

American Medical Properties Platform Overview

Who we are

- Headquartered in Los Angeles, CA
- Pure-play hospital real estate investment platform with complementary, value-added investment opportunities
- Company leadership has 83 years of combined healthcare and real estate experience
- Deep understanding of the healthcare market, physician relationships, and government rules and regulations
- Near-term actionable pipeline of ~\$2.0 billion representing a geographically diverse group of 35 hospitals with ~8,000 beds run by 11 high-quality hospital operators
- Shareholder friendly corporate governance and prominent healthcare focused Board of Directors

What we do

- Capitalize on our relationships to acquire attractive off-market hospital real estate assets and maximize risk-adjusted returns by bringing healthcare operational and real estate expertise
- AMP can help tenants with physician recruitment, new service lines and other operational improvements, strengthening the tenants and increasing real estate asset values
- Provide additional capital to hospital operators to expand their hospital campus footprint (MOBs, outpatient and alternate site facilities)
- Thorough due diligence and underwriting process
- Prudent leverage to deliver predictable cash flow with a stable dividend yield of 8.0%+

**\$2 billion, 35 hospital
near-term pipeline**

**11 high-quality
operators**

**\$750+ million of assets
over 18-24 months**