

OMEGA HEALTHCARE INVESTORS, INC.
FUNDS FROM OPERATIONS
Unaudited
(In thousands, except per share amounts)

	Three Months Ended December 31, 2011
Net income available to common stockholders	\$ 19,293
Add back loss from real estate dispositions	133
Sub-total.....	\$ 19,426
Elimination of non-cash items included in net income:	
Depreciation and amortization.....	25,489
Add back non-cash provision for impairments on real estate properties.....	1,373
Funds from operations available to common stockholders	\$ 46,288
Weighted-average common shares outstanding, basic.....	103,311
Effect of restricted stock awards.....	64
Deferred stock.....	14
Weighted-average common shares outstanding, diluted.....	103,389
Funds from operations per share available to common stockholders	\$ 0.4477
Adjusted funds from operations:	
Funds from operations available to common stockholders.....	\$ 46,288
Add back non-cash provision for uncollectible notes receivable.....	2,300
Add back acquisition deal related costs.....	1,159
Add back nursing home expenses.....	50
Add back stock-based compensation expense.....	1,519
Adjusted funds from operations available to common stockholders	\$ 51,316
Adjusted funds from operations per share available to common stockholders..	\$ 0.4963

Funds From Operations, ("FFO"), adjusted FFO, EBITDA, adjusted EBITDA, adjusted fixed charges, adjusted total debt, adjusted book capitalization and related ratios are non-GAAP financial measures. For purposes of the Securities and Exchange Commission's ("SEC") Regulation G, a non-GAAP financial measure is a numerical measure of a company's historical or future financial performance, financial position or cash flows that excludes amounts, or is subject to adjustments that have the effect of excluding amounts, that are included in the most directly comparable measure calculated and presented in accordance with GAAP in the statement of operations, balance sheet or statement of cash flows (or equivalent statements) of the company, or includes amounts, or is subject to adjustments that have the effect of including amounts, that are excluded from the most directly comparable measure so calculated and presented. As used herein, GAAP refers to generally accepted accounting principles in the United States of America. Pursuant to the requirements of Regulation G, the Company has provided reconciliations of the non-GAAP financial measures to the most directly comparable GAAP financial measures.

The Company calculates and reports FFO in accordance with the definition and interpretive guidelines issued by the National Association of Real Estate Investment Trusts ("NAREIT"), and consequently, FFO is defined as net income (loss) available to common stockholders, adjusted for the effects of asset dispositions and certain non-cash items, primarily depreciation and amortization and impairments on real estate assets. The Company believes that FFO is an important supplemental measure of its operating performance. Because the historical cost accounting convention used for real estate assets requires depreciation (except on land), such accounting presentation implies that the value of real estate assets diminishes predictably over time, while real estate values instead have historically risen or fallen with market conditions. The term FFO was designed by the real estate industry to address this issue. FFO herein is not necessarily comparable to FFO of other real estate investment trusts, or REITs, that do not use the same definition or implementation guidelines or interpret the standards differently from the Company.

The Company uses FFO as one of several criteria to measure operating performance of its business. The Company further believes that by excluding the effect of depreciation, amortization, impairments on real estate assets and gains or losses from sales of real estate, all of which are based on historical costs and which may be of limited relevance in evaluating current performance, FFO can facilitate comparisons of operating performance between periods. The Company offers this measure to assist the users of its financial statements in analyzing its performance; however, this is not a measure of financial performance under GAAP and should not be considered a measure of liquidity, an alternative to net income or an indicator of any other performance measure determined in accordance with GAAP. Investors and potential investors in the Company's securities should not rely on non-GAAP financial measures as a substitute for any GAAP measure, including net income.

Adjusted FFO is calculated as FFO available to common stockholders excluding the impact of certain non-cash items and certain items of revenue and expense specified in the schedule above. The Company believes that adjusted FFO provides an enhanced measure of the operating performance of the Company's core portfolio as a REIT. Funds Available for Distribution is calculated as Adjusted FFO less scheduled principal payments on mortgages, non-cash interest expense and non-cash revenue, such as straight-line rent. Funds Available for Distribution provides a supplemental measure of the Company's ability to incur and service debt and to distribute dividends to shareholders. The Company's computation of adjusted FFO and Funds Available for Distribution are not comparable to the NAREIT definition of FFO or to similar measures reported by other REITs, but the Company believes they are appropriate measures for this Company.

Our ratios of adjusted total debt to annualized EBITDA, adjusted total debt to adjusted annualized EBITDA and adjusted total debt to adjusted pro forma annualized EBITDA as of December 31, 2011 were 5.7x, 5.2x and 4.8x, respectively. EBITDA is defined as earnings before interest, taxes, depreciation and amortization. Adjusted EBITDA eliminates items such as impairments and nursing home revenues and expenses and adds back certain non-cash expenses, if any, to EBITDA. Adjusted pro forma EBITDA adds to adjusted EBITDA the incremental EBITDA from new investments made during the 4th quarter assuming an October 1 purchase date. EBITDA, adjusted EBITDA, adjusted pro forma EBITDA and related ratios are non-GAAP financial measures. Annualized EBITDA, adjusted annualized EBITDA and adjusted pro forma annualized EBITDA assume the current quarter results multiplied by four, and are not projections of future performance. Below is the reconciliation of EBITDA, adjusted EBITDA and adjusted proforma EBITDA to net income.

OMEGA HEALTHCARE INVESTORS, INC.
EBITDA RECONCILIATION AND
DEBT COVERAGE RATIO CALCULATION

Unaudited
(In thousands)

	Three Months Ended
	December 31, 2011
Net income.....	\$ 19,293
Loss on assets sold - net	133
Depreciation and amortization.....	25,489
Interest.....	21,629
EBITDA.....	\$ 66,544
Add back non-cash provision for impariments on real estate properties.....	1,373
Add back non-cash provision for uncollectible accounts receivable.....	2,300
Add back nursing home expenses.....	50
Add back acquisition deal related costs.....	1,159
Add back stock-based compensation expense.....	1,519
Adjusted EBITDA.....	\$ 72,945
Add incremental proforma EBITDA from new investments in 4th Quarter	6,607
Adjusted proforma EBITDA.....	\$ 79,552

DEBT

Revolving line of credit.....	\$ 272,500
Secured borrowings	279,558
Unsecured borrowings.....	970,000
FMV adjustment of assumption of debt	25,271
Premium/(discount) on unsecured borrowings (net).....	4,071
Total debt.....	\$ 1,551,400
Deduct FMV adjustment of assumption of debt	(25,271)
Add back discount (deduct premium) on unsecured borrowings (net).....	(4,071)
Adjusted total debt.....	\$ 1,522,058
Adjusted total debt / annualized EBITDA ratio.....	5.7 x
Adjusted total debt / adjusted annualized EBITDA ratio.....	5.2 x
Adjusted total debt / adjusted pro forma annualized EBITDA ratio.....	4.8 x

Our annualized EBITDA to fixed charge coverage ratio, annualized adjusted EBITDA to total interest expense ratio, annualized adjusted EBITDA to fixed charge coverage ratio and adjusted pro forma annualized EBITDA to adjusted pro forma fixed charge coverage ratio as of December 31, 2011 were 3.1x, 3.4x, 3.4x and 3.4x, respectively. Fixed charge coverage is the ratio determined by dividing annualized EBITDA by our fixed charges. Annualized EBITDA is defined as earnings before interest, taxes, depreciation and amortization. Annualized adjusted EBITDA eliminates items such as impairments and nursing home revenues and expenses and adds back certain non-cash expenses, if any, to annualized EBITDA.

Adjusted pro forma EBITDA adds to adjusted EBITDA the incremental EBITDA from new investments made during the 4th quarter assuming an October 1st purchase date. Fixed charges consist of interest expense, amortization of other non-cash interest charges, amortization of deferred financing costs and refinancing costs. Adjusted pro forma fixed charges adds to fixed charges the incremental interest expense associated with additional debt used to purchase the new investments assuming an October 1st purchase date. EBITDA, adjusted EBITDA, adjusted pro forma EBITDA, fixed charges, adjusted pro forma fixed charges and related ratios are non-GAAP measures. Below is the reconciliation of EBITDA to net income.

OMEGA HEALTHCARE INVESTORS, INC.
EBITDA RECONCILIATION AND
FIXED CHARGE AND INTEREST COVERAGE RATIO CALCULATION

Unaudited
(In thousands)

	Three Months Ended December 31, 2011
Net income.....	\$ 19,293
Loss on assets sold - net.....	133
Depreciation and amortization.....	25,489
Interest.....	21,629
EBITDA.....	\$ 66,544
Add back non-cash provision for impariments on real estate properties.....	1,373
Add back non-cash provision for uncollectible accounts receivable.....	2,300
Add back acquisition deal related costs.....	1,159
Add back nursing home expenses.....	50
Add back stock-based compensation expense.....	1,519
Adjusted EBITDA.....	\$ 72,945
Add incremental proforma EBITDA from new investments in 4th Quarter.....	6,607
Adjusted proforma EBITDA.....	\$ 79,552
FIXED CHARGES	
Cash interest.....	\$ 21,128
Amortization mortgage insurance premium.....	233
Amortization HUD fair market value adjustment.....	(380)
Amortization of non-cash deferred financing charges.....	648
Total interest expense.....	21,629
Preferred dividends.....	-
Total fixed charges.....	\$ 21,629
Add incremental interest expense from assumed HUD debt.....	1,817
Adjusted pro forma fixed charges.....	\$ 23,446
Annualized EBITDA / fixed charge coverage ratio.....	3.1 x
Annualized adjusted EBITDA / total interest expense ratio.....	3.4 x
Annualized adjusted EBITDA / fixed charge coverage ratio.....	3.4 x
Adjusted pro forma annualized EBITDA / adjusted pro forma fixed charge coverage ratio.....	3.4 x

OMEGA HEALTHCARE INVESTORS, INC.
FUNDS AVAILABLE FOR DISTRIBUTION

Unaudited

(In thousands, except per share amounts)

	Three Months Ended December 31, 2011
Net income available to common stockholders	\$ 19,293
Add back loss on assets sold - net.....	133
Sub-total.....	\$ 19,426
Elimination of non-cash items included in net income:	
Depreciation and Amortization.....	25,489
Add back non-cash provision for impairments on real estate properties.....	1,373
Funds from operations available to common stockholders.....	\$ 46,288
Adjustments:	
Add back net loss from nursing home operations.....	50
Add back provision for uncollectible accounts receivable.....	2,300
Add back acquisition deal related costs.....	1,159
Add back stock-based compensation expense.....	1,519
Adjusted funds from operations available to common stockholders.....	\$ 51,316
Adjustments:	
Scheduled debt payments.....	(757)
Scheduled principal payments on mortgages.....	20
Non-cash interest expense.....	501
Non-cash revenues.....	(4,020)
Funds available for distribution (FAD) (1).....	\$ 47,060
Weighted-average common shares outstanding, basic.....	103,311
Effect of restricted stock awards.....	64
Deferred stock.....	14
Weighted-average common shares outstanding, diluted	103,389
FAD per share, diluted.....	\$ 0.4552

(1) Excludes cash from asset sales and mortgage payoffs, if any.

Percentages of total debt to book capitalization, adjusted total debt to adjusted book capitalization and adjusted total debt to total market capitalization at December 31, 2011 were 63.8%, 63.4% and 43.2%, respectively. Adjusted total debt is total debt plus the discount or less the premium derived from the sale of unsecured borrowings and fair market value adjustment of assumed debt. Book capitalization is defined as total debt plus stockholders' equity. Adjusted book capitalization is defined as adjusted total debt plus stockholders' equity. Adjusted total debt, adjusted book capitalization and related ratios are non-GAAP financial measures. Total market capitalization is the total market value of our securities as of December 31, 2011 plus adjusted total debt.

OMEGA HEALTHCARE INVESTORS, INC.
BOOK AND MARKET CAPITALIZATION RATIO CALCULATIONS

Unaudited
(In thousands)

	At
	December 31, 2011
Revolving line of credit.....	\$ 272,500
Secured borrowings.....	279,558
Unsecured borrowings.....	970,000
FMV adjustment of assumption of debt	25,271
Premium/(discount) unsecured borrowings (net).....	4,071
Total debt.....	\$ 1,551,400
Deduct FMV adjustment of assumption of debt	(25,271)
Add back discount (deduct premium) on unsecured borrowings (net).....	(4,071)
Adjusted total debt.....	\$ 1,522,058

BOOK CAPITALIZATION

Total debt.....	\$ 1,551,400
Stockholders' equity.....	878,484
Book capitalization.....	\$ 2,429,884
Deduct FMV adjustment of assumption of debt	(25,271)
Add back discount (deduct premium) on unsecured borrowings (net).....	(4,071)
Adjusted book capitalization.....	\$ 2,400,542

MARKET CAPITALIZATION

Common shares outstanding at 12/31/2011.....	103,410
Market price of common stock at 12/31/2011.....	\$ 19.35
Market capitalization of common stock at 12/31/2011.....	2,000,984
Market capitalization of publicly traded securities.....	2,000,984
Add adjusted total debt.....	1,522,058
Total market capitalization.....	\$ 3,523,042

Total debt / book capitalization.....	63.8%
Adjusted total debt / adjusted book capitalization.....	63.4%
Adjusted total debt / total market capitalization.....	43.2%