

Ventas, Inc.

Second Quarter 2007 Supplemental Data

Triple-Net, Managed and Secured Loan Portfolio - Overview by Type (Dollars in Millions)¹

Property Type	Number of Facilities	Number of Beds/Units/Square Feet		Number of States / Provinces	Ventas Investment	Cash Flow Coverage	Occupancy ²	Annualized	Annualized	Total
								NNN Revenue ³	Operating Property Revenue ⁴	Annualized Revenue
Hospital - Stabilized Triple-Net	42	3,824	Beds	18	\$369	3.1x	63%	\$93	\$0	\$93
Skilled Nursing - Stabilized Triple-Net	197	24,691	Beds	29	\$874	1.8x	89%	\$176	\$0	\$176
Senior Housing - Triple-Net & Loan	178	17,912	Units	32	\$2,368	1.2x	89%	\$203	\$0	\$203
Senior Housing - Operating	78	6,284	Units	21	\$1,960	N/A	92%	\$0	\$338	\$338
Medical Office - Stabilized	13	452,227	Square Feet	7	\$70	N/A	97%	\$0	\$10	\$10
Medical Office - Lease-Up	1	81,094	Square Feet	1	\$15	N/A	39%	\$0	\$1	\$1
Other - Stabilized Triple-Net	8	122	Beds	1	\$7	3.7x	N/A	\$1	\$0	\$1
Total	517			45	\$5,662	1.8x		\$474	\$349	\$823
								58%	42%	100%

Triple-Net, Managed and Secured Loan Portfolio - Overview by State¹

State	Totals		Hospital		Skilled Nursing		Senior Housing		Medical Office		Other	
	No.	%	No.	Beds	No.	Beds	No.	Units	No.	Sq. Feet	No.	Beds
California	42	8%	5	417	9	1,159	28	3,422	-	-	-	-
Massachusetts	38	7%	2	109	26	2,811	10	1,255	-	-	-	-
Ohio	35	7%	1	29	14	1,863	18	1,287	2	143,323	-	-
Pennsylvania	35	7%	2	115	6	797	25	1,686	2	111,671	-	-
Kentucky	31	6%	3	760	27	3,085	-	-	1	50,000	-	-
Florida	26	5%	6	491	-	-	16	1,636	4	75,730	-	-
Indiana	23	4%	1	59	13	1,968	9	1,002	-	-	-	-
North Carolina	23	4%	1	124	16	1,836	6	437	-	-	-	-
Illinois	21	4%	4	431	-	-	17	2,637	-	-	-	-
Texas	20	4%	7	496	-	-	2	215	3	78,624	8	122
All Other	223	43%	10	793	86	11,172	125	10,619	2	73,973	-	-
Total	517	100%	42	3,824	197	24,691	256	24,196	14	533,321	8	122

¹ Totals may not foot due to rounding.

² Occupancy shown for Senior Housing - Operating portfolio excludes communities in lease-up.

³ Annualized second quarter Ventas revenue assuming all events occurred at the beginning of the period.

⁴ Revenue reflects Ventas's portion only for joint venture assets. Sunrise results reflect May and June 2007 annualized.

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Triple-Net Owned, Managed and Secured Loan Portfolio - Property Type Concentration (Dollars in Millions)¹

Property Type	Property	Ventas	%	Annualized	%
	Count	Investment		Rent/Revenue ²	
Senior Housing	256	\$4,328	76%	\$541	66%
Skilled Nursing	197	\$874	15%	\$176	21%
Hospitals	42	\$369	7%	\$93	11%
Medical Office	14	\$85	1%	\$12	1%
Other	8	\$7	NM	\$1	NM
Total	517	\$5,662	100%	\$823	100%

Triple-Net Owned, Managed and Secured Loan Portfolio - Operator Concentration (Dollars in Millions)¹

Operator	Property	Ventas	%	Annualized	%
	Count	Investment		Rent/Revenue ²	
Sunrise Senior Living	78	\$1,960	35%	\$338	41%
Brookdale Senior Living	83	\$1,386	24%	\$123	15%
Kindred Healthcare	203	\$935	17%	\$237	29%
Senior Care	66	\$625	11%	\$48	6%
Summerville Senior Living	16	\$196	3%	\$18	2%
Capital Senior Living	10	\$153	3%	\$13	2%
Genesis Healthcare	11	\$88	2%	\$9	1%
Benchmark Assisted Living	4	\$55	1%	\$5	1%
Trans Healthcare	7	\$53	1%	\$7	1%
CaraVita	8	\$50	1%	\$5	1%
All Other	31	\$162	3%	\$21	3%
Total	517	\$5,662	100%	\$823	100%

Triple-Net Owned, Managed and Secured Loan Portfolio - State Concentration (Dollars in Millions)¹

State	Property	Annualized	%
	Count	Rent/Revenue ²	
California	42	\$109	13%
Illinois	21	\$91	11%
Massachusetts	38	\$52	6%
Pennsylvania	35	\$47	6%
Ontario	8	\$42	5%
New Jersey	11	\$38	5%
Florida	26	\$34	4%
Ohio	35	\$30	4%
North Carolina	23	\$27	3%
Georgia	14	\$26	3%
All Other	264	\$328	40%
Total	517	\$823	100%

¹ Totals may not foot due to rounding.

² Annualized second quarter Ventas revenue assuming all events occurred at the beginning of the period. Operating asset revenue reflects Ventas' portion only for joint venture assets. Sunrise results reflect May and June 2007 annualized.

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Operating Portfolio Statistics:¹

	Medical Office Buildings					
	Stabilized		Same-Store Stabilized		CORRECTED Lease-Up	
	2Q07	2Q06	2Q07	2Q06	2Q07	2Q06
Number of properties:	11	9	9	9	1	-
Number of square feet:	398,127	266,025	266,025	266,025	81,286	-
Occupancy:	97%	99%	98%	99%	50%	-
Average annual rate per square foot:	\$27	\$26	\$27	\$26	\$23	-
Operating revenue:	\$2.7	\$1.8	\$1.9	\$1.8	\$0.2	-
Less expenses:	1.1	0.7	0.7	0.7	0.1	-
Total NOI:	1.5	1.1	1.1	1.1	0.1	-
Less joint venture share:	NM	0.0	0.0	0.0	0.0	-
Ventas NOI:	\$1.5	\$1.1	\$1.1	\$1.1	\$0.1	-

Senior Housing Communities

	CORRECTED	
	Stabilized 2Q07²	Lease-Up 2Q07²
Number of properties:	72	6
Unit capacity:	11,662	906
Resident day capacity in period:	420,351	28,650
Average resident occupancy: ³	92%	48%
Average daily rate / resident fees: ³	\$163	\$177
Operating revenue:	\$63.7	\$2.4
Less expenses:	42.6	2.6
Total NOI:	21.0	(0.2)
Less joint venture share:	3.0	0.0
Ventas NOI:	\$18.0	(\$0.2)

¹ Dollars in millions except for rate data.

² Results reflect May and June 2007 only.

³ Average daily rate / resident fees and Average resident occupancy for the lease-up communities have been revised based on the corrected occupancy and resident day capacity for the period.

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Ventas - Kindred	Facility	TTM
Master Lease	Count	EBITDARM
		Coverage^{1,3,5}
1	83	2.3x
2	41	2.4x
3	38	2.1x
4	41	2.5x
Portfolio	203	2.3x

Ventas - Kindred	Facility	TTM
Property Type	Count	EBITDARM
		Coverage^{1,3}
Hospitals	38	3.2x
Skilled Nursing	165	1.8x
Portfolio	203	2.3x

Ventas - Kindred	Facility	TTM	Annualized
Master Lease	Count	EBITDARM	Post-Reset
		Coverage^{2,3}	Base Rent
			Through
			April 30, 2007⁴
1	83	2.2x	\$94.5
2	41	2.2x	55.3
3	38	2.0x	38.4
4	41	2.4x	40.4
Portfolio	203	2.2x	\$228.6

Ventas - Kindred	Facility	TTM	Annualized
Property Type	Count	EBITDARM	Post-Reset
		Coverage^{2,3}	Base Rent
			Through
			April 30, 2007⁴
Hospitals	38	3.0x	\$83.7
Skilled Nursing	165	1.7x	144.9
Portfolio	203	2.2x	\$228.6

¹ Trailing twelve months EBITDARM for the period ended March 31, 2007 (the latest available data provided by Kindred) to the Company's trailing twelve months cash rental revenue.

² Trailing twelve months EBITDARM for the period ended March 31, 2007 (the latest available data provided by Kindred) to \$228.6 million in aggregate annual base rent.

³ Coverage reflects the ratio of Kindred's EBITDARM to rent. EBITDARM is defined as earnings before interest, income taxes, depreciation, amortization, rent and management fees. In the calculation of trailing twelve months EBITDARM, intercompany profit pertaining to services provided by Kindred's PeopleFirst Rehabilitation and Pharmacy Divisions for the twelve months ended March 31, 2007 has been eliminated from purchased ancillary expenses within the Ventas portfolio.

⁴ Numbers in millions and may not foot due to rounding.

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	Totals	Lease Rollover Year (Excluding Sunrise Operating Communities)					Thereafter
		2007	2008	2009	2010	2011	
Hospital - Stabilized Triple-Net:							
Annualized Revenue ¹	\$92.9	-	-	-	\$42.2	-	\$50.7
Skilled Nursing - Stabilized Triple-Net:							
Annualized Revenue ¹	\$176.4	-	\$0.9	-	\$79.2	-	\$96.4
Senior Housing - Stabilized Triple-Net:							
Annualized Revenue ¹	\$201.5	-	-	-	-	-	\$201.5
Medical Office - Stabilized:							
Annualized Revenue ¹	\$8.5	\$1.2	\$1.8	\$1.2	\$1.8	\$0.9	\$1.7
Medical Office - Lease-Up:							
Annualized Revenue ¹	\$0.2	-	-	-	-	-	\$0.2
Other - Stabilized Triple-Net:							
Annualized Revenue ¹	\$0.9	-	-	-	\$0.9	-	-
Total:							
Annualized Revenue ¹	\$480.3	\$1.2	\$2.7	\$1.2	\$124.0	\$0.9	\$350.4

¹ Annualized second quarter Ventas revenue assuming all events occurred at the beginning of the period. Dollars in millions. Totals may not foot due to rounding.

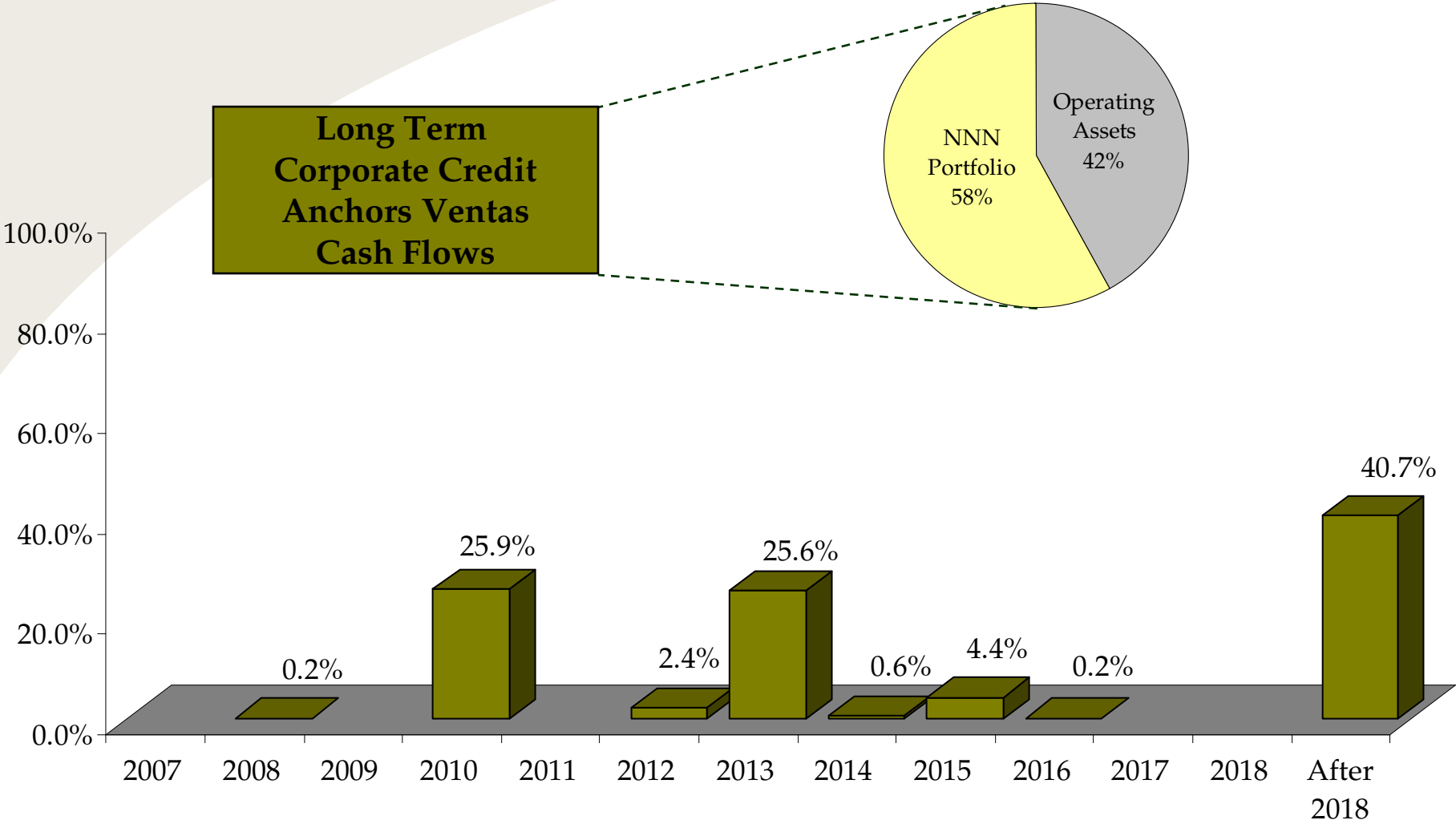
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<u>Property Name</u>	<u>Company Ownership %</u>	<u>MSA</u>	<u>Property Type</u>	<u>Number of Residents or Beds/Units/Square Feet</u>	<u>Actual/Projected Opening Date</u>	<u>Total Development Cost¹</u>	<u>Ventas Fixed Purchase Price (incl. FPAC)¹</u>	<u>Expected Stabilized Yield</u>
Sunrise of Hillcrest	80%	Dallas	AL/ALZ	90 Residents / 77 Units / 56,500 SF	June 2006	\$14.6	\$12.3	10.0%
Sunrise of Bloomfield Hills	80%	Detroit	AL/ALZ	92 Residents / 76 Units / 58,600 SF	June 2006	21.3	17.9	10.5%
Sunrise of Staten Island	80%	New York	AL/ALZ	100 Residents / 78 Units / 63,000 SF	November 2006	29.7	25.0	9.5%-10.0%
Sunrise of Sandy	80%	Salt Lake City	AL/ALZ	95 Residents / 79 Units / 58,000 SF	November 2006	18.0	15.1	9.5%-10.0%
Sunrise of Scottsdale	80%	Phoenix	AL/ALZ	95 Residents / 79 Units / 60,000 SF	March 2007	20.2	17.0	9.5%-10.0%
Sunrise of Rocklin	80%	Sacramento	AL/ALZ	78 Residents / 64 Units / 48,000 SF	April 2007	18.6	15.7	8.25%-8.75%
Sunrise of Thorne Mills on Steeles	80%	Toronto	IL/AL/ALZ	256 Residents / 229 Units / 210,000 SF	September 2007	59.8	50.0	8.0% -8.5%
Casper Wyoming Hospital & MOB	50%	Casper, WY	Hosp/MOB	28 Beds / N/A Units / 50,132 SF	May 2008	28.6	28.6	10.5%

¹ Dollars in millions.

Corporate Credit and Long Duration Leases Anchor Portfolio

Staggered Renewal, Long Term NNN Leases Provide Excellent Credit Support¹



(1) Based on 2Q 2007 Ventas revenue and excludes 12 MOBs.

Operating Assets Add NOI Granularity & Enhance Enterprise Reliability

42% of Revenue Derived From 6,500+ Individual Seniors and >100 MOB Tenants

