



# Financial Supplement

Fourth Quarter 2023



# Disclaimers

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This supplement contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Forward-looking statements include all statements that are not historical statements of fact and statements regarding the following: future financial and financing plans; strategies related to the Company's business and its portfolio, including acquisition opportunities and disposition plans; growth prospects, operating and financial performance, expectations regarding the making of distributions, payment of dividends, and the performance of our operators and their respective facilities.

Words such as "anticipate," "believe," "could," "expect," "estimate," "intend," "may," "plan," "seek," "should," "will," "would," and similar expressions, or the negative of these terms, are intended to identify such forward-looking statements, though not all forward-looking statements contain these identifying words. Our forward-looking statements are based on our current expectations and beliefs, and are subject to a number of risks and uncertainties that could lead to actual results differing materially from those projected, forecasted or expected. Although we believe that the assumptions underlying these forward-looking statements are reasonable, they are not guarantees and we can give no assurance that our expectations will be attained. Factors which could have a material adverse effect on our operations and future prospects or which could cause actual results to differ materially from expectations include, but are not limited to: (i) the ability and willingness of our tenants to meet and/or perform their obligations under the triple-net leases we have entered into with them, including, without limitation, their respective obligations to indemnify, defend and hold us harmless from and against various claims, litigation and liabilities; (ii) the risk that we may have to incur additional impairment charges related to our assets held for sale if we are unable to sell such assets at the prices we expect; (iii) the impact of healthcare reform legislation, including minimum staffing level requirements, on the operating results and financial conditions of our tenants; (iv) the ability of our tenants to comply with applicable laws, rules and regulations in the operation of the properties we lease to them; (v) the ability and willingness of our tenants to renew their leases with us upon their expiration, and the ability to reposition our properties on the same or better terms in the event of

nonrenewal or in the event we replace an existing tenant, as well as any obligations, including indemnification obligations, we may incur in connection with the replacement of an existing tenant; (vi) the availability of and the ability to identify (a) tenants who meet our credit and operating standards, and (b) suitable acquisition opportunities, and the ability to acquire and lease the respective properties to such tenants on favorable terms; (vii) the ability to generate sufficient cash flows to service our outstanding indebtedness; (viii) access to debt and equity capital markets; (ix) fluctuating interest rates; (x) the impact of public health crises, including significant COVID-19 outbreaks as well as other pandemics or epidemics; (xi) the ability to retain our key management personnel; (xii) the ability to maintain our status as a real estate investment trust ("REIT"); (xiii) changes in the U.S. tax law and other state, federal or local laws, whether or not specific to REITs; (xiv) other risks inherent in the real estate business, including potential liability relating to environmental matters and illiquidity of real estate investments; and (xv) any additional factors included in our Annual Report on Form 10-K for the year ended December 31, 2023, including in the sections entitled "Risk Factors" in Item 1A of such reports, as such risk factors may be amended, supplemented or superseded from time to time by other reports we file with the Securities and Exchange Commission (the "SEC").

This supplement contains certain non-GAAP financial information relating to CareTrust REIT including EBITDA, Normalized EBITDA, FFO, Normalized FFO, FAD, Normalized FAD, and certain related ratios. Explanatory footnotes and a glossary explaining this non-GAAP information are included in this supplement. Reconciliations of these non-GAAP measures are also included in this supplement or on our website. See "Financials and Filings – Quarterly Results" on the Investors section of our website at [investor.caretrustreit.com](http://investor.caretrustreit.com). Non-GAAP financial information does not represent financial performance under GAAP and should not be considered in isolation, as a measure of liquidity, as an alternative to net income, or as an indicator of any other performance measure determined in accordance with GAAP. You should not rely on non-GAAP financial information as a substitute for GAAP financial information, and should recognize that non-GAAP information presented herein may not

compare to similarly-termed non-GAAP information of other companies (i.e., because they do not use the same definitions for determining any such non-GAAP information).

This supplement also includes certain information regarding operators of our properties (such as EBITDARM Coverage, EBITDAR Coverage, and Occupancy), most of which are not subject to audit or SEC reporting requirements. The operator information provided in this supplement has been provided by the operators. We have not independently verified this information, but have no reason to believe that such information is inaccurate in any material respect. We are providing this information for informational purposes only. The Ensign Group, Inc. ("Ensign") and The Pennant Group, Inc. ("Pennant") are subject to the registration and reporting requirements of the SEC and are required to file with the SEC annual reports containing audited financial information and quarterly reports containing unaudited financial information. Ensign's and Pennant's financial statements, as filed with the SEC, can be found at the SEC's website at [www.sec.gov](http://www.sec.gov).

This supplement provides information about our financial results as of and for the quarter and year ended December 31, 2023 and is provided as of the date hereof, unless specifically stated otherwise. We expressly disclaim any obligation to update or revise any information in this supplement (including forward-looking statements), whether to reflect any change in our expectations, any change in events, conditions or circumstances, or otherwise.

As used in this supplement, unless the context requires otherwise, references to "CTRE," "CareTrust," "CareTrust REIT" or the "Company" refer to CareTrust REIT, Inc. and its consolidated subsidiaries. GAAP refers to generally accepted accounting principles in the United States of America.

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## CONTACT INFORMATION

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# Company Profile

CareTrust REIT is a self-administered, publicly-traded real estate investment trust engaged in the ownership, acquisition, development and leasing of seniors housing and healthcare-related properties. CareTrust REIT generates revenues primarily by leasing properties to a diverse group of local, regional and national seniors housing operators, healthcare services providers, and other healthcare-related businesses.

Since its debut as a standalone public company on June 1, 2014, and as of December 31, 2023, CareTrust REIT has expanded its tenant roster to 23 operators, and has grown its real estate portfolio to 207 net-leased healthcare properties across 25 states, consisting of 22,625 operating beds/units, excluding 14 properties classified as held for sale as of December 31, 2023, two facilities which are in the process of being repurposed and three that are non-operational. As of December 31, 2023, CareTrust REIT also had eight secured loans receivable, one mezzanine loan receivable and one preferred equity investment.

## MANAGEMENT

Dave Sedgwick – Chief Executive Officer  
Bill Wagner - Chief Financial Officer  
James Callister - Chief Investment Officer

## BOARD OF DIRECTORS

Diana Laing - Chair  
Anne Olson  
Spencer Plumb  
Dave Sedgwick  
Careina Williams

## EQUITY ANALYST COVERAGE\*

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KeyBanc Capital Markets - Austin Wurschmidt | (917) 368-2311  
Raymond James - Jonathan Hughes | (727) 567-2438  
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Stifel - Steve Manaker | (212) 271-3716  
Wells Fargo - Connor Siversky | (646) 949-9037

\* This information is provided as of February 8, 2024. This list may be incomplete and is subject to change as firms initiate or discontinue coverage of CareTrust. Please note that any opinions, estimates, or forecasts regarding our historical or predicted performance made by these analysts are theirs alone and do not represent opinions, estimates, or forecasts of CareTrust or our management. CareTrust does not by our reference or distribution of the information above imply our endorsement of or concurrence with any opinions, estimates, or forecasts of these analysts. Interested persons may obtain copies of analysts' reports on their own as we do not distribute these reports. Several of these firms may, from time to time, own our stock and/or hold other long or short positions in our stock and may provide compensated services to us.



# Snapshot

## CARETRUST REIT, INC.

NYSE: CTRE

### Market Data (as of December 31, 2023)

- Closing Price: \$22.38
- 52 Week Range: \$23.49 – \$17.86
- Market Cap: \$2,921M
- Enterprise Value: \$3,226M
- Outstanding Shares: 130.503M

### Credit Ratings

#### S&P

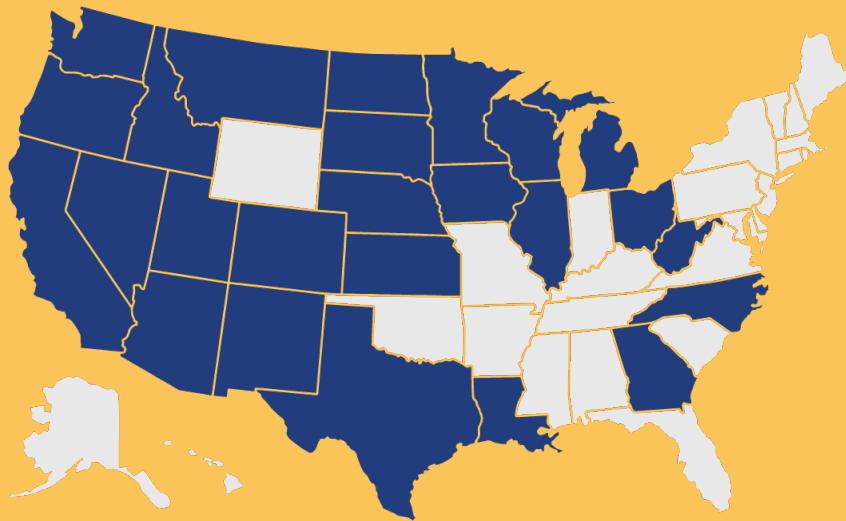
- Corporate Rating: BB (stable)
- Senior Unsecured Notes: BB+

#### Fitch

- Corporate Rating: BB+ (stable)
- Senior Unsecured Notes: BB+

#### Moody's

- Corporate Rating: Ba2 (stable)
- Senior Unsecured Notes: Ba2



**\$1,969.9M**  
INVESTMENTS

**207**  
PROPERTIES

**22,625**  
OPERATING  
BEDS/UNITS

**23**  
OPERATORS

**25**  
STATES

Note: Portfolio amounts presented above are as of December 31, 2023 and exclude our eight secured loans receivable, one mezzanine loan receivable and one preferred equity investment. Additionally, amounts exclude 14 properties classified as held for sale as of December 31, 2023, two facilities which are in the process of being repurposed and three that are non-operational.

General Note:

Totals may not add due to rounding.



# Investments (dollars in thousands)

Date	Operator	Property Type	Location	Facilities	Initial Investment <sup>[1]</sup>	Initial Operating Beds/Units <sup>[2]</sup>	Initial Rent <sup>[3]</sup>	Initial Yield <sup>[4]</sup>
6/1/2014	The Ensign Group	ALF, SNF, Campus	Various	94	\$ 501,673	10,053	\$ 56,000	N/A
2019 Investments				27	340,884	3,348	30,168	8.8 %
2020 Investments				17	105,267	961	9,398	8.9 %
2021 Investments				10	196,576	1,247	13,103	7.7 %
2022 Investments				29	169,163	3,351	15,213	9.0 %
4/01/2023	Momentum, Summit	SNF	TX, KS	2	17,050	280	1,693	9.9 % <sup>[6]</sup>
5/01/2023	Chapters Living	ALF	IL	2	18,183	136	1,710	9.4 % <sup>[7]</sup>
5/01/2023	Elevation Group	SNF	GA	1	12,072	148	1,140	9.4 %
6/01/2023	EverGreen Health Group	SNF	TX	1	14,330	125	1,365	9.5 % <sup>[8]</sup>
6/01/2023	Ridgeline Management	ALF	MI, OH	2	21,135	105	1,785	8.4 %
6/01/2023	Links Healthcare Group	SNF, SNF Campus	CA	3	71,494	387	7,071	9.9 % <sup>[9]</sup>
6/29/2023	Secured Loan	SNF Campus, ILF	CA	3	25,993	223	2,339	9.0 %
6/30/2023	Links Healthcare Group	SNF	CA	1	19,252	99	1,812	9.4 % <sup>[9]</sup>
7/17/2023	Secured Loan	SNF	FL	2	15,727	115	1,415	9.0 %
9/01/2023	Bayshire	SNF	CA	1	26,112	187	2,637	10.1 % <sup>[10]</sup>
9/29/2023	Secured Loan	SNF	CA	3	3,564	396	428	12.0 %
10/25/2023	Covenant Care	SNF	CA	2	35,147	198	4,025	11.5 % <sup>[11]</sup>
11/29/2023	Secured Loan	ALF	CA	1	6,300	38	624	9.9 %
12/07/2023	Preferred Equity	SNF	N/A	N/A	1,782	N/A	267	15.0 %
2023 Investments				24	288,141	2,437	28,311	9.8 %
01/03/2024	Oxford Health Group	ALF	CA	1	11,036	86	1,022	9.3 % <sup>[12]</sup>
01/25/2024	Mezzanine Loan	SNF	MO	N/A	9,800	N/A	1,372	14.0 %
02/01/2024	Mezzanine Loan	SNF	CA	N/A	7,365	N/A	847	11.5 %
02/02/2024	Mezzanine Loan	SNF	VA	N/A	35,000	N/A	4,900	14.0 %
2024 Investments				1	63,201	86	8,141	12.9 %
Average annual investments (2015-2023) <sup>[5]</sup>				23	226,982	1,999	20,277	9.7 %

[1] Initial Investment for properties acquired in connection with the Company becoming public represents Ensign's and Pennant's gross book value. Initial Investment for properties acquired since inception as a public company represents CareTrust REIT's purchase price and transaction costs and includes commitments for capital expenditures that are not rent producing.

[2] Initial Operating Beds/Units as of the acquisition date.

[3] Initial Rent represents the annualized acquisition-date cash rent, deferred interest income on any preferred equity investments and interest income on any mortgage loans receivable, secured loans receivable and mezzanine loans. Initial Rent excludes ground lease income.

[4] Initial Yield represents Initial Rent divided by Initial Investment and excludes properties not under a long-term master lease.

[5] All amounts, except as otherwise indicated, include any preferred equity investments, mortgage loans receivable and mezzanine loans receivable.

[6] The Summit lease provides for abatement of the first month of rent. Initial rent begins with the first month the tenant pays cash rent.

[7] The lease provides for abatement of the first three months of rent. Initial rent begins with the first month the tenant pays cash rent.

[8] The lease provides for the abatement of the first month of rent. Initial rent begins with the first month the tenant pays cash rent.

[9] The Links Healthcare Group master lease, which includes the investments on 6/1/2023 and 6/30/2023, provides for annual fixed increases from \$6.8 million in year one (7.5%) to \$7.6 million in year two (8.4% yield) and \$8.9 million in year three (9.8% yield).

[10] We contributed \$25.5 million to a \$26.1 million joint venture ("JV") for the purchase of one SNF. The SNF is currently leased under a short-term lease and will be leased to Bayshire once regulatory approval is obtained under a 15 year term at an initial yield of 9.7% to CareTrust REIT, which does not consider a rent deferral of \$420,000 in the first year to be repaid in 15 installments beginning in year 2.

[11] We contributed \$34.2 million to a \$35.1 million JV for the purchase of two SNFs. The initial yield to CareTrust REIT is 5.8%. The lease agreement provides for a rent reset in 2027 to increase annual rent at a cap of 10% of revenues. The yield assumes the rent reset at the current performance of the facilities. Initial rent is \$2 million (5.8% yield).

[12] We contributed \$10.8 million to a \$11.0 million JV for the purchase of one ALF. The initial yield to CareTrust REIT is 9.3%.



# Portfolio Repositioning (dollars in thousands)

(As of February 1, 2024)

Retained Facilities						
Type	# of Properties	Property Type	# of Beds	Year 1 Contractual Rent	Estimated Rent Commencement	
Re-Tenant	2	ALF	98	—	Q2 2025 <sup>[1]</sup>	
Re-Tenant/Conversion	2	ALF	200	1,741 <sup>[2]</sup>	2nd half 2024	
	4		298	\$ 1,741		

On the Market						
Status	# of Properties	Property Type	# of Beds	2023 Collected Rent <sup>[3]</sup>	Estimated Net Proceeds	
PSA	11	SNF	721	\$ 3,230	\$	10,665
Under LOI	1	ALF	110	—		3,310
	12		831	\$ 3,230	\$	13,975

Notes:

[1] Estimated Rent Commencement date based on final Change Of Ownership approval and final licensing, estimated in Q2 2024. Annual cash rent under the new lease is approximately \$1.0 million beginning on the first day of the second lease year.

[2] Contractual Rent based on year 1 rent under new Master Leases.

[3] As of December 31, 2023.



# Top 10 Tenants Lease Coverage <sup>[1]</sup>

	Twelve Months Ended March 31, 2020		Twelve Months Ended September 30, 2023		Twelve Months Ended September 30, 2023	
	Pre COVID-19		Excludes Use of HHS Funds <sup>[4]</sup>		Includes Amortized HHS Funds <sup>[5]</sup>	
	EBITDAR Coverage <sup>[2]</sup>	EBITDARM Coverage <sup>[2]</sup>	EBITDAR Coverage <sup>[2]</sup>	EBITDARM Coverage <sup>[2]</sup>	EBITDAR Coverage <sup>[2]</sup>	EBITDARM Coverage <sup>[2]</sup>
1 The Ensign Group <sup>[3]</sup>	3.02x	3.79x	3.28x	4.14x	3.28x	4.14x
2 Priority Management Group	1.50x	1.81x	1.36x	1.67x	1.40x	1.70x
3 Cascadia Healthcare	1.61x	2.07x	1.69x	2.18x	1.69x	2.18x
4 Providence Group	1.04x	1.46x	2.72x	3.32x	2.72x	3.32x
5 Covenant Care <sup>[6]</sup>	2.03x	2.69x	1.73x	2.43x	1.73x	2.43x
6 Eduro Healthcare, LLC	1.17x	1.65x	0.96x	1.47x	0.96x	1.47x
7 The Pennant Group <sup>[3][7]</sup>	1.27x	1.48x	0.78x	0.98x	0.78x	0.98x
8 Links Healthcare <sup>[8]</sup>	—	—	—	—	—	—
9 Bayshire Senior Communities <sup>[9]</sup>	1.32x	1.60x	1.46x	1.91x	1.46x	1.91x
10 WLC Management	2.15x	2.59x	1.68x	2.16x	1.68x	2.16x
<b>Total Top 10 Tenants</b>	<b>2.15x</b>	<b>2.71x</b>	<b>2.27x</b>	<b>2.88x</b>	<b>2.27x</b>	<b>2.89x</b>
<b>All Other Tenants</b>	<b>1.08x</b>	<b>1.46x</b>	<b>1.39x</b>	<b>1.81x</b>	<b>1.43x</b>	<b>1.86x</b>
<b>Total</b>	<b>2.08x</b>	<b>2.63x</b>	<b>2.19x</b>	<b>2.78x</b>	<b>2.20x</b>	<b>2.80x</b>

Notes:

[1] Lease Coverage excludes 14 properties classified as held for sale as of December 31, 2023, seven facilities that have transitioned to a new operator, two facilities which are in the process of being repurposed and three that are non-operational.

[2] EBITDAR Coverage and EBITDARM Coverage are based on financial information provided by our tenants. We have not independently verified this information, but have no reason to believe that such information is inaccurate in any material respect. Coverage metrics are based on contractual cash rents in place during the period presented unless a lease has been entered into or amended since the end of the period, in which case the current contractual rent is used.

[3] Ensign and Pennant have announced that they have returned all or a portion of the provider relief funds issued to them by the U.S. Department of Health and Human Services ("HHS") pursuant to the CARES Act in connection with the COVID-19 pandemic ("HHS Relief Funds").

[4] Coverage metrics in this section exclude all HHS Relief Funds and PPP Loans received and retained to date, if any. Where applicable, includes Employee Retention Tax Credits amortized over trailing 12 months based on month received and applied.

[5] Coverage metrics in this section include all known HHS Relief Funds received and retained as reported to us through February 1, 2024, if any, and amortizes the retained HHS Relief Funds ratably over the period of availability based on when the HHS Relief Funds were received in accordance with HHS' current guidelines for using the HHS Relief Funds for allowable purposes, except for phase 4 funding which is amortized ratably from the date the funds are received through June 30, 2022. The calculations further assume that (i) none of the HHS Relief Funds retained to date will be returned to HHS, and (ii) no additional HHS Relief Funds will be distributed to providers in the future. Excludes PPP Loans. Where applicable, includes Employee Retention Tax Credits amortized over trailing 12 months based on month received.

[6] Coverage metrics include historical performance on two facilities acquired in October 2023.

[7] No coverage metrics are provided for the period prior to lease commencement for facilities transferred to The Pennant Group in March 2023.

[8] No coverage metrics are provided as the facilities are pre-stabilized.

[9] No coverage metrics are provided for the period prior to lease commencement for facilities acquired in March and April 2021.



# Portfolio Performance

(dollars in thousands)

As of December 31, 2023

Asset Type	Facilities	Operating Beds/Units	Investment <sup>[1]</sup>	% of Total Investment	Rent <sup>[2]</sup>	% of Total Rent	Current Yield <sup>[3]</sup>
Skilled Nursing	150	16,535	\$ 1,407,774	71.5 %	\$ 147,363	73.0 %	10.5 %
Multi-Service Campus	25	3,593	388,582	19.7 %	34,822	17.3 %	9.0 %
Seniors Housing	32	2,497	173,560	8.8 %	19,554	9.7 %	11.3 %
<b>Total Net-Leased Assets<sup>[4]</sup></b>	<b>207</b>	<b>22,625</b>	<b>\$ 1,969,916</b>	<b>100.0 %</b>	<b>\$ 201,739</b>	<b>100.0 %</b>	<b>10.2 %</b>

As of September 30, 2023

Asset Type	Facilities	Operating Beds/Units	Investment <sup>[1]</sup>	% of Total Investment	Rent <sup>[5]</sup>	% of Total Rent	Current Yield <sup>[3]</sup>
Skilled Nursing	149	16,405	\$ 1,373,572	71.0 %	\$ 144,877	72.8 %	10.5 %
Multi-Service Campus	25	3,632	388,931	20.1 %	34,665	17.4 %	8.9 %
Seniors Housing	32	2,496	172,954	8.9 %	19,553	9.8 %	11.3 %
<b>Total Net-Leased Assets<sup>[6]</sup></b>	<b>206</b>	<b>22,533</b>	<b>\$ 1,935,457</b>	<b>100.0 %</b>	<b>\$ 199,095</b>	<b>100.0 %</b>	<b>10.3 %</b>

As of December 31, 2022

Asset Type	Facilities	Operating Beds/Units	Investment <sup>[1]</sup>	% of Total Investment	Rent <sup>[7]</sup>	% of Total Rent	Current Yield <sup>[3]</sup>
Skilled Nursing	154	16,193	\$ 1,300,822	72.9 %	\$ 136,509	74.4 %	10.5 %
Multi-Service Campus	24	3,463	363,306	20.3 %	32,081	17.5 %	8.8 %
Seniors Housing	26	2,139	121,186	6.8 %	14,803	8.1 %	12.2 %
<b>Total Net-Leased Assets<sup>[8]</sup></b>	<b>204</b>	<b>21,795</b>	<b>\$ 1,785,314</b>	<b>100.0 %</b>	<b>\$ 183,393</b>	<b>100.0 %</b>	<b>10.3 %</b>

Notes:

[1] Initial Investment for properties acquired in connection with the Company becoming public represents Ensign's and Pennant's gross book value. Initial Investment for properties acquired since inception as a public company represents CareTrust REIT's purchase price and transaction costs and includes commitments for capital expenditures that are not rent producing and impairment charges.

[2] Rent represents December 2023 contractual cash rent, annualized, and presented at 100% share for consolidated entities, and excludes ground lease income and the impact of any rent abatement for recent acquisitions, if applicable. Additionally, if an existing lease was amended or restructured subsequent to December 31, 2023 but prior to our filing date for the respective period, the initial or amended contractual cash rent is used.

[3] Current Yield represents Rent divided by Investment.

[4] All amounts exclude our eight secured loans receivable, one mezzanine loan receivable and one preferred equity investment as of December 31, 2023. Additionally, amounts exclude 14 properties classified as held for sale as of December 31, 2023, two facilities which are in the process of being repurposed and three that are non-operational.

[5] Rent represents September 2023 contractual cash rent, annualized, and presented at 100% share for consolidated entities, and excludes ground lease income and the impact of any rent abatement for recent acquisitions, if applicable. Additionally, if an existing lease was amended or restructured subsequent to September 30, 2023 but prior to our filing date for the respective period, the initial or amended contractual cash rent is used.

[6] All amounts exclude our seven secured loans receivable and one mezzanine loan receivable as of September 30, 2023. Additionally, amounts exclude 15 properties classified as held for sale as of September 30, 2023, two facilities which are in the process of being repurposed and two that are non-operational.

[7] Rent represents December 2022 contractual cash rent, annualized, and excludes ground lease income. Additionally, if a lease was entered into, amended or restructured subsequent to December 31, 2022 but prior to our filing date for the respective period, the initial or amended contractual cash rent is used.

[8] All amounts exclude our three secured loans receivable and two mezzanine loans receivable as of December 31, 2022. Additionally, amounts exclude five properties classified as held for sale as of December 31, 2022, three facilities targeted for re-leasing, two facilities which are or were in the process of being repurposed and two that are non-operational as of such date.

See "Glossary" for additional information.



# Rent Diversification by Tenant

(dollars in thousands)

As of December 31, 2023<sup>[1]</sup>

	Facilities	Operating Beds/Units	Rent <sup>[2]</sup>	% of Total Rent
1 The Ensign Group	98	10,396	\$ 67,820	33.6 %
2 Priority Management Group	15	2,144	31,151	15.4 %
3 Cascadia Healthcare	12	1,053	12,765	6.3 %
4 Providence Group	7	995	11,256	5.6 %
5 Covenant Care	9	1,133	10,820	5.4 %
<b>Total Top 5 Tenants</b>	<b>141</b>	<b>15,721</b>	<b>\$ 133,812</b>	<b>66.3 %</b>
6 Eduro Healthcare, LLC	9	1,005	9,594	4.8 %
7 The Pennant Group	10	1,002	8,102	4.0 %
8 Links Healthcare Group	4	486	6,803	3.4 %
9 Bayshire Senior Communities	5	596	6,679	3.3 %
10 WLC Management	9	917	6,494	3.2 %
<b>Total Top 10 Tenants</b>	<b>178</b>	<b>19,727</b>	<b>\$ 171,484</b>	<b>85.0 %</b>
<b>All Other Tenants</b>	<b>29</b>	<b>2,898</b>	<b>\$ 30,255</b>	<b>15.0 %</b>
<b>Total</b>	<b>207</b>	<b>22,625</b>	<b>\$ 201,739</b>	<b>100.0 %</b>

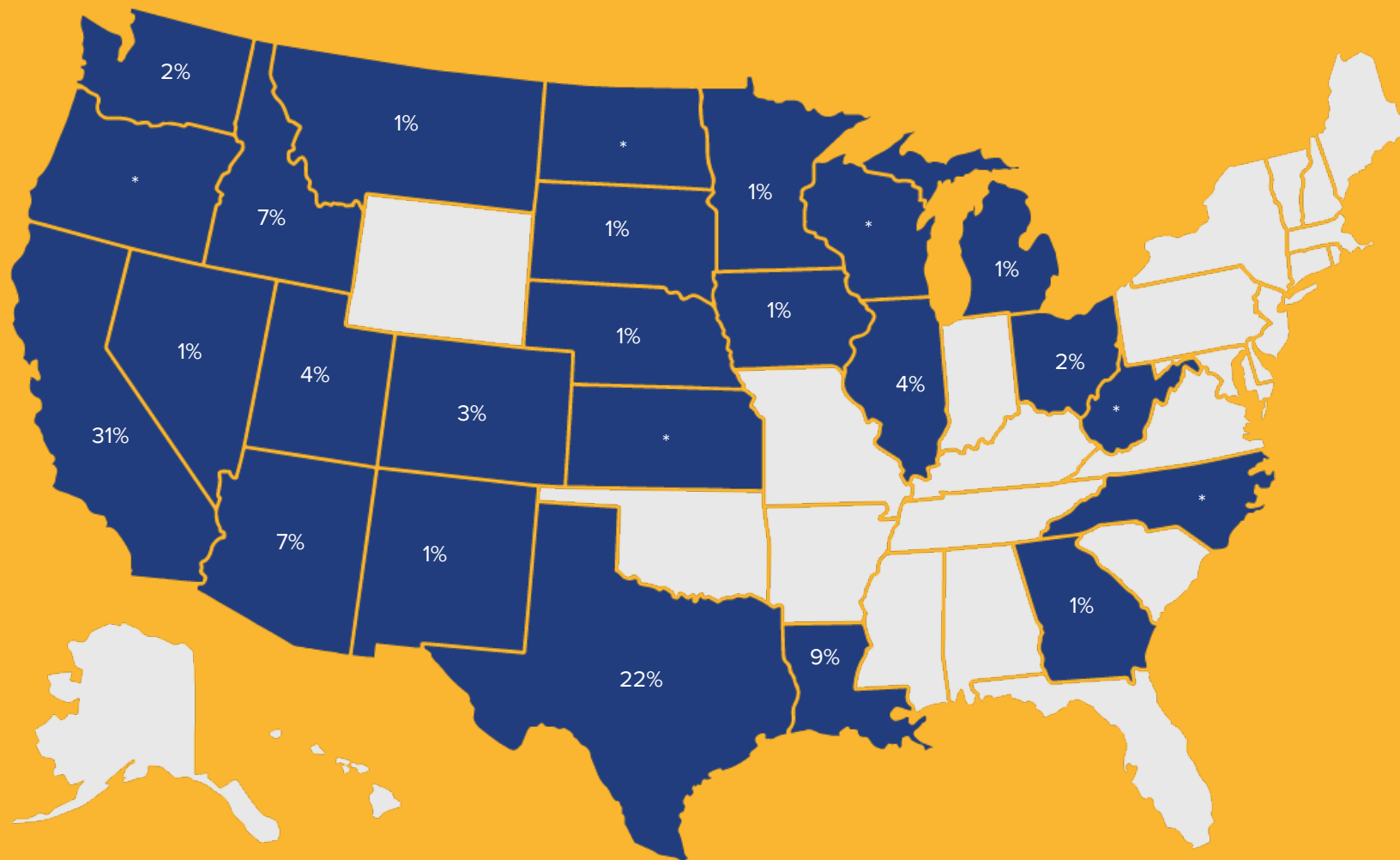
Notes:

[1] All amounts exclude our eight secured loans receivable, one mezzanine loan receivable and one preferred equity investment. Additionally, amounts exclude 14 properties classified as held for sale as of December 31, 2023, two facilities which are in the process of being repurposed and three that are non-operational.

[2] Rent represents December 2023 contractual cash rent, annualized, and presented at 100% share for consolidated entities, and excludes ground lease income and the impact of any rent abatement for recent acquisitions, if applicable. Additionally, if a lease was entered into, amended or restructured subsequent to December 31, 2023, the initial or amended contractual cash rent is used.



# Geographic Diversification (% of run-rate rent)



\* Less than 1%.

Note: Numbers are as of December 31, 2023 and exclude our eight secured loans receivable, one mezzanine loan receivable and one preferred equity investment. Additionally, amounts exclude 14 properties classified as held for sale as of December 31, 2023, two facilities which are in the process of being repurposed and three that are non-operational.



# Rent Diversification by State

(dollars in thousands)		As of December 31, 2023 <sup>[1]</sup>			
Net-Leased Assets by State	Facilities	Operating Beds/Units	Rent <sup>[2]</sup>	% of Total Rent	
1 California	46	5,676	\$ 61,921	30.7 %	
2 Texas	45	5,871	44,705	22.2 %	
3 Louisiana	8	1,164	18,375	9.1 %	
4 Idaho	17	1,474	15,102	7.5 %	
5 Arizona	11	1,340	13,429	6.7 %	
<b>Top 5 States</b>	<b>127</b>	<b>15,525</b>	<b>\$ 153,532</b>	<b>76.1 %</b>	
7 Illinois	11	1,053	8,204	4.1 %	
6 Utah	13	1,374	7,858	3.9 %	
8 Colorado	7	785	5,991	3.0 %	
9 Washington	10	936	4,943	2.5 %	
10 Ohio	5	499	3,743	1.9 %	
<b>Top 10 States</b>	<b>173</b>	<b>20,172</b>	<b>\$ 184,271</b>	<b>91.3 %</b>	
<b>All Other States</b>	<b>34</b>	<b>2,453</b>	<b>\$ 17,468</b>	<b>8.7 %</b>	
<b>Total</b>	<b>207</b>	<b>22,625</b>	<b>\$ 201,739</b>	<b>100.0 %</b>	

Notes:

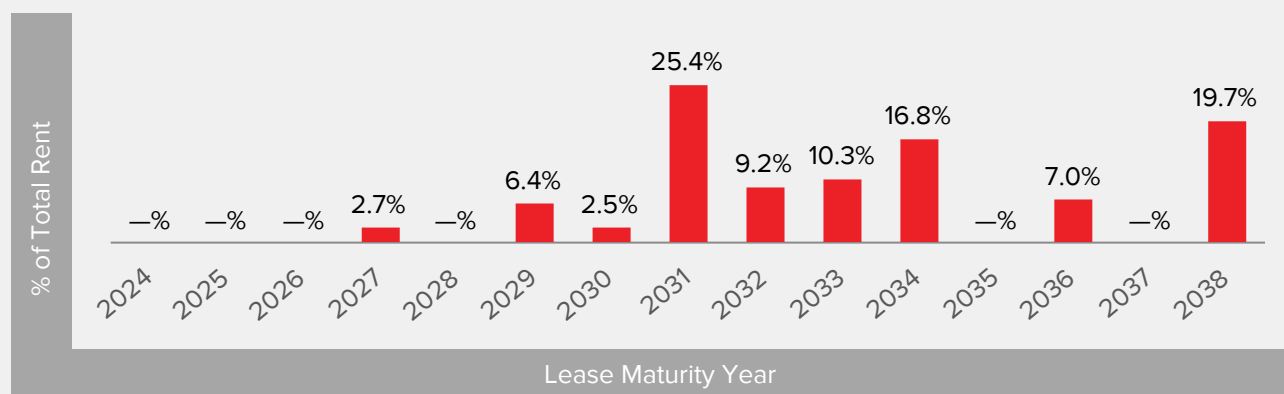
[1] All amounts exclude our eight secured loans receivable, one mezzanine loan receivable and one preferred equity investment. Additionally, amounts exclude 14 properties classified as held for sale as of December 31, 2023, two facilities which are in the process of being repurposed and three that are non-operational.

[2] Rent represents December 2023 contractual cash rent, annualized, and presented at 100% share for consolidated entities, and excludes ground lease income and the impact of any rent abatement for recent acquisitions, if applicable. Additionally, if a lease was entered into, amended or restructured subsequent to December 31, 2023, the initial or amended contractual cash rent is used.



# Lease Maturities

(dollars in thousands)		As of December 31, 2023 <sup>[1]</sup>	
Lease Maturity Year <sup>[2]</sup>		Rent <sup>[3]</sup>	% of Total Rent
2027	\$	5,476	2.7 %
2029		12,922	6.4 %
2030		5,107	2.5 %
2031		51,160	25.4 %
2032		18,502	9.2 %
2033		20,804	10.3 %
2034		33,984	16.8 %
2036		14,209	7.0 %
2038		39,575 <sup>[4]</sup>	19.7 %
<b>Total</b>	<b>\$</b>	<b>201,739</b>	<b>100.0 %</b>



## Notes:

[1] All amounts exclude our eight secured loans receivable, one mezzanine loan receivable and one preferred equity investment. Additionally, amounts exclude 14 properties classified as held for sale as of December 31, 2023, two facilities which are in the process of being repurposed and three that are non-operational.

[2] Lease Maturity Year represents the scheduled expiration year of the primary term of the lease and does not include tenant extension options or purchase options, if any.

[3] Rent represents December 2023 contractual cash rent, annualized, and presented at 100% share for consolidated entities, and excludes ground lease income and the impact of any rent abatement for recent acquisitions, if applicable. Additionally, if a lease was entered into, amended or restructured subsequent to December 31, 2023, the initial or amended contractual cash rent is used.

[4] One facility, including annualized rent of \$2.6 million, is currently leased under a short-term lease until regulatory approval is obtained, at which time a 15 year lease term will commence, as indicated in the table above.



# Tenant Purchase Options

(dollars in thousands)

As of December 31, 2023<sup>[1]</sup>

Asset Type	Properties	Lease Expiration	Option Period Open Date <sup>[2]</sup>	Option Type <sup>[3]</sup>	Current Cash Rent <sup>[4]</sup>	% of Total Rent <sup>[4]</sup>
SNF	1	March 2029	4/1/2022 <sup>[6]</sup>	A / B <sup>[7]</sup>	832	0.40 %
SNF / Campus	1	October 2032	1/1/2024 <sup>[5]</sup>	A	1,031 <sup>[8]</sup>	0.49 %
SNF	4	November 2034	12/1/2024 <sup>[6]</sup>	A	3,988	1.91 %
						2.79 %

Notes:

[1] Excludes a purchase option on an 11 building SNF portfolio representing 2.4% of total rent. Tenant is currently not eligible to elect the option.

[2] The Company has not received notice of exercise for the option periods that are currently open.

[3] Option type includes:

A - Fixed base price.

B- Fixed capitalization rate on lease revenue.

[4] Rent represents December 2023 contractual cash rent, annualized at 100% share for consolidated entities, and excludes ground lease income and the impact of any rent abatement for recent acquisitions, if applicable. Additionally, if a lease was entered into, amended or restructured subsequent to December 31, 2023, the initial or amended contractual cash rent is used.

[5] Option window is only open for six months from the option period open date.

[6] Option window is open until the expiration of the lease term.

[7] Purchase option reflects two option types.

[8] Excludes one property classified as held for sale as of December 31, 2023 and sold subsequent to December 31, 2023.



# Other Real Estate Investments

(dollars in thousands)

As of December 31, 2023

Mortgage Loans							
Investment	Facilities	Property Type	Location	Operating Beds/Units	Investment	Contractual Interest Rate	Maturity Date
Mortgage loan <sup>[3]</sup>	1	ALF	IN	162	\$ 2,000	9.0 %	5/31/2024
Mortgage loan	4	SNF	CA	439	11,713 <sup>[2]</sup>	10.7 % <sup>[1]</sup>	8/1/2025
Mortgage loan	4	SNF	GA	690	24,900	9.0 % <sup>[1]</sup>	9/8/2025
Mortgage loan	1	ALF	CA	38	6,300	9.9 %	6/1/2026
Mortgage loan	3	SNF	CA	396	3,564	12.0 %	9/29/2026
Mortgage loan	18	SNF / Campus	Mid-Atlantic	1,796	75,000	8.4 % <sup>[1]</sup>	6/30/2027
Mortgage loan	2	SNF	FL	115	15,727	9.0 %	8/1/2028
Mortgage loan	3	SNF Campus / ILF	CA	223	25,993	9.0 %	6/29/2033
<b>Total Mortgage Loans</b>				<b>3,859</b>	<b>\$ 165,197</b>	<b>8.9 %</b>	

Mezzanine Loans							
Investment	Facilities	Property Type	Location	Operating Beds/Units	Investment	Contractual Interest Rate	Maturity Date
Mezzanine loan	18	SNF / Campus	Mid-Atlantic	N/A	\$ 25,000	11.0 %	6/30/2032
<b>Total Mezzanine Loans</b>					<b>\$ 25,000</b>		

Preferred Equity Investment							
Investment	Facilities	Property Type	Location	Operating Beds/Units	Investment	Return Rate	
Preferred Equity	3	SNF	CA	N/A	\$ 1,782	15.0 %	
<b>Total Preferred Equity Investments</b>					<b>\$ 1,782</b>		

Notes:

[1] Rate is net of subservicing fee.

[2] Investment shown net of a partial payment of \$10.5 million made in December 2023 in connection with the release of one facility.

[3] In June 2023, the Company closed on the sale of one ALF. In connection with the sale, the Company provided affiliates of the purchaser of the properties with a \$2.0 million mortgage loan. The mortgage loan is secured by the ALF. The mortgage loan has a one-year extension option and may be prepaid in whole before the maturity date.



# Consolidated Statements of Operations

(amounts in thousands, except per share data)

	For the Three Months Ended December 31,		For the Twelve Months Ended December 31,	
	2023	2022	2023	2022
<b>Revenues:</b>				
Rental income	\$ 53,473	\$ 47,675	\$ 198,599	\$ 187,506
Interest and other income	6,261	4,135	19,171	8,626
Total revenues	<u>59,734</u>	<u>51,810</u>	<u>217,770</u>	<u>196,132</u>
<b>Expenses:</b>				
Depreciation and amortization	13,211	11,926	51,199	50,316
Interest expense	8,266	9,608	40,883	30,008
Property taxes	1,733	968	6,170	4,333
Impairment of real estate investments	4,791	5,356	36,301	79,062
Provision for loan losses, net	—	—	—	3,844
Property operating expenses	563	695	3,423	5,039
General and administrative	6,507	4,813	21,805	20,165
Total expenses	<u>35,071</u>	<u>33,366</u>	<u>159,781</u>	<u>192,767</u>
<b>Other income (loss):</b>				
Gain (loss) on sale of real estate, net	260	(1,668)	2,218	(3,769)
Unrealized gain (loss) on other real estate related investments, net	1,371	(2,396)	(6,485)	(7,102)
Total other income (loss)	<u>1,631</u>	<u>(4,064)</u>	<u>(4,267)</u>	<u>(10,871)</u>
<b>Net income (loss)</b>	<u>26,294</u>	<u>14,380</u>	<u>53,722</u>	<u>(7,506)</u>
Net loss attributable to noncontrolling interests	(2)	—	(13)	—
<b>Net income (loss) attributable to CareTrust REIT, Inc.</b>	<u>\$ 26,296</u>	<u>\$ 14,380</u>	<u>\$ 53,735</u>	<u>\$ (7,506)</u>
<b>Earnings (loss) available to common stockholders per common share:</b>				
Basic	\$ 0.22	\$ 0.15	\$ 0.50	\$ (0.08)
Diluted	<u>\$ 0.22</u>	<u>\$ 0.15</u>	<u>\$ 0.50</u>	<u>\$ (0.08)</u>
<b>Weighted-average number of common shares:</b>				
Basic	<u>121,411</u>	<u>97,227</u>	<u>105,956</u>	<u>96,703</u>
Diluted	<u>121,684</u>	<u>97,272</u>	<u>106,152</u>	<u>96,703</u>
<b>Dividends declared per common share</b>	<u>\$ 0.28</u>	<u>\$ 0.275</u>	<u>\$ 1.12</u>	<u>\$ 1.10</u>



# Reconciliation of EBITDA, FFO and FAD

(amounts in thousands)	Quarter Ended December 31, 2022	Quarter Ended March 31, 2023	Quarter Ended June 30, 2023	Quarter Ended September 30, 2023	Quarter Ended December 31, 2023
Net income (loss) attributable to CareTrust REIT, Inc.	\$ 14,380	\$ 19,227	\$ (484)	\$ 8,696	\$ 26,296
Depreciation and amortization	11,926	12,238	12,716	13,034	13,211
Interest expense	9,608	9,827	11,040	11,750	8,266
Amortization of stock-based compensation	1,463	936	924	1,519	1,774
<b>EBITDA attributable to CareTrust REIT, Inc.</b>	<b>37,377</b>	<b>42,228</b>	<b>24,196</b>	<b>34,999</b>	<b>49,547</b>
Impairment of real estate investments	5,356	1,886	21,392	8,232	4,791
Provision for doubtful accounts and lease restructuring	390	—	—	—	—
Property operating expenses	914	1,134	831	1,416	714
Loss (gain) on sale of real estate	1,668	70	(2,028)	—	(260)
Unrealized loss (gain) on other real estate related investments, net	2,396	454	2,151	5,251	(1,371)
<b>Normalized EBITDA attributable to CareTrust REIT, Inc.</b>	<b>\$ 48,101</b>	<b>\$ 45,772</b>	<b>\$ 46,542</b>	<b>\$ 49,898</b>	<b>\$ 53,421</b>
Net income (loss) attributable to CareTrust REIT, Inc.	\$ 14,380	\$ 19,227	\$ (484)	\$ 8,696	\$ 26,296
Real estate related depreciation and amortization	11,921	12,233	12,712	13,028	13,206
Impairment of real estate investments	5,356	1,886	21,392	8,232	4,791
Loss (gain) on sale of real estate	1,668	70	(2,028)	—	(260)
<b>Funds from Operations (FFO) attributable to CareTrust REIT, Inc.</b>	<b>33,325</b>	<b>33,416</b>	<b>31,592</b>	<b>29,956</b>	<b>44,033</b>
Provision for doubtful accounts and lease restructuring	390	—	—	—	—
Property operating expenses	914	1,134	831	1,416	714
Unrealized loss (gain) on other real estate related investments, net	2,396	454	2,151	5,251	(1,371)
<b>Normalized FFO attributable to CareTrust REIT, Inc.</b>	<b>\$ 37,025</b>	<b>\$ 35,004</b>	<b>\$ 34,574</b>	<b>\$ 36,623</b>	<b>\$ 43,376</b>



# Reconciliation of EBITDA, FFO and FAD (continued)

(amounts in thousands, except per share data)	Quarter Ended December 31, 2022	Quarter Ended March 31, 2023	Quarter Ended June 30, 2023	Quarter Ended September 30, 2023	Quarter Ended December 31, 2023
Net income (loss) attributable to CareTrust REIT, Inc.	\$ 14,380	\$ 19,227	\$ (484)	\$ 8,696	\$ 26,296
Real estate related depreciation and amortization	11,921	12,233	12,712	13,028	13,206
Amortization of deferred financing fees	535	609	608	609	610
Amortization of stock-based compensation	1,463	936	924	1,519	1,774
Straight-line rental income	(3)	7	7	7	8
Amortization of below market leases	—	—	—	—	(384)
Impairment of real estate investments	5,356	1,886	21,392	8,232	4,791
Loss (gain) on sale of real estate	1,668	70	(2,028)	—	(260)
Funds Available for Distribution (FAD) attributable to CareTrust REIT, Inc.	35,320	34,968	33,131	32,091	46,041
Provision for doubtful accounts and lease restructuring	390	—	—	—	—
Property operating expenses	914	1,134	831	1,416	714
Unrealized loss (gain) on other real estate related investments, net	2,396	454	2,151	5,251	(1,371)
Normalized FAD attributable to CareTrust REIT, Inc.	\$ 39,020	\$ 36,556	\$ 36,113	\$ 38,758	\$ 45,384
FFO per share attributable to CareTrust REIT, Inc.	\$ 0.34	\$ 0.34	\$ 0.32	\$ 0.29	\$ 0.36
Normalized FFO per share attributable to CareTrust REIT, Inc.	\$ 0.38	\$ 0.35	\$ 0.35	\$ 0.35	\$ 0.36
FAD per share attributable to CareTrust REIT, Inc.	\$ 0.36	\$ 0.35	\$ 0.33	\$ 0.31	\$ 0.38
Normalized FAD per share attributable to CareTrust REIT, Inc.	\$ 0.40	\$ 0.37	\$ 0.36	\$ 0.37	\$ 0.37
Diluted weighted average shares outstanding [1]	97,408	99,195	99,360	104,422	121,854

[1] For the periods presented, the diluted weighted average shares have been calculated using the treasury stock method. See "Glossary" for additional information.



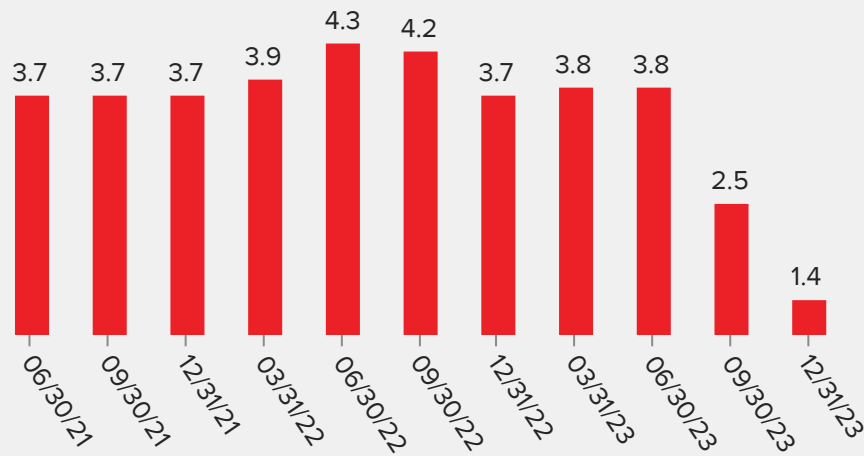
# Consolidated Balance Sheets

(amounts in thousands)	December 31, 2023	December 31, 2022
Assets:		
Real estate investments, net	\$ 1,567,119	\$ 1,421,410
Other real estate related investments	180,368	156,368
Assets held for sale, net	15,011	12,291
Cash and cash equivalents	294,448	13,178
Accounts and other receivables	395	416
Prepaid expenses and other assets, net	23,337	11,690
Deferred financing costs, net	4,160	5,428
Total assets	\$ 2,084,838	\$ 1,620,781
Liabilities and Equity:		
Senior unsecured notes payable, net	\$ 396,039	\$ 395,150
Senior unsecured term loan, net	199,559	199,348
Unsecured revolving credit facility	—	125,000
Accounts payable, accrued liabilities and deferred rent liabilities	33,992	24,360
Dividends payable	36,531	27,550
Total liabilities	666,121	771,408
Equity:		
Common stock	1,300	990
Additional paid-in capital	1,883,147	1,245,337
Cumulative distributions in excess of earnings	(467,628)	(396,954)
Total stockholders' equity	1,416,819	849,373
Noncontrolling interests	1,898	—
Total equity	1,418,717	849,373
Total liabilities and equity	\$ 2,084,838	\$ 1,620,781

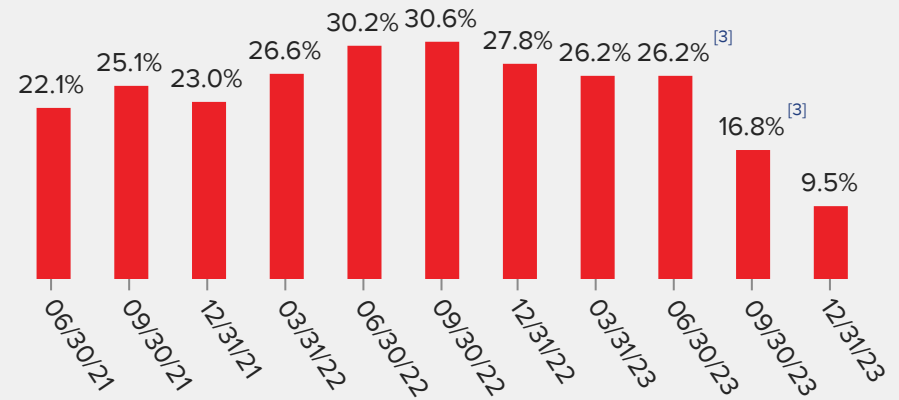


# Key Debt Metrics

## Net Debt to Annualized Normalized Run Rate EBITDA <sup>[1]</sup>



## Net Debt to Enterprise Value <sup>[2]</sup>



**Notes:**

[1] Net Debt to Annualized Normalized Run Rate EBITDA compares net debt as of the last day of the quarter to Annualized Normalized Run Rate EBITDA for the quarter which assumes investments closed during the quarter occurred on the first day of the quarter. Net debt is adjusted to include the net proceeds from future expected settlement of shares sold under equity forward contracts through the Company's ATM program during the applicable quarter. See "Financials – Quarterly Results" on the Investors section of our website at <http://investor.caretrustreit.com> for reconciliations of Normalized EBITDA and Normalized Run Rate EBITDA to the most directly comparable GAAP measure for the periods presented.

[2] Net Debt to Enterprise Value compares net debt as of the last day of the quarter to CareTrust REIT's Enterprise Value as of the last day of the quarter.

[3] Assumes the net proceeds from the future expected settlement of shares sold under equity forward contracts through the Company's ATM program during the quarter reduces outstanding debt and assumes the shares were issued.

See "Glossary" for additional information.



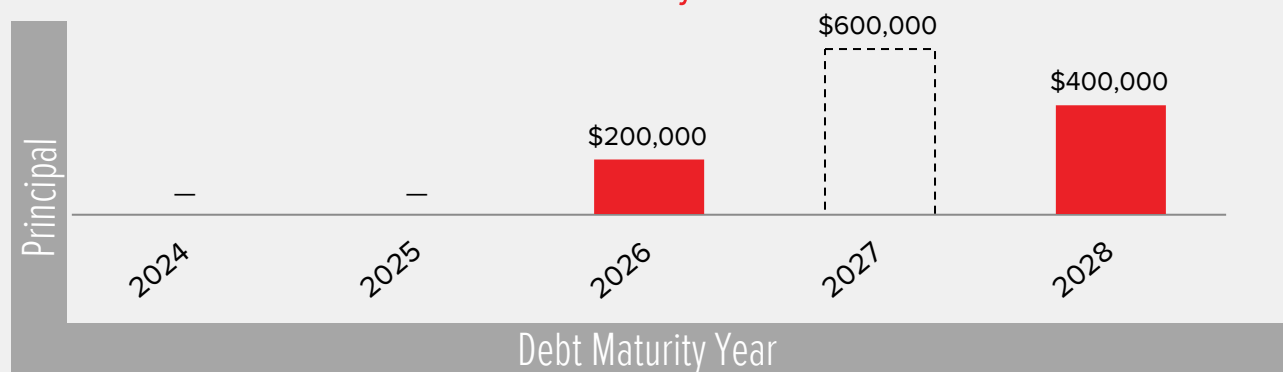
# Debt Summary

(dollars in thousands)

December 31, 2023

Debt	Interest Rate	Maturity Date	Principal	% of Principal	Deferred Loan Costs	Net Carrying Value
<b>Fixed Rate Debt</b>						
Senior unsecured notes payable	3.875 %	2028	\$ 400,000	66.7 %	\$ (3,961)	\$ 396,039
<b>Floating Rate Debt</b>						
Senior unsecured term loan	6.958 % [1]	2026	200,000	33.3 %	(441)	199,559
Unsecured revolving credit facility	— % [2]	2027 [3]	—	— %	— [4]	—
	6.958 %		200,000	33.3 %	(441)	199,559
<b>Total Debt</b>	<b>4.903 %</b>		<b>\$ 600,000</b>	<b>100.0 %</b>	<b>\$ (4,402)</b>	<b>\$ 595,598</b>

## Debt Maturity Schedule



Notes:

[1] Funds can be borrowed at applicable SOFR plus 1.50% to 2.20% or at the Base Rate (as defined) plus 0.50% to 1.20%.

[2] Funds can be borrowed at applicable SOFR plus 1.10% to 1.55% or at the Base Rate (as defined) plus 0.10% to 0.55%.

[3] Maturity date does not assume exercise of two, 6-month extension options.

[4] Deferred financing fees are not shown net for the unsecured revolving credit facility and are included in assets on the balance sheet.



# 2024 Guidance

(shares in thousands)

	Full Year 2024 Guidance <sup>[1]</sup>	
	Low	High
Net income attributable to CareTrust REIT, Inc.	\$ 1.02	\$ 1.04
Real estate related depreciation and amortization	0.40	0.40
Funds from Operations (FFO) attributable to CareTrust REIT, Inc.	1.42	1.44
Property operating expenses	0.01	0.01
Normalized FFO attributable to CareTrust REIT, Inc.	<u>\$ 1.43</u>	<u>\$ 1.45</u>
Net income attributable to CareTrust REIT, Inc.	\$ 1.02	\$ 1.04
Real estate related depreciation and amortization	0.40	0.40
Amortization of deferred financing fees	0.02	0.02
Amortization of stock-based compensation	0.04	0.04
Straight-line rental income	—	—
Amortization of below market lease intangible	(0.02)	(0.02)
Funds Available for Distribution (FAD) attributable to CareTrust REIT, Inc.	1.46	1.48
Property operating expenses	0.01	0.01
Normalized FAD attributable to CareTrust REIT, Inc.	<u>\$ 1.47</u>	<u>\$ 1.49</u>
Weighted average shares outstanding:		
Diluted	<u>130,518</u>	<u>130,518</u>

## Notes:

[1] This guidance assumes and includes (i) all investments, dispositions and loan repayments made to date, (ii) no new acquisitions, dispositions, new loans or loan repayments beyond those completed or announced to date, (iii) no new debt incurrences or new equity issuances, (iv) estimated 2.5% CPI-based rent escalators under CareTrust's long-term net leases, and (v) assumes 2% - 3% uncollected rents for the year.

See "Glossary" for additional information.



# Equity Capital Transactions

## Follow-On Equity Offering Activity

	2015		2016					2019	
			Q1	Q2	Q3	Q4	Total		
Number of Shares (000s)		16,330	—	9,775	—	6,325	16,100		6,641
Public Offering Price per Share	\$	10.50	\$ —	\$ 11.35	\$ —	\$ 13.35	\$ 12.14 <sup>[1]</sup>	\$	23.35
Gross Proceeds (000s)	\$	171,465	\$ —	\$ 110,946	\$ —	\$ 84,439	\$ 195,385	\$	155,073

## At-the-Market Offering Activity

	2016	2017	2018	2019	2020	2021	2022	2023 <sup>[2]</sup>				
								Q1	Q2	Q3	Q4	Total
Number of Shares (000s)	924	10,574	10,265	2,459	—	990	2,405	—	—	16,285	14,584	30,869
Average Price per Share	\$ 15.31	\$ 16.43	\$ 17.76	\$ 19.48	\$ —	\$ 23.74	\$ 20.00	\$ —	\$ —	\$ 19.89	\$ 21.94	\$ 20.86
Gross Proceeds (000s)	\$ 14,147	\$ 173,760	\$ 182,321	\$ 47,893	\$ —	\$ 23,505	\$ 48,100	\$ —	\$ —	\$ 323,886	\$ 319,916	\$ 643,802

Notes:

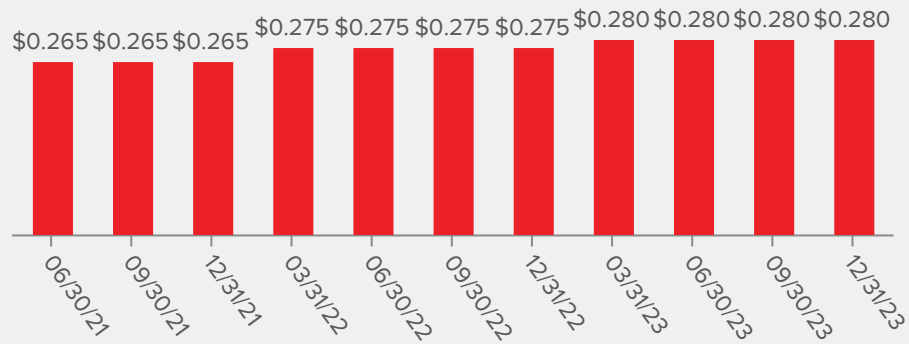
[1] Represents average offering price per share for follow-on equity offerings.

[2] As of December 31, 2023, CareTrust REIT had \$274.1 million available for future issuances under the ATM Program.

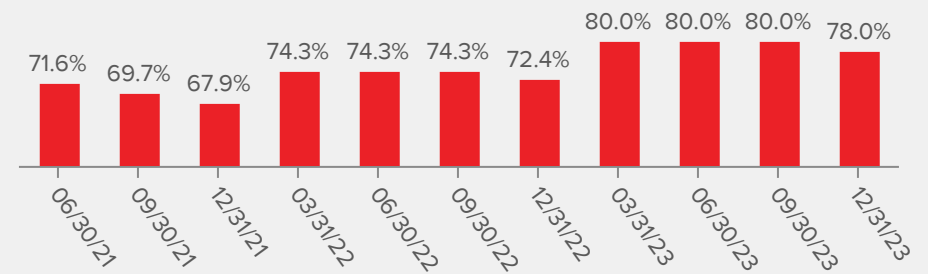


# Other Financial Highlights

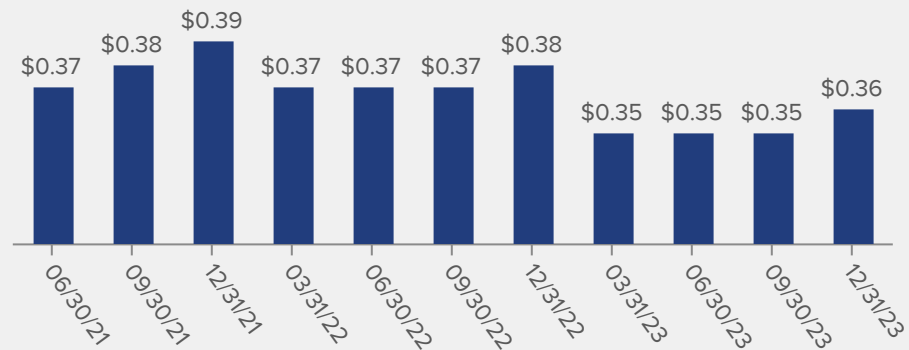
Dividend History



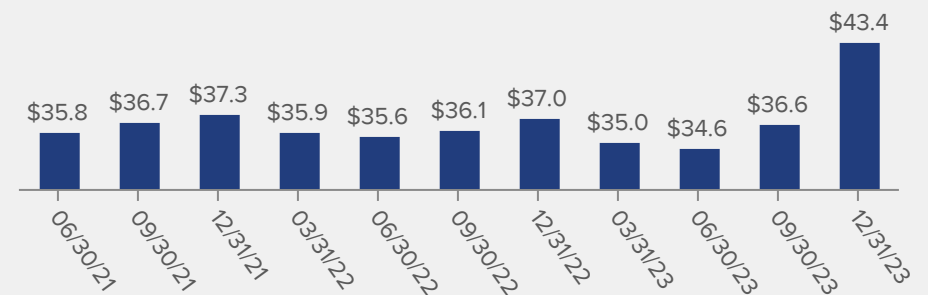
Normalized FFO Payout Ratio <sup>[1][2]</sup>



Normalized FFO per Share <sup>[2]</sup>



Normalized FFO <sup>[2]</sup> (in millions)



Notes:

[1] Normalized FFO Payout Ratio represents dividends declared divided by Normalized FFO, in each case for the applicable quarter.

[2] See "Financials - Quarterly Results" on the Investors section of our website at <http://investor.caretrustreit.com> for a reconciliation of Normalized FFO and Normalized FFO per Share to the most directly comparable GAAP measure for the periods presented.

See Glossary for additional information.



# Glossary

## **Assisted Living Facilities (“ALFs”)**

Licensed healthcare facilities that provide personal care services, support and housing for those who need help with daily living activities, such as bathing, eating and dressing, yet require limited medical care. The programs and services may include transportation, social activities, exercise and fitness programs, beauty or barber shop access, hobby and craft activities, community excursions, meals in a dining room setting and other activities sought by residents. These facilities are often in apartment-like buildings with private residences ranging from single rooms to large apartments. Certain ALFs may offer higher levels of personal assistance for residents requiring memory care as a result of Alzheimer’s disease or other forms of dementia. Levels of personal assistance are based in part on local regulations.

## **EBITDA**

Net income attributable to CareTrust REIT, Inc. before interest expense, income tax, depreciation and amortization and amortization of stock-based compensation.[1]

## **EBITDAR**

Net income before interest expense, income tax, depreciation, amortization and cash rent, after applying a standardized management fee (5% of facility operating revenues).

## **EBITDAR Coverage**

Aggregate EBITDAR produced by all facilities under a master lease (or other grouping) for the trailing twelve-month period ended September 30, 2023 divided by the base rent payable to CareTrust REIT under such master lease (or other grouping) for the same period; provided that if the master lease has been amended to change the base rent during or since such period, then the aggregate EBITDAR for such period is divided by the annualized monthly base rent currently in effect. EBITDAR reflects the application of a standard 5% management fee. In addition, we may exclude from coverage disclosures those facilities which are (i) classified as Held for Sale, (ii) temporarily on Special Focus Facility (SFF) status, (iii) undergoing significant renovations that necessarily result in a material reduction in

occupancy, or (iv) have been acquired for or recently transferred to new operators for turnaround and are pre-stabilized.

## **EBITDARM**

Earnings before interest expense, income tax, depreciation, amortization, cash rent, and a standardized management fee (5% of facility operating revenues).

## **EBITDARM Coverage**

Aggregate EBITDARM produced by all facilities under a master lease (or other grouping) for the trailing twelve-month period ended September 30, 2023 divided by the base rent payable to CareTrust REIT under such master lease (or other grouping) for the same period; provided that if the master lease has been amended to change the base rent during or since such period, then the aggregate EBITDARM for such period is divided by the annualized monthly base rent currently in effect. In addition, we may exclude from coverage disclosures those facilities which are (i) classified as Held for Sale, (ii) temporarily on Special Focus Facility (SFF) status, (iii) undergoing significant renovations that necessarily result in a material reduction in occupancy, or (iv) have been acquired for or recently transferred to new operators for turnaround and are pre-stabilized.

## **Enterprise Value**

Share price multiplied by the number of outstanding shares, including assumed shares issued from the ATM program, plus total outstanding debt minus cash and assumed net proceeds from the ATM program, each as of a specified date.

## **Funds Available for Distribution (“FAD”)**

FFO attributable to CareTrust REIT, Inc, excluding straight-line rental income adjustments, amortization of deferred financing fees, below market lease intangibles and stock-based compensation expense.[2]

## **Funds from Operations (“FFO”)**

Net income attributable to CareTrust REIT, Inc, excluding gains and losses from dispositions of real estate or other real estate, before real estate depreciation and amortization and real estate impairment charges. CareTrust REIT calculates and reports FFO attributable to CareTrust REIT, Inc in accordance with the definition and interpretive guidelines issued by the National Association of Real Estate Investment Trusts.[2]

## **CARES Act and HHS Relief Funds**

Provider relief funds distributed by the Department of Health and Human Services as part of the CARES act to support healthcare providers’ battle against the COVID-19 outbreak. Healthcare providers received five payments over four phases of general distributions. Does not include funds as part of Medicaid’s Federal Medical Assistance Percentage (“FMAP”), Medicare’s Sequestration “Holiday” or Paycheck Protection Program loans (“PPP”). The Employee Retention Credit (“ERC”) is a fully refundable tax credit for employers equal to 50 percent of qualified wages (including allocable qualified health plan expenses) that eligible employers pay their employees.

## **Independent Living Facilities (“ILFs”)**

Also known as retirement communities or senior apartments, ILFs are not healthcare facilities. ILFs typically consist of entirely self-contained apartments, complete with their own kitchens, baths and individual living spaces, as well as parking for tenant vehicles. They are most often rented unfurnished, and generally can be personalized by the tenants, typically an individual or a couple over the age of 55. These facilities offer various services and amenities such as laundry, housekeeping, dining options/meal plans, exercise and wellness programs, transportation, social, cultural and recreational activities, and on-site security.



# Glossary

## **Multi-Service Campus**

Facilities that include a combination of Skilled Nursing beds and Seniors Housing units, including Continuing Care Retirement Communities.

## **Normalized EBITDA**

EBITDA attributable to CareTrust REIT, Inc, adjusted for certain income and expense items the Company does not believe are indicative of its ongoing results, such as real estate impairment charges, provision for loan losses, provision for doubtful accounts and lease restructuring, recovery of previously reversed rent, lease termination revenue, property operating expenses, non-routine transaction costs, loss on extinguishment of debt, unrealized gains or losses on other real estate related investments and gains or losses from dispositions of real estate or other real estate.[1]

## **Normalized FAD**

FAD attributable to CareTrust REIT, Inc, adjusted for certain income and expense items the Company does not believe are indicative of its ongoing results, such as provision for loan losses, provision for doubtful accounts and lease restructuring, effect of the senior unsecured notes payable redemption, recovery of previously reversed rent, lease termination revenue, non-routine transaction costs, loss on extinguishment of debt, unrealized gains or losses on other real estate related investments and property operating expenses.[2]

## **Normalized FFO**

FFO attributable to CareTrust REIT, Inc, adjusted for certain income and expense items the Company does not believe are indicative of its ongoing results, such as provision for loan losses, provision for doubtful accounts and lease restructuring, effect of the senior unsecured notes payable redemption, recovery of previously reversed rent, lease termination revenue, accelerated amortization of stock-based compensation, non-routine transaction costs, loss on extinguishment of debt, unrealized gains or losses on other real estate related investments and property operating expenses.[2]

## **Seniors Housing**

Includes ALFs, ILFs, dedicated memory care facilities and similar facilities.

## **Skilled Nursing or Skilled Nursing Facilities (“SNFs”)**

Licensed healthcare facilities that provide restorative, rehabilitative and nursing care for people not requiring the more extensive and sophisticated treatment available at an acute care hospital or long-term acute care hospital. Treatment programs include physical, occupational, speech, respiratory, ventilator, and wound therapy.

## **Notes:**

[1] EBITDA attributable to CareTrust REIT, Inc and Normalized EBITDA attributable to CareTrust REIT, Inc do not represent cash flows from operations or net income as defined by GAAP and should not be considered an alternative to those measures in evaluating the Company's liquidity or operating performance. EBITDA attributable to CareTrust REIT, Inc and Normalized EBITDA attributable to CareTrust REIT, Inc do not purport to be indicative of cash available to fund future cash requirements, including the Company's ability to fund capital expenditures or make payments on its indebtedness. Further, the Company's computation of EBITDA attributable to CareTrust REIT, Inc and Normalized EBITDA attributable to CareTrust REIT, Inc may not be comparable to EBITDA and Normalized EBITDA reported by other REITs.

[2] CareTrust REIT believes FAD attributable to CareTrust REIT, Inc, FFO attributable to CareTrust REIT, Inc, Normalized FAD attributable to CareTrust REIT, Inc, and Normalized FFO attributable to CareTrust REIT, Inc (and their related per-share amounts) are important non-GAAP supplemental measures of its operating performance. Because the historical cost accounting convention used for real estate assets requires straight-line depreciation (except on land), such accounting presentation implies that the value of real estate assets diminishes predictably over time, even though real estate values have historically risen or fallen

with market and other conditions. Moreover, by excluding items not indicative of ongoing results, Normalized FAD attributable to CareTrust REIT, Inc and Normalized FFO attributable to CareTrust REIT, Inc can facilitate meaningful comparisons of operating performance between periods and between other companies.

However, FAD attributable to CareTrust REIT, Inc, FFO attributable to CareTrust REIT, Inc, Normalized FAD attributable to CareTrust REIT, Inc, and Normalized FFO attributable to CareTrust REIT, Inc (and their related per-share amounts) do not represent cash flows from operations or net income attributable to shareholders as defined by GAAP and should not be considered an alternative to those measures in evaluating the Company's liquidity or operating performance.





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