

Sale / Leaseback Pipeline Overview

- AMP has strong relationships with hospital operators, owners and national health organizations to source off-market investment opportunities
- The near-term actionable pipeline reflects hospital opportunities where AMP has begun active discussions to execute sale-leaseback transactions

Near-term Actionable Pipeline

- ~\$2.0 billion identified pipeline
- 35 hospitals with ~8,000 beds
- 11 leading hospital operators (2 national, 5 regional and 4 not-for-profit)
- \$750+ million of expected acquisitions over the next 18-24 months
- Geographically diverse markets

Geographic and Operator Breakdown (by Number of Beds)

