

Corporate Environmental Policy

As of March 1, 2019

Omega Healthcare Investors, Inc. (“Omega”) is committed to implementing environmentally sustainable best practices for our own operations and to assist our tenants in their efforts to address their environmental concerns.

The consideration of environmental factors has become part of the Company’s culture in the daily operation of our business. Through sustainable practices, the Company is taking action to reduce our impact on the environment. We strive to efficiently use resources and avoid practices with environmental risks. Some examples include:

Corporate Office

At our Corporate Office, we are vigilant in our pursuit of environmentally friendly practices to improve our business operations. To promote environmental responsibility, we align our core Company values with sustainable methods. We participate in a range of green initiatives that conserve water, efficiently use energy, and reduce the waste of resources.

In 2017, Omega moved our Corporate Office to a building that has earned the Leadership in Energy and Environmental Design (LEED) Silver Certification in Existing Buildings: Operations & Maintenance. The eco-friendly strategies incorporated in this 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%¹
- A single-stream recycling service, which is sorted, processed and recycled professionally, reducing the risk of incorrect assignment of waste products
- Use of green cleaning products, sustainable cleaning equipment, and other environmentally-friendly cleanliness practices
- Lighting that includes occupancy sensors that reduce energy consumption
- 100% irrigation reduction
- Lighting retrofit using reduced mercury lamps
- Use of paints and floor adhesives meeting low-VOC requirements set by LEED

¹ https://www.merrittproperties.com/sites/merrittproperties.com/files/IC1%20International%20Circle%20Brochure_0.pdf

- 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.

Third-Party Operated Properties

As a triple-net landlord, our third-party operators have control and responsibility for our real estate on a day-to-day basis. As such, we are unable to mandate environmental changes in these properties. However, we work with our operators in the following ways to implement environmental improvement initiatives:

- Provide capital to operators to add or upgrade to energy-efficient emergency power generators to limit disruption to patient care in the event of a power outage
- We comply with all prevailing environmental laws and regulations throughout our new development, major renovation and capital expenditure projects
- We promote the adoption of specific environmental practices in our sustainable and innovative new developments, including, but not limited to, the installation of occupancy sensors and water-efficient plumbing fixtures, the use of low VOC paints and adhesives and the use of energy-efficient lighting

Disclosures

In 2018, Omega was not issued any fines in violation of environmental regulations or laws, nor have we been responsible for or party to any significant environmental pollution incidents.

In 2018, Omega's pro-rata share of electricity usage at our Corporate (and primary) Office Building was 747,201 KWh and obtains all its energy from the electric grid. The building does not use gas power or heating so our electricity usage represents our total corporate energy usage.

In 2018, Omega's pro-rata share of water usage at our Corporate (and primary) Office Building was 565.068 centum cubic feet.

From the beginning of 2015 until 2Q 2019, Omega has invested \$497.31M in new builds and major renovations. Of that amount, \$327.32M or 65.8% has been spent on developments that have either been LEED certified or are being built to LEED certification standards and are expected to be LEED certified when complete.

Responsibilities

Implementation of our environmental policy is the responsibility of Omega's management and is overseen by our board of directors. As owners of real estate, we recognize the physical risk to our assets stemming from climate change. As such, management reports to the board on a quarterly basis, addressing policy and disclosure changes in the quarter including environmental and climate-related risks and opportunities.

Omega is committed to creating environmental awareness and consulting with stakeholders. If you have questions or concerns, please contact Matthew Gourmand at mgourmand@omegahealthcare.com.