VENTAS®

SEC Reg. G Compliance - Non-GAAP Financial Measures

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Funds From Operations (FFO) and Funds Available for Distribution (FAD) Reconciliation (dollars in thousands, except per share amounts)

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	2017 Q1	2017 Q2	2017 Q3	2017 Q4	2017 FY	2018 Q1	YOY Growth '17-'18
Income from continuing operations	**$ 155,912**	**$ 152,272**	**$ 156,930**	**$ 178,835**	**$ 643,949**	**$ 80,060**	**(49%)**
Income from continuing operations per share	***$ 0.44***	***$ 0.42***	***$ 0.44***	***$ 0.50***	***$ 1.80***	***$ 0.22***	**(50%)**
Discontinued operations	(53)	(23)	(19)	(15)	(110)	(10)	
Gain on real estate dispositions	43,289	719	458,280	214,985	717,273	48	
Net income	199,148	152,968	615,191	393,805	1,361,112	80,098	
Net income attributable to noncontrolling interests	1,021	1,137	1,233	1,251	4,642	1,395	
Net income attributable to common stockholders	**$ 198,127**	**$ 151,831**	**$ 613,958**	**$ 392,554**	**$1,356,470**	**$ 78,703**	**(60%)**
Net income attributable to common stockholders per share	***$ 0.55***	***$ 0.42***	***$ 1.71***	***$ 1.09***	***$ 3.78***	***$ 0.22***	**(60%)**
Adjustments:							
Depreciation and amortization on real estate assets	215,961	222,347	211,784	230,996	881,088	231,495	
Depreciation on real estate assets related to noncontrolling interests	(1,995)	(1,817)	(1,911)	(1,842)	(7,565)	(1,811)	
Depreciation on real estate assets related to unconsolidated entities	1,187	1,458	855	731	4,231	1,030	
Impairment on equity method investment	—	—	—	—	—	35,708	
Gain on re-measurement of equity interest upon acquisition, net	(3,027)	—	—	—	(3,027)	—	
Gain on real estate dispositions	(43,289)	(719)	(458,280)	(214,985)	(717,273)	(48)	
Gain on real estate dispositions related to noncontrolling interests	—	—	18	—	18	—	
Loss (gain) on real estate dispositions related to unconsolidated entities	23	(82)	(986)	(12)	(1,057)	—	
Subtotal: FFO add-backs	168,860	221,187	(248,520)	14,888	156,415	266,374	
Subtotal: FFO add-backs per share	*$ 0.47*	*$ 0.62*	*$ (0.69)*	*$ 0.04*	*$ 0.44*	*$ 0.74*	
FFO (NAREIT) attributable to common stockholders	**$ 366,987**	**$ 373,018**	**$ 365,438**	**$ 407,442**	**$1,512,885**	**$ 345,077**	**(6%)**
FFO (NAREIT) attributable to common stockholders per share	***$ 1.03***	***$ 1.04***	***$ 1.02***	***$ 1.13***	***$ 4.22***	***$ 0.96***	**(7%)**
Adjustments:							
Change in fair value of financial instruments	23	(153)	8	81	(41)	(91)	
Non-cash income tax benefit	(4,145)	(2,959)	(8,515)	(6,768)	(22,387)	(3,675)	
Impact of tax reform	—	—	—	(36,539)	(36,539)	—	
Loss (gain) on extinguishment of debt, net	403	47	486	(97)	839	10,987	
Loss (gain) on non-real estate dispositions related to unconsolidated entities	4	(16)	(22)	(5)	(39)	4	
Merger-related expenses, deal costs and re-audit costs	3,129	7,036	2,741	1,917	14,823	19,245	
Amortization of other intangibles	438	365	328	327	1,458	328	
Other items related to unconsolidated entities	212	280	1,207	1,489	3,188	2,847	
Non-cash impact of changes to equity plan	999	1,711	1,372	1,371	5,453	1,581	
Natural disaster expenses (recoveries), net	—	—	9,810	1,791	11,601	(383)	
Subtotal: normalized FFO add-backs	1,063	6,311	7,415	(36,433)	(21,644)	30,843	
Subtotal: normalized FFO add-backs per share	*$ 0.00*	*$ 0.02*	*$ 0.02*	*$ (0.10)*	*$ (0.06)*	*$ 0.09*	
Normalized FFO attributable to common stockholders	**$ 368,050**	**$ 379,329**	**$ 372,853**	**$ 371,009**	**$1,491,241**	**$ 375,920**	**2%**
Normalized FFO attributable to common stockholders per share	***$ 1.03***	***$ 1.06***	***$ 1.04***	***$ 1.03***	***$ 4.16***	***$ 1.05***	**2%**
Non-cash items included in normalized FFO:							
Amortization of deferred revenue and lease intangibles, net	(5,015)	(5,834)	(5,434)	(4,254)	(20,537)	(3,865)	
Other non-cash amortization, including fair market value of debt	2,460	4,124	4,602	4,872	16,058	3,777	
Stock-based compensation	5,702	4,984	5,155	5,249	21,090	5,543	
Straight-lining of rental income, net	(5,377)	(5,778)	(6,229)	(5,750)	(23,134)	(3,622)	
Subtotal: non-cash items included in normalized FFO	(2,230)	(2,504)	(1,906)	117	(6,523)	1,833	
Capital expenditures	(24,919)	(33,148)	(30,899)	(49,812)	(138,778)	(22,233)	
Normalized FAD attributable to common stockholders	**$ 340,901**	**$ 343,677**	**$ 340,048**	**$ 321,314**	**$1,345,940**	**$ 355,520**	**4%**
Merger-related expenses, deal costs and re-audit costs	(3,129)	(7,036)	(2,741)	(1,917)	(14,823)	(19,245)	
Other items related to unconsolidated entities	(212)	(280)	(1,207)	(1,489)	(3,188)	(2,847)	
FAD attributable to common stockholders	**$ 337,560**	**$ 336,361**	**$ 336,100**	**$ 317,908**	**$1,327,929**	**$ 333,428**	**(1%)**
Weighted average diluted shares	357,572	358,311	359,333	359,184	358,566	358,853	

NOTE: Per share quarterly amounts may not add to annual per share amounts due to material changes in the Company's weighted average diluted share count, if any.

Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. However, since real estate values historically have risen or fallen with market conditions, many industry investors deem presentations of operating results for real estate companies that use historical cost accounting to be insufficient by themselves. For that reason, the Company considers FFO, normalized FFO, FAD and normalized FAD to be appropriate supplemental measures of operating performance of an equity REIT. In particular, the Company believes that normalized FFO is useful because it allows investors, analysts and Company management to compare the Company's operating performance to the operating performance of other real estate companies and between periods on a consistent basis without having to account for differences caused by non-recurring items and other non-operational events such as transactions and litigation. In some cases, the Company provides information about identified non-cash components of FFO and normalized FFO because it allows investors, analysts and Company management to assess the impact of those items on the Company's financial results.

The Company uses the National Association of Real Estate Investment Trusts ("NAREIT") definition of FFO. NAREIT defines FFO as net income attributable to common stockholders (computed in accordance with GAAP), excluding gains or losses from sales of real estate property, including gains or losses on re-measurement of equity method investments, and impairment write-downs of depreciable real estate, plus real estate depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. Adjustments for unconsolidated partnerships and joint ventures will be calculated to reflect FFO on the same basis. The Company defines normalized FFO as FFO excluding the following income and expense items (which may be recurring in nature): (a) merger-related costs and expenses, including amortization of intangibles, transition and integration expenses, and deal costs and expenses, including expenses and recoveries relating to acquisition lawsuits; (b) the impact of any expenses related to asset impairment and valuation allowances, the write-off of unamortized deferred financing fees, or additional costs, expenses, discounts, make-whole payments, penalties or premiums incurred as a result of early retirement or payment of the Company's debt; (c) the non-cash effect of income tax benefits or expenses, the non-cash impact of changes to the Company's executive equity compensation plan and derivative transactions that have non-cash mark-to-market impacts on the Company's income statement; (d) the financial impact of contingent consideration, severance-related costs and charitable donations made to the Ventas Charitable Foundation; (e) gains and losses for non-operational foreign currency hedge agreements and changes in the fair value of financial instruments; (f) gains and losses on non-real estate dispositions and other unusual items related to unconsolidated entities; (g) expenses related to the re-audit and re-review in 2014 of the Company's historical financial statements and related matters; and (h) net expenses or recoveries related to natural disasters. Normalized FAD represents normalized FFO excluding non-cash components, which include straight-line rental adjustments, and deducting capital expenditures, including tenant allowances and leasing commissions. FAD represents normalized FAD after subtracting merger-related expenses, deal costs and re-audit costs and other unusual items related to unconsolidated entities.

FFO, normalized FFO, FAD and normalized FAD presented herein may not be comparable to those presented by other real estate companies due to the fact that not all real estate companies use the same definitions. FFO, normalized FFO, FAD and normalized FAD should not be considered as alternatives to net income or income from continuing operations (both determined in accordance with GAAP) as indicators of the Company's financial performance or as alternatives to cash flow from operating activities (determined in accordance with GAAP) as measures of the Company's liquidity, nor are they necessarily indicative of sufficient cash flow to fund all of the Company's needs. The Company believes that income from continuing operations is the most comparable GAAP measure because it provides insight into the Company's continuing operations. The Company believes that in order to facilitate a clear understanding of the consolidated historical operating results of the Company, FFO, normalized FFO, FAD and normalized FAD should be examined in conjunction with net income and income from continuing operations as presented elsewhere herein.

2018 Guidance [1,2] Income from Continuing Operations, FFO & FAD Guidance Attributable to Common Stockholders

(in millions, except per share amounts)

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	Tentative / Preliminary and Subject to Change			
	FY2018 - Guidance		FY2018 - Per Share	
	Low	High	Low	High
Income from Continuing Operations	**$435**	**$453**	**$1.21**	**$1.26**
Gain on Real Estate Dispositions	29	39	0.08	0.11
Other Adjustments [3]	(5)	(6)	(0.01)	(0.02)
Net Income Attributable to Common Stockholders	**$459**	**$486**	**$1.28**	**$1.35**
Depreciation and Amortization Adjustments	884	896	2.46	2.50
Gain on Real Estate Dispositions	(29)	(39)	(0.08)	(0.11)
Other Adjustments [3]	36	36	0.10	0.10
FFO (NAREIT) Attributable to Common Stockholders	**$1,350**	**$1,379**	**$3.76**	**$3.84**
Merger-Related Expenses, Deal Costs and Re-Audit Costs	40	35	0.11	0.10
Loss on Extinguishment of Debt, Net	45	60	0.13	0.17
Other Adjustments [3,4]	(3)	(13)	(0.01)	(0.03)
Normalized FFO Attributable to Common Stockholders	**$1,432**	**$1,461**	**$3.99**	**$4.07**
% Year-Over-Year Growth			*(4%)*	*(2%)*
Non-Cash Items Included in Normalized FFO	4	2		
Capital Expenditures	(139)	(148)		
Normalized FAD Attributable to Common Stockholders	**$1,297**	**$1,315**		
Merger-Related Expense, Deal Costs and Re-Audit Costs	(40)	(35)		
Other Adjustments [3]	(5)	(4)		
FAD Attributable to Common Stockholders	**$1,252**	**$1,276**		
Weighted Average Diluted Shares (in millions)	359	359		

1. The Company's guidance constitutes forward-looking statements within the meaning of the federal securities laws and is based on a number of assumptions that are subject to change and many of which are outside the control of the Company. Actual results may differ materially from the Company's expectations depending on factors discussed in the Company's filings with the Securities and Exchange Commission.
2. Per share quarterly amounts may not add to annual per share amounts due to changes in the Company's weighted average diluted share count, if any.
3. See page 2 for detailed breakout of adjustments for each respective category.
4. Includes adjustments related to one-time write-offs of straight-line rent, market lease intangibles and deferred revenue, all related to the Brookdale Agreement.

Normalized Funds from Operations (FFO)
(in thousands, except per share amounts)

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	For the Three Months Ended March 31, 2018	2017
Income from continuing operations	$ **80,060**	$ **155,912**
Discontinued operations	(10)	(53)
Gain on real estate dispositions	48	43,289
Net income	80,098	199,148
Net income attributable to noncontrolling interests	1,395	1,021
Net income attributable to common stockholders	**78,703**	**198,127**
Adjustments:		
Depreciation and amortization on real estate assets	231,495	215,961
Depreciation on real estate assets related to noncontrolling interests	(1,811)	(1,995)
Depreciation on real estate assets related to unconsolidated entities	1,030	1,187
Impairment on equity method investment	35,708	—
Gain on re-measurement of equity interest upon acquisition, net	—	(3,027)
Gain on real estate dispositions	(48)	(43,289)
Loss on real estate dispositions related to unconsolidated entities	—	23
FFO (NAREIT) attributable to common stockholders	**345,077**	**366,987**
Change in fair value of financial instruments	(91)	23
Non-cash income tax benefit	(3,675)	(4,145)
Loss on extinguishment of debt, net	10,987	403
Loss on non-real estate dispositions related to unconsolidated entities	4	4
Merger-related expenses, deal costs and re-audit costs	19,245	3,129
Amortization of other intangibles	328	438
Other items related to unconsolidated entities	2,847	212
Non-cash impact of changes to equity plan	1,581	999
Natural disaster expenses (recoveries), net	(383)	—
Normalized FFO attributable to common stockholders	**$ 375,920**	**$ 368,050**
Per diluted share [1]:		
Income from continuing operations	$ **0.22**	$ **0.44**
Discontinued operations	(0.00)	(0.00)
Gain on real estate dispositions	0.00	0.12
Net income	0.22	0.56
Net income attributable to noncontrolling interests	0.00	0.00
Net income attributable to common stockholders	**0.22**	**0.55**
Adjustments:		
Depreciation and amortization on real estate assets	0.65	0.60
Depreciation on real estate assets related to noncontrolling interests	(0.01)	(0.01)
Depreciation on real estate assets related to unconsolidated entities	0.00	0.00
Impairment on equity method investment	0.10	—
Gain on re-measurement of equity interest upon acquisition, net	—	(0.01)
Gain on real estate dispositions	(0.00)	(0.12)
Loss on real estate dispositions related to unconsolidated entities	—	0.00
FFO (NAREIT) attributable to common stockholders	**0.96**	**1.03**
Change in fair value of financial instruments	(0.00)	0.00
Non-cash income tax benefit	(0.01)	(0.01)
Loss on extinguishment of debt, net	0.03	0.00
Loss on non-real estate dispositions related to unconsolidated entities	0.00	0.00
Merger-related expenses, deal costs and re-audit costs	0.05	0.01
Amortization of other intangibles	0.00	0.00
Other items related to unconsolidated entities	0.01	0.00
Non-cash impact of changes to equity plan	0.00	0.00
Natural disaster expenses (recoveries), net	(0.00)	—
Normalized FFO attributable to common stockholders	**$ 1.05**	**$ 1.03**

[1] Per share amounts may not add due to rounding.

Adjusted Pro Forma EBITDA[1] and Net Debt to Adjusted Pro Forma EBITDA[1] (dollars in thousands)

	For the Three Months Ended	
	March 31, 2018	December 31, 2017
Income from continuing operations	**$ 80,060**	**$ 178,835**
Discontinued operations	(10)	(15)
Gain on real estate dispositions	48	214,985
Net income	80,098	393,805
Net income attributable to noncontrolling interests	1,395	1,251
Net income attributable to common stockholders	**78,703**	**392,554**
Adjustments:		
Interest	111,363	111,951
Loss (gain) on extinguishment of debt, net	10,977	(102)
Taxes (including tax amounts in general, administrative and professional fees)	(2,390)	(45,678)
Depreciation and amortization	233,150	232,650
Non-cash stock-based compensation expense	7,124	6,620
Merger-related expenses, deal costs and re-audit costs	18,737	1,652
Net income (loss) attributable to noncontrolling interests, net of consolidated joint venture partners' share of EBITDA	(3,032)	(3,187)
(Income) loss from unconsolidated entities, net of Ventas share of EBITDA from unconsolidated entities	44,939	11,422
Gain on real estate dispositions	(48)	(214,985)
Unrealized foreign currency losses	377	287
Change in fair value of financial instruments	(89)	81
Natural disaster expenses (recoveries), net	(383)	1,791
Adjusted EBITDA	499,428	495,056
Pro forma adjustments for current period activity	(7,285)	(1,195)
Adjusted Pro Forma EBITDA	**$ 492,143**	**$ 493,861**
Adjusted Pro Forma EBITDA annualized	**$ 1,968,572**	**$ 1,975,444**

	As of March 31, 2018	As of December 31, 2017
Total debt	$ 11,039,812	$ 11,276,062
Debt on held for sale assets	59,206	59,221
Cash	(92,543)	(81,355)
Restricted cash pertaining to debt	(26,843)	(70,753)
Consolidated joint venture partners' share of debt	(113,996)	(76,668)
Ventas share of debt from unconsolidated entities	57,629	90,257
Net debt	**$ 10,923,265**	**$ 11,196,764**
Net debt to Adjusted Pro Forma EBITDA	**5.5x**	**5.7x**

[1] The following table illustrates net debt to pro forma earnings, which includes amounts in discontinued operations, before interest, taxes, depreciation and amortization (including non-cash stock-based compensation expense), excluding gains or losses on extinguishment of debt, consolidated joint venture partners' share of EBITDA, merger-related expenses and deal costs, expenses related to the re-audit and re-review in 2014 of the Company's historical financial statements, net gains or losses on real estate activity, gains or losses on re-measurement of equity interest upon acquisition, changes in the fair value of financial instruments, unrealized foreign currency gains or losses and net expenses or recoveries related to natural disasters, and including the Company's share of EBITDA from unconsolidated entities and adjustments for other immaterial or identified items ("Adjusted EBITDA").

The following information considers the pro forma effect on Adjusted EBITDA of the Company's activity during the three months ended March 31, 2018 and December 31, 2018, as if the transactions had been consummated as of the beginning of the periods ("Adjusted Pro Forma EBITDA").

The Company believes that net debt, Adjusted Pro Forma EBITDA and net debt to Adjusted Pro Forma EBITDA are useful to investors, analysts and Company management because they allow the comparison of the Company's credit strength between periods and to other real estate companies without the effect of items that by their nature are not comparable from period to period and tend to obscure the Company's actual credit quality.

Same-Store Cash Net Operating Income (NOI) by Segment

The Company considers NOI and same-store cash NOI as important supplemental measures because they allow investors, analysts and the Company's management to assess its unlevered property-level operating results and to compare its operating results with those of other real estate companies and between periods on a consistent basis. The Company defines NOI as total revenues, less interest and other income, property-level operating expenses and office building services costs. In the case of NOI, cash receipts may differ due to straight-line recognition of certain rental income and the application of other GAAP policies. The Company believes that income from continuing operations is the most comparable GAAP measure for both NOI and same-store cash NOI because it provides insight into the Company's continuing operations. The Company defines same-store as properties owned, consolidated, operational and reported under a consistent business model for the full period in both comparison periods, and excluding assets intended for disposition and for SHOP, those properties that transitioned operators after the start of the prior comparison period, and for office operations, redevelopment assets. To normalize for exchange rate movements, all same-store cash NOI measures assume constant exchange rates across comparable periods, using the following methodology: the current period's results are shown in actual reported USD, while prior comparison period's results are adjusted and converted to USD based on the average exchange rate for the current period.

Same-Store Cash Net Operating Income (NOI) by Segment
(dollars in thousands) (continued)

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	Triple-Net Leased Properties	Senior Living Operations	Office Operations	All Other	Total
For the Three Months Ended March 31, 2018					
Income from continuing operations					$ 80,060
Adjustments:					
Interest and other income					(9,634)
Interest					111,363
Depreciation and amortization					233,150
General, administrative and professional fees					37,174
Loss on extinguishment of debt, net					10,977
Merger-related expenses and deal costs					17,336
Other					3,120
Loss from unconsolidated entities					40,739
Income tax benefit					(3,242)
Reported Segment NOI	$ 191,783	$ 162,533	$ 134,994	$ 31,733	521,043
Adjustments:					
Modification fee	—	—	431	—	431
Normalizing adjustment for technology costs	—	365	—	—	365
NOI not included in same-store	(12,994)	(15,747)	(15,462)	—	(44,203)
Straight-lining of rental income	723	—	(4,345)	—	(3,622)
Non-cash rental income	(2,741)	—	(289)	—	(3,030)
Non-segment NOI	—	—	—	(31,733)	(31,733)
	(15,012)	(15,382)	(19,665)	(31,733)	(81,792)
Same-Store cash NOI (Constant Currency)	$ 176,771	$ 147,151	$ 115,329	$ —	$ 439,251
Percentage increase	4.4%	0.7%	2.2%		2.6%
For the Three Months Ended March 31, 2017					
Income from continuing operations					$ 155,912
Adjustments:					
Interest and other income					(481)
Interest					108,804
Depreciation and amortization					217,783
General, administrative and professional fees					33,961
Loss on extinguishment of debt, net					309
Merger-related expenses and deal costs					2,056
Other					1,188
Income from unconsolidated entities					(3,150)
Income tax benefit					(3,145)
Reported Segment NOI	$ 210,532	$ 152,115	$ 130,174	$ 20,416	513,237
Adjustments:					
NOI not included in same-store	(36,600)	(6,821)	(12,544)	—	(55,965)
Straight-lining of rental income	(666)	—	(4,711)	—	(5,377)
Non-cash rental income	(4,632)	—	(118)	—	(4,750)
Non-segment NOI	—	—	—	(20,416)	(20,416)
NOI impact from change in FX	607	769	—	—	1,376
	(41,291)	(6,052)	(17,373)	(20,416)	(85,132)
Same-Store cash NOI (Constant Currency)	$ 169,241	$ 146,063	$ 112,801	$ —	$ 428,105

Same-Store Cash NOI Guidance [1,2]
(dollars in millions) (continued)

	FY2018 - Guidance				
	Tentative / Preliminary and Subject to Change				
	NNN	SHOP	Office	Non-Segment	Total
High End					
Income from Continuing Operations					$ 453
Depreciation and Amortization[3]					906
Interest Expense, G&A, Other Income and Expenses[4]					666
Reported Segment NOI[5]	$ 739	$ 641	$ 542	$ 105	2,025
Normalizing Adjustment for Technology Costs[6]	—	1	—	—	1
Non-Cash and Non-Same-Store Adjustments	(33)	(74)	(85)	(105)	(297)
Same-Store Cash NOI[5]	706	568	457	—	1,729
Percentage Increase	*3.0%*	*(1.0%)*	*2.75%*	*NM*	*1.5%*
Modification Fees	(3)	—	(0)	—	(3)
Adjusted Same-Store Cash NOI[5]	$ 703	$ 568	$ 457	$ —	$ 1,726
Adjusted Percentage Increase	*2.6%*	*(1.0%)*	*2.7%*	*NM*	*1.3%*
Low End					
Income from Continuing Operations					$ 435
Depreciation and Amortization[3]					896
Interest Expense, G&A, Other Income and Expenses[4]					662
Reported Segment NOI[5]	$ 732	$ 624	$ 537	$ 89	1,993
Normalizing Adjustment for Technology Costs[6]	—	1	—	—	1
Non-Cash and Non-Same-Store Adjustments	(33)	(74)	(84)	(89)	(281)
Same-Store Cash NOI[5]	699	551	453	—	1,713
Percentage Increase	*2.0%*	*(4.0)%*	*1.75%*	*NM*	*0.5%*
Modification Fees	(3)	—	(0)	—	(3)
Adjusted Same-Store Cash NOI[5]	$ 696	$ 551	$ 453	$ —	$ 1,710
Adjusted Percentage Increase	*1.6%*	*(4.0)%*	*1.7%*	*NM*	*0.3%*
Prior Year					
Income from Continuing Operations					$ 644
Depreciation and Amortization[3]					888
Interest Expense, G&A, Other Income and Expenses[4]					550
Reported Segment NOI	$ 845	$ 593	$ 525	$ 119	2,082
Normalizing Adjustment for Technology Costs[6]	—	3	—	—	3
Non-Cash and Non-Same-Store Adjustments	(162)	(25)	(80)	(119)	(386)
NOI Impact from Change in FX	2	3	—	—	5
Same-Store Cash NOI	685	574	445	—	1,704
Modification Fees	—	—	—	—	—
Adjusted Same-Store Cash NOI	$ 685	$ 574	$ 445	$ —	$ 1,704

	2018
GBP (£) to USD ($)	1.41
USD ($) to CAD (C$)	1.26

1 The Company's guidance constitutes forward-looking statements within the meaning of the federal securities laws and is based on a number of assumptions that are subject to change and many of which are outside the control of the Company. Actual results may differ materially from the Company's expectations depending on factors discussed in the Company's filings with the Securities and Exchange Commission.

2 See tables titled "Same-Store Cash NOI by Segment" for the three months ended March 31, 2018 for a detailed breakout of adjustments for each respective category.

3 Includes real estate depreciation and amortization, corporate depreciation and amortization and amortization of other intangibles.

4 Includes interest expense, general and administrative expenses (including stock-based compensation), loss on extinguishment of debt, merger-related expenses and deal costs, income from unconsolidated entities, income tax benefit and other income and expenses.

5 Totals may not add across due to minor corporate-level adjustments and rounding.

6 Represents costs expensed by one operator related to implementation of new software.