

Investment Highlights

- 1 Pure-play investment strategy focused on acquiring high-quality hospital and related healthcare real estate throughout the U.S.
- 2 Favorable healthcare industry fundamentals drive long-term demand for hospitals, the largest healthcare real estate asset class
- 3 Seasoned management team with proven track record of investing capital and generating attractive returns across the healthcare and real estate sectors
- 4 Differentiated ability to generate incremental value in target asset class by leveraging operating experience and real estate expertise
- 5 Long-standing relationships with high-quality hospital operators provide ongoing source of off-market sale / leaseback opportunities
- 6 ~\$2.0 billion identified pipeline of near-term actionable hospital sale / leaseback opportunities representing ~8,000 beds owned by a geographically diverse group of hospital operators; expect to complete acquisitions of \$750+ million over next 18-24 months
- 7 Business model expected to use prudent leverage and deliver predictable cash flows with a stable dividend yield exceeding 8.0%, coupled with capital appreciation over time by increasing rents and asset values with a potential REIT IPO exit