

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

		Three Months Ended September 30, 2019
Net income	\$	142,948
Deduct gain from real estate dispositions		(53,067)
Deduct gain from real estate dispositions - unconsolidated joint ventures.....		(9,345)
Sub-total.....	\$	80,536
Elimination of non-cash items included in net income:.....		
Depreciation and amortization.....		76,696
Depreciation - unconsolidated joint ventures.....		1,841
Add back provision for impairments on real estate properties.....		3,836
Add back unrealized loss on warrants.....		184
Funds from operations	\$	163,093
Weighted-average common shares outstanding, basic.....		217,818
Restricted stock and PRSUs.....		1,754
Net forward share contract.....		319
OP units.....		6,622
Weighted-average common shares outstanding, diluted.....		226,513
Funds from operations per share		0.7200
Adjusted funds from operations:		
Funds from operations.....	\$	163,093
Add back acquisition and merger related costs.....		887
Add back interest refinancing expense - unconsolidated joint ventures.....		2,014
Add back uncollectible accounts		3,011
Add back restructuring costs.....		622
Add back stock-based compensation expense.....		2,921
Adjusted funds from operations	\$	172,548
Adjusted funds from operations per share	\$	0.7618

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 excludes 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 income statement, balance sheet or statement of cash flows (or equivalent statements) of the company, or includes amounts, or is subject to adjustments that have the effect of including amounts, that are excluded from the most directly comparable financial measure so calculated and presented. 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 and changes in the fair value of warrants. 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 available to common stockholders 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.

EBITDA is defined as earnings before interest, taxes, depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Adjusted EBITDA is defined as earnings before interest, taxes, depreciation, amortization, gain or loss on asset sales-net, provisions for impairment and certain non-recurring revenues and expenses.

The Company uses these non-GAAP measures among the criteria to measure the operating performance of its business. The Company also uses FAD 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. These materials should be read in conjunction with our most recent earnings release.

Our ratios of Funded Debt to annualized EBITDA, adjusted annualized EBITDA and Funded Debt to adjusted pro forma annualized EBITDA as of September 30, 2019 were 4.22x, 5.14x and 5.07x, 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 or subtracts from adjusted EBITDA the incremental EBITDA from (i) new investments and divestitures made during the 3rd quarter assuming a July 1st purchase or sale date and (ii) inception to date funding of construction in progress multiplied by the estimated contractual quarterly yield assuming an July 1st 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.

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

(000's)	Three Months Ended
	September 30, 2019
Net income.....	\$ 142,948
Depreciation and amortization.....	76,696
Depreciation - unconsolidated joint ventures	1,841
Interest - net.....	51,996
Income taxes.....	483
EBITDA.....	<u>\$ 273,964</u>
Deduct gain on assets sold - net	(53,067)
Deduct gain on assets sold -unconsolidated joint ventures.....	(9,345)
Deduct foreign currency gain.....	(23)
Add back uncollectible accounts.....	3,011
Add back unrealized loss on warrants.....	184
Add back interest refinancing expense - unconsolidated joint ventures.....	2,014
Add back restructuring costs.....	622
Add back non-cash impairment on real estate properties.....	3,836
Add back acquisition and merger related costs.....	887
Add back stock-based compensation expense.....	2,921
Adjusted EBITDA.....	<u>\$ 225,004</u>
Add incremental pro forma EBITDA from new investments in Q3.....	548 ⁽¹⁾
Add incremental pro forma EBITDA from construction in progress through Q3.....	5,586 ⁽¹⁾
Deduct incremental pro forma revenue from Q3 asset divestitures	(2,788) ⁽¹⁾
Adjusted pro forma EBITDA.....	<u><u>\$ 228,350</u></u>
DEBT	
Revolving line of credit.....	\$ -
Term loans.....	798,230
Secured borrowings	2,275
Unsecured borrowings.....	3,870,000
FMV adjustment of assumption of debt	196
Premium/(discount) on unsecured borrowings - net.....	(24,061)
Deferred financing costs - net.....	(27,387)
Total debt.....	<u>\$ 4,619,253</u>
Deduct balance sheet cash and cash equivalents.....	(40,860)
Net total debt.....	<u>\$ 4,578,393</u>
Deduct FMV adjustment for assumption of debt	(196)
Add back discount (deduct premium) on unsecured borrowings - net.....	24,061
Add back deferred financing costs - net.....	27,387
Adjusted total debt (a/k/a Funded Debt).....	<u><u>\$ 4,629,645</u></u>
Funded Debt / annualized EBITDA	<u>4.22 x</u>
Funded Debt / adjusted annualized EBITDA	<u>5.14 x</u>
Funded Debt / adjusted pro forma annualized EBITDA.....	<u>5.07 x</u>

(1) Used to calculate leverage only.

Our adjusted EBITDA to total interest expense ratio and adjusted EBITDA to fixed charges as of September 30, 2019 were 4.3x and 4.1x, 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.

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

(000's)	Three Months Ended
	September 30, 2019
Net income.....	\$ 142,948
Depreciation and amortization.....	76,696
Depreciation - unconsolidated joint ventures	1,841
Interest - net.....	51,996
Income taxes.....	483
EBITDA.....	<u>\$ 273,964</u>
Deduct gain on assets sold - net.....	(53,067)
Deduct gain on assets sold - unconsolidated joint ventures.....	(9,345)
Deduct foreign currency gain.....	(23)
Add back uncollectible accounts.....	3,011
Add back unrealized loss on warrants.....	184
Add back interest refinancing expense - unconsolidated joint ventures.....	2,014
Add back restructuring costs.....	622
Add back non-cash impairment on real estate properties.....	3,836
Add back acquisition and merger related costs.....	887
Add back stock-based compensation expense.....	2,921
Adjusted EBITDA.....	<u><u>\$ 225,004</u></u>
FIXED CHARGES	
Interest expense.....	\$ 49,719
Amortization of non-cash deferred financing charges.....	2,277
Total interest expense.....	<u>\$ 51,996</u>
Add back: capitalized interest.....	3,281
Total fixed charges.....	<u><u>\$ 55,277</u></u>
Adjusted EBITDA / total interest expense ratio.....	<u><u>4.3 x</u></u>
Adjusted EBITDA / fixed charge coverage ratio.....	<u><u>4.1 x</u></u>

OMEGA HEALTHCARE INVESTORS, INC.
FUNDS AVAILABLE FOR DISTRIBUTION
Unaudited
(In thousands, except per share amounts)

Three Months Ended
September 30, 2019

Net income	\$	142,948
Deduct gain on assets sold - net.....		(53,067)
Deduct gain on assets sold - unconsolidated joint ventures.....		(9,345)
Sub-total.....	\$	80,536
Elimination of non-cash items included in net income:		
Depreciation and Amortization.....		76,696
Depreciation - unconsolidated joint ventures		1,841
Add back non-cash provision for impairments on real estate properties.....		3,836
Add back unrealized loss on warrants.....		184
Funds from operations	\$	163,093
Adjustments:		
Add back acquisition and merger related costs.....		887
Add back interest refinancing expense - unconsolidated joint ventures.....		2,014
Add back uncollectible accounts.....		3,011
Add back restructuring costs.....		622
Add back stock-based compensation expense.....		2,921
Adjusted funds from operations	\$	172,548
Adjustments:		
Non-cash interest expense.....		2,253
Capitalized interest		(3,281)
Non-cash revenues		(14,956)
Funds available for distribution (FAD)	\$	156,564
Weighted-average common shares outstanding, basic.....		217,818
Restricted stock and PRSUs.....		1,754
Net forward share contract.....		319
OP units.....		6,622
Weighted-average common shares outstanding, diluted		226,513
FAD per share, diluted	\$	0.6912

Percentages of adjusted total debt to adjusted book capitalization and adjusted total debt to total market capitalization at September 30, 2019 were 53.4% and 33.2%, 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 September 30, 2019 plus adjusted total debt.

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

Unaudited
(In thousands)

	<u>At</u> <u>September 30, 2019</u>
Revolving line of credit.....	\$ -
Term loans.....	798,230
Secured borrowing.....	2,275
Unsecured borrowings.....	3,870,000
FMV adjustment of assumption of debt	196
Discount on unsecured borrowings - net	(24,061)
Deferred financing costs - net.....	(27,387)
Total debt.....	\$ 4,619,253
Deduct FMV adjustment of assumption of debt	(196)
Add back discount on unsecured borrowings - net.....	24,061
Add back deferred financing costs - net.....	27,387
Adjusted total debt.....	\$ 4,670,505
 BOOK CAPITALIZATION.....	
Adjusted total debt.....	\$ 4,670,505
Omega stockholders' equity.....	3,881,985
Noncontrolling interest	201,477
Adjusted book capitalization.....	\$ 8,753,967
 MARKET CAPITALIZATION.....	
Omega common shares and OP units outstanding at 9/30/2019.....	224,365
Market price of common stock at 9/30/2019.....	\$ 41.79
Market capitalization of common stock at 9/30/2019.....	9,376,213
Market capitalization of publicly traded securities.....	9,376,213
Add adjusted total debt.....	4,670,505
Total market capitalization.....	\$ 14,046,718
Adjusted total debt / adjusted book capitalization.....	53.4%
Adjusted total debt / total market capitalization.....	33.2%

2019 GUIDANCE UPDATED

The Company adjusted its 2019 annual guidance range to be between \$1.70 and \$1.73 of Net income per diluted share from \$1.44 and 1.48 per share. The Company also increased the low end of its Adjusted FFO by \$0.01 to a range of \$3.04 to \$3.07 per diluted share.

Bob Stephenson, Omega's CFO commented, "We have tightened our 2019 year-end AFFO guidance as a result of closing the \$735 million Encore acquisition last week, third quarter asset sales, continuing to record Daybreak on a cash basis and our third quarter capital markets activity." Mr. Stephenson continued, "We are pleased to have sold 7.5 million common shares on a forward basis and to have extended our debt maturities by issuing \$500 million of 3.625% ten-year senior unsecured debt, thereby freeing up our credit facility for potential acquisitions."

The following table presents a reconciliation of Omega's guidance regarding Adjusted FFO to projected GAAP earnings.

	2019 Q4 Guidance Range (per diluted common share)	2019 Annual Guidance Range (per diluted common share)
Net Income	\$0.39- \$0.42	\$1.70- \$1.73
Depreciation	0.35	1.35
Depreciation – unconsolidated joint venture	0.00	0.03
Provision for real estate impairment	0.00	0.04
Unrealized loss on warrants	0.00	0.00
Gain on assets sold - net ⁽¹⁾	0.00	(0.27)
FFO	\$0.74 - \$0.77	\$2.85 - \$2.88
Adjustments:		
One-time revenue items	0.00	(0.01)
Acquisition and merger related costs	0.00	0.02
One-time termination payment	0.00	0.01
Interest - refinancing costs - unconsolidated joint ventures	0.00	0.01
Restructuring expenses	0.00	0.00
Provision or write-off of uncollectible accounts	0.00	0.05
Impairment on direct financing leases	0.00	0.04
Stock-based compensation expense	0.02	0.07
Adjusted FFO	\$0.76 - \$0.79	\$3.04 - \$3.07

(1) Includes gains from unconsolidated joint venture asset sales

Note: All per share numbers rounded to 2 decimals.

The Company's Adjusted FFO guidance for 2019 includes (i) the Encore Portfolio acquisition (closed on October 31), (ii) over \$35 million of planned capital renovation projects with fourth quarter 2019 estimated in-service dates or spending that should generate cash in the fourth quarter of 2019 and (iii) Daybreak continuing on a cash basis. It excludes additional acquisitions and asset sales, 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'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 of collection of rental obligations from operators on a cash basis, 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. The Company may, from time to time, update its publicly announced Adjusted FFO guidance, but it is not obligated to do so.

Forward-Looking Statements

This press release 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'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) the impact of healthcare reform and regulation, including cost containment measures and changes in reimbursement policies, procedures and rates; (iii) the ability of operators and borrowers to maintain the financial strength and liquidity necessary to satisfy their respective rent and debt obligations; (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, and other costs and uncertainties associated with operator bankruptcies; (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 and the impact of changes in tax laws and regulations affecting REITs; (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 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; and (xiv) other factors identified in Omega's filings with the SEC. 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.

We caution you that the foregoing list of important factors may not contain all of the material factors that are important to you. Accordingly, readers should not place undue reliance on those statements. All forward-looking statements are based upon information available to us on the date of this release. We undertake no obligation to publicly update or revise any forward-looking statement as a result of new information, future events or otherwise, except as otherwise required by law.