

Supplemental Information

Q2 2017

Omega Healthcare Investors, Inc. is a Real Estate Investment Trust ("REIT") providing financing and capital to the long-term healthcare industry with a particular focus on skilled nursing facilities located in the United States.

At June 30, 2017, the Company's portfolio of investments included 986 operating healthcare facilities, consisting of skilled nursing facilities, assisted living facilities and other specialty hospitals, located in 42 states (includes Manhattan 2nd Avenue project) and the UK (53 facilities), and operated by 77 third-party healthcare operating companies.

As a source of capital to the healthcare industry, Omega continually evaluates the opportunities, trends and challenges affecting the industry. Our goal is to identify long-term investments in quality healthcare properties with outstanding operators that provide the most favorable risk/reward ratio to our investors.

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Executive Officers

Taylor Pickett, President and Chief Executive Officer
 Dan Booth, Chief Operating Officer
 Steven Insoft, Chief Corporate Development Officer
 Bob Stephenson, Chief Financial Officer
 Mike Ritz, Chief Accounting Officer

Board of Directors

Craig R. Callen, Chairman

Craig M. Bernfield	Edward Lowenthal
Norman R. Bobins	Stephen D. Plavin
Barbara B. Hill	Ben W. Perks
Bernard J. Korman	Taylor Pickett

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Stock Symbol:	OHI	Shares & Units Outstanding June 30, 2017:	205,995,434
Exchange:	NYSE	CUSIP Number:	681936100

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This supplement includes forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. All statements regarding Omega's or its tenants', operators', borrowers' or managers' expected future financial condition, results of operations, cash flows, funds from operations, dividends and dividend plans, financing opportunities and plans, capital markets transactions, business strategy, budgets, projected costs, operating metrics, capital expenditures, competitive positions, acquisitions, investment opportunities, dispositions, merger integration, growth opportunities, expected lease income, continued qualification as a REIT, plans and objectives of management for future operations and statements that include words such as "anticipate," "if," "believe," "plan," "estimate," "expect," "intend," "may," "could," "should," "will" and other similar expressions are forward-looking statements. These forward-looking statements are inherently uncertain, and actual results may differ from Omega's expectations. Omega does not undertake a duty to update these forward-looking statements, which speak only as of the date on which they are made.

Omega's actual results may differ materially from those reflected in such forward-looking statements as a result of a variety of factors, including, among other things: (i) uncertainties relating to the business operations of the operators of Omega's properties, including those relating to reimbursement by third-party payors, regulatory matters and occupancy levels; (ii) regulatory and other changes in the healthcare sector; (iii) changes in the financial position of Omega's operators; (iv) the ability of any of Omega's operators in bankruptcy to reject unexpired lease obligations, modify the terms of Omega's mortgages and impede the ability of to collect unpaid rent or interest during the pendency of a bankruptcy proceeding and retain security deposits for the debtor's obligations; (v) the availability and cost of capital; (vi) changes in Omega's credit ratings and the ratings of its debt securities; (vii) competition in the financing of healthcare facilities; (viii) Omega's ability to maintain its status as a REIT; (ix) Omega's ability to manage, re-lease or sell any owned and operated facilities; (x) Omega's ability to sell closed or foreclosed assets on a timely basis and on terms that allow Omega to realize the carrying value of these assets; (xi) the effect of economic and market conditions generally, and particularly in the healthcare industry; (xii) the potential impact of changes in the SNF and ALF market or local real estate conditions on the Company's ability to dispose of assets held for sale for the anticipated proceeds or on a timely basis, or to redeploy the proceeds therefrom on favorable terms and (xiii) other factors identified in Omega's filings with the Securities and Exchange Commission. Statements regarding future events and developments and Omega's future performance, as well as management's expectations, beliefs, plans, estimates or projections relating to the future, are forward looking statements. Omega undertakes no obligation to update any forward-looking statements contained in this supplement.

Operator Information: This supplement includes information regarding the operators of our facilities such as EBITDAR and EBITDARM coverage ratios. The information related to operators that is provided in this supplement has been provided by the operators. We have not independently verified this information. We are providing this data for informational purposes only.

Non-GAAP Information: This supplement also contains certain non-GAAP financial information including EBITDA, Adjusted Total Debt (or Funded Debt), Adjusted Book Capitalization, FFO, Adjusted FFO, Funds Available for Distribution ("FAD"), Total Cash Fixed Charges and certain related ratios. A reconciliation of these non-GAAP disclosures is available in the Financial Performance section of this supplement.

Information is provided as of June 30, 2017, unless specifically stated otherwise. We assume no duty to update or supplement the information provided.

INVESTMENT SUMMARY

(\$ in thousands)

As of June 30, 2017

Balance Sheet Data	Total No. of Properties ⁽²⁾		% of Investment		Total No. of Operating Properties ⁽⁴⁾	No. of Operating Beds
	Properties	Investment	Investment			
Real Estate Investments ⁽¹⁾	887	\$ 7,749,399	86%		883	88,265
Direct Financing Leases	53	582,307	7%		52	5,187
Loans Receivable	52	659,514	7%		51	5,366
Total Investments	992	\$ 8,991,220	100%		986	98,818

Investment Data	Total No. of Properties ⁽²⁾		% of Investment		Total No. of Operating Properties ⁽⁴⁾	No. of Operating Beds	Investment Per Bed
	Properties	Investment	Investment				
Skilled Nursing/Transitional Care ⁽¹⁾	859	\$ 7,542,468	84%		858	90,841	\$83
Senior Housing ⁽³⁾	133	1,448,752	16%		128	7,977	\$182
	992	\$ 8,991,220	100%		986	98,818	\$91

(1) Includes a \$19.2 million lease inducement and excludes \$18.9 million (seven properties) classified as assets held for sale

(2) Excludes seven properties classified as assets held for sale

(3) Includes ALFs, memory care and independent living facilities

(4) Excludes facilities which are non-operating, closed and/or not currently providing patient services

REVENUE SUMMARY

(\$ in thousands)

Revenue by Investment Type	Three Months Ended 6/30/2017		Six Months Ended 6/30/2017	
	\$	%	\$	%
Rental Property	193,997	82%	386,534	83%
Direct Financing Leases	15,462	7%	31,108	7%
Mortgage Notes	16,297	7%	32,253	6%
Other Investment Income & Misc Income - net	10,041	4%	17,646	4%
	\$ 235,797	100%	\$ 467,541	100%

Revenue by Facility Type	Three Months Ended 6/30/2017		Six Months Ended 6/30/2017	
	\$	%	\$	%
Skilled Nursing / Transitional Care	199,258	85%	398,722	85%
Senior Housing	26,498	11%	51,173	11%
Other	10,041	4%	17,646	4%
	\$ 235,797	100%	\$ 467,541	100%

PAYOR MIX AND COVERAGE SUMMARY

Three Months Ended...	% Revenue Mix			Twelve Months Ended...	Occ. % ⁽¹⁾	Coverage Data	
	Medicaid	Medicare / Insurance	Private / Other			EBITDARM	EBITDAR
March 31, 2017	51.0%	37.3%	11.7%	March 31, 2017	82.5%	1.69x	1.33x
December 31, 2016	52.6%	35.8%	11.6%	December 31, 2016	82.2%	1.69x	1.33x
September 30, 2016	53.0%	35.8%	11.2%	September 30, 2016	82.1%	1.68x	1.31x
June 30, 2016	51.8%	37.5%	10.7%	June 30, 2016	82.1%	1.72x	1.34x
March 31, 2016	51.8%	38.6%	9.6%	March 31, 2016	82.2%	1.75x	1.37x

(1) Based on available (operating) beds

REVENUE CONCENTRATION BY OPERATOR

(\$ in thousands)

	No. of Properties ⁽¹⁾	Revenue ⁽²⁾	% Revenue
1 Ciena	70	\$ 84,104	10%
2 Signature	62	61,118	7%
3 Genesis	50	57,511	7%
4 Ark	53	50,771	6%
5 Communicare	32	48,216	6%
6 Saber	45	40,652	5%
7 HHC	44	34,544	4%
8 Maplewood	13	33,176	4%
9 Guardian	31	29,668	3%
10 Diversicare	35	28,153	3%
<i>Remaining 67 Operators</i>	<i>551</i>	<i>388,266</i>	<i>45%</i>
	986	\$ 856,179	100%

(1) Number of Properties excludes facilities which are non-operating, closed and/or not currently providing patient services

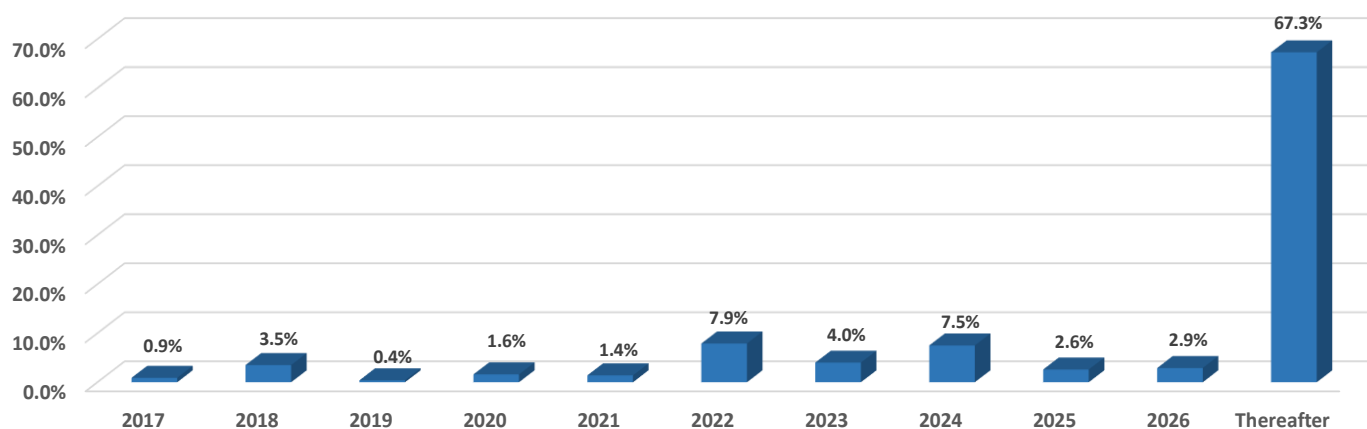
(2) 2Q 2017 rent and debt service annualized; includes mezzanine and term loan interest

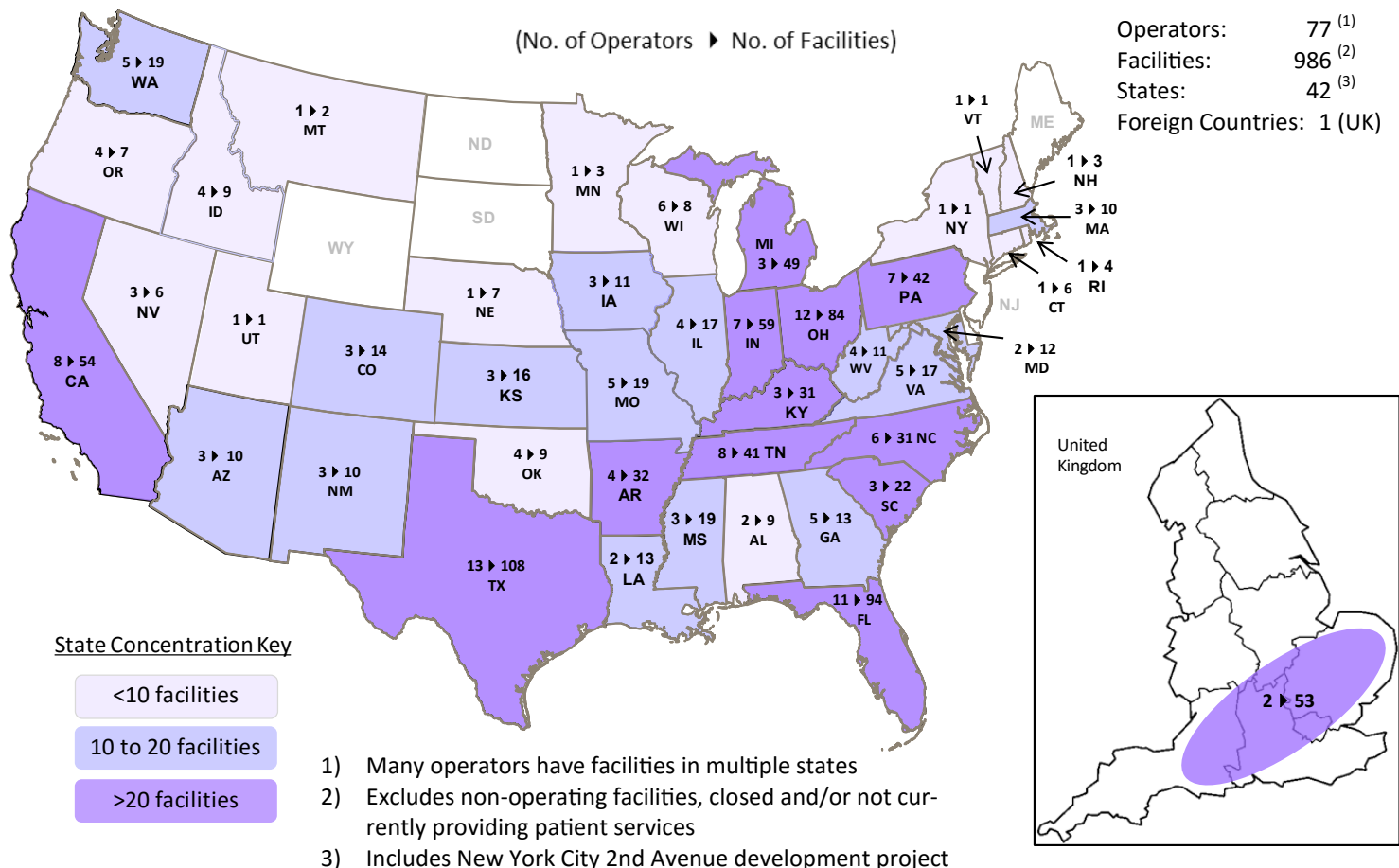
LEASE AND MORTGAGE EXPIRATIONS

(\$ in thousands)

Year	2Q 2017 Contractual Revenue		Investment Amounts						Operating Facilities		Operating Beds	
	Annualized	%	Lease	Capital Lease	Mortgage	Total	%	No.	%	No.	%	
1 2017	\$ 7,792	0.9%	\$ 92,944	\$ -	\$ -	\$ 92,944	1.0%	12	1.2%	957	1.0%	
2 2018	30,006	3.5%	216,725	-	43,333	260,057	2.9%	43	4.4%	4,205	4.3%	
3 2019	3,654	0.4%	38,403	-	-	38,403	0.4%	6	0.6%	406	0.4%	
4 2020	13,767	1.6%	56,234	369	1,687	58,290	0.6%	10	1.0%	1,050	1.1%	
5 2021	11,563	1.4%	118,359	-	-	118,360	1.3%	23	2.3%	1,153	1.2%	
6 2022	67,409	7.9%	582,414	-	-	582,414	6.5%	86	8.7%	8,533	8.6%	
7 2023	33,931	4.0%	340,002	-	-	340,002	3.8%	45	4.6%	4,255	4.3%	
8 2024	64,988	7.5%	548,716	-	112,500	661,216	7.4%	64	6.5%	6,072	6.1%	
9 2025	22,328	2.6%	212,730	-	-	212,730	2.4%	22	2.2%	2,919	2.9%	
10 2026	24,772	2.9%	293,366	-	-	293,366	3.3%	35	3.6%	3,834	3.9%	
Thereafter	575,969	67.3%	5,249,506	581,938	501,994	6,333,438	70.4%	640	64.9%	65,434	66.2%	
TOTAL	\$ 856,179	100.0%	\$ 7,749,399	\$ 582,307	659,514	\$ 8,991,220	100.0%	986	100.0%	98,818	100.0%	

Note: All percentages rounded to one decimal





GEOGRAPHIC CONCENTRATION BY INVESTMENT

(\$ in thousands)

As of June 30, 2017

	No. of Properties ⁽¹⁾	Total Investment ⁽²⁾	% Investment	% Occupancy ⁽⁴⁾
Ohio	87	\$ 845,682	9.4%	84.1%
Florida	95	792,506	8.8%	87.8%
Texas	109	787,328	8.8%	70.1%
Michigan	49	620,621	6.9%	84.7%
California	54	496,420	5.5%	92.6%
Pennsylvania	43	469,185	5.2%	87.2%
Indiana	59	406,510	4.5%	82.5%
Tennessee	41	345,478	3.8%	72.1%
Virginia	17	305,770	3.4%	87.1%
South Carolina	23	272,966	3.0%	94.3%
Remaining 32 states ⁽³⁾	362	3,256,048	36.3%	80.9%
	939	\$ 8,598,514	95.6%	82.5%
United Kingdom	53	392,706	4.4%	
Total	992	\$ 8,991,220	100.0%	

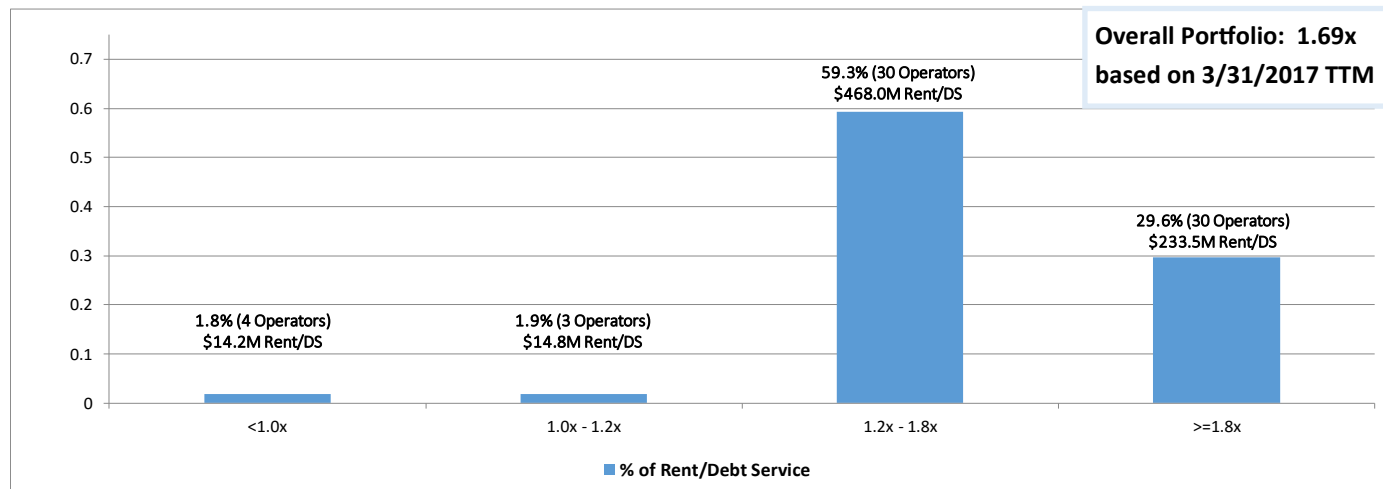
(1) Excludes seven properties classified as assets held for sale (AHS)

(2) Includes a \$19.2 million lease inducement and excludes \$18.9 million (seven properties) classified as AHS

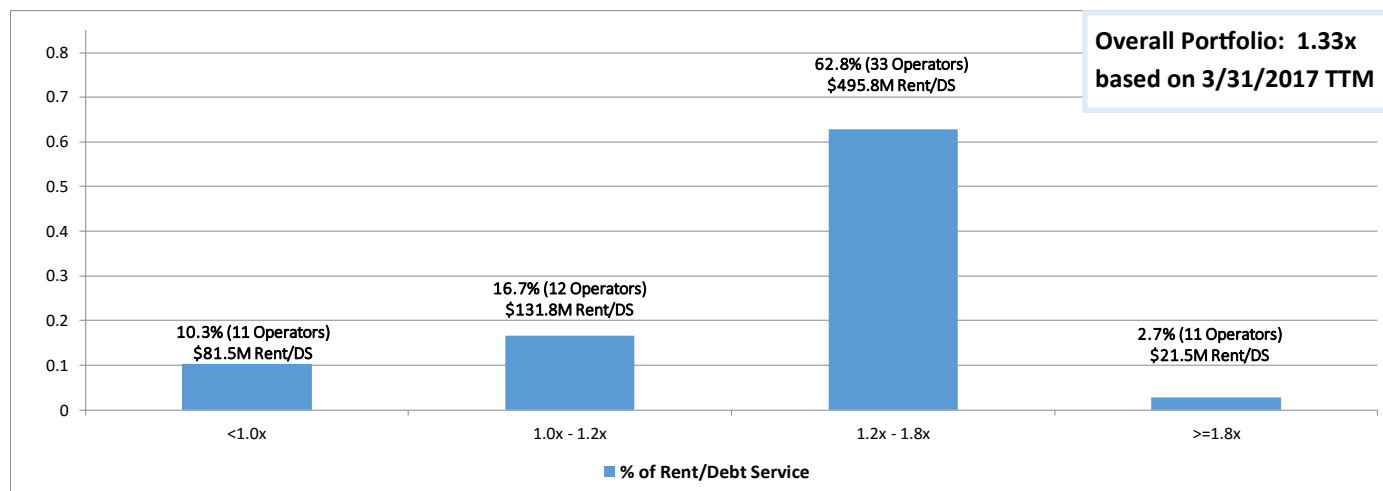
(3) Includes New York City 2nd Avenue development project

(4) As of March 31, 2017, TTM

OPERATOR EBITDARM COVERAGE DISTRIBUTION AS A PERCENTAGE OF RENT/DEBT SERVICE—BASED ON 3/31/2017 TTM



OPERATOR EBITDAR COVERAGE DISTRIBUTION AS A PERCENTAGE OF RENT/DEBT SERVICE—BASED ON 3/31/2017 TTM



NOTE: Represents 93% of current rent/debt service which is representative of all stable properties. Stable properties include generally, any triple-net rental property unless it 1) is new development that is not yet complete/open; 2) has not yet stabilized and is still within 12 months following the budgeted stabilization date; 3) is held for sale and/or is slated for closure or to be sold; or 4) is slated to be transitioned or has transitioned to a new operator within the last 12 months.

MASTER LEASES WITH OPERATOR EBITDAR COVERAGE < 1.0X

Investment Type	EBITDARM Coverage	EBITDAR Coverage	% of Total Rent	Current on Rent (1)	Subordinated Management Fees	Guaranty	Letter of Credit / Security Deposit
SNF	0.80	0.45	1.4%	✓		✓	✓
SNF/ALF	0.78	0.50	0.3%	✓		✓	✓
SNF	1.10	0.77	0.2%			✓	✓
SNF/ALF	1.07	0.84	1.6%	✓	✓	✓	✓
SNF	1.27	0.96	6.4%		✓	✓	
Add'l 6 SNFs with EBITDAR Cov. <1.0 ⁽²⁾			0.4%	6/6	2/6	5/6	6/6
			10.3%				

(1) Rent is current if < 30 days outstanding; measured on 7/25/17

(2) Combined EBITDARM Coverage is 1.01x and combined EBITDAR Coverage is 0.49x

Portfolio: Investment Activity—Last Five Years



(\$ in Thousands)

	Investment Amount	Facility Types								Totals			
		SNF	Beds	ALF	Beds	Rehab	Beds	ILU	Units	Facilities	Beds/Uts		
2012 Total Investments	\$ 509,558	39	4,832	6	601	0	0	0	6	259	51	5,692	
2013 Total Investments	\$ 620,858	59	5,769	2	152	0	0	0	0	0	61	5,921	
2014 Total Investments	\$ 565,510	25	2,684	7	541	0	0	0	0	0	32	3,225	
2015 Total Investments	\$ 506,944	12	1,367	27	1,212	0	0	0	0	0	39	2,579	
2016													
Acquisition	1/18/2016	\$ 8,270	UK	-	-	1	52	-	-	-	-	1	52
Acquisition	2/1/2016	169,000	MI, OH, VA	10	985	-	-	-	-	-	-	10	985
Acquisition	3/1/2016	20,200	GA	-	-	2	164	-	-	-	-	2	164
Acquisition	3/15/2016	6,134	UK	-	-	1	33	-	-	-	-	1	33
Acquisition	3/1/2016	212,500	NC, VA	21	2,446	-	-	-	-	-	-	21	2,446
Acquisition	4/1/2016	113,816	UK	-	-	10	775	-	-	-	-	10	775
Acquisition	4/20/2016	66,000	TX	-	-	3	367	-	-	-	-	3	367
Acquisition	4/29/2016	31,790	CO, MO	3	338	-	-	-	-	-	-	3	338
Acquisition	7/29/2016	4,300	FL	-	-	1	114	-	-	-	-	1	114
Acquisition	8/31/2016	16,500	FL	-	-	1	175	-	-	-	-	1	175
Acquisition	8/31/2016	2,500	GA	-	-	1	46	-	-	-	-	1	46
Acquisition	9/30/2016	10,100	SC	1	144	-	-	-	-	-	-	1	144
Acquisition	9/30/2016	9,000	OH	1	96	-	-	-	-	-	-	1	96
Acquisition	9/30/2016	300,000	FL, KY, TN	31	4,047	-	-	-	-	-	-	31	4,047
Total Acq. & Mtgs.		\$ 970,110		67	8,056	20	1,726	-	-	-	-	87	9,782
Construction-in-Progress		62,197											
CAPEX Funding and Other		72,515											
Mezz, Term Loans, DFL & Other		223,447											
2016 Total Investments		\$ 1,328,269											
2017													
Acquisition	1/31/2017	\$ 7,574	VA	-	-	1	60	-	-	-	-	1	60
Acquisition	5/8/2017	\$ 114,803	UK	-	-	18	992	-	-	-	-	18	992
Acquisition	6/22/2017	\$ 8,600	NC	1	100	-	-	-	-	-	-	1	100
Mortgage	6/30/2017	\$ 11,000	MI	3	271	-	-	-	-	-	-	3	271
Total Acq. & Mtgs.		\$ 141,977		4	371	19	1,052	-	-	-	-	23	1,423
Construction-in-Progress		42,096											
CAPEX Funding and Other		30,649											
Direct Financing Leases & Other		4,767											
2017 Total Investments		\$ 219,489											

NEW BUILDS, MAJOR RENOVATIONS AND CAPEX INVESTMENTS

Commitment Year	Location	# of Projects	Property Type	Initial Cash Yield	Beds / Units	Investment Commitment	Inception to Date Funding ⁽¹⁾	Remaining Commitment	Estimated In Service Date	Estimated Additional Quarterly Rent ⁽²⁾
2013	Elk Grove, CA	1	TBI	9.50%	6	\$ 1,440,659	\$ 1,367,904	\$ 72,755	Sep-17	\$ 32,488
2014	Middleburg, FL	1	SNF	9.00%	120	17,750,000	3,951,325	13,798,675	Apr-18	88,905
2014	Vara, MA	1	ALF	9.00%	75	24,822,288	16,345,933	8,476,355	Aug-17	367,783
2015	2nd Ave, NY	1	ALF / MC	7.00%	214	249,628,480	134,653,104	114,975,376	Oct-19	2,356,429
2015	Baton Rouge, LA	1	ALF	8.75%	50	11,700,000	10,947,549	752,451	In Service Q1	- ⁽³⁾
2015	Five Forks, GA	1	ALF	8.75%	48	10,600,000	9,841,614	758,386	In Service Q1	- ⁽³⁾
2015	Watkins, VA	1	ALF	8.75%	48	11,700,000	7,208,846	4,491,154	Jan-18	- ⁽³⁾
2015	Pensacola, FL	1	SNF	8.75%	90	21,171,638	13,711,915	7,459,723	Oct-17	299,948
2015	Polk County, FL	1	SNF	9.00%	120	18,000,000	7,248,751	10,751,249	Mar-18	163,097
2016	Brunswick, NC	1	SNF	9.00%	100	11,650,000	8,147,185	3,502,815	Jan-18	183,312
2016	Pensacola, FL	1	SNF	8.75%	90	19,500,000	939,567	18,560,433	Dec-18	20,553
2016	Viera, FL	1	SNF	8.75%	131	26,500,000	4,005,730	22,494,270	Nov-18	87,629
2017	Darien, CT	1	ALF	9.00%	34	15,684,889	2,607,865	13,077,024	Mar-19	58,677
2017	Southport, CT	1	ALF	9.00%	98	36,146,285	2,924,027	33,222,258	Apr-19	65,791
2017	St. Clair Shores, MI	1	SNF	9.50%	101	17,000,000	3,206,447	13,793,553	Mar-19	- ⁽³⁾
		15			1,325	\$ 493,294,239	\$ 227,107,762	\$ 266,186,477		\$ 3,724,612
Additional Capex (excluding New Builds) ⁽³⁾		87				\$ 234,828,219	\$ 165,781,733	\$ 69,046,486		
Total:		102			1,325	\$ 728,122,458	\$ 392,889,495	\$ 335,232,963		

(1) Includes land

(2) Inception to date funding multiplied by initial cash yield

(3) Revenue recognition coincides with fundings

CAPITAL STRUCTURE

Financial Instrument	Secured (Y/N)	Debt Capacity in USD 6/30/2017	Month Ending Rate	Type	Interest Pay Dates	Latest Maturity	Yrs to Maturity	Borrowed as of 6/30/2017	% of Total	2Q 2017
										Debt/Ann. EBITDA
Credit Facility:										
Revolver - USD	N	900,000	2.466%	V ⁽¹⁾		5/25/22 ⁽²⁾	4.8 Yrs	155,000	3.5%	
Revolver - USD & Alternate Currency	N	350,000	2.466%	V ⁽¹⁾		5/25/22 ⁽²⁾	4.8 Yrs	-	0.0%	
\$425MM U.S Term Loan	N	425,000	2.666%	V		5/25/22	4.8 Yrs	425,000	9.5%	
\$100MM OHI LP Term Loan	N	100,000	2.666%	V		5/25/22	4.8 Yrs	100,000	2.2%	
£100MM Sterling Term Loan ⁽³⁾	N	130,250	1.702%	V		5/25/22	4.8 Yrs	130,250	2.9%	
\$250MM Term	N	250,000	3.800%	F ⁽⁴⁾		12/16/22	5.4 Yrs	250,000	5.6%	
\$20M Sub-Notes	N	20,000	9.000%	F	6/1 12/1	12/21/21	4.4 Yrs	20,000	0.4%	
\$700M 4.375% Notes	N	700,000	4.375%	F	2/1 8/1	8/1/23	6.0 Yrs	700,000	15.6%	
\$400M 4.95% Notes	N	400,000	4.950%	F	4/1 10/1	4/1/24	6.7 Yrs	400,000	8.9%	
\$400M 4.50% Notes	N	400,000	4.500%	F	1/15 7/15	1/15/25	7.5 Yrs	400,000	8.9%	
\$600M 5.25% Notes	N	600,000	5.250%	F	1/15 7/15	1/15/26	8.5 Yrs	600,000	13.4%	
\$700M 4.50% Notes	N	700,000	4.500%	F	10/1 4/1	4/1/27	9.7 Yrs	700,000	15.6%	
\$550M 4.75% Notes	N	550,000	4.750%	F	1/15 7/15	1/15/28	10.5 Yrs	550,000	12.3%	
HUD (12 Loan Summary)	Y	54,315	3.063%	F		7/1/44	26.9 Yrs	54,315	1.2%	
									100.0%	
Total Debt		\$ 5,579,565						\$ 4,484,565		4.8 x

Weighted Averages			3.90%				7.7 Yrs		4.25%	
			Common Stock: 197,223,927 shares at \$33.02 per share:					6,512,334		
			Operating Units: 8,771,507 units at \$33.02 per unit:					289,635		

Total Market Capitalization								\$ 11,286,535		
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Note: At June 30, 2017, Omega held approx. \$21MM of net cash and short-term investments

1) Excludes 0.25% annual Facility Fee on the full commitment
 2) Includes options for two, six-month extensions from 5/25/2021
 3) Equivalent USD amount shown using exchange rate as of last day of month
 4) Swapped to fixed beginning 12/30/2016

DEBT MATURITIES

Year	Secured Debt		Unsecured Debt			Total Debt Maturities
	HUD Mortgages ⁽¹⁾	Line of Credit & Term Loans ⁽²⁾⁽³⁾	Senior Notes ⁽⁴⁾	Sub Notes ⁽⁵⁾		
2017	-	-	-	-	-	-
2018	-	-	-	-	-	-
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	1,250,000	-	20,000		1,270,000
2022	-	905,250	-	-		905,250
2023	-	-	700,000	-		700,000
Thereafter	54,316	-	2,650,000	-		2,704,316
	54,316	2,155,250	3,350,000	20,000		5,579,566

(1) Mortgages guaranteed by HUD (excludes net deferred financing costs of \$0.6 million)
 (2) Reflected at 100% borrowing capacity
 (3) \$1.25 billion excludes a \$700 million accordion feature and \$6.2 million net deferred financing costs. The \$905 million is comprised of a: \$425 million U.S. Dollar term loan, £100 million term loan (equivalent to \$130.3 million in US dollars), \$100 million term loan to Omega's operating partnership and \$250 million 2015 term loan (excludes \$6.0 million net deferred financing costs) assuming the exercise of existing extension rights
 (4) Excludes net discounts, deferred financing costs and a \$1.5 million promissory note
 (5) Excludes \$0.4 million of fair market valuation adjustments

SENIOR UNSECURED CREDIT RATINGS

	CUSIP #	Rating Information		
		S&P	Moody's	Fitch
Common Stock	681936 10 0			
Senior Unsecured Debt				
\$700M, 4.375% 2023 Notes	681936 BJ 8	BBB-	Baa3	BBB-
\$400M, 4.950% 2024 Notes	681936 BB 5	BBB-	Baa3	BBB-
\$400M, 4.500% 2025 Notes	681936 BD 1	BBB-	Baa3	BBB-
\$600M, 5.250% 2026 Notes	681936 BH 2	BBB-	Baa3	BBB-
\$700M, 4.500% 2027 Notes	681936 BF 6	BBB-	Baa3	BBB-
\$550M, 4.750% 2028 Notes	681936 BK 5	BBB-	Baa3	BBB-
Corporate Rating		BBB-		
Outlook.....		Stable	Stable	Stable
Analyst(s).....		Michael Souers (212) 438-2508	Lori Marks (212) 553-1098	Peter Siciliano (646) 582-4760

SELECTED CREDIT FACILITY COVENANTS ⁽¹⁾

Quarter Ending	Consolidated					
	Leverage Ratio	Secured Leverage Ratio	Unsecured Leverage Ratio	Fixed Charge Cov. Ratio	Unsecured Interest Cov. Ratio	Tangible Net Worth
Requirement:	<= 60%	<=30%	<= 60%	>=1.50 to 1	>=2.00 to 1	>\$3,375MM
September 30, 2016	48%	1%	52%	5.3	4.3	Pass
December 31, 2016	46%	1%	50%	5.3	4.5	Pass
March 31, 2017	46%	1%	50%	5.2	4.3	Pass
June 30, 2017	48%	1%	49%	4.9	4.2	Pass
Status	Pass	Pass	Pass	Pass	Pass	Pass

SELECTED UNSECURED NOTE COVENANTS ⁽¹⁾

Quarter Ending	Debt / Adj. Total Assets	Unencumbered Assets / Unsecured Debt	Secured Debt / Adj. Total Assets
Requirement:	<= 60%	>= 150%	<= 40%
September 30, 2016	48%	202%	0%
December 31, 2016	47%	207%	0%
March 31, 2017	47%	206%	0%
June 30, 2017	48%	200%	0%
Status	Pass	Pass	Pass

(1) Covenants are based on calculations as defined in the Company's Credit Agreement and Senior Note Indentures

SELECTED CREDIT STATISTICS

	2017		2016YE	2015YE	2014YE	2013YE	2012YE
	2Q	1Q					
Total Net Funded Debt / Adj. Pro Forma EBITDA ¹	4.8	4.7	4.7	4.5	4.6	4.4	4.7
Secured Debt / Adjusted EBITDA ¹	0.1	0.1	0.1	0.3	0.5	0.6	0.9
Fixed Charge Coverage ²	4.3	4.5	5.1	4.7	4.1	4.0	3.5
Balance Sheet Cash (\$ 000)	21,031	40,349	93,687	5,424	4,489	2,616	1,711

- EBITDA is adjusted for non-cash and one-time items, and for leverage ratios includes proforma revenue for investments made in quarter/year; Total Net Funded Debt excludes outstanding L/C's, if any, premium on bonds, fair market valuations & FIN46 consolidations and net of cash & cash equivalents. EBITDA for "Qtr. Ending" periods are annualized
- Fixed charges includes scheduled amortizations, amortization of deferred financing charges and capitalized interest

NOTE: See the Non-GAAP reconciliations provided at the end of this supplement and on our website at www.omegahealthcare.com under "Financial Information" then "Non-GAAP Financial Measures"

EQUITY ISSUANCE SUMMARY

(in thousands, except per share data)

ESP/ATM Program						2017				
	2012	2013	2014	2015	2016	Q1	Q2	Q3	Q4	YTD
Shares Issued	3,398	6,504	1,848	-	656	228	-	-	-	228
Average Price per Share	\$ 23.47	\$ 30.48	\$ 34.33	\$ -	\$ 31.10	\$ 31.12	\$ -	\$ -	\$ -	31.12
Gross Proceeds	\$ 79,749	\$ 198,220	\$ 63,452	\$ -	\$ 20,392	\$ 7,079	\$ -	\$ -	\$ -	7,079
DRSPP and Waiver Program						2017				
	2012	2013	2014	2015	YTD	Q1	Q2	Q3	Q4	YTD
Shares Issued	5,062	1,930	2,083	4,184	7,215	239	375	-	-	614
Average Price per Share	\$ 22.11	\$ 28.94	\$ 34.32	\$ 36.06	\$ 33.27	\$ 30.67	\$ 33.02	\$ -	\$ -	32.11
Gross Proceeds	\$ 111,941	\$ 55,872	\$ 71,502	\$ 150,871	\$ 240,041	\$ 7,335	\$ 12,386	\$ -	\$ -	19,721
Secondary						2017				
	2012	2013	2014	2015	YTD	Q1	Q2	Q3	Q4	YTD
Shares Issued	-	2,875	-	10,925	-	-	-	-	-	-
Average Price per Share	\$ -	\$ 29.48	\$ -	\$ 42.00	\$ -	\$ -	\$ -	\$ -	\$ -	-
Gross Proceeds	\$ -	\$ 84,755	\$ -	\$ 458,850	\$ -	\$ -	\$ -	\$ -	\$ -	-
Totals						2017				
	2012	2013	2014	2015	YTD	Q1	Q2	Q3	Q4	YTD
Shares Issued	8,460	11,309	3,932	15,109	7,871	467	375	-	-	842
Average Price per Share	\$ 22.66	\$ 29.96	\$ 34.32	\$ 40.36	\$ 33.09	\$ 30.89	\$ 33.02	\$ -	\$ -	31.84
Gross Proceeds	\$ 191,690	\$ 338,847	\$ 134,954	\$ 609,721	\$ 260,433	\$ 14,414	\$ 12,386	\$ -	\$ -	26,799

Percentages of adjusted total debt to adjusted book capitalization and adjusted total debt to total market capitalization at June 30, 2017 were 51.8% and 39.7%, respectively. Adjusted total debt is total debt plus the discount or less the premium derived from the sale of unsecured borrowings, deferred financing costs (net) and fair market value adjustment of assumed debt. Adjusted book capitalization is defined as adjusted total debt plus stockholders' equity and noncontrolling interest. 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 June 30, 2017 plus adjusted total debt.

Unaudited (In thousands)	At June 30, 2017
Revolving line of credit.....	\$ 155,000
Term loans.....	905,250
Secured borrowings.....	54,315
Unsecured borrowings.....	3,371,500
FMV adjustment of assumption of debt	431
Premium/(discount) unsecured borrowings (net).....	(22,776)
Deferred financing costs (net).....	(33,833)
Total debt.....	\$ 4,429,887
Deduct FMV adjustment of assumption of debt	(431)
Add back discount (deduct premium) on unsecured borrowings (net).....	22,776
Add back deferred financing costs (net).....	33,833
Adjusted total debt.....	<u>\$ 4,486,065</u>
BOOK CAPITALIZATION.....	
Adjusted total debt.....	\$ 4,486,065
Omega stockholders' equity.....	3,828,299
Noncontrolling interest	347,211
Adjusted book capitalization.....	<u>\$ 8,661,575</u>
MARKET CAPITALIZATION.....	
Omega common shares and OP units outstanding at 6/30/2017.....	205,995
Market price of common stock at 6/30/2017.....	\$ 33.02
Market capitalization of common stock at 6/30/2017.....	6,801,955
Market capitalization of publicly traded securities.....	6,801,955
Add adjusted total debt.....	4,486,065
Total market capitalization.....	<u>\$ 11,288,020</u>
Adjusted total debt / adjusted book capitalization.....	<u>51.8%</u>
Adjusted total debt / total market capitalization.....	<u>39.7%</u>

Financial Performance: Historical AFFO, FAD and Dividends



Year	Quarter Ended	Ending Share Price	Div. * Yield	Quarterly					Omega AFFO Guidance ¹	Annually					
				AFFO/Share	Dividend	Payout Ratio	FAD/Share	FAD Payout Ratio		AFFO/Share	% Change	FAD/Share	% Change	Annual Dividend	% Change
2007	3/31/2007	\$17.15	6.1%	\$ 0.3375	\$ 0.27	80.0%	\$0.3111	86.8%	\$1.32 - \$1.36	\$1.38	11.3%	\$1.29	9.8%	\$1.11	13.3%
	6/30/2007	\$15.83	6.8%	\$ 0.3365	0.27	80.2%	\$0.3141	86.0%							
	9/30/2007	\$15.53	7.0%	\$ 0.3528	0.28	80.0%	\$0.3299	84.9%							
	12/31/2007	\$16.05	7.0%	\$ 0.3535	0.29	82.0%	\$0.3387	85.6%							
2008	3/31/2008	\$17.36	6.7%	\$ 0.3639	\$ 0.30	82.4%	\$0.3612	83.1%	\$1.41 - \$1.43	\$1.45	5.4%	\$1.38	6.3%	\$1.20	8.1%
	6/30/2008	\$16.65	7.2%	\$ 0.3816	0.30	78.6%	\$0.3709	80.9%							
	9/30/2008	\$19.66	6.1%	\$ 0.3387	0.30	88.6%	\$0.3079	97.4%							
	12/31/2008	\$15.97	7.5%	\$ 0.3702	0.30	81.0%	\$0.3354	89.4%							
2009	3/31/2009	\$14.08	8.5%	\$ 0.3701	\$ 0.30	81.1%	\$0.3550	84.5%	\$1.47 - \$1.50	\$1.47	0.9%	\$1.40	2.1%	\$1.22	1.7%
	6/30/2009	\$15.52	7.7%	\$ 0.3714	0.30	80.8%	\$0.3569	84.1%							
	9/30/2009	\$16.02	7.5%	\$ 0.3657	0.30	82.0%	\$0.3529	85.0%							
	12/31/2009	\$19.45	6.2%	\$ 0.3604	0.32	88.8%	\$0.3401	94.1%							
2010	3/31/2010	\$19.49	6.6%	\$ 0.3766	\$ 0.32	85.0%	\$0.3704	86.4%	\$1.60 - \$1.68	\$1.65	12.5%	\$1.60	13.6%	\$1.42	16.4%
	6/30/2010	\$19.93	6.4%	\$ 0.3652	0.36	98.6%	\$0.3957	91.0%							
	9/30/2010	\$22.45	6.4%	\$ 0.4531	0.37	81.7%	\$0.4218	87.7%							
	12/31/2010	\$22.44	6.6%	\$ 0.4566	0.37	81.0%	\$0.4074	90.8%							
2011	3/31/2011	\$22.34	6.6%	\$ 0.4432	\$ 0.38	85.7%	\$0.4009	94.8%	\$1.80 - \$1.86	\$ 1.89	14.5%	\$1.74	8.9%	\$1.59	12.0%
	6/30/2011	\$21.01	7.2%	\$ 0.4748	0.40	84.2%	\$0.4345	92.1%							
	9/30/2011	\$15.93	10.0%	\$ 0.4769	0.40	83.9%	\$0.4392	91.1%							
	12/31/2011	\$19.35	8.3%	\$ 0.4963	0.41	82.6%	\$0.4623	88.7%							
2012	3/31/2012	\$21.26	7.7%	\$ 0.5469	\$ 0.42	76.8%	\$0.4738	88.6%	\$2.06 - \$2.12	\$ 2.18	15.3%	\$1.92	10.6%	\$1.73	8.8%
	6/30/2012	\$22.50	7.5%	\$ 0.5252	0.42	80.0%	\$0.4535	92.6%							
	9/30/2012	\$22.73	7.4%	\$ 0.5353	0.44	82.2%	\$0.4702	93.6%							
	12/31/2012	\$23.85	7.4%	\$ 0.5776	0.45	77.9%	\$0.5236	85.9%							
2013	3/31/2013	\$30.36	5.9%	\$ 0.6313	\$ 0.46	72.9%	\$0.5739	80.2%	\$2.45 - \$2.50	\$2.53	15.9%	\$2.29	19.2%	\$1.90	9.8%
	6/30/2013	\$31.02	5.9%	\$ 0.6227	0.47	75.5%	\$0.5614	83.7%							
	9/30/2013	\$29.87	6.3%	\$ 0.6260	0.48	76.7%	\$0.5682	84.5%							
	12/31/2013	\$29.80	6.4%	\$ 0.6471	0.49	75.7%	\$0.5861	83.6%							
2014	3/31/2014	\$33.52	5.8%	\$ 0.7112	\$ 0.50	70.3%	\$0.6506	76.9%	\$2.69 - \$2.72	\$2.85	12.9%	\$ 2.61	13.9%	\$2.06	8.4%
	6/30/2014	\$36.86	5.4%	\$ 0.6859	0.51	74.4%	\$0.6257	81.5%							
	9/30/2014	\$34.19	6.0%	\$ 0.7320	0.52	71.0%	\$0.6690	77.7%							
	12/31/2014	\$39.07	5.3%	\$ 0.7232	0.53	73.3%	\$0.6621	80.0%							
2015	3/31/2015	\$40.57	5.2%	\$ 0.7084	\$ 0.54	76.2%	\$0.6492	83.2%	\$2.98 - \$3.04	\$3.08	7.8%	\$ 2.79	7.0%	\$2.22	7.8%
	6/30/2015	\$34.33	6.3%	\$ 0.7696	0.55	71.5%	\$0.7000	78.6%							
	9/30/2015	\$35.15	6.3%	\$ 0.7913	0.56	70.8%	\$0.7168	78.1%							
	12/31/2015	\$34.98	6.4%	\$ 0.8067	0.57	70.7%	\$0.7237	78.8%							
2016	3/31/2016	\$35.30	6.5%	\$ 0.8336	\$ 0.58	69.6%	\$0.7488	77.5%	\$3.25 - \$3.30	\$3.42	11.0%	\$ 3.07	9.9%	\$2.41	8.6%
	6/30/2016	\$33.95	6.8%	\$ 0.8684	0.60	69.1%	\$0.7731	77.6%							
	9/30/2016	\$35.45	6.8%	\$ 0.8327	0.61	73.3%	\$0.7477	81.6%							
	12/31/2016	\$31.26	7.8%	\$ 0.8803	0.62	70.4%	\$0.7965	77.8%							
2017	3/31/2017	\$32.99	7.5%	\$ 0.8569	\$ 0.63	73.5%	\$0.7730	81.5%	\$3.40 - \$3.44						
	6/30/2017	\$33.02	7.6%	\$ 0.8661	0.64	73.9%	\$0.7838	81.7%							

1. Except for 2015, guidance provided at the beginning of each fiscal year

* Based on the annualized dividend announced the previous quarter

No. of consecutive quarterly dividends paid since 2003:	56
No. of quarterly dividend increases since 2003:	42
No. of consecutive quarterly dividend increases:	20

Revised 2017 Guidance:	AFFO: \$3.42—\$3.44
	FAD: \$3.11—\$3.14

NOTE: See the Non-GAAP reconciliations provided at the end of this supplement and on our website at www.omegahealthcare.com under "Financial Information" then "Non-GAAP Financial Measures"

2017 AFFO and FAD Guidance and Reconciliation

The Company has revised its 2017 annual Adjusted FFO available to common stockholders to be between \$3.42 and \$3.44 per diluted share and its 2017 FAD guidance to be between \$3.11 and \$3.14 per diluted share. The following table presents a reconciliation of Omega’s guidance regarding Adjusted FFO and FAD to projected GAAP earnings.

**2017 Annual Adjusted FFO and FAD
Guidance Range ⁽¹⁾**

	Full Year
Net Income	\$1.82 - \$1.84
Depreciation	1.40
Gain on assets sold	(0.03)
Real estate impairment	0.09
FFO	\$3.28 - \$3.30
Adjustments:	
Contractual settlement	(0.05)
Provision for uncollectible accounts	0.02
Transaction costs	0.00
Interest – refinancing costs	0.11
One-time revenue	(0.01)
Stock-based compensation expense	0.07
Adjusted FFO	\$3.42 - \$3.44
Non-cash interest expense	0.06
Capitalized interest	(0.04)
Non-cash revenue	(0.34)
FAD	\$3.11 - \$3.14

- The Company's Adjusted FFO guidance for 2017 includes approximately \$219 million of actual new investments completed to date and approximately \$50 million of planned capital renovation projects; however, it excludes the impact of additional new investments. It also excludes the impact of gains and losses from the sale of assets, revenue from divestitures, certain revenue and expense items, interest refinancing expense, capital transactions, acquisition costs, provision for uncollectible accounts, and stock-based compensation expense. The Company may, from time to time, update its publicly announced Adjusted FFO guidance, but it is not obligated to do so.

The Company's guidance is based on a number of assumptions, which are subject to change and many of which are outside the Company's control. If actual results vary from these assumptions, the Company's expectations may change. Without limiting the generality of the foregoing, the timing and completion of acquisitions, divestitures, capital and financing transactions, and variations in stock-based compensation expense may cause actual results to vary materially from our current expectations. There can be no assurance that the Company will achieve its projected results.

Unaudited (in thousands, except per share amounts)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2017	2016	2017	2016
Revenue				
		\$		
Rental income	\$ 193,997	186,454	\$ 386,534	\$ 363,157
Income from direct financing leases	15,462	15,521	31,108	30,963
Mortgage interest income	16,297	21,371	32,253	37,977
Other investment income – net.....	7,278	4,982	14,192	8,413
Miscellaneous income.....	2,763	496	3,454	1,193
Total operating revenues	235,797	228,824	467,541	441,703
Expenses				
Depreciation and amortization.....	70,350	65,505	140,343	127,938
General and administrative	11,541	11,832	24,065	22,287
Acquisition costs.....	19	3,504	(22)	7,275
Impairment loss on real estate properties	10,135	6,893	17,773	41,451
Provision for uncollectible accounts	2,673	(1,154)	5,077	3,970
Total operating expenses	94,718	86,580	187,236	202,921
Income before other income and expense.....	141,079	142,244	280,305	238,782
Other income (expense)				
Interest income	254	4	258	12
Interest expense.....	(48,085)	(39,651)	(93,126)	(76,873)
Interest – amortization of deferred financing costs.....	(2,543)	(2,210)	(5,045)	(4,342)
Interest – refinancing costs.....	(21,965)	-	(21,965)	(298)
Contractual settlement	-	-	10,412	-
Realized gain (loss) on foreign exchange	79	-	140	(22)
Total other expense.....	(72,260)	(41,857)	(109,326)	(81,523)
Income before (loss) gain on assets sold	68,819	100,387	170,979	157,259
(Loss) gain on assets sold – net.....	(622)	13,221	6,798	14,792
Income from continuing operations.....	68,197	113,608	177,777	172,051
Income taxes	(591)	(454)	(1,691)	(701)
Income from unconsolidated joint venture.....	551	-	1,183	-
Net income	68,157	113,154	177,269	171,350
Net income attributable to noncontrolling interest	(2,900)	(5,102)	(7,572)	(7,743)
Net income available to common stockholders.....	\$ 65,257	\$ 108,052	\$ 169,697	\$ 163,607
Income per common share available to common stockholders:				
Basic:				
Net income available to common stockholders	\$ 0.33	\$ 0.57	\$ 0.86	\$ 0.87
Diluted:				
Net income	\$ 0.33	\$ 0.57	\$ 0.86	\$ 0.86
Dividends declared per common share.....	\$ 0.63	\$ 0.58	\$ 1.25	\$ 1.15
Weighted-average shares outstanding, basic.....	197,433	188,981	197,223	188,604
Weighted-average shares outstanding, diluted.....	206,672	199,157	206,423	198,754

Unaudited (in thousands)

	June 30, 2017	December 31, 2016
	(Unaudited)	
ASSETS		
Real estate properties		
Real estate investments	\$ 7,730,199	\$ 7,566,358
Less accumulated depreciation	(1,366,376)	(1,240,336)
Real estate investments – net.....	6,363,823	6,326,022
Investments in direct financing leases – net	582,307	601,938
Mortgage notes receivable – net	662,709	639,343
	7,608,839	7,567,303
Other investments – net	278,985	256,846
Investment in unconsolidated joint venture.....	38,968	48,776
Assets held for sale – net	18,889	52,868
Total investments	7,945,681	7,925,793
Cash and cash equivalents.....	21,031	93,687
Restricted cash	12,203	13,589
Accounts receivable – net.....	288,686	240,035
Goodwill.....	644,184	643,474
Other assets	34,869	32,682
Total assets	\$ 8,946,654	\$ 8,949,260
LIABILITIES AND EQUITY		
Revolving line of credit.....	\$ 155,000	\$ 190,000
Term loans – net.....	899,292	1,094,343
Secured borrowings – net.....	53,737	54,365
Unsecured borrowings – net.....	3,321,858	3,028,146
Accrued expenses and other liabilities	323,543	360,514
Deferred income taxes.....	17,714	9,906
Total liabilities	4,771,144	4,737,274
Equity:		
Common stock \$.10 par value authorized – 350,000 shares, issued and outstanding – 197,224 shares as of June 30, 2017 and 196,142 as of December 31, 2016	19,722	19,614
Common stock – additional paid-in capital.....	4,896,076	4,861,408
Cumulative net earnings	1,908,634	1,738,937
Cumulative dividends paid.....	(2,954,230)	(2,707,387)
Accumulated other comprehensive loss	(41,903)	(53,827)
Total stockholders' equity	3,828,299	3,858,745
Noncontrolling interest.....	347,211	353,241
Total equity.....	4,175,510	4,211,986
Total liabilities and equity	\$ 8,946,654	\$ 8,949,260

Unaudited (in thousands)

	Six Months Ended June 30,	
	2017	2016
Cash flows from operating activities		
Net income	\$ 177,269	\$ 171,350
Adjustment to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	140,343	127,938
Impairment loss on real estate properties	17,773	41,451
Provision for uncollectible accounts	5,077	3,970
Refinancing costs and amortization of deferred financing costs	15,240	4,640
Accretion of direct financing leases	(6,164)	(5,915)
Stock-based compensation expense	7,478	6,443
Gain on assets sold – net	(6,798)	(14,792)
Amortization of acquired in-place leases - net	(6,202)	(7,910)
Effective yield receivable on mortgage notes	(1,191)	(619)
Change in operating assets and liabilities – net:		
Contractual receivables	(33,293)	856
Straight-line rent receivables	(23,174)	(17,756)
Lease inducements	895	1,294
Other operating assets and liabilities	(23,857)	(24,055)
Net cash provided by operating activities	<u>263,396</u>	<u>286,895</u>
Cash flows from investing activities		
Acquisition of real estate	(130,977)	(622,848)
Cash acquired	2,341	—
Investments in construction in progress	(46,108)	(26,960)
Investments in direct financing leases	(4,767)	(30)
Proceeds from direct financing leases	27,253	—
Placement of mortgage loans	(24,978)	(12,528)
Distributions from unconsolidated joint venture	9,741	—
Proceeds from sale of real estate investments	64,061	43,772
Capital improvements to real estate investments	(16,861)	(21,812)
Proceeds from other investments	35,997	25,923
Investments in other investments	(52,228)	(136,536)
Collection of mortgage principal	673	42,051
Net cash used in investing activities	<u>(135,853)</u>	<u>(708,968)</u>
Cash flows from financing activities		
Proceeds from credit facility borrowings	817,000	879,000
Payments on credit facility borrowings	(852,000)	(639,000)
Receipts of other long-term borrowings	1,346,749	350,000
Payments of other long-term borrowings	(1,252,139)	(620)
Payments of financing related costs	(28,483)	(3,581)
Receipts from dividend reinvestment plan	19,721	93,333
Payments for exercised options and restricted stock	(2,120)	(2,380)
Net proceeds from issuance of common stock	6,634	487
Dividends paid	(246,722)	(217,068)
Redemption of OP Units	(48)	(10)
Distributions to OP Unit Holders	(11,143)	(10,351)
Net cash (used in) provided by financing activities	<u>(202,551)</u>	<u>449,810</u>
Effect of foreign currency translation on cash and cash equivalents	2,352	(202)
(Decrease) increase in cash and cash equivalents	(72,656)	27,535
Cash and cash equivalents at beginning of period	93,687	5,424
Cash and cash equivalents at end of period	<u>\$ 21,031</u>	<u>\$ 32,959</u>

Net Income, FFO, Adjusted FFO and FAD
(unaudited)

(in thousands, except per share data)

	Three Months Ended June 30,	
	2017	2016
Net income	\$ 68,157	\$ 113,154
Add back loss (deduct gain) from real estate dispositions.....	622	(13,221)
Sub-total.....	68,779	99,933
Elimination of non-cash items included in net income:		
Depreciation and amortization.....	70,350	65,505
Depreciation - unconsolidated joint venture.....	1,658	-
Add back non-cash provision for impairments on real estate properties.....	10,135	6,893
Funds from operations	\$ 150,922	\$ 172,331
Weighted-average common shares outstanding, basic.....	197,433	188,981
Dilutive effect of RSU/PRSU and stock options.....	467	1,254
OP Units.....	8,772	8,922
Weighted-average common shares outstanding, diluted.....	206,672	199,157
FFO per share available	\$ 0.7302	\$ 0.8653
Adjusted funds from operations		
Funds from operations available to common stockholders.....	\$ 150,922	\$ 172,331
Deduct one-time revenue.....	(1,881)	-
Deduct prepayment fee income from early termination of mortgages.....	-	(5,390)
Add back (deduct) acquisition costs.....	19	3,504
Add back non-cash provision for uncollectible mortgages, notes and accounts receivables.....	2,673	(1,154)
Add back one-time interest refinancing expense.....	23,539	-
Add back non-cash stock-based compensation expense.....	3,734	3,665
Adjusted funds from operations	\$ 179,006	\$ 172,956
Adjusted FFO per share, diluted	\$ 0.8661	\$ 0.8684
Adjustments:		
Non-cash interest expense.....	2,851	2,179
Capitalized interest.....	(1,906)	(1,405)
Non-cash revenues.....	(17,956)	(19,766)
Funds available for distribution (FAD)	\$ 161,995	\$ 153,964

Funds From Operations (“FFO”), Adjusted FFO and FAD are non-GAAP financial measures. For purposes of the Securities and Exchange Commission’s 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 exclude amounts, or is subject to adjustments that have the effect of excluding amounts, that are included in the most directly comparable financial 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 include amounts, or is subject to adjustments that have the effect of including amounts, that are excluded from the most directly comparable financial measure so calculated and presented. As used in this press release, 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 (computed in accordance with GAAP), adjusted for the effects of asset dispositions and certain non-cash items, primarily depreciation and amortization and impairments on real estate assets, and after adjustments for unconsolidated partnerships and joint ventures. Adjustments for unconsolidated partnerships and joint ventures will be calculated to reflect funds from operations on the same basis. The Company believes that FFO, Adjusted FFO and FAD are important supplemental measures 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 described 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.

Adjusted FFO is calculated as FFO excluding the impact of non-cash stock-based compensation and certain revenue and expense items identified above. FAD is calculated as Adjusted FFO less non-cash interest expense and non-cash revenue, such as straight-line rent. The Company believes these measures provide an enhanced measure of the operating performance of the Company’s core portfolio as a REIT. The Company’s computation of Adjusted FFO and FAD are not comparable to the NAREIT definition of FFO or to similar measures reported by other REITs, but the Company believes that they are appropriate measures for this Company.

The Company uses these non-GAAP measures among the criteria to measure the operating performance of its business. The Company also uses Adjusted FFO among the performance metrics for performance-based compensation of officers. 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 and between other REITs. The Company offers these measures to assist the users of its financial statements in analyzing its operating performance and not as measures of liquidity or cash flow. These non-GAAP measures are not measures of financial performance under GAAP and should not be considered as measures of liquidity, alternatives to net income or indicators of any other performance measure determined in accordance with GAAP. Investors and potential investors in the Company’s securities should not rely on these non-GAAP measures as substitutes for any GAAP measure, including net income.

For information regarding Adjusted Total Debt and Adjusted Book Capitalization, see the “Capitalization: Book and Market Capitalization with Ratios” section of this supplement.

EBITDA Reconciliation and Debt Coverage Ratio Calculation

Our ratios of Funded Debt to annualized EBITDA, Funded Debt to adjusted annualized EBITDA and Funded Debt to adjusted pro forma annualized EBITDA as of June 30, 2017 were 5.24x, 4.89x and 4.77x, respectively. EBITDA is defined as earnings before interest, taxes, depreciation and amortization. Adjusted EBITDA eliminates items such as acquisition costs and stock-based compensation expense and adds back certain non-cash expenses, if any, to EBITDA. Adjusted pro forma EBITDA adds to adjusted EBITDA the incremental EBITDA from (i) new investments made during the 2nd quarter assuming an April 1 purchase date and (ii) inception to date funding of construction in progress multiplied by the estimated contractual quarterly yield assuming an April 1 in-service 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 and adjusted EBITDA to net income.

Unaudited (In thousands)	Three Months Ended June 30, 2017
Net income	\$ 68,157
Depreciation and amortization.....	70,350
Depreciation - unconsolidated joint venture	1,658
Interest - net.....	72,339
Income taxes.....	591
EBITDA	<u>\$ 213,095</u>
Deduct one-time revenue	(1,881)
Deduct foreign currency gain.....	(79)
Add back loss on assets sold - net	622
Add back acquisition costs.....	19
Add back non-cash provision for uncollectible accounts.....	2,673
Add back non-cash provision for impairments on real estate properties.....	10,135
Add back stock-based compensation expense.....	3,734
Adjusted EBITDA	<u>\$ 228,318</u>
Add incremental proforma EBITDA from new investments in 2nd Quarter	1,824 ⁽¹⁾
Add incremental proforma EBITDA from construction in progress through 2nd Quarter.....	3,725 ⁽¹⁾
Adjusted proforma EBITDA	<u><u>\$ 233,867</u></u>
 DEBT	
Revolving line of credit.....	\$ 155,000
Term loans.....	905,250
Secured borrowings	54,315
Unsecured borrowings.....	3,371,500
FMV adjustment of assumption of debt	431
Premium/(discount) on unsecured borrowings (net).....	(22,776)
Deferred financing costs (net).....	(33,833)
Total debt.....	<u>\$ 4,429,887</u>
Deduct balance sheet cash and cash equivalents.....	(21,031)
Net total debt.....	<u>\$ 4,408,856</u>
Deduct FMV adjustment for assumption of debt	(431)
Add back discount (deduct premium) on unsecured borrowings (net).....	22,776
Add back deferred financing costs (net).....	33,833
Adjusted total debt (aka Funded Debt)	<u><u>\$ 4,465,034</u></u>
 Funded Debt / annualized EBITDA	<u><u>5.24 x</u></u>
 Funded Debt / adjusted annualized EBITDA	<u><u>4.89 x</u></u>
 Funded Debt / adjusted pro forma annualized EBITDA	<u><u>4.77 x</u></u>

1) Used for leverage calculation only

EBITDA Reconciliation and Fixed Charge and Interest Coverage Ratio Calculation

Our EBITDA to total interest expense ratio, adjusted EBITDA to total interest expense ratio and adjusted EBITDA to fixed charges as of June 30, 2017 were 2.9x, 3.1x and 4.3x, respectively. Fixed charge coverage is the ratio determined by dividing EBITDA by our fixed charges. EBITDA is defined as earnings before interest, taxes, depreciation and amortization. Adjusted EBITDA eliminates items such as acquisition costs and stock-based compensation expense and adds back certain non-cash expenses, if any, to EBITDA.

Fixed charges consist of interest expense, amortization of other non-cash interest charges, amortization of deferred financing costs and refinancing costs. EBITDA, adjusted EBITDA and interest expense ratio are non-GAAP measures. Below is the reconciliation of EBITDA to net income.

Unaudited (In thousands)	Three Months Ended June 30, 2017
Net income.....	\$ 68,157
Depreciation and amortization.....	70,350
Depreciation - unconsolidated joint venture	1,658
Interest -net.....	72,339
Income taxes.....	591
EBITDA.....	<u>\$ 213,095</u>
Deduct one-time revenue.....	(1,881)
Deduct foreign currency gain.....	(79)
Add back loss on assets sold - net.....	622
Add back acquisition costs.....	19
Add back non-cash provision for uncollectible accounts.....	2,673
Add back non-cash provision for impairments on real estate properties.....	10,135
Add back stock-based compensation expense.....	3,734
Adjusted EBITDA.....	<u>\$ 228,318</u>
 FIXED CHARGES	
Interest expense.....	\$ 48,085
Amortization of non-cash deferred financing charges.....	2,543
Refinancing costs.....	23,539
Total interest expense.....	<u>\$ 74,167</u>
Add back: capitalized interest.....	1,906
Less: refinancing charges.....	(23,539)
Total fixed charges.....	<u>\$ 52,534</u>
 EBITDA / total interest expense ratio.....	 <u>2.9 x</u>
Adjusted EBITDA / total interest expense ratio.....	<u>3.1 x</u>
Adjusted EBITDA / fixed charge coverage ratio.....	<u>4.3 x</u>

PORTFOLIO METRICS

EBITDARM Coverage: Represents EBITDARM of our operators, defined as earnings before interest, taxes, depreciation, amortization, Rent expense and management fees for the applicable period, divided by the total Rent paid to the Company by its operators during such period.

EBITDAR Coverage: Represents EBITDAR of our operators, defined as earnings before interest, taxes, depreciation, amortization, and Rent expense for the applicable period, divided by the total Rent paid to the Company by its operators during such period. Assumes a management fee of 4%.

Portfolio Occupancy: Represents the average daily number of beds at the Company's properties that are occupied during the applicable period divided by the total number of total operating beds at the Company's properties that are available for use during the applicable period.

Property Type: ALF = assisted living facility; SNF = skilled nursing facility

Portfolio metrics and other statistics are not derived from Omega's financial statements but are operating statistics that the Company derives from reports that it receives from its operators pursuant to Omega's triple-net leases and mortgages. As a result, the Company's portfolio metrics typically lag its own financial statements by approximately one quarter. Portfolio metrics exclude assets held for sale, closed properties, properties under construction and, with certain exceptions for shorter periods, properties within 24 months of completion of construction.

Rent: Refers to the total monthly rent and mortgage interest due under all of the Company's lease and mortgage agreements as of the date specified, calculated based on the first full month following the specified date. Omega calculates "annualized rent" for properties during a period by utilizing the amount of rent under contract as of the last day of the period and assumes that amount of rent was received in respect of such property throughout the entire period.

NON-GAAP FINANCIAL MEASURES

FFO: Funds from Operations (FFO), is defined as net income (computed in accordance with GAAP), adjusted for the effects of asset dispositions and certain non-cash items, primarily depreciation and amortization and impairments on real estate assets, and after adjustments for unconsolidated partnerships and joint ventures.

AFFO: Adjusted FFO (AFFO) is calculated as FFO excluding the impact of non-cash stock-based compensation and certain revenue and expense items identified above.

FAD: Funds Available for Distribution (FAD) is calculated as AFFO less non-cash interest expense and non-cash revenue, such as straight-line rent.

A further discussion of the Non-GAAP Financial Measures defined above is provided on page 18 of this supplement.