

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.

As of March 31, 2018, Omega has a portfolio of investments that includes over 950 properties located in 41 states and the UK (55 facilities) and operated by 70 different operators (includes the Manhattan 2nd Avenue project).

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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Bob Stephenson, Chief Financial Officer

Mike Ritz, Chief Accounting Officer

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Stock Symbol: OHI Shares & Units Outstanding March 31, 2018: 207,363,698
Exchange: NYSE CUSIP Number: 681936100

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This document 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, facility transitions, 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 Omega 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 sell assets held for sale or complete potential asset sales on a timely basis and on terms that allow Omega to realize the carrying value of these assets; (x) Omega's ability to re-lease, otherwise transition or sell underperforming 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 assisted living facility ("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; (xiii) changes in interest rates; (xiv) changes in tax laws and regulations affecting REITs and (xv) 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 announcement.

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 March 31, 2018, unless specifically stated otherwise. We assume no duty to update or supplement the information provided.

INVESTMENT SUMMARY

(\$ in thousands)

As of March 31, 2018

Balance Sheet Data	Total No. of Properties		% of Investment	Total No. of Operating Properties ⁽¹⁾		No. of Operating Beds ⁽¹⁾	
	Properties	Investment		Properties ⁽¹⁾	Beds ⁽¹⁾		
Real Estate Investments	850	\$ 7,611,038	88%	873	86,622		
Direct Financing Leases	41	364,932	4%	41	4,264		
Notes Receivable	49	653,319	8%	49	5,314		
	940	\$ 8,629,289	100%	963	96,200		
Assets Held for Sale	33	143,419					
Total Investments	973	\$ 8,772,708					

Investment Data	Total No. of Properties		% of Investment	Total No. of Operating Properties ⁽¹⁾		No. of Operating Beds ⁽¹⁾		Investment Per Bed
	Properties	Investment		Properties ⁽¹⁾	Beds ⁽¹⁾			
Skilled Nursing/Transitional Care	809	\$ 7,135,981	83%	836	88,363		\$81	
Senior Housing ⁽²⁾	131	1,493,308	17%	127	7,837		\$191	
	940	\$ 8,629,289	100%	963	96,200		\$90	
Assets Held for Sale	33	143,419						
Total Investments	973	\$ 8,772,708						

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

2) Includes ALFs, memory care and independent living facilities

REVENUE SUMMARY

Revenue by Investment Type

Three Months Ended

March 31, 2018

Rental Property	\$ 193,949	88%
Direct Financing Leases	613	0%
Mortgage Notes	16,579	8%
Other Investment Income & Misc Income - net	9,058	4%
	\$ 220,199	100%

Revenue by Facility Type

Three Months Ended

March 31, 2018

Skilled Nursing / Transitional Care	\$ 182,253	83%
Senior Housing	28,888	13%
Other	9,058	4%
	\$ 220,199	100%

OPERATOR PAYOR MIX AND COVERAGE SUMMARY ⁽¹⁾

Three Months Ended...	% Revenue Mix			Twelve Months Ended...	Occ. % ⁽²⁾	Coverage Data	
	Medicaid	Medicare / Insurance	Private / Other			EBITDARM	EBITDAR
December 31, 2017	52.9%	34.6%	12.5%	December 31, 2017	82.3%	1.71x	1.34x
September 30, 2017	52.9%	34.7%	12.4%	September 30, 2017	82.2%	1.72x	1.35x
June 30, 2017	51.9%	35.9%	12.2%	June 30, 2017	82.4%	1.71x	1.34x
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

1) Excludes all facilities considered Non-Core

2) Based on available (operating) beds

RENT/INTEREST CONCENTRATION BY OPERATOR

Operator	No. of Properties ⁽¹⁾	Total Annualized ⁽¹⁾⁽²⁾ Contractual		% of Total Ann. Contractual Rent/Interest
		Rent/Interest	Rent/Interest	
1 Ciena	70	\$	86,895	10.9%
2 Communicare	48		61,736	7.7%
3 Genesis	50		57,236	7.2%
4 Signature	60		56,706	7.1%
5 Saber	45		42,229	5.3%
6 HHC	44		35,234	4.4%
7 Guardian	32		30,664	3.8%
8 Maplewood	14		30,057	3.8%
9 Diversicare	35		28,822	3.6%
10 Daybreak	54		27,864	3.5%
Remaining Operators ⁽³⁾	453		341,252	42.7%
	905	\$	798,695	100.0%

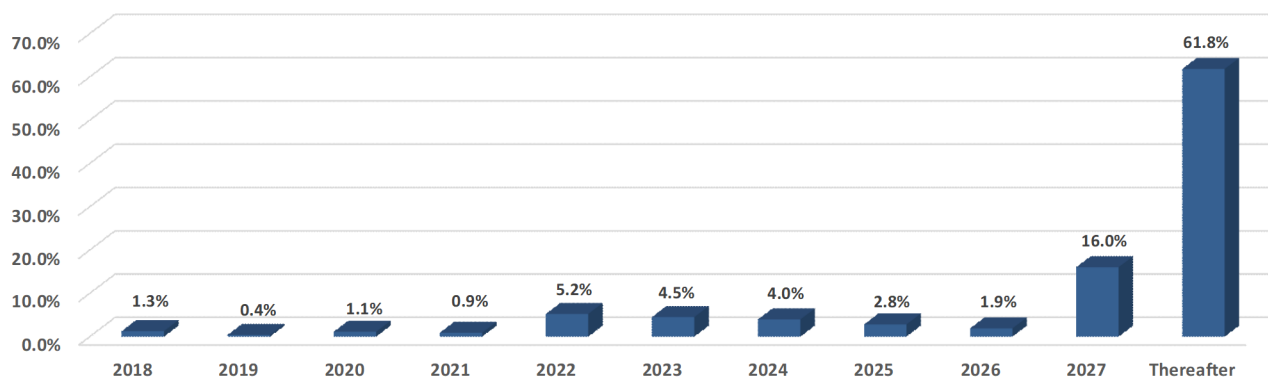
- (1) Excludes facilities which are non-operating, closed and/or not currently providing patient services
- (2) 1Q 2018 contractual rent/interest annualized; includes mezzanine and term loan interest
- (3) Excludes 42 Orianna and 16 Preferred Care facilities due to their bankruptcy status; all facilities of these 2 operators are expected to be transitioned or sold

LEASE AND MORTGAGE EXPIRATIONS ⁽¹⁾

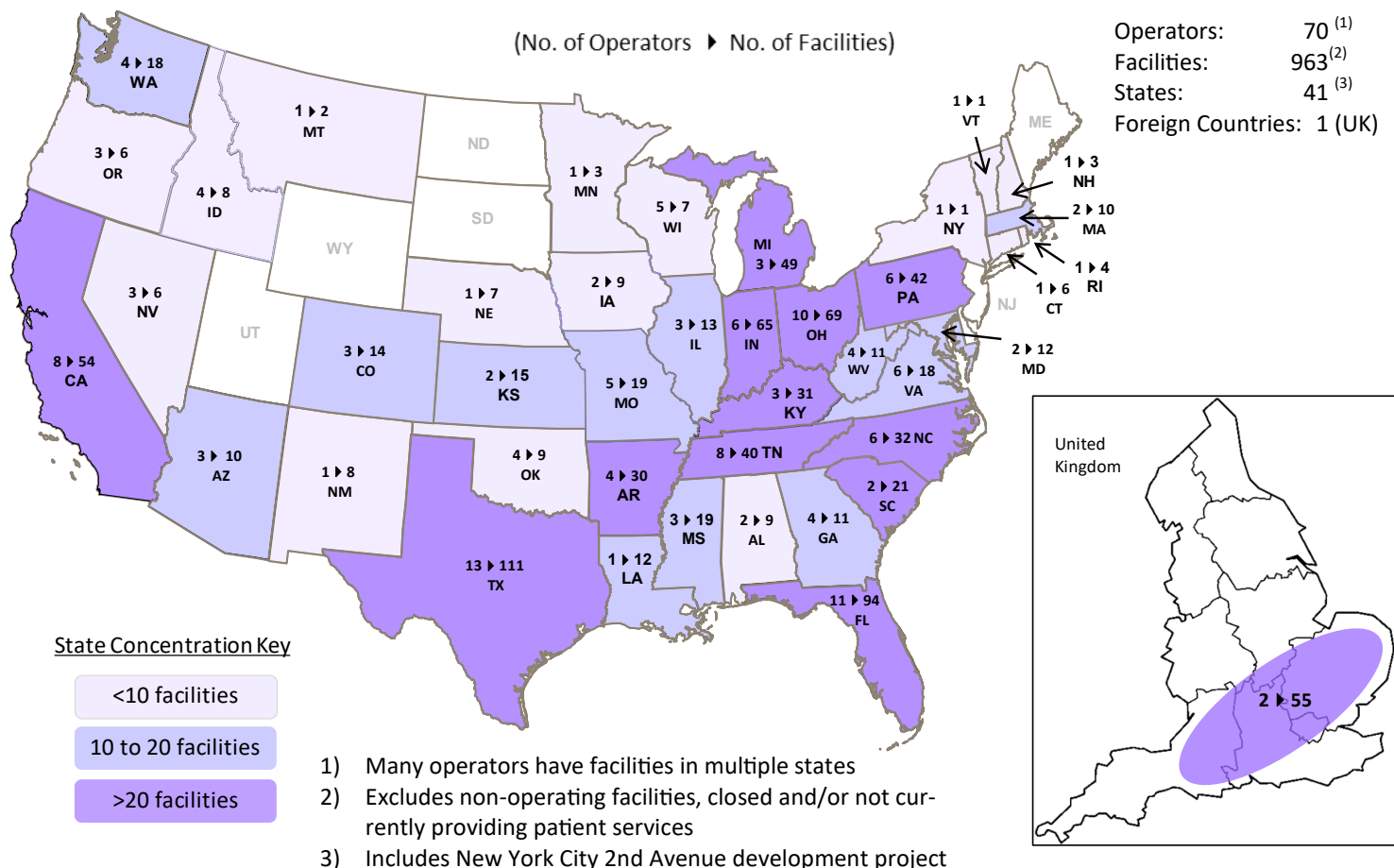
(\$ in thousands)

Year	1Q 2018 Contractual Rent/Interest		Investment Amounts					Operating Facilities		Operating Beds	
	Annualized	%	Lease	Capital Lease	Mortgage	Total	%	No.	%	No.	%
1 2018	\$ 10,030	1.3%	\$ 51,617	\$ -	\$ 22,016	\$ 73,633	0.9%	15	1.7%	1,405	1.6%
2 2019	3,259	0.4%	12,183	-	-	12,183	0.2%	5	0.6%	308	0.3%
3 2020	9,034	1.1%	56,234	296	1,472	58,002	0.7%	10	1.1%	1,050	1.2%
4 2021	7,145	0.9%	93,718	-	-	93,718	1.2%	19	2.1%	576	0.6%
5 2022	41,867	5.2%	349,096	-	-	349,096	4.3%	52	5.8%	5,254	5.8%
6 2023	36,092	4.5%	269,081	-	-	269,081	3.3%	47	5.2%	4,377	4.9%
7 2024	31,685	4.0%	330,073	-	-	330,073	4.1%	24	2.7%	2,883	3.2%
8 2025	22,442	2.8%	159,334	-	-	159,334	2.0%	20	2.2%	2,605	2.9%
9 2026	15,236	1.9%	196,769	-	-	196,769	2.4%	17	1.9%	2,060	2.3%
10 2027	128,058	16.0%	1,303,020	-	112,500	1,415,520	17.4%	184	20.3%	15,732	17.5%
Thereafter	493,847	61.8%	4,622,078	26,931	517,331	5,166,340	63.6%	512	56.6%	53,845	59.8%
TOTAL	\$ 798,695	100.0%	\$ 7,443,202	\$ 27,227	\$ 653,319	\$ 8,123,749	100.0%	905	100.0%	90,095	100.0%

Note: All percentages rounded to one decimal



- 1) Excludes 42 Orianna facilities with contractual revenue of approximately \$47.3 million and 16 Preferred Care facilities with contractual revenue of approximately \$11.0 million from amounts shown above due to their bankruptcy status; all facilities of these operators are expected to be transitioned or sold



GEOGRAPHIC CONCENTRATION BY INVESTMENT

(\$ in thousands)

As of March 31, 2018

	No. of Properties ⁽¹⁾	Investment ⁽¹⁾	% Investment	% Occupancy ⁽¹⁾⁽³⁾⁽⁴⁾
Florida	95	\$ 815,486	9.4%	88.2%
Texas	113	809,597	9.4%	70.3%
Ohio	68	669,955	7.8%	83.7%
Michigan	49	632,752	7.3%	84.9%
Indiana	65	583,112	6.8%	80.7%
California	54	497,853	5.8%	92.9%
Pennsylvania	43	463,630	5.4%	88.1%
Tennessee	40	331,218	3.8%	72.2%
Virginia	18	283,370	3.3%	80.5%
North Carolina	33	273,028	3.2%	82.1%
Remaining 31 states ⁽²⁾	307	2,836,780	32.8%	80.5%
	885	\$ 8,196,781	95.0%	
United Kingdom	55	432,508	5.0%	92.5%
Total	940	\$ 8,629,289	100.0%	82.3%

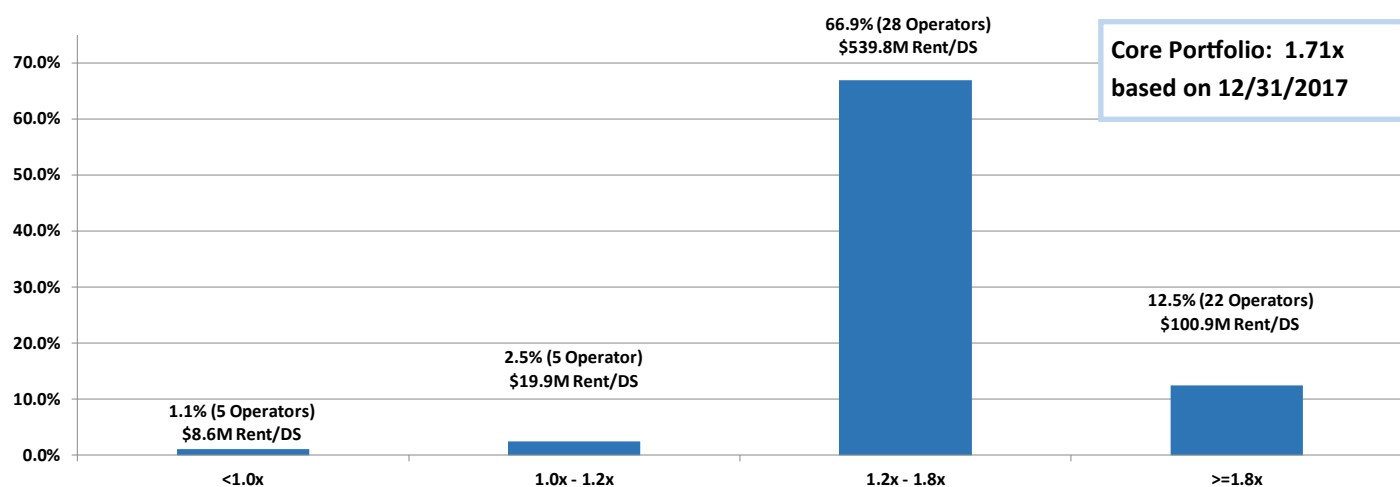
1) Excludes 33 properties classified as assets held for sale (AHS) with total investment of \$143.4 million

2) # of states and Total Investment Includes New York City 2nd Avenue development project

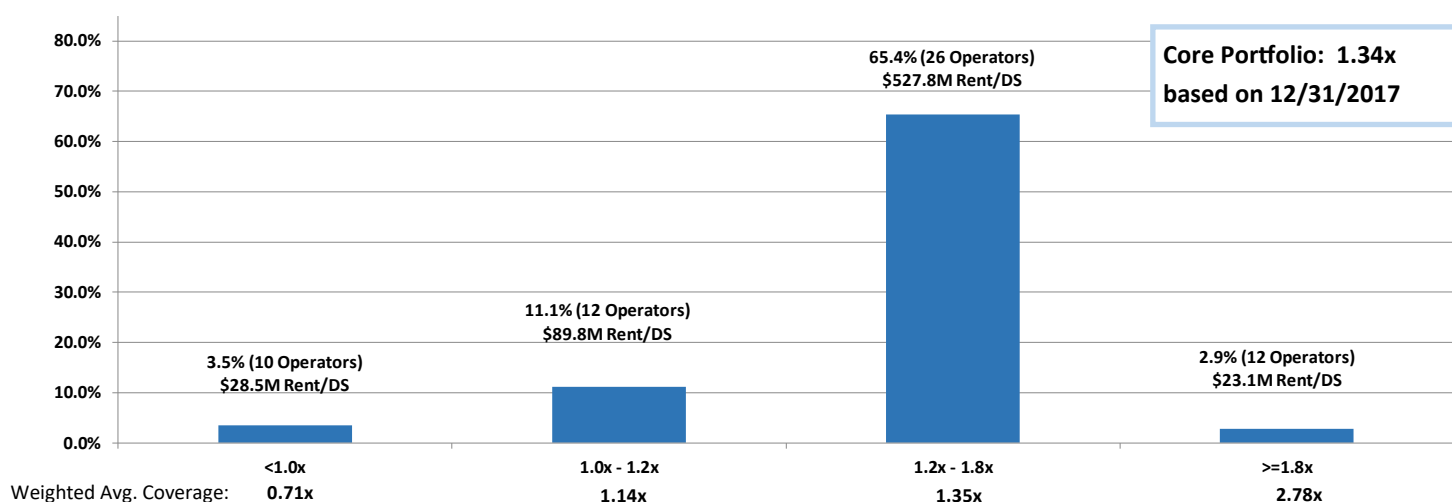
3) As of December 31, 2017, TTM

4) Excludes all facilities considered Non-Core

OPERATOR EBITDARM COVERAGE DISTRIBUTION AS A PERCENTAGE OF RENT/DEBT SERVICE—BASED ON 12/31/2017 TTM



OPERATOR EBITDAR COVERAGE DISTRIBUTION AS A PERCENTAGE OF RENT/DEBT SERVICE—BASED ON 12/31/2017 TTM



NOTE: Core portfolio represents 83% 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
SNF/ALF	0.66	0.30	0.2%	✓		✓	✓
ALF	0.72	0.60	0.7%	✓	✓	✓	✓
SNF	1.08	0.78	0.9%	✓	✓	✓	✓
SNF	1.03	0.81	0.4%	✓	✓	✓	✓
SNF	1.18	0.92	0.9%	✓	✓	✓	✓
Add'l 5 SNFs with EBITDAR Cov. <1.0 ⁽²⁾			0.4%	4/5	0/5	5/5	5/5
			3.5%				

(1) Rent is current if < 30 days outstanding; measured on 5/7/18

(2) Combined EBITDARM Coverage is .74x and combined EBITDAR Coverage is 0.33x

Portfolio: Investment Activity—Last Five Years



(\$ in Thousands)				Investment Amount	Facility Types						Totals			
					SNF	Beds	ALF	Beds	Rehab	Beds	ILU	Units	Facilities	Beds/Units
2013 Total Investments				\$ 620,858	59	5,769	2	152	-	-	-	-	61	5,921
2014 Total Investments				\$ 565,510	25	2,684	7	541	-	-	-	-	32	3,225
2015 Total Investments				\$ 506,944	12	1,367	27	1,212	-	-	-	-	39	2,579
2016 Total Investments				\$ 1,328,269	67	8,056	20	1,726	0	0	0	0	87	9,782
2017														
Acquisition	1/31/2017	\$ 7,574	VA	-	-	1	60	-	-	-	-	1	60	
Acquisition	5/8/2017	114,759	UK	-	-	18	992	-	-	-	-	18	992	
Acquisition	6/22/2017	8,644	NC	1	100	-	-	-	-	-	-	1	100	
Mortgage	6/30/2017	11,000	MI	3	271	-	-	-	-	-	-	3	271	
Acquisition	8/11/2017	2,294	TX	-	-	1	48	-	-	-	-	1	48	
Acquisition	8/31/2017	191,000	IN	15	2,074	-	-	-	-	-	-	15	2,074	
Acquisition	11/1/2017	39,974	TX	6	573	-	-	-	-	-	-	6	573	
Total Acquisitions & Mortgages				\$ 375,246	25	3,018	20	1,100	-	-	-	-	45	4,118
Construction-in-Progress				78,432										
CAPEX Funding and Other				59,424										
Direct Financing Leases & Other				16,625										
2017 Total Investments				\$ 529,727										
2018														
Acquisition	2/15/2018	\$ 3,604	UK	-	-	1	30	-	-	-	-	1	30	
Acquisition	2/28/2018	13,160	VA	1	130	-	-	-	-	-	-	1	130	
Acquisition	3/1/2018	5,530	UK	-	-	1	40	-	-	-	-	1	40	
Acquisition	3/1/2018	7,377	PA	1	66	-	-	-	-	-	-	1	66	
Total Acquisitions & Mortgages				\$ 29,672	2	196	2	70	-	-	-	-	4	266
Construction-in-Progress				19,485										
CAPEX Funding and Other				18,462										
Direct Financing Leases & Other				15										
2018 Total Investments				\$ 67,634										

NEW BUILDS, MAJOR RENOVATIONS AND CAPEX INVESTMENTS AS OF MARCH 31, 2018

Fac. #	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⁾
1503	2014	Middleburg, FL	1	SNF	9.00%	120	17,750,000	8,563,941	9,186,059	Oct-18	192,689
1436	2015	2nd Avenue, NY	1	ALF / MC	7.00%	214	249,628,480	160,705,550	88,922,930	Apr-20	2,812,347
1502	2015	Polk County, FL	1	SNF	9.00%	120	18,000,000	14,637,319	3,362,681	Jul-18	329,340
1542	2016	Pensacola, FL	1	SNF	8.75%	90	19,500,000	1,651,718	17,848,282	Jan-20	36,131
1506	2016	Viera, FL	1	SNF	8.75%	131	26,500,000	8,612,432	17,887,568	Feb-19	188,406
1563	2017	Southport, CT	1	ALF	9.00%	98	41,749,139	7,410,284	34,338,855	Jul-19	166,731
1592	2017	Lake City, FL	1	SNF	8.75%	113	23,600,000	2,220,693	21,379,307	Jul-19	48,578
1483	2017	Mocksville, NC	1	SNF	9.25%	108	12,200,000	1,970,533	10,229,467	Jan-19	45,569
1593	2018	Hillsboro, TX	1	SNF	9.25%	105	8,706,192	757,634	7,948,558	Jun-19	17,520
Leased Facilities			9			1,099	\$ 417,633,811	\$ 206,530,104	\$ 211,103,707		\$ 3,837,311
1444	2015	Watkins, VA	1	ALF	8.75%	48	11,700,000	10,078,453	1,621,547	Aug-18	
1568	2017	St. Clair Shores, MI	1	SNF	9.50%	101	17,000,000	9,623,881	7,376,119	Dec-18	
1569	2017	Westland, MI	1	SNF	9.50%	120	10,000,000	2,035,258	7,964,742	Apr-19	
Mortgages⁽³⁾			3			269	\$ 38,700,000	\$ 21,737,592	\$ 16,962,408		
Additional CapEx (excluding New Builds)⁽³⁾			54				215,494,991	170,112,034	45,382,957		
Total:			66			1,368	\$ 671,828,802	\$ 398,379,730	\$ 273,449,072		

1) Includes land and finance costs

2) Inception to date funding multiplied by initial cash yield

3) Current quarter revenue already reflects fundings to date

Capitalization: Capital Structure and Rates



CAPITAL STRUCTURE

Financial Instrument	Secured (Y/N)	Debt Capacity in USD 3/31/2018	Month Ending		Latest Maturity	Yrs to Maturity	Borrowed as of 3/31/2018	% of Total	1Q 2018 Debt/Ann. PF EBITDA
			Rate	Type					
Credit Facility:									
Revolver - USD	N	900,000,000	2.981%	V ⁽¹⁾	5/25/22 ⁽²⁾	4.1 Yrs	355,000,000	7.6%	
Revolver - USD & Alternate Currency	N	350,000,000	2.981%	V ⁽¹⁾	5/25/22 ⁽²⁾	4.1 Yrs	-	0.0%	
\$425MM U.S Term Loan	N	425,000,000	3.327%	V	5/25/22	4.1 Yrs	425,000,000	9.1%	
\$100MM OHI LP Term Loan	N	100,000,000	3.327%	V	5/25/22	4.1 Yrs	100,000,000	2.1%	
£100MM Sterling Term Loan ⁽³⁾	N	140,180,000	1.960%	V	5/25/22	4.1 Yrs	140,180,000	3.0%	
\$250MM Term	N	250,000,000	3.800%	F	12/16/22	4.6 Yrs	250,000,000	5.3%	
\$20M Sub-Notes	N	20,000,000	9.000%	F	12/21/21	3.6 Yrs	20,000,000	0.4%	
\$700M 4.375% Notes	N	700,000,000	4.375%	F	8/1/23	5.2 Yrs	700,000,000	14.9%	
\$400M 4.95% Notes	N	400,000,000	4.950%	F	4/1/24	5.9 Yrs	400,000,000	8.5%	
\$400M 4.500% Notes	N	400,000,000	4.500%	F	1/15/25	6.7 Yrs	400,000,000	8.5%	
\$600M 5.25% Notes	N	600,000,000	5.250%	F	1/15/26	7.7 Yrs	600,000,000	12.8%	
\$700M 4.500% Notes	N	700,000,000	4.500%	F	4/1/27	8.9 Yrs	700,000,000	14.9%	
\$550M 4.75% Notes	N	550,000,000	4.750%	F	1/15/28	9.7 Yrs	550,000,000	11.7%	
HUD (12 Loan Summary)	Y	53,338,150	3.063%	F	7/1/44	26.2 Yrs	53,338,150	1.1%	
Total Debt		\$ 5,588,518,150					\$ 4,693,518,150	100.0%	5.23 x
Weighted Averages			4.08%			6.7 Yrs	4.29%		
							Common Stock: 198,594,841 shares at \$27.04 per share:	5,370,004,501	
							Operating Units: 8,768,857 units at \$27.04 per unit:	237,109,893	
Total Market Capitalization								\$ 10,300,632,544	

Note: At March 31, 2018, Omega held approx. \$66MM of net cash and short-term investments (excludes UK balances)

1) Excludes 0.25% annual Facility Fee on the full commitment

3) Equivalent USD amount shown using exchange rate as of last day of the month

2) Includes options for two, six-month extensions from 5/25/2021

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⁾		
2018	-	-	-	-	-	-
2019	-	-	-	-	-	-
2020	-	-	-	-	-	-
2021	-	1,250,000	-	20,000	-	1,270,000
2022	-	915,180	-	-	-	915,180
2023	-	-	700,000	-	-	700,000
Thereafter	53,338	-	2,650,000	-	-	2,703,338
	\$ 53,338	\$ 2,165,180	\$ 3,350,000	\$ 20,000	\$ -	\$ 5,588,518

1) Mortgages guaranteed by HUD (excludes net deferred financing costs of \$0.6 million)

2) Reflected at 100% borrowing capacity; does not reflect extension options

3) \$1.25 billion line of credit excludes a \$700 million accordion feature and \$5.2 million net deferred financing costs. The \$915 million is comprised of a: \$425 million U.S. Dollar term loan, £100 million term loan (equivalent to \$140 million in US dollars), \$100 million term loan to Omega's operating partnership and \$250 million term loan (excludes \$5.2 million net deferred financing costs related to the term loans) assuming the exercise of existing extension rights

4) Excludes net discounts, deferred financing costs and a \$1.5 million promissory note

5) Excludes \$0.3 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 AND UNSECURED NOTE COVENANTS ⁽¹⁾

CREDIT FACILITY

Quarter Ending	Consolidated					
	Leverage Ratio	Secured Leverage Ratio	Unsecured Leverage Ratio	Fixed Charge Cov. Ratio	Unsecured Interest Cov. Ratio	Current Tangible Net Worth
<i>Requirement</i>	<= 60%	<=30%	<= 60%	>=1.50 to 1	>=2.00 to 1	>\$3,403MM
June 30, 2017	52%	1%	54%	4.9	3.8	Pass
September 30, 2017	54%	1%	55%	4.8	3.8	Pass
December 31, 2017	51%	1%	53%	4.6	3.9	Pass
March 31, 2018	52%	1%	53%	4.5	3.9	Pass
Status	Pass	Pass	Pass	Pass	Pass	Pass

UNSECURED NOTES

Quarter Ending	Debt / Adj. Total Assets	Unencumbered Assets / Unsecured Debt	Secured Debt / Adj. Total Assets
<i>Requirement</i>	<= 60%	>= 150%	<= 40%
June 30, 2017	48%	200%	0%
September 30, 2017	50%	191%	0%
December 31, 2017	50%	190%	0%
March 31, 2018	51%	188%	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

	2018	2017YE	2016YE	2015YE	2014YE	2013YE	2012YE
	Q1						
Funded Debt / Adj. Pro Forma EBITDA ⁽¹⁾	5.2	4.9	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⁾	4.0	4.5	5.1	4.7	4.1	4.0	3.5
Balance Sheet Cash (\$ 000)	71,231	85,937	93,687	5,424	4,489	2,616	1,711

- 1) 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
- 2) 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

ESP/ATM Program							2018
	2012	2013	2014	2015	2016	2017	Q1
Number of Shares (000s)	3,398	6,504	1,848	-	656	718	-
Average Price per Share	\$ 23.47	\$ 30.48	\$ 34.33	\$ -	\$ 31.10	\$ 32.14	\$ -
Gross Proceeds (000s)	\$ 79,749	\$ 198,220	\$ 63,452	\$ -	\$ 20,392	\$ 23,074	\$ -
DRSPP and Waiver Program							2018
	2012	2013	2014	2015	2016	2017	Q1
Number of Shares (000s)	5,062	1,930	2,083	4,184	7,215	1,199	189
Average Price per Share	\$ 22.11	\$ 28.94	\$ 34.32	\$ 36.06	\$ 33.27	\$ 30.64	\$ 25.87
Gross Proceeds (000s)	\$ 111,941	\$ 55,872	\$ 71,502	\$ 150,871	\$ 240,041	\$ 36,722	\$ 4,886
Secondary							2018
	2012	2013	2014	2015	2016	2017	Q1
Number of Shares (000s)	-	2,875	-	10,925	-	-	-
Average Price per Share	\$ -	\$ 29.48	\$ -	\$ 42.00	\$ -	\$ -	\$ -
Gross Proceeds (000s)	\$ -	\$ 84,755	\$ -	\$ 458,850	\$ -	\$ -	\$ -
Totals							2018
	2012	2013	2014	2015	2016	2017	Q1
Number of Shares (000s)	8,460	11,309	3,932	15,109	7,871	1,917	189
Average Price per Share	\$ 22.66	\$ 29.96	\$ 34.32	\$ 40.36	\$ 33.09	\$ 31.20	\$ 25.87
Gross Proceeds (000s)	\$ 191,690	\$ 338,847	\$ 134,954	\$ 609,721	\$ 260,433	\$ 59,796	\$ 4,886

Percentages of adjusted total debt to adjusted book capitalization and adjusted total debt to total market capitalization at March 31, 2018 were 54.8% and 45.6%, 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 March 31, 2018 plus adjusted total debt.

Unaudited	
(In thousands)	
	At
	March 31, 2018
Revolving line of credit.....	\$ 355,000
Term loans.....	915,180
Secured borrowings.....	53,338
Unsecured borrowings.....	3,371,500
FMV adjustment of assumption of debt	348
Premium/(discount) unsecured borrowings (net).....	(20,784)
Deferred financing costs (net).....	(30,903)
Total debt.....	\$ 4,643,679
Deduct FMV adjustment of assumption of debt	(348)
Add back discount (deduct premium) on unsecured borrowings (net).....	20,784
Add back deferred financing costs (net).....	30,903
Adjusted total debt.....	\$ 4,695,018
 BOOK CAPITALIZATION.....	
Adjusted total debt.....	\$ 4,695,018
Omega stockholders' equity.....	3,538,448
Noncontrolling interest	331,952
Adjusted book capitalization.....	\$ 8,565,418
 MARKET CAPITALIZATION.....	
Omega common shares and OP units outstanding at 3/31/2018.....	207,364
Market price of common stock at 3/31/2018.....	\$ 27.04
Market capitalization of common stock at 3/31/2018.....	5,607,123
Market capitalization of publicly traded securities.....	5,607,123
Add adjusted total debt.....	4,695,018
Total market capitalization.....	\$ 10,302,141
 Adjusted total debt / adjusted book capitalization.....	 54.8%
Adjusted total debt / total market capitalization.....	45.6%

2018 FFO, Adjusted FFO and FAD Guidance and Reconciliation

The Company affirmed its 2018 Adjusted FFO guidance of \$2.96 to \$3.06 and FAD guidance of \$2.64 to \$2.74 per diluted share.

**2018 Annual FFO, Adjusted FFO and FAD
Guidance Range ⁽¹⁾**

	Full Year
Net Income.....	\$1.48 - \$1.58
Depreciation.....	1.40
Gain on assets sold.....	(0.08)
Real estate impairment.....	0.03
FFO.....	\$2.83 - \$2.93
Adjustments:	
Unrealized gain on warrants.....	0.00
Purchase option buyout.....	0.01
Provision for uncollectible accounts.....	0.04
Stock-based compensation expense.....	0.08
Adjusted FFO.....	\$2.96 - \$3.06
Non-cash interest expense.....	0.04
Capitalized interest.....	(0.04)
Non-cash revenue.....	(0.32)
FAD.....	\$2.64 - \$2.74

Note: All per share numbers rounded to two decimals.

- 1) The Company's Adjusted FFO guidance for 2018 reflects the impact of approximately \$100 million of planned capital renovation projects (of which \$38 million was completed in Q1), \$98 million of assets sold and mortgages repaid in Q1 2018, the sale of \$143 million of assets held for sale, approximately \$125 million of potential divestitures and the redeployment of capital from asset sales. It assumes the Company will not be recording revenue related to its Orianna portfolio for the majority of 2018. It also excludes the impact of gains and losses from the sale of assets, certain revenue and expense items, interest refinancing expense, capital transactions, acquisition costs, and additional provisions for uncollectible accounts, if any. 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	
	March 31,	
	2018	2017
Revenue		
Rental income	\$ 193,949	\$ 192,537
Income from direct financing leases.....	613	15,646
Mortgage interest income.....	16,579	15,956
Other investment income.....	8,527	6,914
Miscellaneous income.....	531	691
Total operating revenues.....	<u>220,199</u>	<u>231,744</u>
Expenses		
Depreciation and amortization	70,361	69,993
General and administrative.....	12,419	8,780
Stock-based compensation	4,056	3,744
Acquisition costs	-	(41)
Impairment loss on real estate properties.....	4,914	7,638
Provision for uncollectible accounts	7,814	2,404
Total operating expenses	<u>99,564</u>	<u>92,518</u>
Income before other income and expense	120,635	139,226
Other income (expense)		
Interest income and other – net	585	4
Interest expense	(48,011)	(45,041)
Interest – amortization of deferred financing costs	(2,243)	(2,502)
Contractual settlement	-	10,412
Realized gain on foreign exchange.....	59	61
Total other expense.....	<u>(49,610)</u>	<u>(37,066)</u>
Income before gain on assets sold	71,025	102,160
Gain on assets sold – net	17,500	7,420
Income from continuing operations	88,525	109,580
Income tax expense	(543)	(1,100)
(Loss) income from unconsolidated joint venture.....	(49)	632
Net income	87,933	109,112
Net income attributable to noncontrolling interest	(3,713)	(4,672)
Net income available to common stockholders.....	<u>\$ 84,220</u>	<u>\$ 104,440</u>
Income per common share available to common stockholders:		
Basic:		
Net income available to common stockholders	<u>\$ 0.42</u>	<u>\$ 0.53</u>
Diluted:		
Net income.....	<u>\$ 0.42</u>	<u>\$ 0.53</u>
Dividends declared per common share	<u>\$ 0.66</u>	<u>\$ 0.62</u>
Weighted-average shares outstanding, basic.....	<u>198,911</u>	<u>197,013</u>
Weighted-average shares outstanding, diluted.....	<u>207,816</u>	<u>206,174</u>

(in thousands)

	March 31, 2018	December 31, 2017
	(Unaudited)	
ASSETS		
Real estate properties		
Real estate investments	\$ 7,611,038	\$ 7,655,960
Less accumulated depreciation	(1,420,332)	(1,376,828)
Real estate investments – net	6,190,706	6,279,132
Investments in direct financing leases – net	364,932	364,965
Mortgage notes receivable – net	653,319	671,232
	<u>7,208,957</u>	<u>7,315,329</u>
Other investments – net	322,249	276,342
Investment in unconsolidated joint venture	34,673	36,516
Assets held for sale – net	143,419	86,699
Total investments	<u>7,709,298</u>	<u>7,714,886</u>
Cash and cash equivalents	71,231	85,937
Restricted cash	7,868	10,871
Accounts receivable – net	319,713	279,334
Goodwill	645,214	644,690
Other assets	39,305	37,587
Total assets	<u>\$ 8,792,629</u>	<u>\$ 8,773,305</u>
LIABILITIES AND EQUITY		
Revolving line of credit	\$ 355,000	\$ 290,000
Term loans – net	910,019	904,670
Secured borrowings – net	52,775	53,098
Unsecured borrowings – net	3,325,885	3,324,390
Accrued expenses and other liabilities	262,573	295,142
Deferred income taxes	15,977	17,747
Total liabilities	<u>4,922,229</u>	<u>4,885,047</u>
Equity:		
Common stock \$.10 par value authorized – 350,000 shares, issued and outstanding – 198,595 shares as of March 31, 2018 and 198,309 as of December 31, 2017	19,859	19,831
Common stock – additional paid-in capital	4,943,600	4,936,302
Cumulative net earnings	1,933,153	1,839,356
Cumulative dividends	(3,341,765)	(3,210,248)
Accumulated other comprehensive loss	(16,399)	(30,150)
Total stockholders' equity	<u>3,538,448</u>	<u>3,555,091</u>
Noncontrolling interest	331,952	333,167
Total equity	<u>3,870,400</u>	<u>3,888,258</u>
Total liabilities and equity	<u>\$ 8,792,629</u>	<u>\$ 8,773,305</u>

Unaudited (in thousands)

	Three Months Ended March 31,	
	2018	2017
Cash flows from operating activities		
Net income	\$ 87,933	\$ 109,112
Adjustment to reconcile net income to net cash provided by operating activities:		
Depreciation and amortization	70,361	69,993
Impairment loss on real estate properties	4,914	7,638
Provision for uncollectible accounts	7,814	2,404
Interest - amortization of deferred financing costs	2,243	2,502
Accretion of direct financing leases	33	(3,016)
Stock-based compensation expense.....	4,056	3,744
Gain on assets sold – net.....	(17,500)	(7,420)
Amortization of acquired in-place leases - net	(2,687)	(3,096)
Effective yield receivable on mortgage notes.....	(354)	(593)
Interest paid-in-kind	(1,891)	—
Change in operating assets and liabilities – net:		
Contractual receivables.....	(4,630)	(21,377)
Straight-line rent receivables	(14,497)	(11,747)
Lease inducements.....	(32,389)	447
Other operating assets and liabilities.....	(50,506)	(36,044)
Net cash provided by operating activities.....	52,900	112,547
Cash flows from investing activities		
Acquisition of real estate	(29,672)	(7,574)
Investments in construction in progress.....	(21,855)	(15,703)
Investments in direct financing leases	—	(2,229)
Placement of mortgage loans.....	(6,749)	(5,749)
Distributions from unconsolidated joint venture	1,880	8,587
Net proceeds from sale of real estate investments.....	74,745	45,848
Capital improvements to real estate investments.....	(9,596)	(8,199)
Receipts from insurance proceeds.....	1,090	—
Proceeds from other investments	53,873	23,181
Investments in other investments	(89,960)	(22,144)
Collection of mortgage principal	24,797	333
Net cash (used in) provided by investing activities.....	(1,447)	16,351
Cash flows from financing activities		
Proceeds from credit facility borrowings	317,000	148,000
Payments on credit facility borrowings.....	(252,000)	(215,000)
Payments of other long-term borrowings	(328)	(318)
Payments of financing related costs	(8)	(563)
Receipts from dividend reinvestment plan	4,886	7,335
Payments for exercised options and restricted stock.....	(1,654)	(2,120)
Net (costs) proceeds from issuance of common stock	(29)	6,759
Dividends paid	(131,449)	(122,272)
Redemption of OP Units	(72)	(56)
Distributions to OP Unit Holders	(5,885)	(5,554)
Net cash used in financing activities	(69,539)	(183,789)
Effect of foreign currency translation on cash, cash equivalents and restricted cash.....	377	162
Decrease in cash, cash equivalents and restricted cash	(17,709)	(54,729)
Cash, cash equivalents and restricted cash at beginning of period	96,808	107,276
Cash, cash equivalents and restricted cash at end of period	\$ 79,099	\$ 52,547

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

(in thousands, except per share data)

	Three Months Ended March 31,	
	2018	2017
Net income	\$ 87,933	\$ 109,112
Deduct gain from real estate dispositions	(17,500)	(7,420)
Sub – total	70,433	101,692
Elimination of non-cash items included in net income:		
Depreciation and amortization.....	70,361	69,993
Depreciation - unconsolidated joint venture	1,657	1,658
Add back non-cash provision for impairments on real estate properties.....	4,914	7,638
Add back non-cash provision for impairments on real estate properties of unconsolidated joint venture	608	—
Funds from operations (“FFO”)	<u>\$ 147,973</u>	<u>\$ 180,981</u>
Weighted-average common shares outstanding, basic	198,911	197,013
Restricted stock and PRSUs	136	347
Omega OP Units	8,769	8,814
Weighted-average common shares outstanding, diluted	<u>207,816</u>	<u>206,174</u>
Funds from operations available per share	<u>\$ 0.71</u>	<u>\$ 0.88</u>
Adjustments to calculate adjusted funds from operations:		
Funds from operations	\$ 147,973	\$ 180,981
Deduct unrealized gain on warrants	(581)	—
Deduct contractual settlement	—	(10,412)
Deduct acquisition costs.....	—	(41)
Add back one-time buy-out of purchase option.....	2,000	—
Add back provision for uncollectible accounts	7,814	2,404
Add back non-cash stock-based compensation expense	4,056	3,744
Adjusted funds from operations (“AFFO”)	<u>\$ 161,262</u>	<u>\$ 176,676</u>
Adjustments to calculate funds available for distribution:		
Non-cash interest expense	\$ 2,216	\$ 2,810
Capitalized interest	(2,296)	(1,989)
Non-cash revenues	(17,380)	(18,129)
Funds available for distribution (“FAD”)	<u>\$ 143,802</u>	<u>\$ 159,368</u>

Funds From Operations (“FFO”), Adjusted FFO and Funds Available for Distribution (“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, adjusted annualized EBITDA and Funded Debt to adjusted pro forma annualized EBITDA as of March 31, 2018 were 5.49x, 5.45x and 5.24x, 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 and divestitures made during the 1st quarter assuming an January 1st purchase or sale date, (ii) inception to date funding of construction in progress multiplied by the estimated contractual quarterly yield assuming an January 1st in-service date and (iii) revenue from Daybreak (see footnote 2). 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 March 31, 2018
Net income.....	\$ 87,933
Depreciation and amortization.....	70,361
Depreciation - unconsolidated joint venture	1,657
Interest - net.....	50,250
Income taxes.....	543
EBITDA.....	\$ 210,744
Deduct gain on assets sold - net	(17,500)
Deduct foreign currency gain.....	(59)
Deduct unrealized gain on warrants.....	(581)
Add back one-time buy-out of purchase option.....	2,000
Add back non-cash provision for uncollectible accounts.....	7,814
Add back non-cash provision for impairments on real estate properties.....	4,914
Add back non-cash provision for impairments on real estate properties of unconsolidated joint venture..	608
Add back stock-based compensation expense.....	4,056
Adjusted EBITDA.....	\$ 211,996
Add incremental pro forma EBITDA from new investments in Q1	3,615 ⁽¹⁾
Add incremental pro forma EBITDA from construction in progress through Q1.....	3,837 ⁽¹⁾
Add incremental revenue/EBITDA from Daybreak.....	2,909 ⁽²⁾
Deduct incremental pro forma revenue from Q1 asset divestitures	(1,827) ⁽¹⁾
Adjusted pro forma EBITDA.....	\$ 220,530
DEBT	
Revolving line of credit.....	\$ 355,000
Term loans.....	915,180
Secured borrowings	53,338
Unsecured borrowings.....	3,371,500
FMV adjustment of assumption of debt	348
Premium/(discount) on unsecured borrowings - net.....	(20,784)
Deferred financing costs - net.....	(30,903)
Total debt.....	\$ 4,643,679
Deduct balance sheet cash and cash equivalents.....	(71,231)
Net total debt.....	\$ 4,572,448
Deduct FMV adjustment for assumption of debt	(348)
Add back discount (deduct premium) on unsecured borrowings - net.....	20,784
Add back deferred financing costs - net.....	30,903
Adjusted total debt (a/k/a Funded Debt).....	\$ 4,623,787
Funded Debt / annualized EBITDA	5.49 x
Funded Debt / adjusted annualized EBITDA	5.45 x
Funded Debt / adjusted pro forma annualized EBITDA.....	5.24 x

(1) Used to calculate leverage only.

(2) Removed Daybreak from cash basis on March 1, 2018 and recorded one month of revenue for the three months ended March 31, 2018; represents the additional two months of quarterly revenue not recorded.

NOTE: Assuming the Orianna facilities generate \$32 million of annual rent or rent equivalents post-transition (or the low end of the \$32M to \$38M range of anticipated outcomes), the adjusted pro forma EBITDA would be \$229 million, and our Funded Debt / adjusted pro forma annualized EBITDA ratio would be approximately 5x. The Company and Orianna have entered into a Restructuring and Support Agreement that contemplates the sale and transfer of facilities subject to bankruptcy court approval. The timing and terms of the transition of the Orianna portfolio may vary materially due to the bankruptcy process.

EBITDA Reconciliation and Fixed Charge and Interest Coverage Ratio Calculation

Our adjusted EBITDA to total interest expense ratio and adjusted EBITDA to fixed charges as of March 31, 2018 were 4.2x and 4.0x, 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 March 31, 2018
Net income.....	\$ 87,933
Depreciation and amortization.....	70,361
Depreciation - unconsolidated joint venture	1,657
Interest -net.....	50,250
Income taxes.....	543
EBITDA.....	\$ 210,744
Deduct gain on assets sold - net.....	(17,500)
Deduct foreign currency gain.....	(59)
Deduct unrealized gain on warrants.....	(581)
Add back one-time buy-out of purchase option.....	2,000
Add back non-cash provision for uncollectible accounts.....	7,814
Add back non-cash provision for impairments on real estate properties.....	4,914
Add back non-cash provision for impairments on real estate properties of unconsolidated joint venture.....	608
Add back stock-based compensation expense.....	4,056
Adjusted EBITDA.....	<u>\$ 211,996</u>
 FIXED CHARGES	
Interest expense.....	\$ 48,007
Amortization of non-cash deferred financing charges.....	2,243
Refinancing costs.....	-
Total interest expense.....	\$ 50,250
Add back: capitalized interest.....	2,296
Less: refinancing charges.....	-
Total fixed charges.....	<u>\$ 52,546</u>
 Adjusted EBITDA / total interest expense ratio.....	 <u>4.2 x</u>
Adjusted EBITDA / fixed charge coverage ratio.....	<u>4.0 x</u>

NOTE: Placed Orianna on a cash basis and recorded no revenue in the three months ended March 31, 2018. The Company is in ongoing negotiations regarding the Orianna portfolio, and accordingly the timing and terms of the transition of the Orianna portfolio may vary materially. The Company anticipates annual contractual rent will likely be in a range of \$32M to \$38M once the Orianna transition is complete.

PORTFOLIO METRICS

Core Portfolio: Refers to all stable properties including 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. Any properties falling into the preceding categories 1 through 4 are referred to as “non-core”.

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.