consistently been the highest discharge destination

Lowest Cost Provider of Post-Acute 24-Hour Nursing Care

SNFs provide care for much higher acuity patients that can be handled in Senior Housing or Home Health settings – so hospital discharges to SNFs have held steady

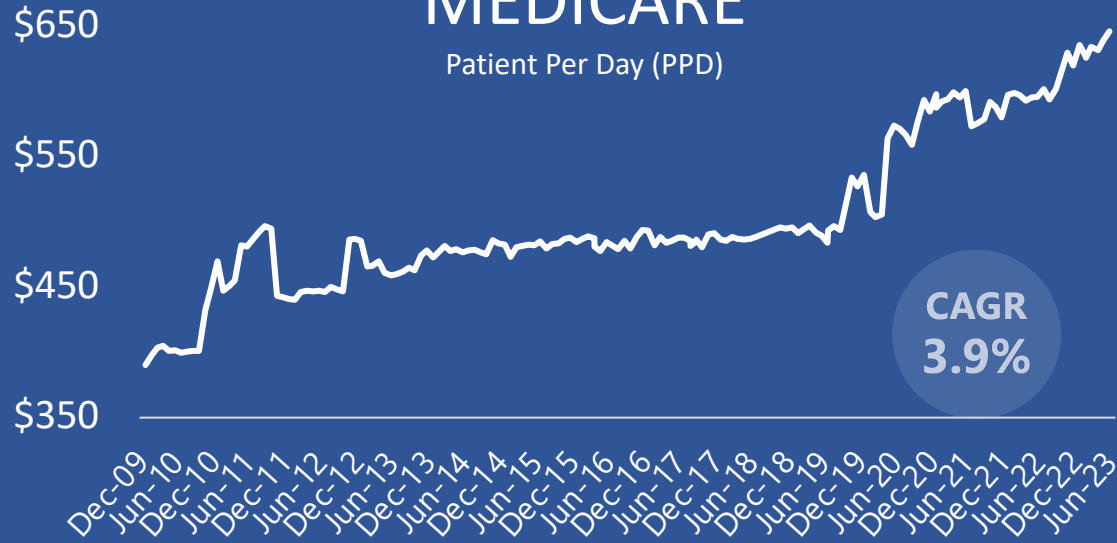
AVG. COST PER DAY PER CARE SETTING



Skilled Nursing Facilities are Primarily Funded Through Medicare and Medicaid

MEDICARE

Patient Per Day (PPD)



CAGR
3.9%



Early 80's
Age of Resident



20-25 Days
Length of Stay

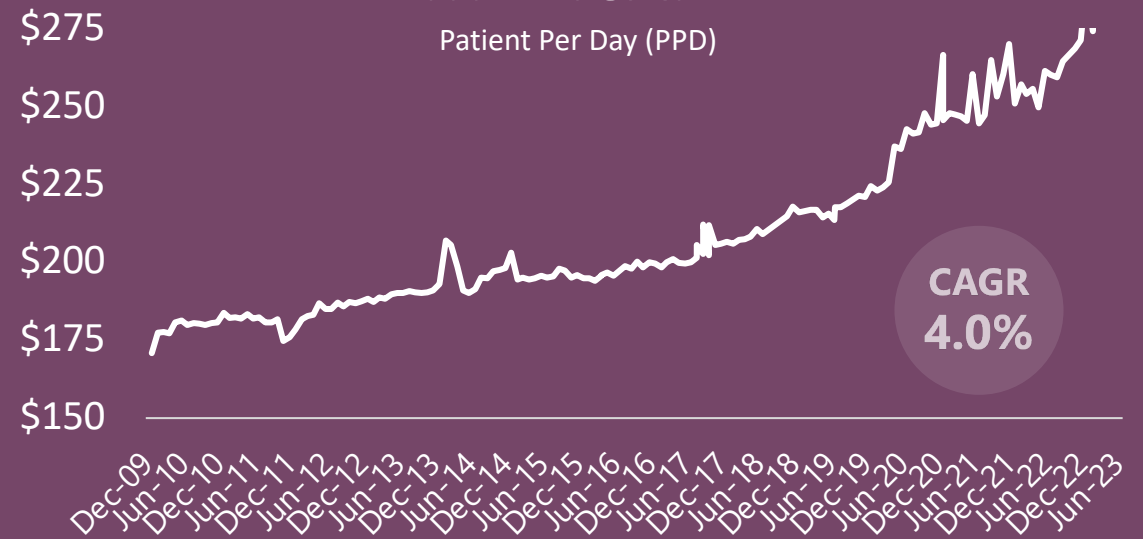


\$500-\$650
Cost Per Day

AVERAGES

MEDICAID

Patient Per Day (PPD)



CAGR
4.0%



Early 80's
Age of Resident



18 Months
Length of Stay



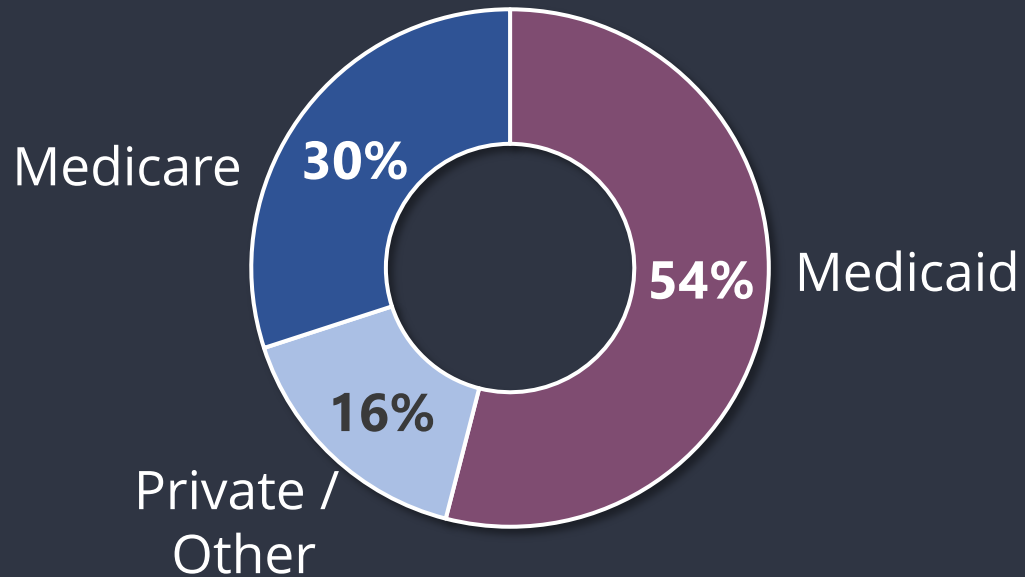
\$275
Cost Per Day

Omega's Average Facility Statistics

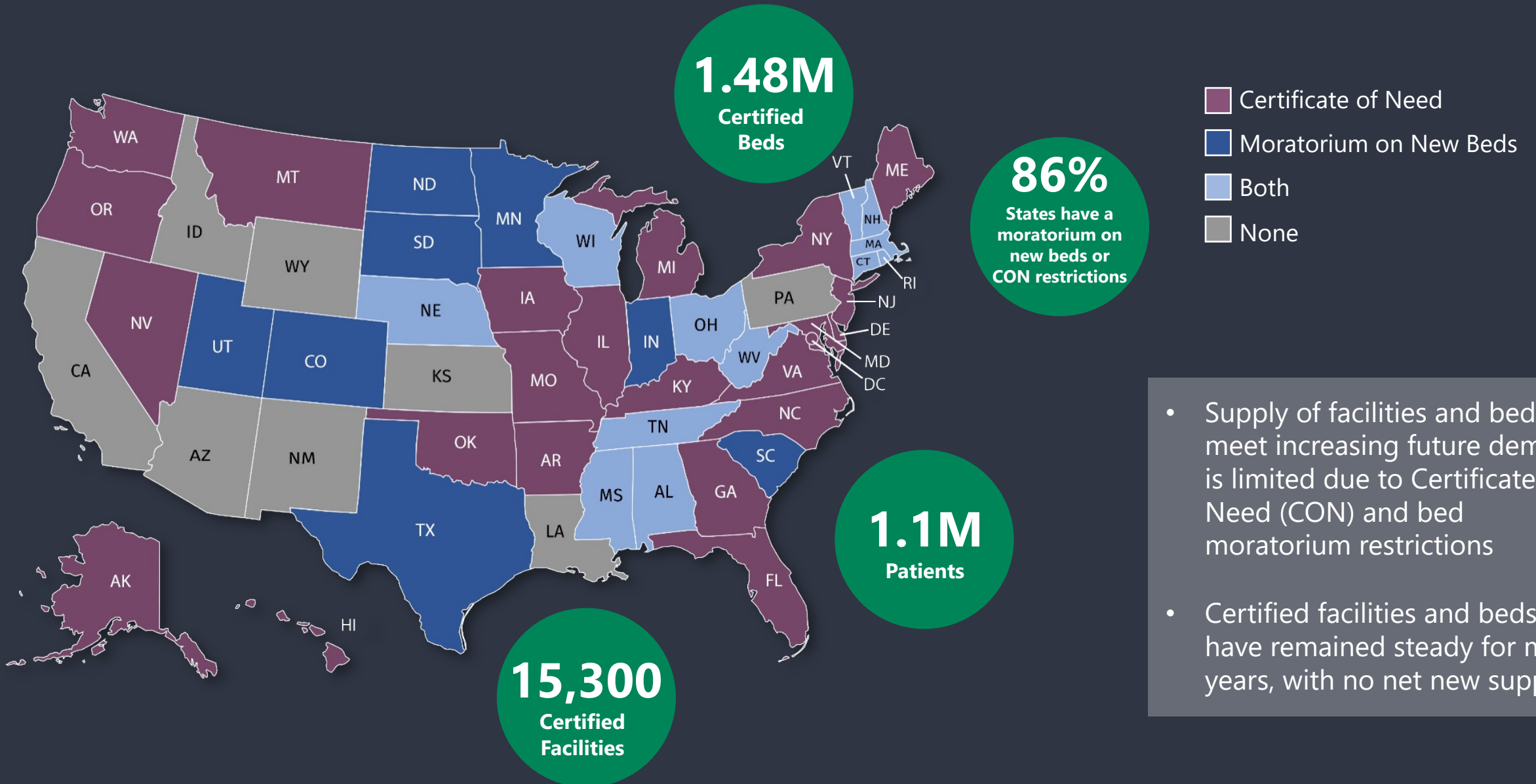
~100
Avg. Beds in Facility

78.6%
Occupancy

OPERATOR PAYOR MIX



Limited Supply Growth Due to Regulatory Restrictions



“Stroke-of-the-Pen” Risk Overstated

1

SNFs are a necessary part of the healthcare continuum

- Most patients are too sick to care for at home, even with home health support
- However, they do not require hospital care

2

Current reimbursement model aligned with patient care and operator efficiency

- Patient Driven Payment Model (PDPM) rewards quality of care and efficiency
- “Cost-plus” reimbursement model of the 1990s did not achieve this goal and was therefore modified

3

SNFs offer value for money

- SNFs represent the lowest cost post-acute healthcare setting
- Medicaid patients receive room, board and access to 24-hour healthcare for about \$240 a day on average

4

Efficient and lean business model

- SNFs are a low-margin business
- Reimbursement cuts could impact patient care. Not in anyone’s interests

5

Reliant on skilled operators

- Partnership between governments and private companies places care of aging populations in the hands of skilled operators
- Government prefers to regulate private operators to ensure high quality of care

6

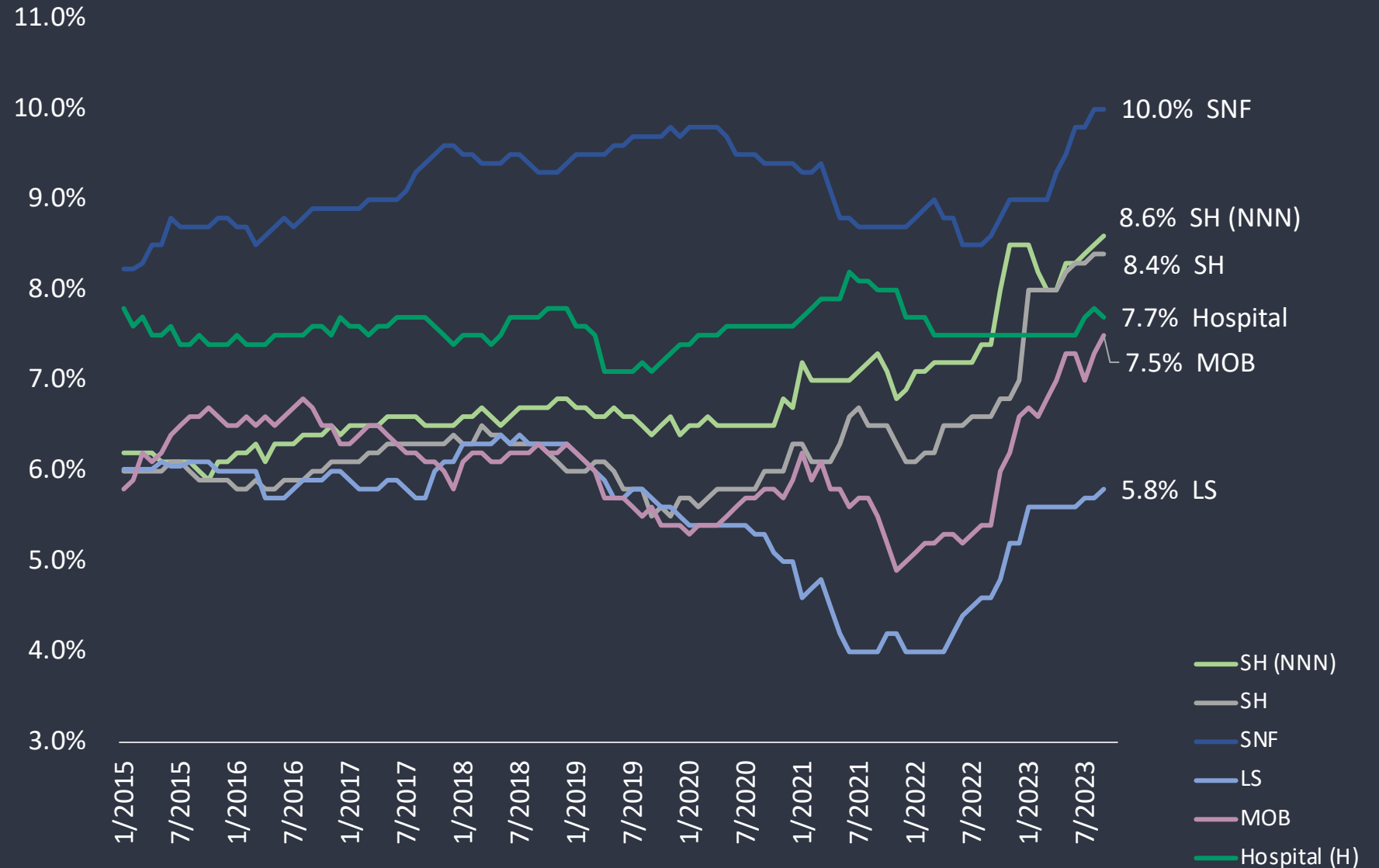
Federal match encourages states to maintain levels of funding

- With such a high percentage of Medicaid patients needing care, states are required to provide funding
- Federal match discourages states from cutting funding to Medicaid

Highest Investment Yields Compared to Other Healthcare Real Estate Assets

Investment yields in SNFs have consistently been favorable to all other sectors

Average yield over the last five years:
9.3%



An architectural rendering of a modern, multi-story building. The building features a grid-like facade with large windows and balconies. The balconies are adorned with plants and flowers. The ground floor has large glass windows and a wooden slat facade. A rooftop terrace is visible, featuring a large tree with pink blossoms, several tables with chairs, and people sitting and talking. The scene is set during dusk or dawn, with warm lighting from the building's interior and exterior fixtures.

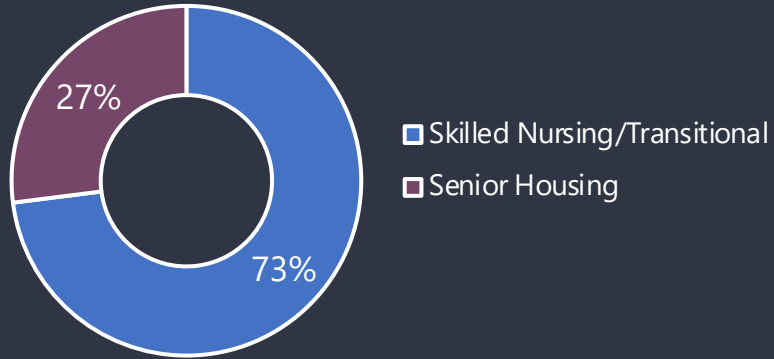
4

Strong Portfolio of Skilled Operators

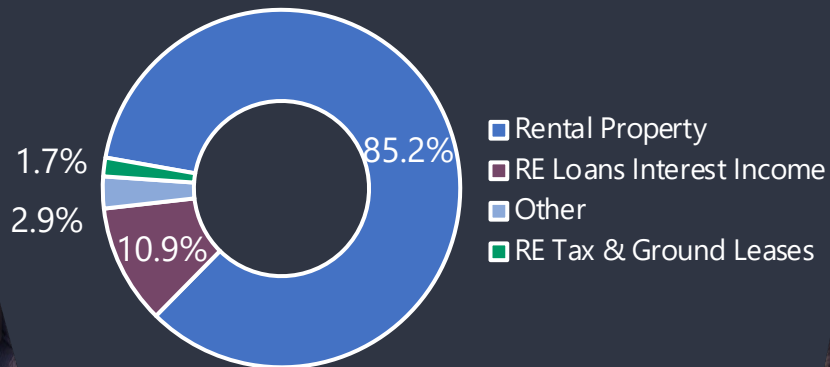
Portfolio Overview

Long-term Triple Net Master Leases:
Operators are responsible for all property expenses

FACILITY INVESTMENT TYPES



RENT/INTEREST



GEOGRAPHIC & OPERATOR DIVERSIFICATION

883

Properties

65

Operators

42

States + the UK

STRONG OPERATOR COVERAGE

1.50x
EBITDARM

1.15x
EBITDAR

NEAR-TERM SUPPLY & DEMAND OUTLOOK



FAVORABLE

EXPIRATIONS & RENEWAL RISK

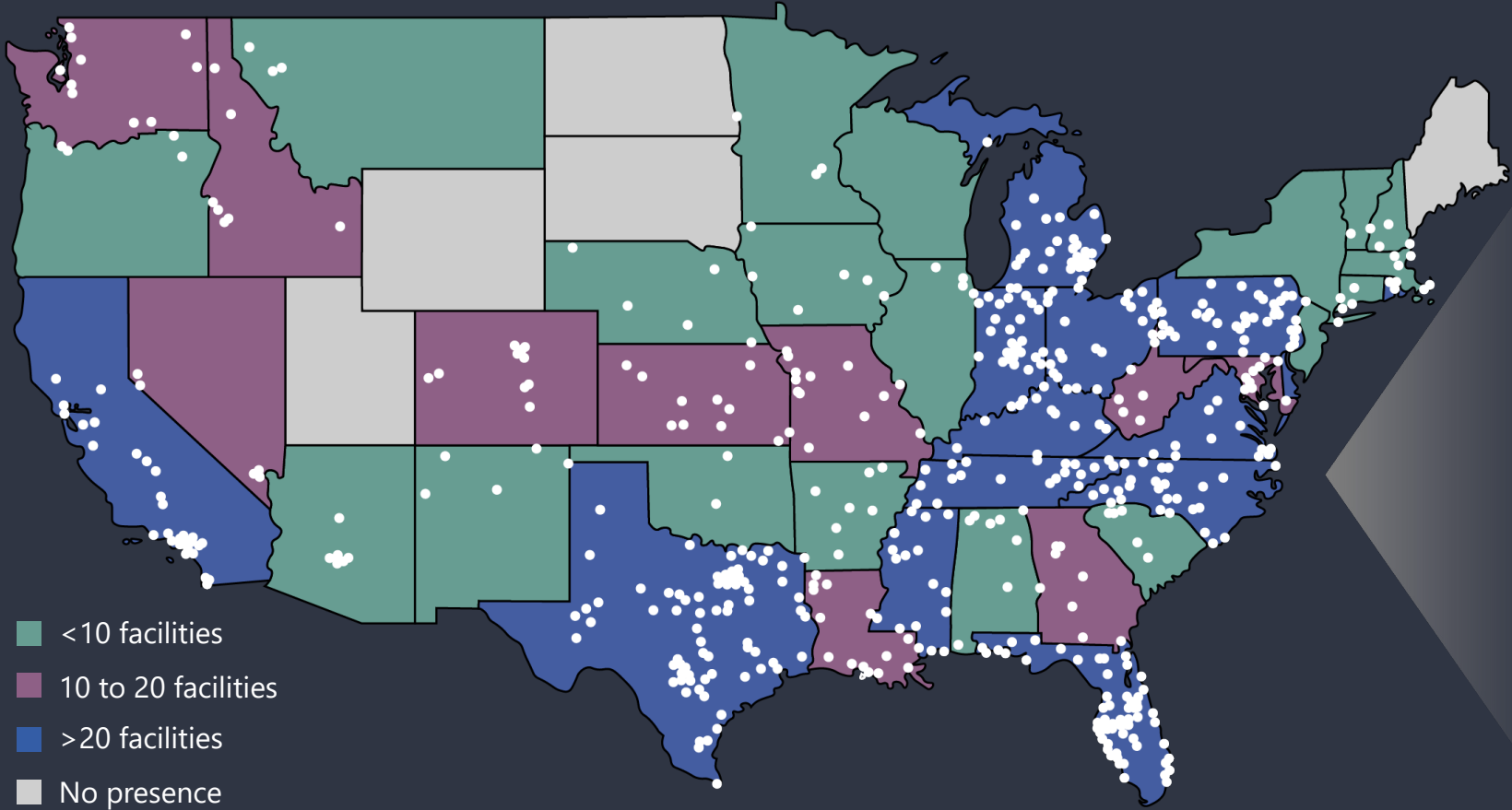
Minimal near-term
lease expirations

Limited material
lease renewal risk

Diversified Geographic Portfolio

- 65**
Operators
- 883**
Facilities
- 42**
States
- 1**
Foreign Country

Omega’s geographic diversification helps minimize impact of regulatory or reimbursement changes in any individual state



- <10 facilities
- 10 to 20 facilities
- >20 facilities
- No presence

Investment Concentration by Location

Texas	10.2%
Florida	8.9%
Indiana	6.9%
United Kingdom	6.5%
California	6.1%
Michigan	5.4%
Ohio	4.9%
Virginia	4.7%
North Carolina	4.4%
Pennsylvania	4.2%
Remaining States	37.8%

United Kingdom: An Attractive and Profitable Market



1 Highly Compelling Supply/Demand Dynamic:

Between 2012 and 2018, care home beds declined 1.5% while the population over 75 increased by 9.6%

2 Attractive Investment Yields:

Initial cash yields standardly 8%+ with annual escalators of ~2.5%

3 Public/Private Reimbursement Model:

Private pay augmented by needs-based local authority "top-ups" provides a balanced reimbursement system

4 Consolidation of a Fragmented Market:

The top 10 operators only have 22% of the beds in service. Our experienced operators provide an efficient and professionalized level of service to a fragmented industry

Triple-Net Leases Provide a Secure, Steady Source of Revenue

Long-term triple-net master leases with cross collateralization provisions

- Seek strong credit profiles
- Security deposits of generally 3 to 6 months
- Monthly reporting requirements

Expenses are generally operator's responsibility (insurance, property taxes, capital expenditures)

Omega receives fixed rent payment from tenants, with annual escalators

96%
Rent & Interest
tied to Master
Leases

93%
Rent & Interest
tied to Fixed-Rate
Escalators

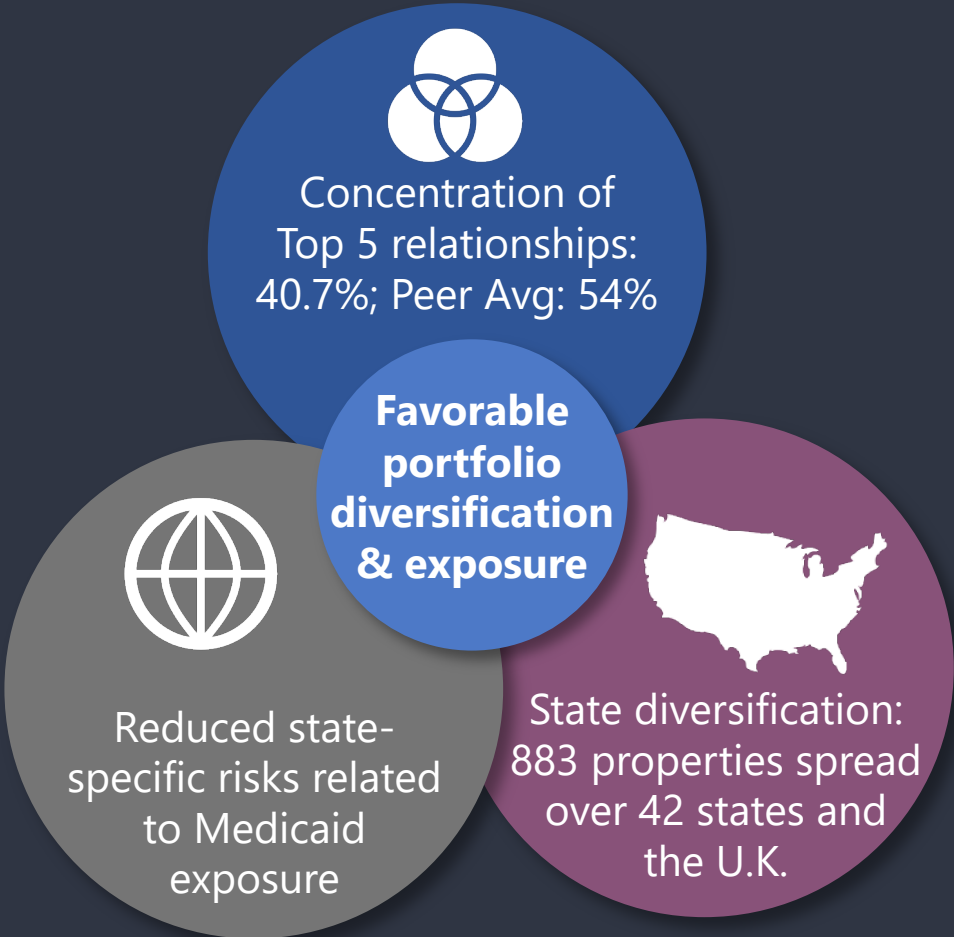
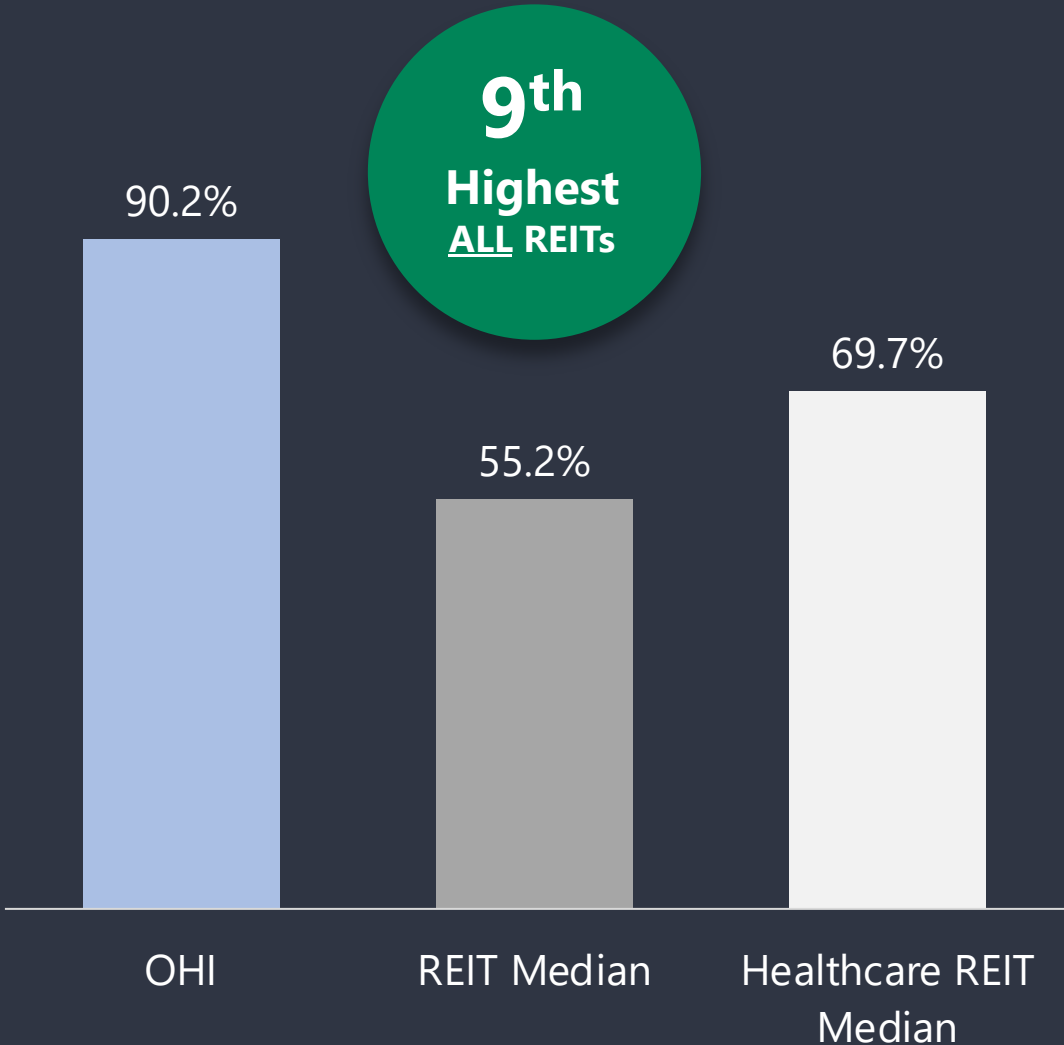
2.2%
Weighted-Avg.
Fixed Escalator*

** Based on contractual escalators, some of which have been deferred as part of portfolio restructurings*

Favorable Portfolio Composition to Peers

EBITDA / Total Revenue

Compared to other Healthcare REITs

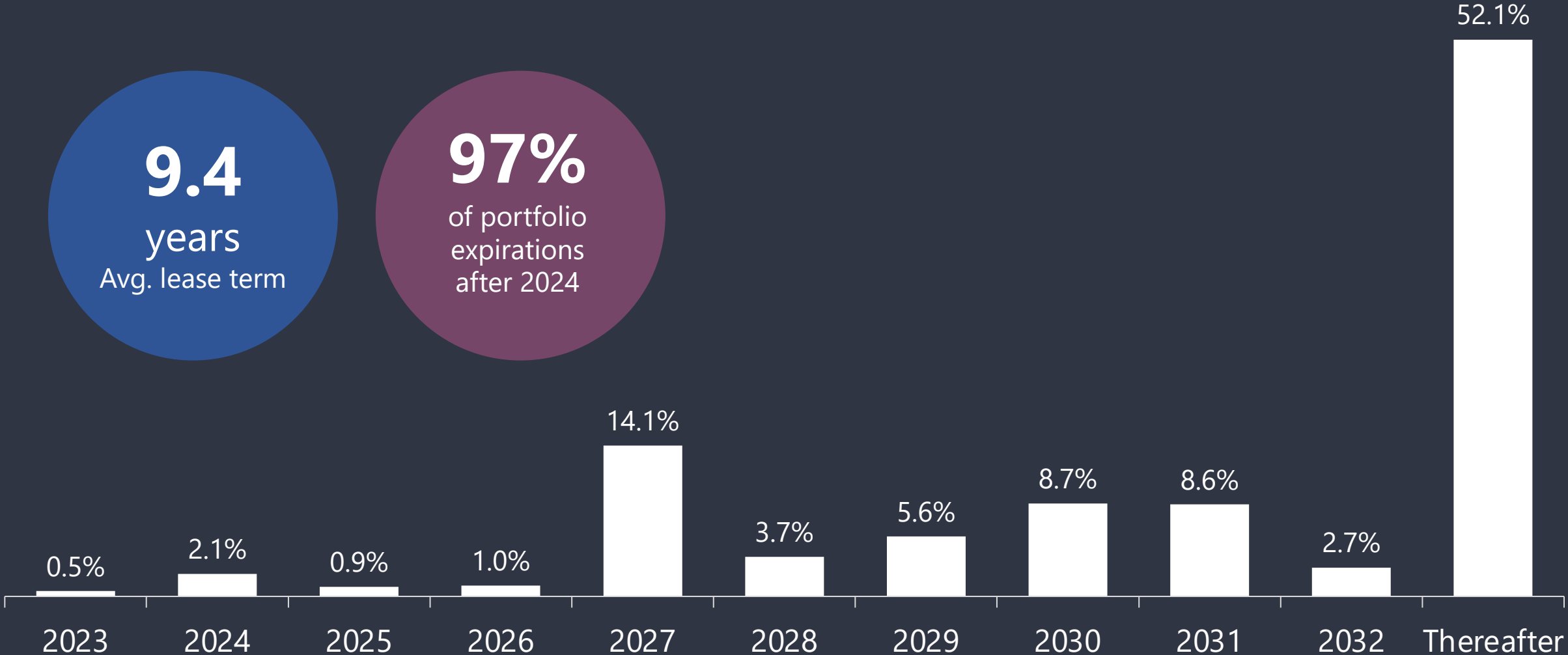


Long-Term Leases with Minimal Near-Term Expirations

% OF PORTFOLIO LEASE AND MORTGAGE EXPIRATIONS BY YEAR

9.4
years
Avg. lease term

97%
of portfolio
expirations
after 2024



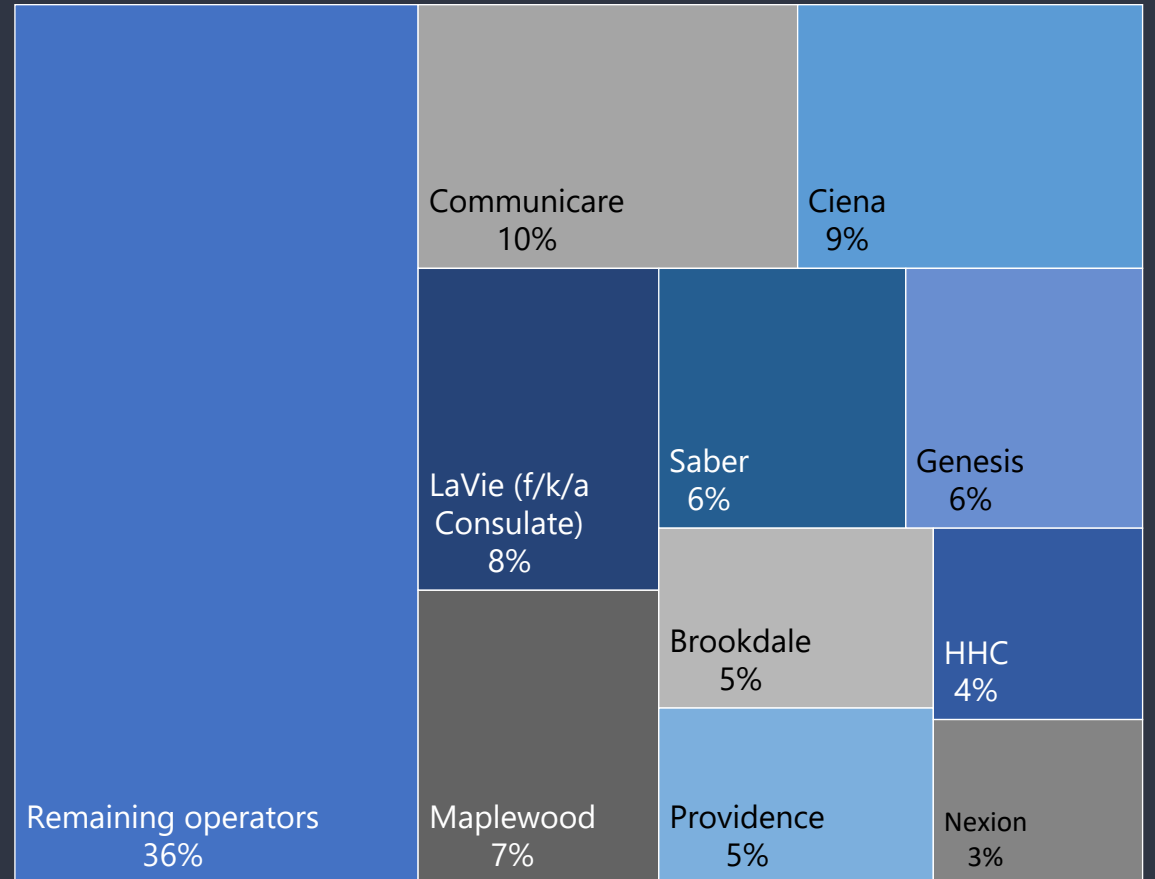
Strong Returns Start with Strong Operators

Diversified Group of Operators

70% of all investments in the past five years have been with current operators



OPERATOR CONCENTRATION



Skilled Operators with Extensive Patient Expertise



Highly Reputable

Typically repeat business with strong relationships to local doctors and hospitals.



Highly Engaged

Over 80% of our operator businesses are privately owned and operated.



Highly Experienced

Our average operator has been in business/our tenant for over 10 years.



Geographic Experts

Over 85% of our operators specialize in 5 or fewer states. Deep understanding of state-specific regulatory guidelines.



Sophisticated care providers

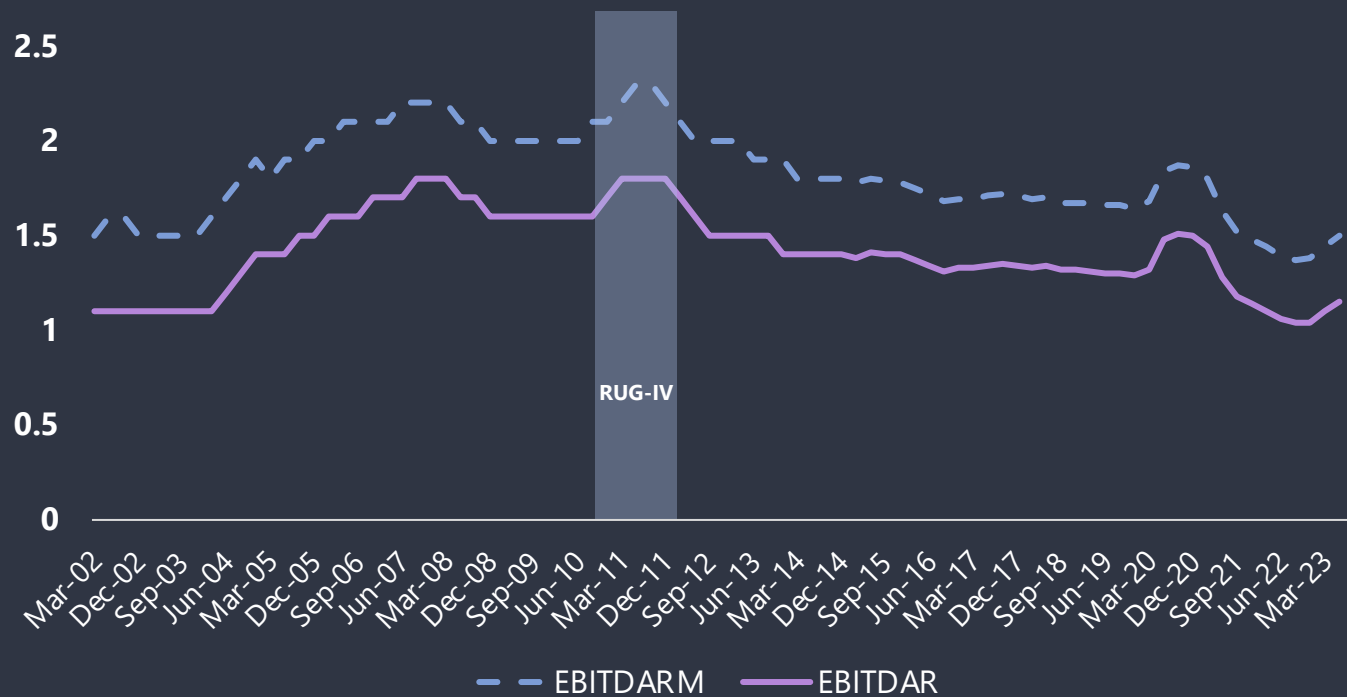
Our operators take care of over 150,000 Medicare and 80,000 Medicaid patients annually.



Operators Continue to be Profitable

Since 2007, despite declining operator EBITDAR coverage across healthcare REITs, our operators continue to be profitable.

TTM Operator EBITDARM & EBITDAR Coverage



RECENT HEADWINDS

The Baby Bust

Average birth rate between 1928 and 1940 was 15% lower than prior decade. This smaller cohort drove lower occupancy in the past decade.

Migration to Medicare Advantage

In 2022, 47% of all Medicare beneficiaries were enrolled in Medicare Advantage plans, up from 24% in 2010. The resulting lower reimbursement rate and length of stay compounded occupancy headwinds.

Wage Pressures

Increasingly tight employment environment resulted in wage growth outpacing reimbursement growth since 2010.

Headwinds are moderating and demographic tailwinds should drive occupancy and operator performance going forward.

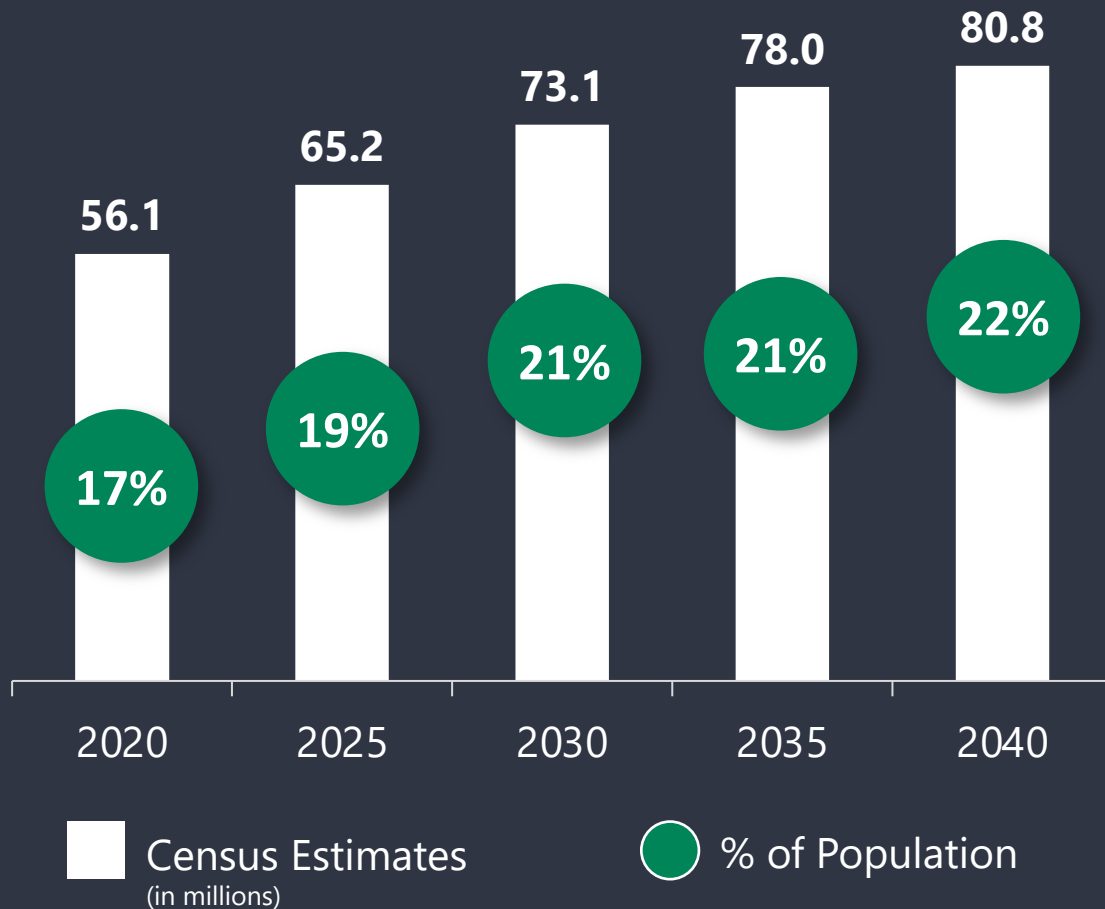
5

Benefits of Investing in Long-term Care



A Growing Aging Population Provides Opportunity

65+ Age Population



1

Aging Baby Boomers expected to drive a multi-decade increase in demand for SNFs

2

44% projected increase in Adults 65+ in the next 20 years

3

Increasing occupancy should improve operator profitability and rent coverage

Demographic Tailwinds Expected to Drive Occupancy Growth For the Next 20 Years



The SNF industry has been battling with unfavorable demographics for more than a decade with the aging of the "baby bust" generation



Based on birth rates beginning in the 1940s and current SNF utilization information, we believe the industry is at the beginning of a 20+ year secular tailwind. This belief is based on:



1

Medicare utilization of SNFs materially increases from 75 years old

2

This utilization increases through their late 80s

3

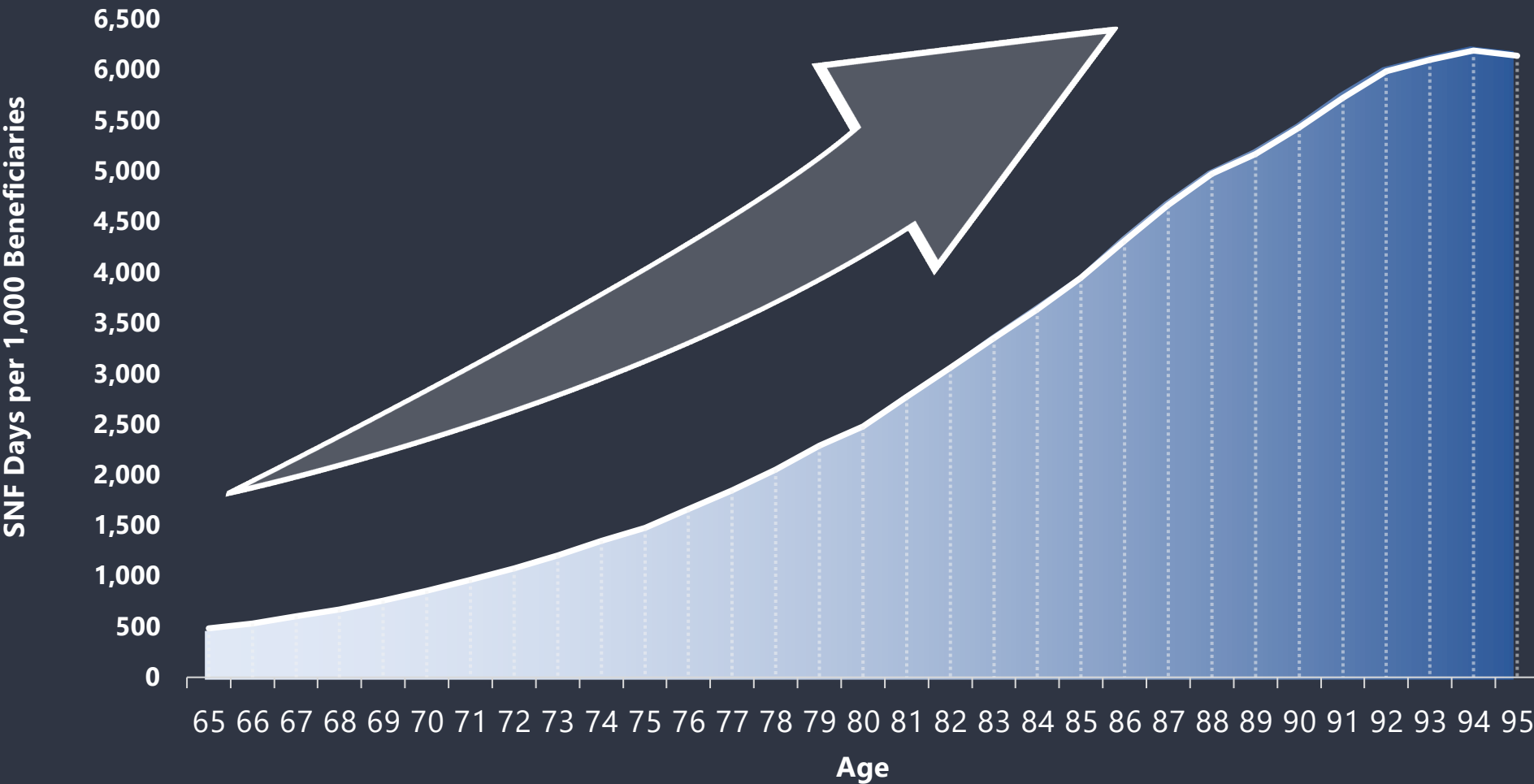
"Baby boomers" started turning 75 in 2016

4

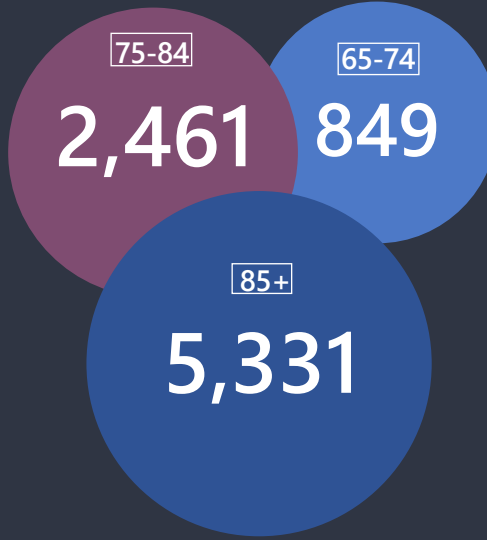
The age 75+ cohort will grow on both an absolute and relative basis through at least 2040 as the baby boomers replace the baby bust generation within the 75+ population

Significant Increase in SNF Utilization by Those Aged 75+

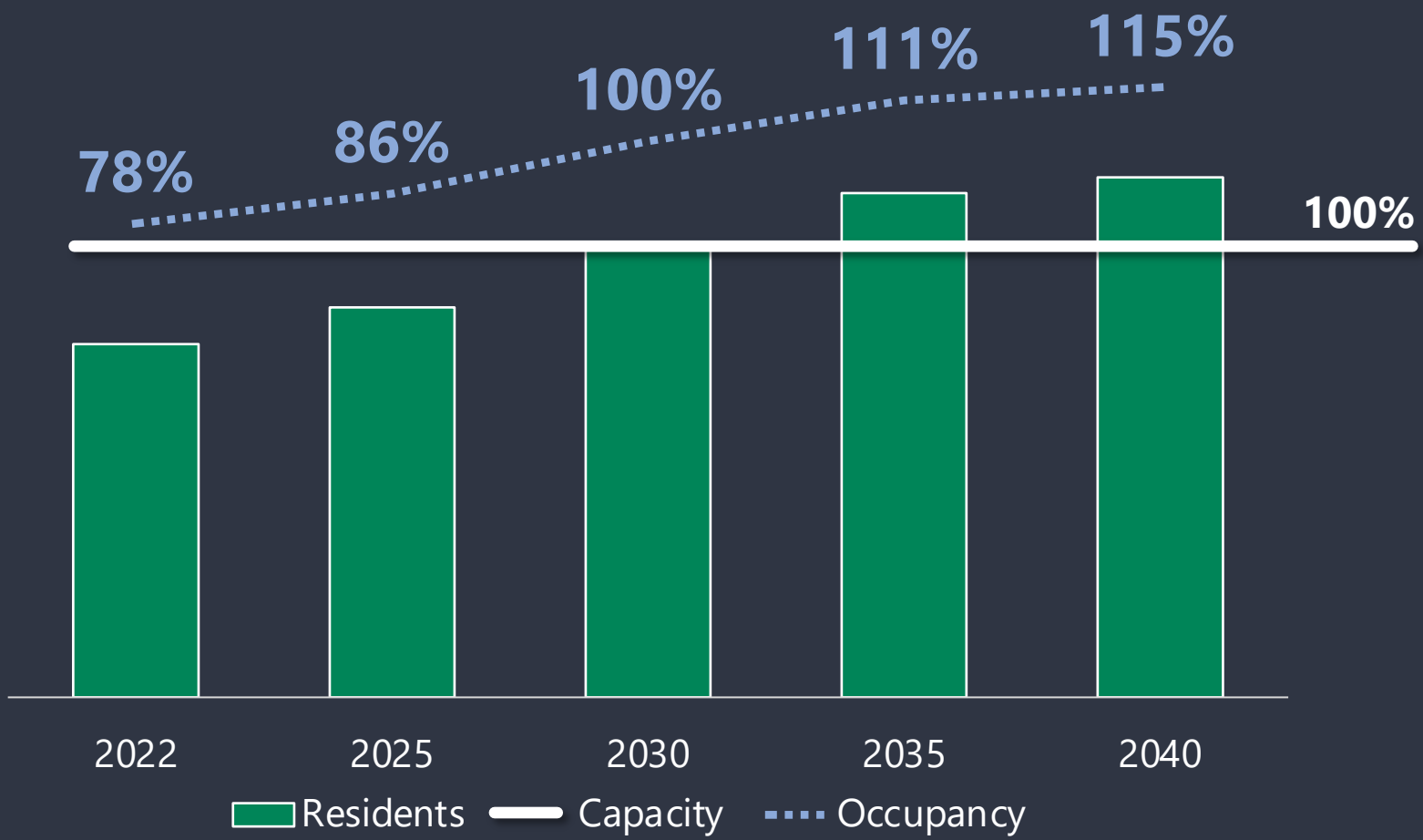
SNF UTILIZATION BY AGE



AVERAGE SNF DAYS PER 1,000 BENEFICIARIES BY AGE RANGE



SNF Demand Estimated to Outstrip Supply by 2030



1
Aging demographics should drive SNF occupancy beyond capacity in the next decade.

2
Prudent incremental supply will create additional development growth opportunities.

6

Excellent
Financials and
Execution Track
Record



Consistently Performing and Growing

Omega Gross Investments

(\$ in billions)



Omega Core Operations Revenue

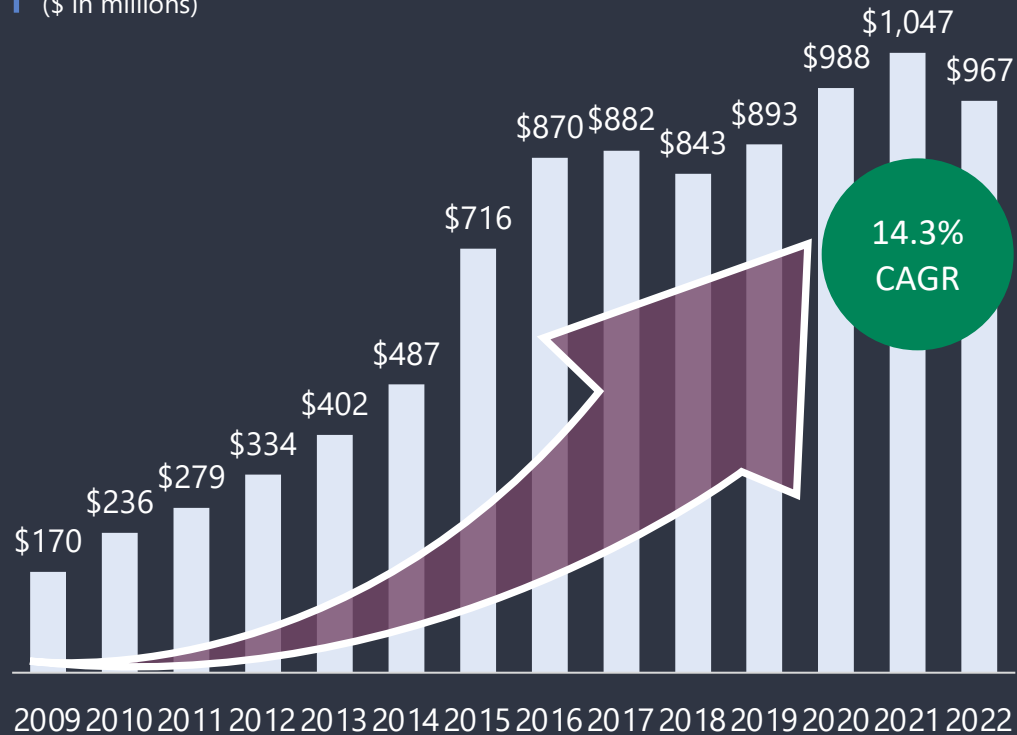
(\$ in millions)



Strong Growth in Profitability

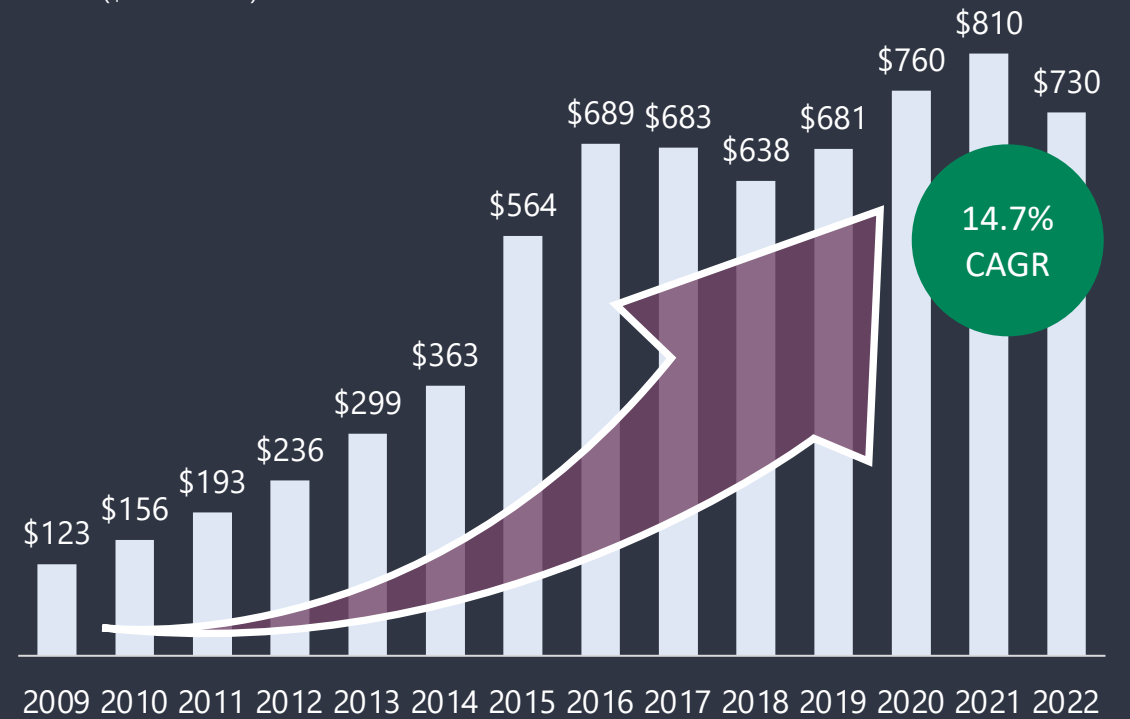
Adjusted EBITDA

(\$ in millions)



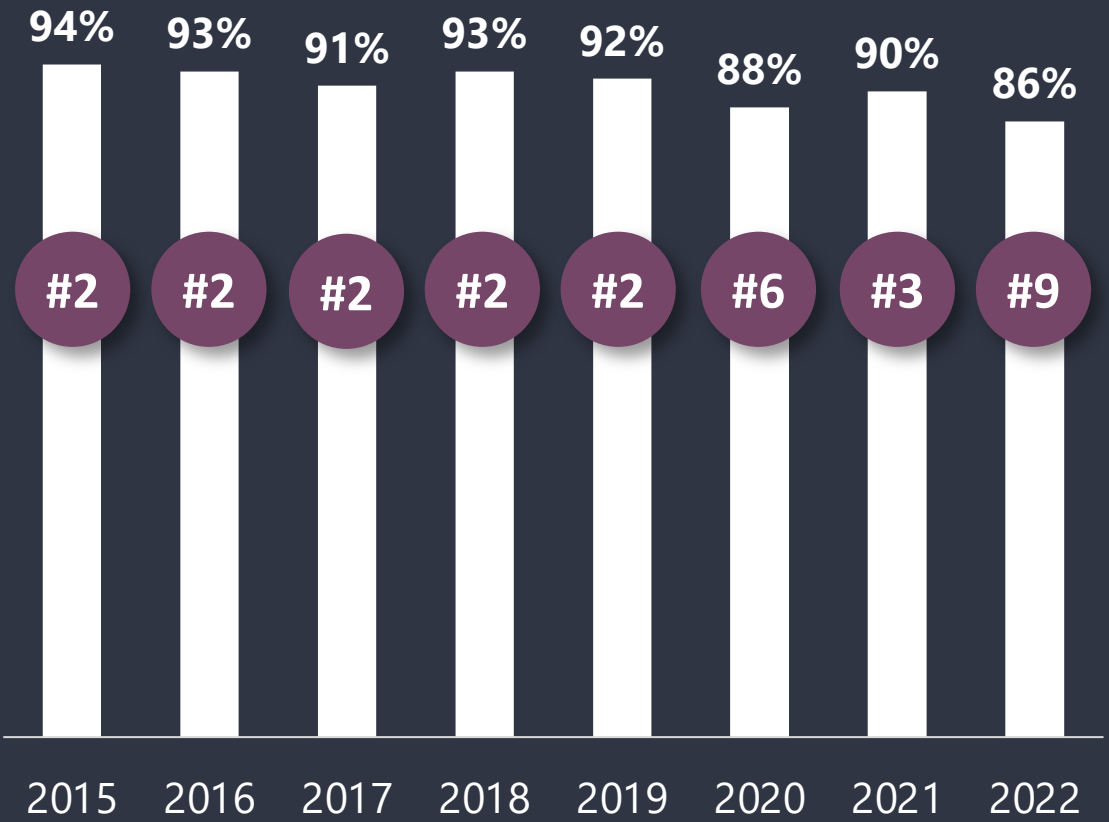
Adjusted Funds from Operations

(\$ in millions)



Outstanding Financial Performance Among ALL REITs

EBITDA / TOTAL REVENUES



Rank vs. ALL REITs

Exceptional EBITDA margins are driven by:

Consistency of Revenue Streams

Genuine Triple-Net Nature of Leases

Conservative G&A Load

Resulting in:

1

Surplus free cash to be reinvested at compelling yields

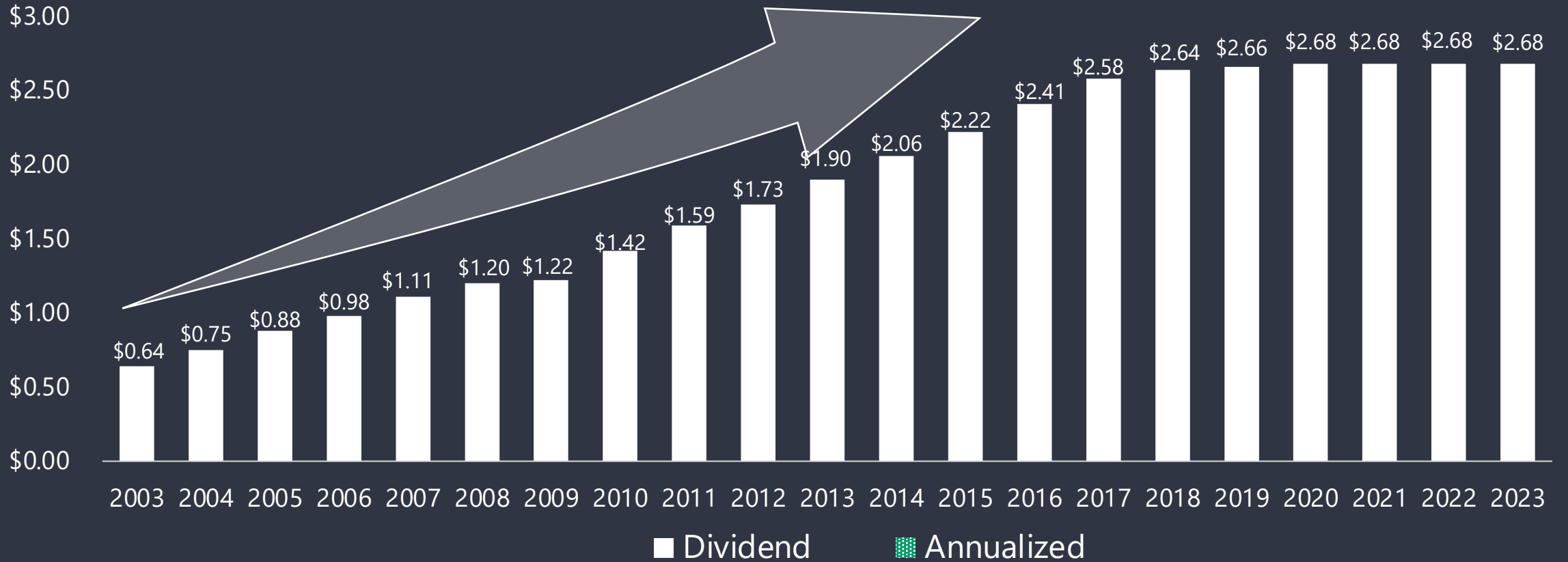
2

High return of capital through dividends

3

Dependable levels of profitability

High-Yield and Historically Consistent Dividend



Dividend Yield

8.1%

Dividend CAGR

7.4%

5 Year Growth

3.9%

10 Year Growth

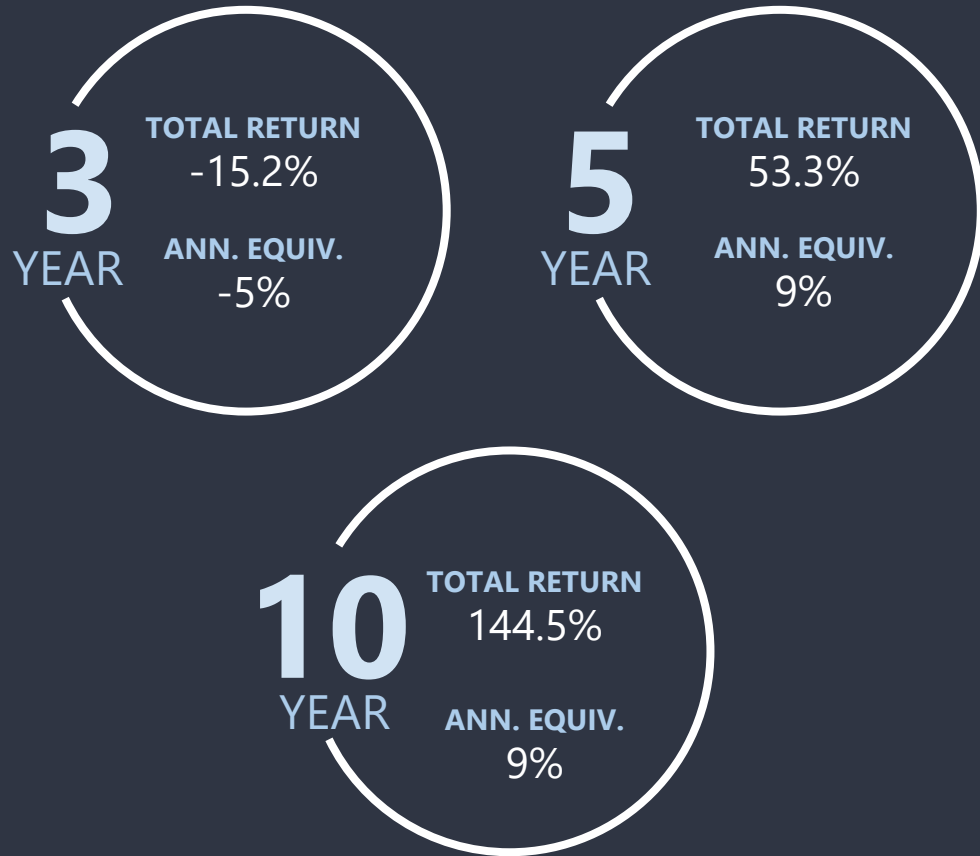
54.9%

2022 AFFO Payout

92.1%

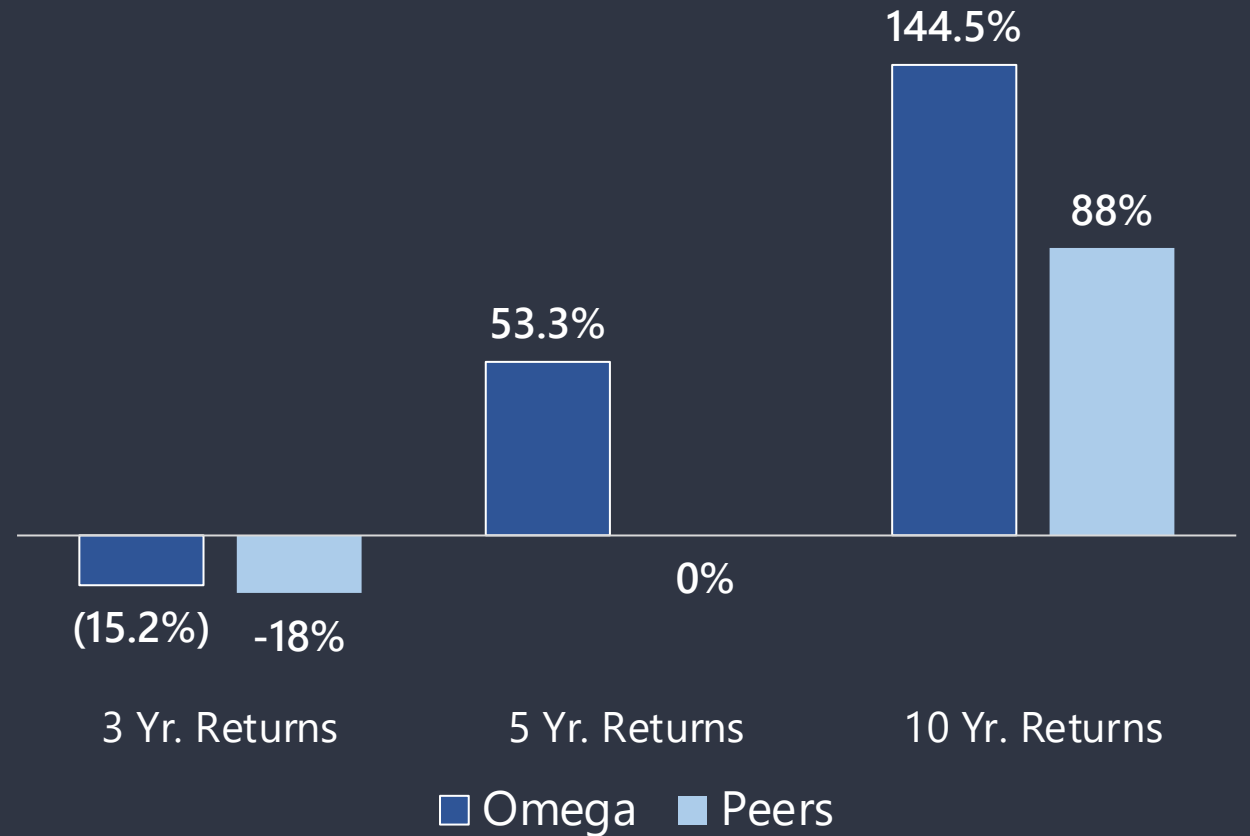
Top-Tier Total Shareholder Returns

Shareholder Returns Through 12/31/22

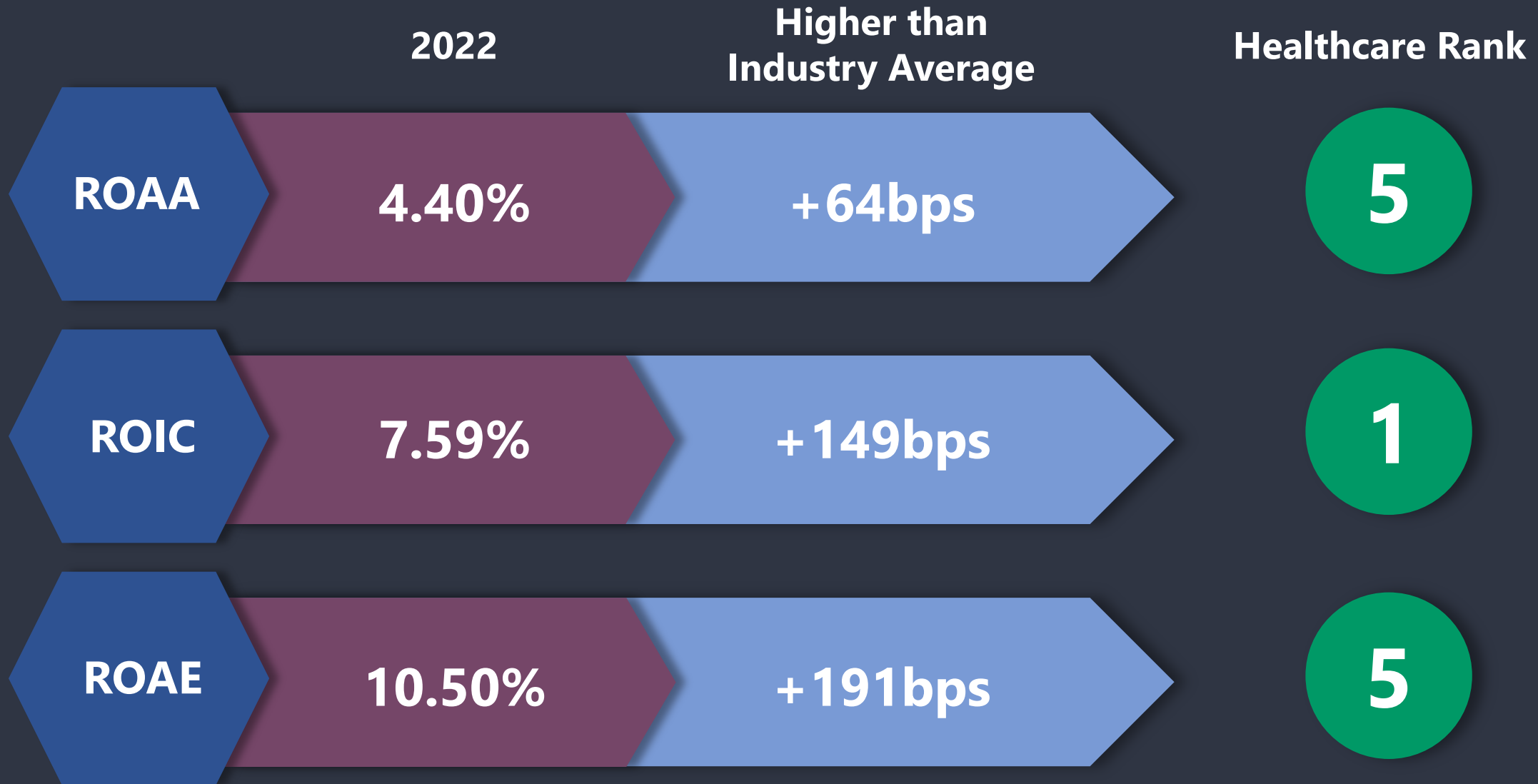


OHI Total Returns vs. Healthcare REIT Averages

(Years ending 12/31/2022)



Top-Tier Returns on Investments



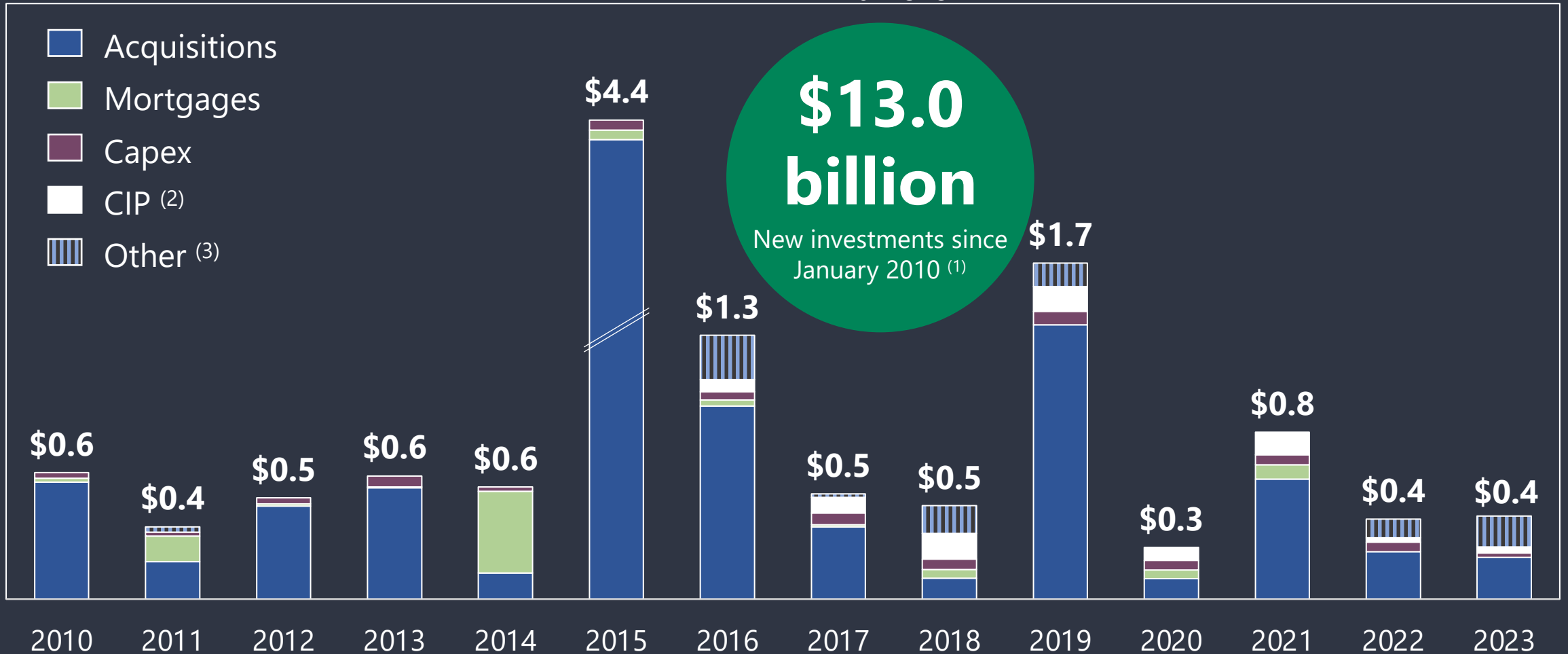
7 Proven Investment Strategy for Future Growth



A Long History of Prudent Capital Allocation

INVESTMENTS

In billions



External Growth Augmented by Development

New Builds by In-Service Year

2024E



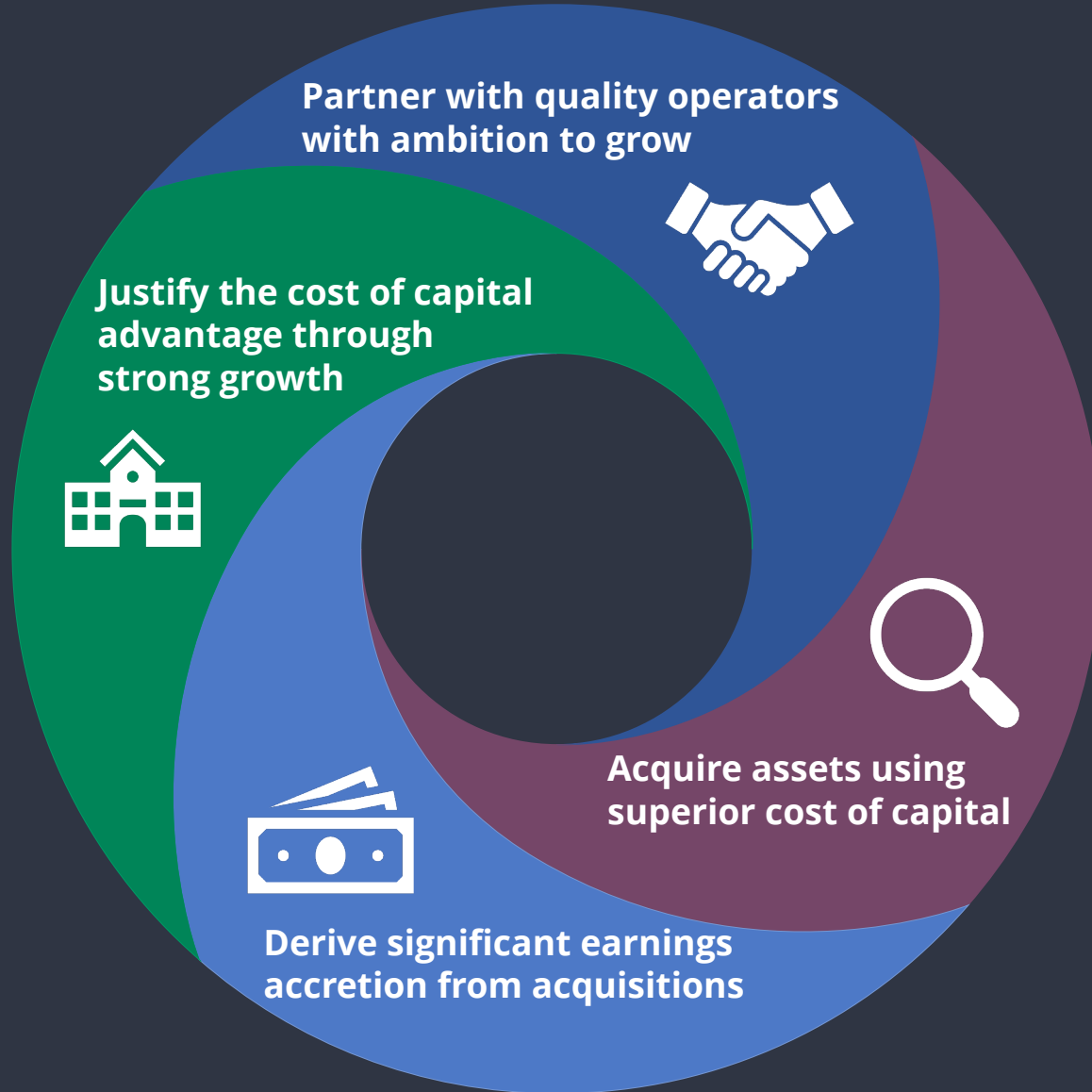
\$204M **328** **2**
Investment Beds Projects

2026E



\$15M **90** **1**
Investment Beds Projects

Proven Investment Strategy for Future Growth



- 1 Continue to pursue accretive transactions
- 2 Leverage existing 65 operator relationships
- 3 Invest primarily in current core markets
- 4 Maintain focus on senior care facilities
- 5 Use credit facility to make acquisitions and replenish availability with long-term debt and equity issuances
- 6 Proven ability to execute on strategies
- 7 Proven ability to handle troubled assets

Ample Opportunity to Expand Portfolio

SNF OWNERSHIP

 Omega

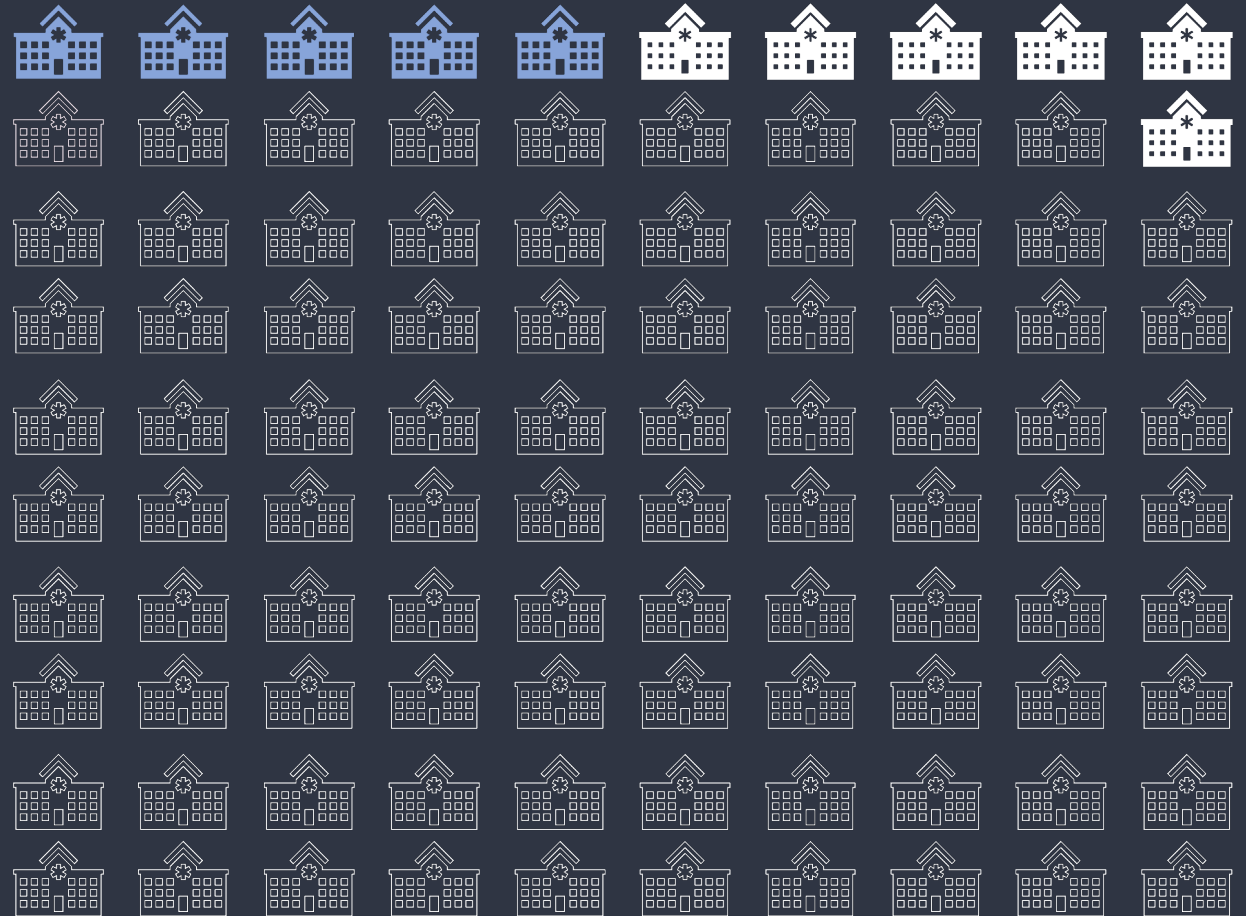
 Publicly Traded REITs

 Other

Even as the largest owner of SNFs, we still only own 5% of the market.

Given the accretion created from acquisitions, the fragmented ownership of SNFs provides a significant opportunity for further growth.

EXPECTATION:
Double in size in the next 10 years



8

Liquidity Structure & Credit Profile



Effective Balance Sheet Management Provides Financial Flexibility

CONSERVATIVE CAPITALIZATION

Debt to adjusted
Normalized EBITDA ratio:

5.01x

SIGNIFICANT LIQUIDITY

Availability under
\$1.45B revolving credit
facility:

~\$1.43B

Well-laddered debt maturities:

**No material
maturities until
April 2024**

FINANCIAL FLEXIBILITY

Minimal encumbered assets:

3.8%

Of gross real estate assets are encumbered

Funded Debt to TAV:

47%

(Determined pursuant to
bond covenants)

Adjusted Fixed Charge
Ratio >1.5x:

4.0

DIVIDEND PAYOUT RATIOS

AFFO Payout Ratio:

94.1%

FAD Payout Ratio:

98.8%

Consistent dividend
increases:

\$0.67

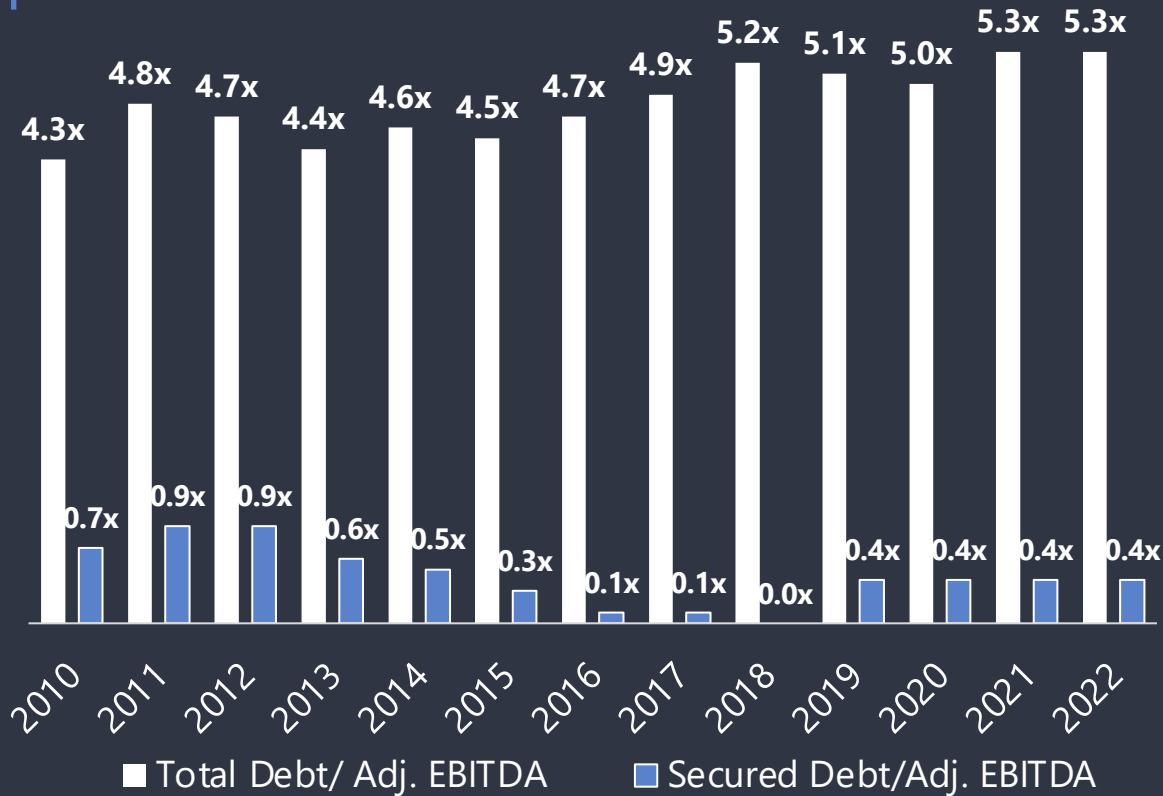
(\$2.68 annualized)

Conservative Capitalization Policy

Targeted Funded Debt to Adjusted EBITDA Ratio
4.0x – 5.0x

Typically have used borrowings under the revolver to make acquisitions and replenished revolver availability with long-term debt and equity issuances

Leverage

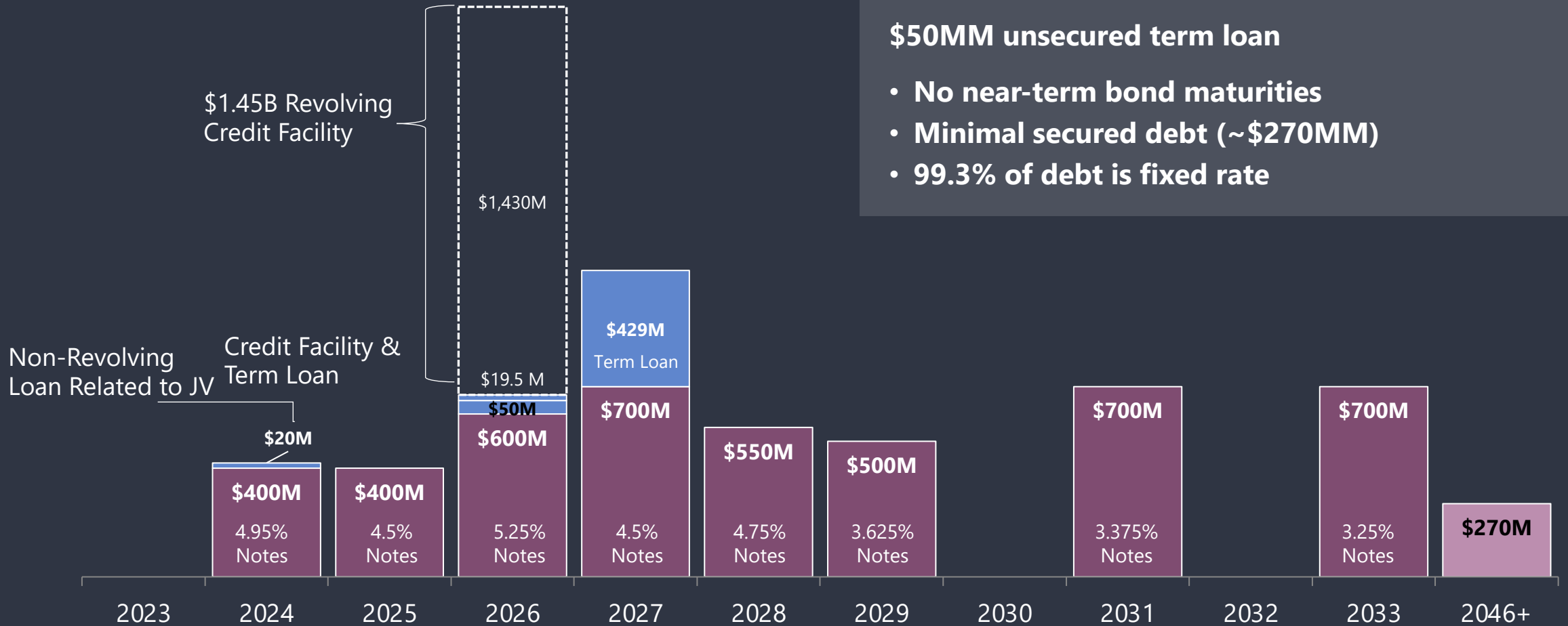


Fixed Charge Coverage



Well-Laddered Debt Provides Stability

Debt Maturity Schedule as of 9/30/23





\$1.45B unsecured revolving credit facility

\$50MM unsecured term loan

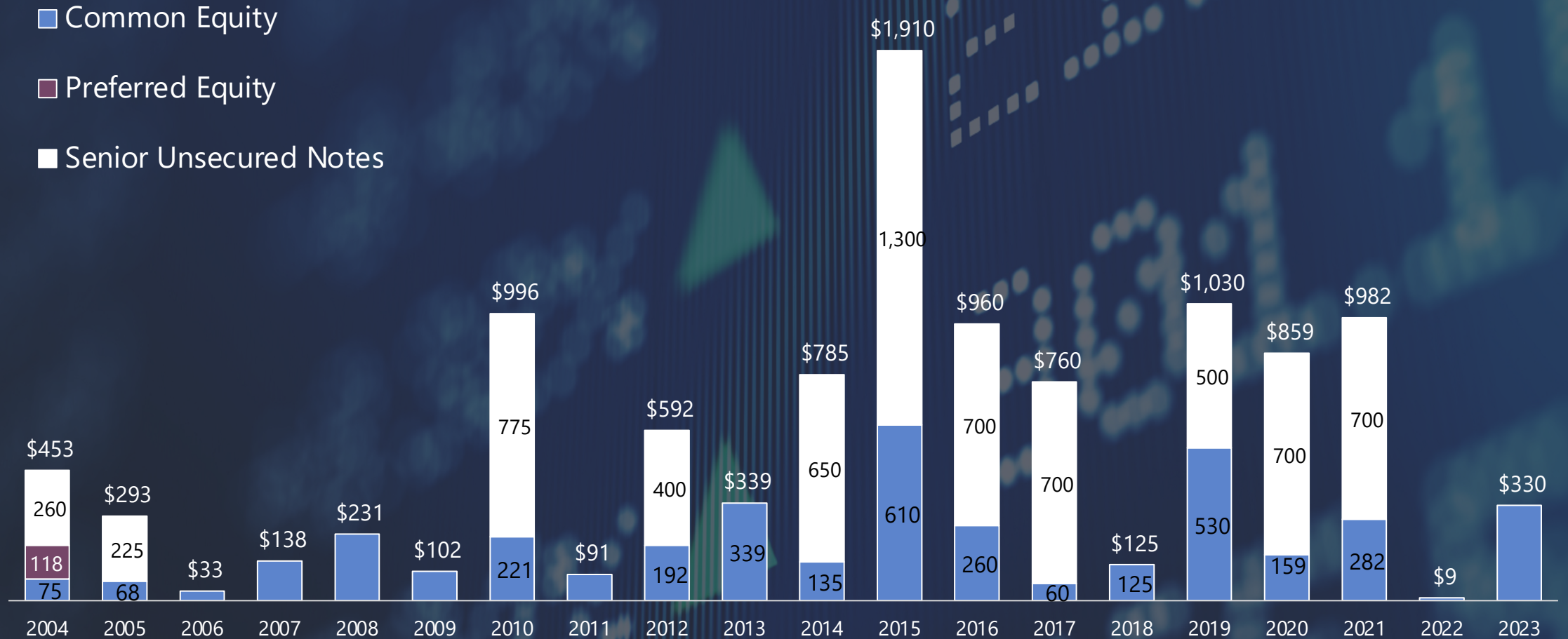
- **No near-term bond maturities**
- **Minimal secured debt (~\$270MM)**
- **99.3% of debt is fixed rate**

Strong Balance Sheet and Secure Credit Ratings

 BBB- <hr/> S&P Global Ratings Fitch Ratings	Funded Debt/Adj. Ann. EBITDA	5.04x	 Baa3 MOODY'S
	Adj. EBITDA/Total Interest Expense Ratio	4.0x	
	Adj. Total Debt/Adj. Book Capitalization	58.3%	
	Adj. EBITDA/Fixed Coverage Ratio	4.0x	
	Adj. Total Debt/Total Market Capitalization	39.0%	
	3Q23 Funds Available for Distribution per share	\$0.68	

Readily Accessible Capital Markets as a Seasoned Issuer

Capital Markets Accessibility





9

Commitment to ESG Principles

Prudent and Responsible ESG Program



STEWARDS OF THE ENVIRONMENT

56%+

Of Omega's development in the since 2015 has been built to LEED certification standards



Moved corporate HQ in 2017 to a LEED Silver-certified Building



Provide capital to support our tenants' energy-efficient CAPEX programs

SOCIAL RESPONSIBILITY



One of 15 US REITs to be included in the 2022 Bloomberg Gender-Equality Index



Comprehensive Human Rights Policy shaped by UN's "Universal Declaration on Human Rights" & ILO's "Declaration on Fundamental Principles and Rights at Work"



Extensive employee support and development, including:

- Extremely competitive benefits program
- Financial support for continued employee training and education
- Philanthropic support including employee charitable donation matching program

STRONG CORPORATE GOVERNANCE



Independence

88% of directors are independent, including the Chairman



Gender Diversity

38% of directors are female



No Board Staggering

Voluntarily opted out of the Maryland Unsolicited Takeovers Act (MUTA), which would have allowed for staggering of the Board without shareholder approval

Sources & Appendix

SOURCE INDEX

Page 5 - Current supplemental information report located in the Investor Relations tab at www.omegahealthcare.com. 5-Year TSR as of 9/30/2023.

Page 9 - Information as of 11/3/2023

Page 15 - Historical AFFO and dividend information can be found in the Investor Relations tab at www.omegahealthcare.com. AFFO per share based on TTM and share price as of 9/30/23

Page 18 - From proprietary analysis of Medicare Fee for Service (FFS) Standard Analytic File (SAF)

Page 19 - KFF.org Hospital Adjusted Expenses per Inpatient Day; MedPac Report to the Congress, March 2023

Page 20 - Average Medicare and Medicaid Rates by Quarter for Omega's Entire Portfolio (through March 31, 2023)

Page 21 - Current supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 22 - Appendix A of VIG Digest - <https://vigdigest.com/>

Page 24 - Source – Public filings and disclosures of public healthcare REITs; 3rd party transaction reports.

Page 26 - TTM Rent Coverage at 6/30/2023. Current and historic supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 27 - Current supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 28 - Source: <https://www.gov.uk/government/publications/end-of-life-care-profiles-february-2019-data-update/statistical-commentary-end-of-life-care-profiles-february-2019-update>

Page 30 - Source of EBITDA / Total Revenue is "December 2022 KeyBanc Capital Markets: The Leaderboard"

Page 31 - Current supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 32 - Represents 3Q23 Annualized Contractual Rent/Interest. Current supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 34 - Current supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 36 - Source: US Census Bureau - Projected Age Groups and Sex Composition of the Population: Main Projections Series for the United States, 2017-2060

Page 38 - Source: Avalere analysis of Medicare Part A 100% Standard Analytic File (SAF)

Page 39 - Sources: Supply data compiled by American Health Care Association (AHCA) Research Department from CMS OSCAR/CASPER survey data. Demand information based on census information at CDC.gov.

Page 41 - Current and historic supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 42 - Current and historic supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 43 - Source for ranking is "2022 KeyBanc Capital Markets: The Leaderboard" as of 12/31/2022

Page 44 - Current and historic supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 45 - Source: "2022 KeyBanc Capital Markets: The Leaderboard" as of 12/31/2022. Peer returns are simple average of returns of NHI, HR, LTC, SABRA, VTR, and WELL

SOURCE INDEX

Page 46 - Source for ranking is “2022 KeyBanc Capital Markets: The Leaderboard” as of 12/31/2022

Page 48 - Current and historic supplemental information report located in the Investor Relations tab at www.omegahealthcare.com. 1) Includes the \$3.9 billion 2015 Aviv acquisition; and the \$623 million 2019 MRT acquisition 2) Included in “Acquisitions” prior to 2016 3) Consists primarily of mezzanine and JV investments

Page 53 - Current and historic supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 54 - Current and historic supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 55 - Current supplemental information report located in the Investor Relations tab at www.omegahealthcare.com. 1) Represents current HUD debt balance assumed via acquisition of the Encore portfolio on 4/30/2021

Page 56 - All supporting information and reconciliations can be found in the current supplemental information report (pages 11, 12, 18, and 19) located in the Investor Relations tab at www.omegahealthcare.com

Page 57 - Current and historic supplemental information report located in the Investor Relations tab at www.omegahealthcare.com

Page 63 - Current and historic earnings report press releases located in the Investor Relations tab at www.omegahealthcare.com

Page 64 - Current and historic earnings report press releases located in the Investor Relations tab at www.omegahealthcare.com

Page 65 - Current and historic earnings report press releases located in the Investor Relations tab at www.omegahealthcare.com

Page 66 - Source: CDC.gov

Page 67 - Source: Inpatient, SNF, Home Health and Enrollment Standard Analytic Files, 2015-2022

Page 68 - Compiled by American Health Care Association (AHCA) Research Department from CMS OSCAR/CASPER survey data (2009-2022)

2021 Quarterly Highlights

1Q 2021	2Q 2021	3Q 2021	4Q 2021
<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly common stock dividend • Completed a \$510 million acquisition • Included in the 2021 Bloomberg Gender-Equality Index • Issued \$700 million aggregate principal amount of 3.250% Senior Notes due 2033 	<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Completed \$6M of investments • Implemented a new \$1.0B ATM program • Closed a \$1.45 billion unsecured credit facility • Closed a \$50 million term loan to an Omega operating partnership subsidiary 	<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Invested \$96 million in capital renovation and construction-in-progress projects • Completed \$66 million of mortgage loan investments • Completed \$10 million of real estate acquisitions 	<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Invested \$20 million in capital renovation and construction-in-progress projects • Sold 3 facilities for \$8 million in cash proceeds, generating a \$1 million gain

2022 Quarterly Highlights

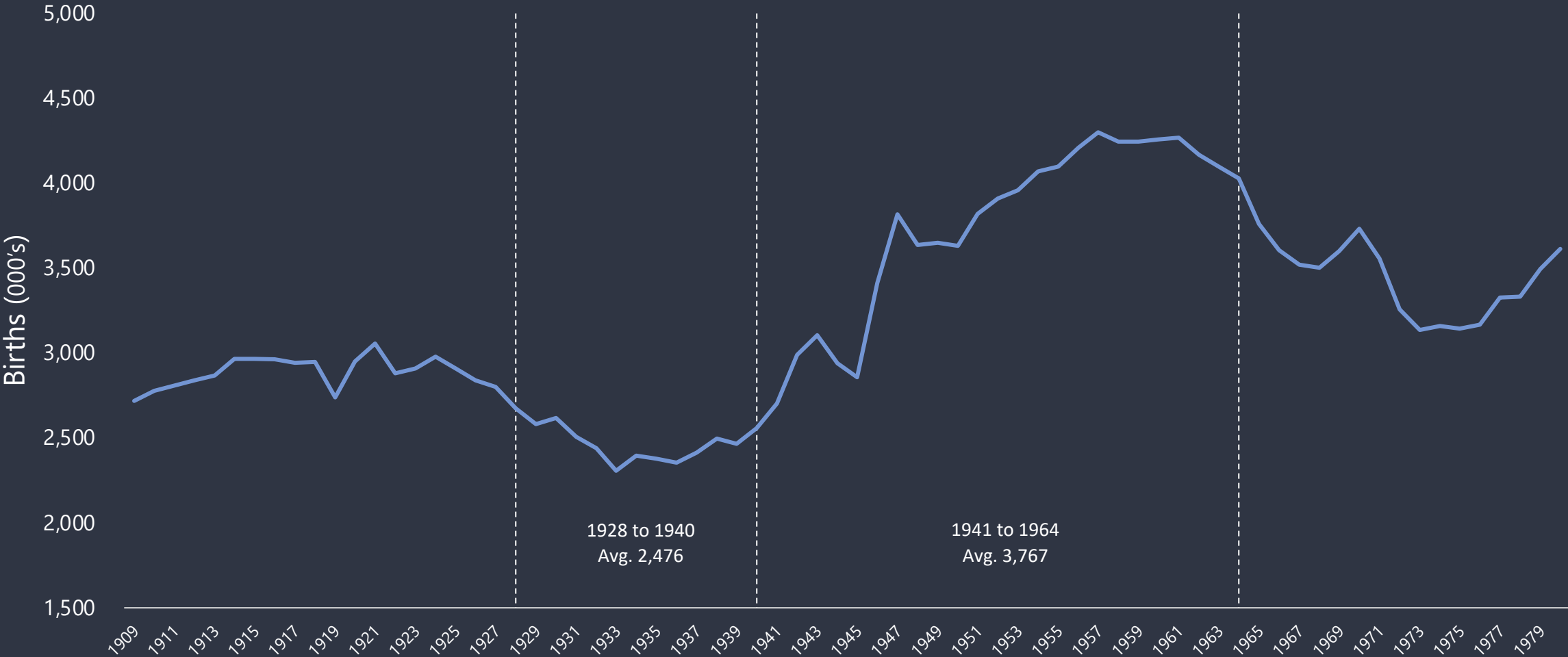
1Q 2022	2Q 2022	3Q 2022	4Q 2022
<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Completed \$121 million of real estate acquisitions • Invested \$20 million in capital renovation and construction-in-progress projects • Repurchased 981 thousand common shares for \$27 million • Sold 27 facilities for \$333 million in cash proceeds, generating a \$114 million gain • Was included in the Bloomberg Gender-Equality Index for the 3rd consecutive year 	<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Invested \$56 million in two loans that bear interest at 12.0% per annum • Funded \$17 million in capital renovation and construction-in-progress projects • Repurchased 4.2 million common shares for \$115 million • Sold 13 facilities for \$54 million in cash proceeds, generating a \$25 million gain 	<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Completed \$28 million in real estate acquisitions • Invested \$40 million in a new loan that bears interest at 12.0% per annum • Funded \$19 million in capital renovation and construction-in-progress projects • Sold four facilities for \$51 million in cash proceeds, generating a \$41 million gain 	<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Completed \$89 million in real estate acquisitions • Funded \$15 million in capital renovation and construction-in-progress projects • Sold 33 facilities for \$321 million in cash proceeds and \$105 million in seller financing, generating a \$180 million gain

2023 Quarterly Highlights

1Q 2023	2Q 2023	3Q 2023	4Q 2023
<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Completed \$26 million in real estate acquisitions • Funded \$11 million in capital renovation and construction-in-progress projects • Sold two facilities for \$18 million in cash proceeds, generating a \$14 million gain 	<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Completed \$129 million in real estate acquisitions. • Invested \$124 million in real estate loans and other loans and investments. • Funded \$17 million in capital renovation and construction-in-progress projects. • Sold 10 facilities for \$45 million in cash proceeds, generating a \$12 million gain. 	<ul style="list-style-type: none"> • Paid a \$0.67 per share quarterly cash dividend on common stock • Completed \$55 million in real estate acquisitions. • Invested \$26 million in real estate loans. • Funded \$24 million in capital renovation and construction projects. • Sold 15 facilities for \$99 million in cash proceeds and consideration, and received repayment of a \$105 million seller note, generating a \$44 million gain on assets sold. 	<ul style="list-style-type: none"> • Declared a \$0.67 per share quarterly cash dividend on common stock to be paid in November

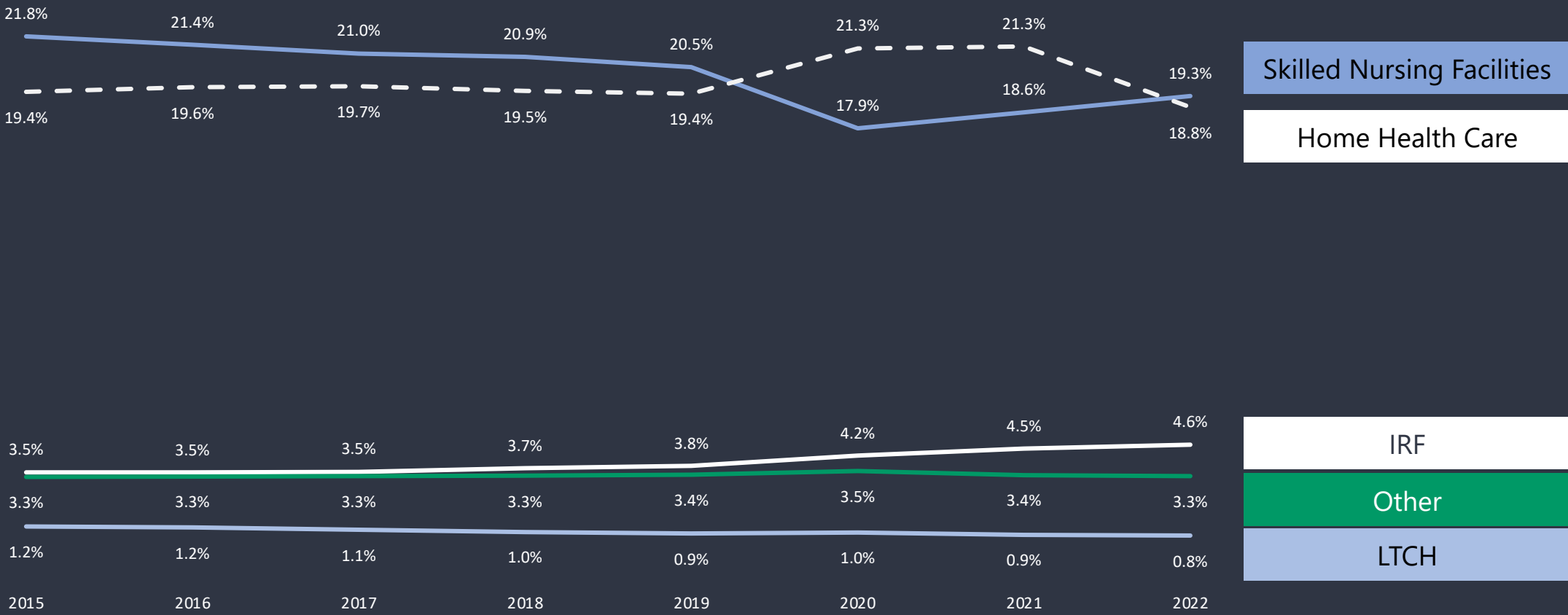
Industry Overview: Baby Boomers Started Turning 75 in 2016

U.S. Birthrates, 1909 to 1980



Industry Overview: Percentage of Historical Hospital Discharges to SNFs has Remained Steady in Recent Years

Discharge Disposition by Year



Industry Overview: Limited Supply Availability

Trend in Certified Nursing Facilities, Beds and Residents

