

VENTAS INC  
Form 10-K/A  
September 04, 2014

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 10-K/A  
(Amendment No. 1)  
(Mark One)

ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES  
EXCHANGE ACT OF 1934

For the fiscal year ended December 31, 2013  
OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES  
EXCHANGE ACT OF 1934

For the transition period from \_\_\_\_\_ to \_\_\_\_\_  
Commission File Number 1-10989

VENTAS, INC.  
(Exact Name of Registrant as Specified in Its Charter)

Delaware  
(State or Other Jurisdiction of  
Incorporation or Organization)  
353 N. Clark Street, Suite 3300, Chicago, Illinois  
(Address of Principal Executive Offices)  
(877) 483-6827  
(Registrant's Telephone Number, Including Area Code)

61-1055020  
(IRS Employer  
Identification No.)  
60654  
(Zip Code)

Securities registered pursuant to Section 12(b) of the Act:

Title of Each Class	Name of Each Exchange on Which Registered
Common Stock, par value \$0.25 per share	New York Stock Exchange

Securities registered pursuant to Section 12(g) of the Act: None

Indicate by check mark if the Registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act. Yes  No

Indicate by check mark if the Registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act. Yes  No

Indicate by check mark whether the Registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act during the preceding 12 months (or for such shorter period that the Registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the Registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the Registrant was required to submit and post such files). Yes  No

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained, to the best of Registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment of this Form 10-K.

Indicate by check mark whether the Registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer or a smaller reporting company. See definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.



#### Explanatory Note

This Amendment No. 1 to Ventas, Inc.'s (the "Company's") Annual Report on Form 10-K (the "Amendment") for the year ended December 31, 2013, as filed with the Securities and Exchange Commission (the "SEC") on February 18, 2014 (the "Original Filing"), is being filed to amend Part II, Items 8 and 9A, Part III, Item 14 and Part IV, Item 15 of the Original Filing following the re-audit of the Company's consolidated financial statements for the fiscal years ended December 31, 2013 and 2012 and the related financial statement schedule and the effectiveness of the Company's internal control over financial reporting as of December 31, 2013 under Section 404 of the Sarbanes-Oxley Act of 2002, as amended (collectively, the "Re-audit"), by its current independent registered public accounting firm, KPMG LLP ("KPMG"). The Re-audit by KPMG did not result in any adjustments or changes to the Company's consolidated financial statements or related notes for the fiscal years ended December 31, 2013 and 2012 or the related financial statement schedule.

Part II, Item 8 of the Original Filing has been amended solely to include KPMG's audit report on the Company's consolidated financial statements for the fiscal years ended December 31, 2013 and 2012 and the related financial statement schedule and KPMG's audit report on the effectiveness of the Company's internal control over financial reporting as of December 31, 2013, which replace the corresponding reports of Ernst & Young LLP ("EY") in the Original Filing that were withdrawn due solely to EY's determination subsequent to the date of the Original Filing that it was not independent of the Company for the referenced periods. Part II, Item 9A of the Original Filing has been amended solely to disclose under "Management Report on Internal Control over Financial Reporting" and "Report of Independent Registered Public Accounting Firm on Internal Control over Financial Reporting" that KPMG, not EY, audited the effectiveness of the Company's internal control over financial reporting as of December 31, 2013 and issued a report thereon, which is included in this Amendment. Part III, Item 14 of the Original Filing has been amended to include disclosure regarding KPMG's fees for completing the Re-Audit. Part IV, Item 15 of the Original Filing has been amended to include new certifications, as reflected in Exhibits 31.1, 31.2, 32.1, and 32.2, a consent from the Company's current independent registered public accounting firm, KPMG, as reflected in Exhibit 23.1, and a new consent from the Company's predecessor independent registered public accounting firm, EY, as reflected in Exhibit 23.2. No other changes have been made to the Original Filing.

This Amendment does not reflect events or transactions occurring after the date of the Original Filing or modify or update those disclosures that may have been affected by events or transactions occurring subsequent to such filing date, and, except as described above, all information and exhibits included in the Original Filing remain unchanged.

#### Background

As previously disclosed, on July 3, 2014, after the close of business, EY notified the Company that, in each case, due solely to a determination that EY was not independent of the Company for the referenced periods: (i) it was withdrawing its audit reports on the Company's financial statements for the fiscal years ended December 31, 2012 and 2013 and its reports on the effectiveness of the Company's internal control over financial reporting as of December 31, 2012 and 2013, and that such reports should no longer be relied upon, and (ii) its quarterly review procedures with respect to the Company's financial statements for the quarterly period ended March 31, 2014 should no longer be relied upon. EY stated that it had concluded it was not independent of the Company due solely to an inappropriate personal relationship between an EY partner, who, until June 30, 2014, was the EY lead audit partner on the Company's 2014 audit and quarterly review and was previously an audit engagement partner on the Company's 2013 and 2012 audits, and an individual in a financial reporting oversight role at the Company. EY did not bring any other matters to the Company's attention that would affect the Company's financial statements or internal control over financial reporting, and the Company continues to believe that the Company's financial statements covering the referenced periods present fairly, in all material respects, the financial condition, results of operations and cash flows of the Company as of the end of and for the referenced periods and that the Company's internal control over financial reporting was effective during these periods.

On July 5, 2014, the Company terminated EY as the Company's registered public accounting firm, effective immediately, due to EY's determination that it was not independent of the Company with respect to the above referenced periods, and not for any reason related to the Company's financial reporting or accounting operations, policies or practices.

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Effective on July 9, 2014, the Company's Audit Committee engaged KPMG as the Company's new independent registered public accounting firm: (i) to perform independent audit services for the fiscal year ending December 31, 2014, (ii) to re-audit the Company's financial statements for the fiscal years ended December 31, 2012 and 2013 and the effectiveness of the Company's internal control over financial reporting as of December 31, 2013 and (iii) to perform quarterly review procedures for the Company's Quarterly Reports on Form 10-Q filed in 2014.

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PART II

ITEM 8. Financial Statements and Supplementary Data

Ventas, Inc.

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MANAGEMENT REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

Management of Ventas, Inc. (the “Company”) is responsible for establishing and maintaining adequate internal control over financial reporting, as defined in Rule 13a-15(f) and 15d-15(f) under the Securities Exchange Act of 1934, as amended. Management, with the participation of the Company’s Chief Executive Officer and Chief Financial Officer, evaluated the effectiveness of the Company’s internal control over financial reporting based on the original framework (1992 framework) established in a report entitled Internal Control-Integrated Framework issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). Based on this evaluation, management has determined that the Company’s internal control over financial reporting as of December 31, 2013 was effective. The effectiveness of the Company’s internal control over financial reporting as of December 31, 2013 has been audited by KPMG LLP, an independent registered public accounting firm, as stated in their report included herein.

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

Stockholders and Board of Directors

Ventas, Inc.:

We have audited the accompanying consolidated balance sheets of Ventas, Inc. and subsidiaries (the Company) as of December 31, 2013 and 2012, and the related consolidated statements of income, comprehensive income, equity, and cash flows for the years ended December 31, 2013 and 2012, respectively. In connection with our audits of the consolidated financial statements, we also have audited the 2013 and 2012 information in financial statement Schedule III. These consolidated financial statements and financial statement schedule are the responsibility of the Company's management. Our responsibility is to express an opinion on these consolidated financial statements and financial statement schedule based on our audits.

We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Ventas, Inc. and subsidiaries as of December 31, 2013 and 2012, and the results of their operations and their cash flows for the years ended December 31, 2013 and 2012, respectively, in conformity with U.S. generally accepted accounting principles. Also, in our opinion, the financial statement Schedule III when considered in relation to the basic consolidated financial statements taken as a whole, presents fairly, in all material respects, the 2013 and 2012 information set forth therein.

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States), the Company's internal control over financial reporting as of December 31, 2013, based on criteria established in Internal Control - Integrated Framework (1992) issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO), and our report dated September 4, 2014 expressed an unqualified opinion on the effectiveness of the Company's internal control over financial reporting.

/s/ KPMG LLP  
Chicago, Illinois  
September 4, 2014



REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

Stockholders and Board of Directors

Ventas, Inc.

We have audited the accompanying consolidated statements of income, comprehensive income, equity, and cash flows of Ventas, Inc. for the year ended December 31, 2011. Our audit also included the 2011 information in financial statement Schedule III. These financial statements and financial statement schedule are the responsibility of Ventas, Inc.'s management. Our responsibility is to express an opinion on these financial statements and financial statement schedule based on our audit.

We conducted our audit in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the consolidated results of operations and cash flows of Ventas, Inc. for the year ended December 31, 2011 in conformity with U.S. generally accepted accounting principles. Also, in our opinion, the related financial statement schedule, when considered in relation to the basic financial statements taken as a whole, presents fairly in all material respects the 2011 information set forth therein.

/s/ Ernst & Young LLP

Chicago, Illinois

September 2, 2014

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

Stockholders and Board of Directors

Ventas, Inc.:

We have audited Ventas, Inc. and subsidiaries' (the Company) internal control over financial reporting as of December 31, 2013, based on criteria established in Internal Control - Integrated Framework (1992) issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). The Company's management is responsible for maintaining effective internal control over financial reporting and for its assessment of the effectiveness of internal control over financial reporting, included in the accompanying Management Report on Internal Control over Financial Reporting. Our responsibility is to express an opinion on the Company's internal control over financial reporting based on our audit.

We conducted our audit in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether effective internal control over financial reporting was maintained in all material respects. Our audit included obtaining an understanding of internal control over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. Our audit also included performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion.

A company's internal control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Because of its inherent limitations, internal control over financial reporting may not prevent or detect misstatements. Also, projections of any evaluation of effectiveness to future periods are subject to the risk that controls may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

In our opinion, Ventas, Inc. and subsidiaries maintained, in all material respects, effective internal control over financial reporting as of December 31, 2013, based on criteria established in Internal Control - Integrated Framework (1992) issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).

We also have audited, in accordance with the standards of the Public Company Accounting Oversight Board (United States), the consolidated balance sheets of the Company as of December 31, 2013 and 2012, and the related consolidated statements of income, comprehensive income, equity, and cash flows for the years ended December 31, 2013 and 2012, respectively, and our report dated September 4, 2014 expressed an unqualified opinion on those consolidated financial statements.

/s/ KPMG LLP  
Chicago, Illinois  
September 4, 2014

VENTAS, INC.  
CONSOLIDATED BALANCE SHEETS  
As of December 31, 2013 and 2012  
(In thousands, except per share amounts)

	2013	2012
	(In thousands, except per share amounts)	
Assets		
Real estate investments:		
Land and improvements	\$1,855,968	\$1,772,417
Buildings and improvements	18,457,028	16,920,821
Construction in progress	80,415	70,665
Acquired lease intangibles	1,010,181	981,704
	21,403,592	19,745,607
Accumulated depreciation and amortization	(3,328,006 )	(2,634,075 )
Net real estate property	18,075,586	17,111,532
Secured loans receivable and investments, net	376,229	635,002
Investments in unconsolidated entities	91,656	95,409
Net real estate investments	18,543,471	17,841,943
Cash and cash equivalents	94,816	67,908
Escrow deposits and restricted cash	84,657	105,913
Deferred financing costs, net	62,215	42,551
Other assets	946,335	921,685
Total assets	\$19,731,494	\$18,980,000
Liabilities and equity		
Liabilities:		
Senior notes payable and other debt	\$9,364,992	\$8,413,646
Accrued interest	54,349	47,565
Accounts payable and other liabilities	1,001,515	995,156
Deferred income taxes	250,167	259,715
Total liabilities	10,671,023	9,716,082
Redeemable OP unitholder and noncontrolling interests	156,660	174,555
Commitments and contingencies		
Equity:		
Ventas stockholders' equity:		
Preferred stock, \$1.00 par value; 10,000 shares authorized, unissued	—	—
Common stock, \$0.25 par value; 600,000 shares authorized, 297,901 and 295,565 shares issued at December 31, 2013 and 2012, respectively	74,488	73,904
Capital in excess of par value	10,078,592	9,920,962
Accumulated other comprehensive income	19,659	23,354
Retained earnings (deficit)	(1,126,541 )	(777,927 )
Treasury stock, 3,712 and 3,699 shares at December 31, 2013 and 2012, respectively	(221,917 )	(221,165 )
Total Ventas stockholders' equity	8,824,281	9,019,128
Noncontrolling interest	79,530	70,235
Total equity	8,903,811	9,089,363
Total liabilities and equity	\$19,731,494	\$18,980,000
See accompanying notes.		



## VENTAS, INC.

## CONSOLIDATED STATEMENTS OF INCOME

For the Years Ended December 31, 2013, 2012 and 2011

	2013	2012	2011
	(In thousands, except per share amounts)		
Revenues:			
Rental income:			
Triple-net leased	\$ 875,877	\$ 818,000	\$ 627,723
Medical office buildings	450,107	360,849	166,079
	1,325,984	1,178,849	793,802
Resident fees and services	1,406,005	1,227,124	865,800
Medical office building and other services revenue	17,809	20,741	36,471
Income from loans and investments	58,208	39,913	34,415
Interest and other income	2,047	1,106	1,216
Total revenues	2,810,053	2,467,733	1,731,704
Expenses:			
Interest	334,484	288,276	223,804
Depreciation and amortization	721,959	714,505	444,193
Property-level operating expenses:			
Senior living	956,684	841,022	588,095
Medical office buildings	152,948	125,400	56,987
	1,109,632	966,422	645,082
Medical office building services costs	8,315	9,883	27,082
General, administrative and professional fees	115,106	98,510	74,537
Loss on extinguishment of debt, net	1,201	37,640	27,604
Litigation proceeds, net	—	—	(202,259 )
Merger-related expenses and deal costs	21,634	63,183	153,923
Other	18,732	6,940	7,270
Total expenses	2,331,063	2,185,359	1,401,236
Income before (loss) income from unconsolidated entities, income taxes, discontinued operations and noncontrolling interest	478,990	282,374	330,468
(Loss) income from unconsolidated entities	(508 )	18,154	(52 )
Income tax benefit	11,828	6,282	30,660
Income from continuing operations	490,310	306,810	361,076
Discontinued operations	(35,421 )	54,965	2,185
Net income	454,889	361,775	363,261
Net income (loss) attributable to noncontrolling interest	1,380	(1,025 )	(1,232 )
Net income attributable to common stockholders	\$ 453,509	\$ 362,800	\$ 364,493
Earnings per common share:			
Basic:			
Income from continuing operations attributable to common stockholders	\$ 1.67	\$ 1.05	\$ 1.59
Discontinued operations	(0.12 )	0.19	0.01
Net income attributable to common stockholders	\$ 1.55	\$ 1.24	\$ 1.60
Diluted:			
Income from continuing operations attributable to common stockholders	\$ 1.66	\$ 1.04	\$ 1.57
Discontinued operations	(0.12 )	0.19	0.01
Net income attributable to common stockholders	\$ 1.54	\$ 1.23	\$ 1.58

Weighted average shares used in computing earnings per common share:

Basic	292,654	292,064	228,453
Diluted	295,110	294,488	230,790

See accompanying notes.

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## VENTAS, INC.

## CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

For the Years Ended December 31, 2013, 2012 and 2011

	2013 (In thousands)	2012	2011
Net income	\$454,889	\$361,775	\$363,261
Other comprehensive income (loss):			
Foreign currency translation	(5,422	) 2,375	(1,944 )
Change in unrealized gain on marketable debt securities	(1,023	) (1,296	) (2,691 )
Other	2,750	213	(171 )
Total other comprehensive (loss) income	(3,695	) 1,292	(4,806 )
Comprehensive income	451,194	363,067	358,455
Comprehensive income (loss) attributable to noncontrolling interest	1,380	(1,025	) (1,232 )
Comprehensive income attributable to common stockholders	\$449,814	\$364,092	\$359,687

See accompanying notes.

## VENTAS, INC.

## CONSOLIDATED STATEMENTS OF EQUITY

For the Years Ended December 31, 2013, 2012 and 2011

	Common Stock Par Value	Capital in Excess of Par Value	Accumulated Other Comprehensive Income	Retained Earnings (Deficit)	Treasury Stock	Total Ventas Stockholders' Equity	Non- controlling Interest	Total Equity
(In thousands, except per share amounts)								
Balance at January 1, 2011	\$39,391	\$2,576,843	\$26,868	\$(255,628)	\$(748)	\$2,386,726	\$3,479	\$2,390,205
Net income (loss)	—	—	—	364,493	—	364,493	(1,232)	363,261
Other comprehensive loss	—	—	(4,806)	—	—	(4,806)	—	(4,806)
Acquisition-related activity	31,181	6,711,081	—	—	(4,326)	6,737,936	81,192	6,819,128
Net change in noncontrolling interest	—	(3,188)	—	—	—	(3,188)	(2,452)	(5,640)
Dividends to common stockholders—\$2.30 per share	—	—	—	(521,046)	—	(521,046)	—	(521,046)
Issuance of common stock	1,627	297,931	—	—	—	299,558	—	299,558
Issuance of common stock for stock plans	9	18,999	—	—	3,293	22,301	—	22,301
Adjust redeemable OP unitholder interests to current fair value	—	(4,442)	—	—	—	(4,442)	—	(4,442)
Purchase of OP units	—	(52)	—	—	—	(52)	—	(52)
Grant of restricted stock, net of forfeitures	32	(3,589)	—	—	1,034	(2,523)	—	(2,523)
Balance at December 31, 2011	72,240	9,593,583	22,062	(412,181)	(747)	9,274,957	80,987	9,355,944
Net income (loss)	—	—	—	362,800	—	362,800	(1,025)	361,775
Other comprehensive income	—	—	1,292	—	—	1,292	—	1,292
Acquisition-related activity	—	(8,571)	—	—	(221,076)	(229,647)	(9,429)	(239,076)
Net change in noncontrolling interest	—	—	—	—	—	—	(5,194)	(5,194)
Dividends to common	—	—	—	(728,546)	—	(728,546)	—	(728,546)



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stockholders—\$2.48 per share									
Issuance of common stock	1,495	340,974	—	—	—	342,469	—	342,469	
Issuance of common stock for stock plans	128	22,126	—	—	2,841	25,095	—	25,095	
Change in redeemable noncontrolling interest	—	(17,317	) —	—	—	(17,317	) 4,896	(12,421	)
Adjust redeemable OP unitholder interests to current fair value	—	(19,819	) —	—	—	(19,819	) —	(19,819	)
Purchase of OP units	3	(1,651	) —	—	324	(1,324	) —	(1,324	)
Grant of restricted stock, net of forfeitures	38	11,637	—	—	(2,507	) 9,168	—	9,168	
Balance at December 31, 2012	73,904	9,920,962	23,354	(777,927	) (221,165	) 9,019,128	70,235	9,089,363	
Net income	—	—	—	453,509	—	453,509	1,380	454,889	
Other comprehensive loss	—	—	(3,695	) —	—	(3,695	) —	(3,695	)
Acquisition-related activity	—	(762	) —	—	—	(762	) 12,717	11,955	
Net change in noncontrolling interest	—	—	—	—	—	—	(8,202	) (8,202	)
Dividends to common stockholders—\$2.735 per share	—	—	—	(802,123	) —	(802,123	) —	(802,123	)
Issuance of common stock	517	140,826	—	—	—	141,343	—	141,343	
Issuance of common stock for stock plans	19	5,983	—	—	6,638	12,640	—	12,640	
Change in redeemable noncontrolling interest	—	(13,751	) —	—	—	(13,751	) 3,400	(10,351	)
Adjust redeemable OP unitholder interests to current fair value	—	8,683	—	—	—	8,683	—	8,683	
Purchase of OP units	—	(579	) —	—	502	(77	) —	(77	)
Grant of restricted stock, net of	48	17,230	—	—	(7,892	) 9,386	—	9,386	

forfeitures

Balance at									
December 31, 2013	\$74,488	\$10,078,592	\$19,659	\$(1,126,541)	\$(221,917)	\$8,824,281	\$79,530	\$8,903,811	

See accompanying notes.

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## VENTAS, INC.

## CONSOLIDATED STATEMENTS OF CASH FLOWS

For the Years Ended December 31, 2013, 2012 and 2011

	2013	2012	2011
	(In thousands)		
Cash flows from operating activities:			
Net income	\$454,889	\$361,775	\$363,261
Adjustments to reconcile net income to net cash provided by operating activities:			
Depreciation and amortization (including amounts in discontinued operations)	769,881	764,775	459,704
Amortization of deferred revenue and lease intangibles, net	(15,793	) (17,118	) (12,159
Other non-cash amortization	(16,745	) (39,943	) (13,163
Stock-based compensation	20,653	20,784	19,346
Straight-lining of rental income, net	(30,540	) (24,042	) (14,885
Loss on extinguishment of debt, net	1,048	37,640	27,604
Gain on real estate dispositions, net (including amounts in discontinued operations)	(3,617	) (80,952	) —
Gain on real estate loan investments	(5,056	) (5,230	) (3,255
Gain on sale of marketable securities	(856	) —	(733
Income tax benefit (including amounts in discontinued operations)	(11,828	) (6,286	) (31,137
Loss (income) from unconsolidated entities	1,748	(1,509	) 52
Gain on re-measurement of equity interest upon acquisition, net	(1,241	) (16,645	) —
Other	8,407	10,414	7,405
Changes in operating assets and liabilities:			
(Increase) decrease in other assets	(690	) 3,756	424
Increase (decrease) in accrued interest	6,806	9,969	(9,150
Decrease (increase) in accounts payable and other liabilities	17,689	(24,572	) (20,117
Net cash provided by operating activities	1,194,755	992,816	773,197
Cash flows from investing activities:			
Net investment in real estate property	(1,437,002	) (1,453,065	) (531,605
Purchase of private investment funds	—	(276,419	) —
Purchase of noncontrolling interest	(14,331	) (3,934	) (3,319
Investment in loans receivable and other	(37,963	) (452,558	) (628,133
Proceeds from real estate disposals	35,591	149,045	20,618
Proceeds from loans receivable	325,518	43,219	220,179
Proceeds from sale or maturity of marketable securities	5,493	37,500	23,050
Funds held in escrow for future development expenditures	19,458	(28,050	) —
Development project expenditures	(95,741	) (114,002	) (47,591
Capital expenditures	(81,614	) (69,430	) (50,473
Other	(2,169	) (1,995	) (165
Net cash used in investing activities	(1,282,760	) (2,169,689	) (997,439
Cash flows from financing activities:			
Net change in borrowings under credit facilities	(164,029	) 84,938	537,452
Proceeds from debt	2,767,546	2,710,405	1,343,640
Repayment of debt	(1,792,492	) (1,193,023	) (1,388,962
Payment of deferred financing costs	(31,277	) (23,770	) (20,040
Issuance of common stock, net	141,343	342,469	299,847
Cash distribution to common stockholders	(802,123	) (728,546	) (521,046
Cash distribution to redeemable OP unitholders	(5,040	) (4,446	) (2,359

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Purchases of redeemable OP units	(659	) (4,601	) (185	)
Contributions from noncontrolling interest	2,395	38	2	
Distributions to noncontrolling interest	(9,286	) (5,215	) (2,556	)
Other	8,618	20,665	2,489	
Net cash provided by financing activities	114,996	1,198,914	248,282	
Net increase in cash and cash equivalents	26,991	22,041	24,040	
Effect of foreign currency translation on cash and cash equivalents	(83	) 60	(45	)
Cash and cash equivalents at beginning of period	67,908	45,807	21,812	
Cash and cash equivalents at end of period	\$94,816	\$67,908	\$45,807	

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## VENTAS, INC.

## CONSOLIDATED STATEMENTS OF CASH FLOWS (Continued)

For the Years Ended December 31, 2013, 2012 and 2011

	2013	2012	2011
	(In thousands)		
Supplemental disclosure of cash flow information:			
Interest paid including swap payments and receipts	\$338,311	\$329,655	\$257,175
Supplemental schedule of non-cash activities:			
Assets and liabilities assumed from acquisitions:			
Real estate investments	\$223,955	\$582,694	\$10,973,093
Utilization of funds held for an Internal Revenue Code Section 1031 exchange	—	(134,003)	) —
Other assets acquired	6,635	77,730	594,176
Debt assumed	183,848	412,825	3,651,089
Other liabilities	29,868	70,391	952,279
Deferred income tax liability	5,181	4,299	43,889
Redeemable OP unitholder interests	—	—	100,888
Noncontrolling interests	11,693	34,580	81,192
Equity issued	—	4,326	6,737,932
Debt transferred on the sale of assets	—	14,535	—
See accompanying notes.			

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

## Note 1—Description of Business

Ventas, Inc. (together with its subsidiaries, unless otherwise indicated or except where the context otherwise requires, “we,” “us” or “our”), an S&P 500 company, is a real estate investment trust (“REIT”) with a highly diversified portfolio of seniors housing and healthcare properties located throughout the United States and Canada. As of December 31, 2013, we owned nearly 1,500 properties, including seniors housing communities, medical office buildings (“MOBs”), skilled nursing and other facilities, and hospitals, in 46 states, the District of Columbia and two Canadian provinces, and we had three new properties under development. Our company is currently headquartered in Chicago, Illinois.

We primarily acquire and own seniors housing and healthcare properties and lease them to unaffiliated tenants or operate them through independent third-party managers. As of December 31, 2013, we leased a total of 907 properties (excluding MOBs and properties classified as held for sale) to various healthcare operating companies under “triple-net” or “absolute-net” leases that obligate the tenants to pay all property-related expenses, including maintenance, utilities, repairs, taxes, insurance and capital expenditures, and we engaged independent operators, such as Atria Senior Living, Inc. (“Atria”) and Sunrise Senior Living, LLC (together with its subsidiaries, “Sunrise”), to manage a total of 239 of our seniors housing communities pursuant to long-term management agreements. Our two largest tenants, Brookdale Senior Living Inc. (together with its subsidiaries, “Brookdale Senior Living”) and Kindred Healthcare, Inc. (together with its subsidiaries, “Kindred”) leased from us 145 properties (excluding six properties included in investments in unconsolidated entities) and 142 properties, respectively, as of December 31, 2013.

Through our Lillibridge Healthcare Services, Inc. (“Lillibridge”) subsidiary and our ownership interest in PMB Real Estate Services LLC (“PMBRES”), we also provide MOB management, leasing, marketing, facility development and advisory services to highly rated hospitals and health systems throughout the United States. In addition, from time to time, we make secured and unsecured loans and other investments relating to seniors housing and healthcare operators or properties.

## Note 2—Accounting Policies

## Principles of Consolidation

The accompanying Consolidated Financial Statements include our accounts and the accounts of our wholly owned subsidiaries and the joint venture entities over which we exercise control. All intercompany transactions and balances have been eliminated in consolidation, and our net earnings are reduced by the portion of net earnings attributable to noncontrolling interests.

U.S. generally accepted accounting principles (“GAAP”) requires us to identify entities for which control is achieved through means other than voting rights and to determine which business enterprise is the primary beneficiary of variable interest entities (“VIEs”). A VIE is broadly defined as an entity with one or more of the following characteristics: (a) the total equity investment at risk is insufficient to finance the entity’s activities without additional subordinated financial support; (b) as a group, the holders of the equity investment at risk lack (i) the ability to make decisions about the entity’s activities through voting or similar rights, (ii) the obligation to absorb the expected losses of the entity, or (iii) the right to receive the expected residual returns of the entity; or (c) the equity investors have voting rights that are not proportional to their economic interests, and substantially all of the entity’s activities either involve, or are conducted on behalf of, an investor that has disproportionately few voting rights. We consolidate our investment in a VIE when we determine that we are its primary beneficiary. We may change our original assessment of a VIE upon subsequent events such as the modification of contractual arrangements that affects the characteristics or adequacy of the entity’s equity investments at risk and the disposition of all or a portion of an interest held by the primary beneficiary.

We identify the primary beneficiary of a VIE as the enterprise that has both: (i) the power to direct the activities of the VIE that most significantly impact the entity’s economic performance; and (ii) the obligation to absorb losses or the right to receive benefits of the VIE that could be significant to the entity. We perform this analysis on an ongoing basis.

As it relates to investments in joint ventures, GAAP may preclude consolidation by the sole general partner in certain circumstances based on the type of rights held by the limited partner(s). We assess limited partners’ rights and their

impact on the presumption of control of the limited partnership by the sole general partner when an investor becomes the sole general partner, and we reassess if there is a change to the terms or in the exercisability of the rights of the limited partners, the sole general partner increases or decreases its ownership of limited partnership interests, or there is an increase or decrease in the

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## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

number of outstanding limited partnership interests. We also apply this guidance to managing member interests in limited liability companies.

#### Investments in Unconsolidated Entities

We report investments in unconsolidated entities over whose operating and financial policies we have the ability to exercise significant influence under the equity method of accounting. Under this method of accounting, our share of the investee's earnings or losses is included in our Consolidated Statements of Income.

We base the initial carrying value of investments in unconsolidated entities on the fair value of the assets at the time we acquired the joint venture interest. We estimate fair values for our equity method investments based on discounted cash flow models that include all estimated cash inflows and outflows over a specified holding period and, where applicable, any estimated debt premiums or discounts. The capitalization rates, discount rates and credit spreads we use in these models are based upon assumptions that we believe to be within a reasonable range of current market rates for the respective investments.

We generally amortize any difference between our cost basis and the basis reflected at the joint venture level over the lives of the related assets and liabilities and include that amortization in our share of income or loss from unconsolidated entities. For earnings of equity method investments with pro rata distribution allocations, net income or loss is allocated between the partners in the joint venture based on their respective stated ownership percentages. In other instances, net income or loss is allocated between the partners in the joint venture based on the hypothetical liquidation at book value method (the "HLBV method"). Under the HLBV method, net income or loss is allocated between the partners based on the difference between each partner's claim on the net assets of the joint venture at the end and beginning of the period, after taking into account contributions and distributions. Each partner's share of the net assets of the joint venture is calculated as the amount that the partner would receive if the joint venture were to liquidate all of its assets at net book value and distribute the resulting cash to creditors and partners in accordance with their respective priorities. Under this method, in any given period, we could record more or less income than the joint venture has generated, than actual cash distributions received or than the amount we may receive in the event of an actual liquidation.

#### Redeemable OP Unitholder and Noncontrolling Interests

We own a majority interest in NHP/PMB L.P. ("NHP/PMB"), a limited partnership formed in 2008 to acquire properties from entities affiliated with Pacific Medical Buildings LLC. We consolidate NHP/PMB, as our wholly owned subsidiary is the general partner and exercises control of the partnership. As of December 31, 2013, third party investors owned 2,451,878 Class A limited partnership units in NHP/PMB ("OP Units"), which represented 28.1% of the total units then outstanding, and we owned 6,287,831 Class B limited partnership units in NHP/PMB, representing the remaining 71.9%. At any time following the first anniversary of the date of their issuance, the OP Units may be redeemed at the election of the holder for cash or, at our option, 0.7866 shares of our common stock per unit, subject to adjustment in certain circumstances. We are party by assumption to a registration rights agreement with the holders of the OP Units that requires us, subject to the terms and conditions set forth therein, to file and maintain a registration statement relating to the issuance of shares of our common stock upon redemption of OP Units.

As redemption rights are outside of our control, the redeemable OP unitholder interests are classified outside of permanent equity on our Consolidated Balance Sheets. We reflect the redeemable OP unitholder interests at the greater of cost or fair value. As of December 31, 2013 and 2012, the fair value of the redeemable OP unitholder interests was \$111.6 million and \$114.9 million, respectively. We recognize changes in fair value through capital in excess of par value, net of cash distributions paid and purchases by us of any OP Units. Our diluted earnings per share ("EPS") includes the effect of any potential shares outstanding from redemption of the OP Units.

Certain noncontrolling interests of other consolidated joint ventures were also classified as redeemable at December 31, 2013 and 2012. Accordingly, we record the carrying amount of these noncontrolling interests at the greater of their initial carrying amount (increased or decreased for the noncontrolling interest's share of net income or loss and distributions) or the redemption value. With respect to these joint ventures, our joint venture partner has certain redemption rights that are outside our control and the redeemable noncontrolling interests are classified outside of permanent equity on our Consolidated Balance Sheets. We recognize changes in carrying value of redeemable



noncontrolling interests through capital in excess of par value.

**Noncontrolling Interests**

Other than redeemable noncontrolling interests described above, we present the portion of any equity that we do not own in entities that we control (and thus consolidate) as noncontrolling interests and classify such interests as a component of consolidated equity, separate from total Ventas stockholders' equity, on our Consolidated Balance Sheets. For earnings of consolidated joint ventures with pro rata distribution allocations, net income or loss is allocated between the partners in the

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## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

joint venture based on their respective stated ownership percentages. In other instances, net income or loss is allocated between the partners in the joint venture based on the HLBV method. We account for purchases or sales of equity interests that do not result in a change of control as equity transactions, through capital in excess of par value. In addition, we include net income attributable to the noncontrolling interests in net income in our Consolidated Statements of Income.

#### Accounting Estimates

The preparation of financial statements in accordance with GAAP requires us to make estimates and assumptions regarding future events that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### Business Combinations

We account for acquisitions using the acquisition method and allocate the cost of the businesses acquired among tangible and recognized intangible assets and liabilities based upon their estimated fair values as of the acquisition date. Recognized intangibles primarily include the value of in-place leases, acquired lease contracts, tenant and customer relationships, trade names/trademarks and goodwill. We do not amortize goodwill, which represents the excess of the purchase price paid over the fair value of the net assets of the acquired business and is included in other assets on our Consolidated Balance Sheets.

We estimate the fair value of buildings acquired on an as-if-vacant basis and depreciate the building value over the estimated remaining life of the building, not to exceed 35 years. We determine the allocated value of other fixed assets, such as site improvements and furniture, fixtures and equipment, based upon the replacement cost and depreciate such value over the assets' estimated remaining useful lives as determined at the applicable acquisition date. We determine the value of land either by considering the sales prices of similar properties in recent transactions or based on internal analyses of recently acquired and existing comparable properties within our portfolio. We generally determine the value of construction in progress based upon the replacement cost. However, for certain acquired properties that are part of a ground-up development, we determine fair value by using the same valuation approach as for all other properties and deducting the estimated cost to complete the development. During the remaining construction period, we capitalize interest expense until the development has reached substantial completion. Construction in progress, including capitalized interest, is not depreciated until the development has reached substantial completion.

The fair value of acquired lease-related intangibles, if any, reflects: (i) the estimated value of any above and/or below market leases, determined by discounting the difference between the estimated market rent and in-place lease rent; and (ii) the estimated value of in-place leases related to the cost to obtain tenants, including leasing commissions, and an estimated value of the absorption period to reflect the value of the rent and recovery costs foregone during a reasonable lease-up period as if the acquired space was vacant. We amortize any acquired lease-related intangibles to revenue or amortization expense over the remaining life of the associated lease plus any assumed bargain renewal periods. If a lease is terminated prior to its stated expiration or not renewed upon expiration, we recognize all unamortized amounts of lease-related intangibles associated with that lease in operations at that time.

We estimate the fair value of purchase option intangible assets and liabilities by discounting the difference between the applicable property's acquisition date fair value and an estimate of its future option price. We do not amortize the resulting intangible asset or liability over the term of the lease, but rather adjust the recognized value of the asset or liability upon sale. Net real estate property for which we have recorded a tenant purchase option intangible liability (excluding properties classified as held for sale) was \$386.4 million and \$432.5 million at December 31, 2013 and 2012, respectively.

We estimate the fair value of tenant or other customer relationships acquired, if any, by considering the nature and extent of existing business relationships with the tenant or customer, growth prospects for developing new business with the tenant or customer, the tenant's credit quality, expectations of lease renewals with the tenant, and the potential for significant, additional future leasing arrangements with the tenant, and we amortize that value over the expected life of the associated arrangements or leases, including the remaining terms of the related leases and any expected

renewal periods. We estimate the fair value of trade names and trademarks using a royalty rate methodology and amortize that value over the estimated useful life of the trade name or trademark.

In connection with a business combination, we may assume rights and obligations under certain lease agreements pursuant to which we become the lessee of a given property. We assume the lease classification previously determined by the prior lessee absent a modification in the assumed lease agreement. We assess assumed operating leases, including ground leases, to determine whether the lease terms are favorable or unfavorable to us given current market conditions on the acquisition date. To the extent the lease terms are favorable or unfavorable relative to market conditions on the acquisition date, we recognize an intangible asset or liability at fair value and amortize that asset or liability to interest or rental expense in our

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Consolidated Statements of Income over the applicable lease term. We include all lease-related intangible assets and liabilities within acquired lease intangibles and accounts payable and other liabilities, respectively, on our Consolidated Balance Sheets.

We determine the fair value of loans receivable acquired in connection with a business combination by discounting the estimated future cash flows using current interest rates at which similar loans on the same terms and having the same maturities would be made to borrowers with similar credit ratings. The estimated future cash flows already reflect our judgment regarding the uncertainty of those cash flows, so we do not establish a valuation allowance at the acquisition date. We recognize the difference between the acquisition date fair value and the total expected cash flows as interest income using an effective interest method over the life of the applicable loan. Subsequent to the acquisition date, we evaluate changes regarding the uncertainty of future cash flows and the need for a valuation allowance.

We estimate the fair value of noncontrolling interests assumed using assumptions that are consistent with those used in valuing all of the underlying assets and liabilities.

We calculate the fair value of long-term debt by discounting the remaining contractual cash flows on each instrument at the current market rate for those borrowings, which we approximate based on the rate at which we would expect to incur a replacement instrument on the date of acquisition, and recognize any fair value adjustments related to long-term debt as effective yield adjustments over the remaining term of the instrument.

#### Impairment of Long-Lived and Intangible Assets

We periodically evaluate our long-lived assets, primarily consisting of investments in real estate, for impairment indicators. If indicators of impairment are present, we evaluate the carrying value of the related real estate investments in relation to the future undiscounted cash flows of the underlying operations. In performing this evaluation, we consider market conditions and our current intentions with respect to holding or disposing of the asset. We adjust the net book value of leased properties and other long-lived assets to fair value if the sum of the expected future undiscounted cash flows, including sales proceeds, is less than book value. We recognize an impairment loss at the time we make any such determination. We recorded real estate impairment charges of \$51.5 million, \$35.6 million, and \$0 for the years ended December 31, 2013, 2012 and 2011, respectively, primarily related to our triple-net leased properties reportable business segment. These charges are recorded primarily as a component of depreciation and amortization in both continuing and discontinued operations in our Consolidated Statements of Income.

If impairment indicators arise with respect to intangible assets with finite useful lives, we evaluate impairment by comparing the carrying amount of the asset to the estimated future undiscounted net cash flows expected to be generated by the asset. If estimated future undiscounted net cash flows are less than the carrying amount of the asset, then we estimate the fair value of the asset and compare the estimated fair value to the intangible asset's carrying value. We recognize any shortfall from carrying value as an impairment loss in the current period.

We evaluate our investments in unconsolidated entities for impairment at least annually, and whenever events or changes in circumstances indicate that the carrying value of our investment may exceed its fair value. If we determine that a decline in the fair value of our investment in an unconsolidated entity is other-than-temporary, and if such reduced fair value is below the carrying value, we record an impairment. The determination of the fair value of investments in unconsolidated entities involves significant judgment. Our estimates consider all available evidence, including, as appropriate, the present value of the expected future cash flows discounted at market rates, general economic conditions and trends and other relevant factors.

We test goodwill for impairment at least annually, and more frequently if indicators arise. We first assess qualitative factors to determine the likelihood that the fair value of a reporting unit is less than its carrying amount. Qualitative factors we assess include current macroeconomic conditions, state of the equity and capital markets and our overall financial and operating performance. If we determine it is more likely than not that the fair value of a reporting unit is less than its carrying amount, then we proceed with the two-step approach to evaluating impairment. First, we estimate the fair value of the reporting unit and compare it to the reporting unit's carrying value. If the carrying value exceeds fair value, we proceed with the second step, which requires us to assign the fair value of a reporting unit to all the assets and liabilities of the reporting unit as if it had been acquired in a business combination at the date of the impairment test. The excess fair value of the reporting unit over the amounts assigned to the assets and liabilities is the

implied value of goodwill and is used to determine the amount of impairment. We recognize an impairment loss to the extent the carrying value of goodwill exceeds the implied value in the current period.

Estimates of fair value used in our evaluation of goodwill, investments in real estate, investments in unconsolidated entities and intangible assets are based upon discounted future cash flow projections or other acceptable valuation techniques, which are based, in turn, upon level three inputs, such as revenue and expense growth rates, capitalization rates, discount rates or other available market data. Our ability to accurately predict future operating results and cash flows and to estimate and

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

allocate fair values impacts the timing and recognition of impairments. While we believe our assumptions are reasonable, changes in these assumptions may have a material impact on our financial results.

#### Assets Held for Sale and Discontinued Operations

We sell properties from time to time for various reasons, including favorable market conditions or the exercise of purchase options by tenants. We classify certain long-lived assets as held for sale once the criteria, as defined by GAAP, has been met. Long-lived assets to be disposed of are reported at the lower of their carrying amount or fair value minus cost to sell and are no longer depreciated. Discontinued operations is defined as a component of an entity that has either been disposed of or is deemed to be held for sale if both the operations and cash flows of the component have been or will be eliminated from ongoing operations as a result of the disposition and the entity will not have any significant continuing involvement in the operations of the component after the disposition. The results of operations and any gain or loss on assets sold or classified as held for sale are reflected in our Consolidated Statements of Income as discontinued operations for all periods presented. We allocate estimated interest expense to discontinued operations based on property values and our weighted average interest rate or the property's actual mortgage interest.

#### Loans Receivable

We record loans receivable, other than those acquired in connection with a business combination, on our Consolidated Balance Sheets (either in secured loans receivable and investments, net or other assets, in the case of unsecured loans receivable) at the unpaid principal balance, net of any deferred origination fees, purchase discounts or premiums and valuation allowances. We amortize net deferred origination fees, which are comprised of loan fees collected from the borrower net of certain direct costs, and purchase discounts or premiums over the contractual life of the loan using the effective interest method and immediately recognize in income any unamortized balances if the loan is repaid before its contractual maturity.

We regularly evaluate the collectibility of loans receivable based on factors such as corporate and facility-level financial and operational reports, compliance with financial covenants set forth in the applicable loan agreement, the financial strength of the borrower and any guarantor, the payment history of the borrower and current economic conditions. If our evaluation of these factors indicates it is probable that we will be unable to collect all amounts due under the terms of the applicable loan agreement, we provide a reserve against the portion of the receivable that we estimate may not be collected.

#### Cash Equivalents

Cash equivalents consist of highly liquid investments with a maturity date of three months or less when purchased. These investments are stated at cost, which approximates fair value.

#### Escrow Deposits and Restricted Cash

Escrow deposits consist of amounts held by us or our lenders to provide for future real estate tax and insurance expenditures and tenant improvements related to our properties and operations. Restricted cash represents amounts paid to us for security deposits and other similar purposes.

#### Deferred Financing Costs

We amortize deferred financing costs as a component of interest expense over the terms of the related borrowings using a method that approximates a level yield. Deferred financing costs, net of accumulated amortization, were approximately \$62.2 million and \$42.6 million at December 31, 2013 and 2012, respectively. Amortized costs of approximately \$13.5 million, \$10.5 million and \$17.8 million were included in interest expense for the years ended December 31, 2013, 2012 and 2011, respectively.

#### Marketable Debt and Equity Securities

We record marketable debt and equity securities as available-for-sale and classify them as a component of other assets on our Consolidated Balance Sheets. Our interest in a government-sponsored pooled loan investment is classified as secured loans receivable and investments, net on our Consolidated Balance Sheets. We record these securities at fair value and include unrealized gains and losses recorded in stockholders' equity as a component of accumulated other comprehensive income on our Consolidated Balance Sheets. We report interest income, including discount or premium amortization, on marketable debt securities and gains or losses on securities sold, which are based on the

specific identification method, in income from loans and investments in our Consolidated Statements of Income.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Derivative Instruments

We recognize all derivative instruments in other assets or accounts payable and other liabilities on our Consolidated Balance Sheets at fair value as of the reporting date. We recognize changes in the fair value of derivative instruments in other expenses in our Consolidated Statements of Income or accumulated other comprehensive income on our Consolidated Balance Sheets, depending on the intended use of the derivative and our designation of the instrument. We do not use our derivative financial instruments, including interest rate caps and interest rate swaps, for trading or speculative purposes. Our interest rate caps were designated as having a hedging relationship with the underlying securities and therefore meet the criteria for hedge accounting under GAAP. Accordingly, our interest rate caps are recorded on our Consolidated Balance Sheets at fair value, and we recognize changes in the fair value of these instruments in accumulated other comprehensive income on our Consolidated Balance Sheets. Our interest rate swaps (excluding the interest rate swap contract of an unconsolidated joint venture described below) were not designated as having a hedging relationship with the underlying securities and therefore do not meet the criteria for hedge accounting under GAAP. Accordingly, our interest rate swaps are recorded on our Consolidated Balance Sheets at fair value, and we recognize changes in the fair value of these instruments in current earnings (in other expenses) in our Consolidated Statements of Income. One of our unconsolidated joint ventures is party to an interest rate swap contract that was designated as effectively hedging the variability of expected cash flows related to variable rate debt secured by a portion of its real estate portfolio. We recognize our proportionate share of the change in fair value of this swap in accumulated other comprehensive income on our Consolidated Balance Sheets.

## Fair Values of Financial Instruments

Fair value is a market-based measurement, not an entity-specific measurement, and we determine fair value based on the assumptions that we expect market participants would use in pricing the asset or liability. As a basis for considering market participant assumptions in fair value measurements, GAAP establishes a fair value hierarchy that distinguishes between market participant assumptions based on market data obtained from sources independent of the reporting entity (observable inputs that are classified within levels one and two of the hierarchy) and the reporting entity's own assumptions about market participant assumptions (unobservable inputs classified within level three of the hierarchy).

Level one inputs utilize unadjusted quoted prices for identical assets or liabilities in active markets that we have the ability to access. Level two inputs are inputs other than quoted prices included in level one that are directly or indirectly observable for the asset or liability. Level two inputs may include quoted prices for similar assets and liabilities in active markets, as well as other inputs for the asset or liability, such as interest rates, foreign exchange rates and yield curves, that are observable at commonly quoted intervals. Level three inputs are unobservable inputs for the asset or liability, which typically are based on our own assumptions, as there is little, if any, related market activity. If the determination of the fair value measurement is based on inputs from different levels of the hierarchy, the level within which the entire fair value measurement falls is the lowest level input that is significant to the fair value measurement in its entirety. If the volume and level of market activity for an asset or liability has decreased significantly relative to the normal market activity for such asset or liability (or similar assets or liabilities), then transactions or quoted prices may not accurately reflect fair value. In addition, if there is evidence that a transaction for an asset or liability is not orderly, little, if any, weight is placed on that transaction price as an indicator of fair value. Our assessment of the significance of a particular input to the fair value measurement in its entirety requires judgment and considers factors specific to the asset or liability.

We use the following methods and assumptions in estimating the fair value of our financial instruments.

• Cash and cash equivalents - The carrying amount of unrestricted cash and cash equivalents reported on our Consolidated Balance Sheets approximates fair value due to the short maturity of these instruments.

• Loans receivable - We estimate the fair value of loans receivable using level two and level three inputs: we discount future cash flows using current interest rates at which similar loans on the same terms and having the same maturities would be made to borrowers with similar credit ratings. Additionally, we determine the valuation allowance for losses, if any, on loans receivable using level three inputs.



Marketable debt securities - Whenever possible, we estimate the fair value of marketable debt securities using level two inputs: we observe quoted prices for similar assets or liabilities in active markets that we have the ability to access. In other cases, we estimate the fair value of marketable debt securities using level three inputs: we consider credit spreads, underlying asset performance and credit quality, default rates and any other applicable criteria.

Derivative instruments - With the assistance of a third party, we estimate the fair value of derivative instruments, including interest rate caps and interest rate swaps, using level two inputs: for interest rate caps, we observe

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

forward yield curves and other relevant information; for interest rate swaps, we observe alternative financing rates derived from market-based financing rates, forward yield curves and discount rates.

Senior notes payable and other debt - We estimate the fair value of senior notes payable and other debt using level two inputs: we discount the future cash flows using current interest rates at which we could obtain similar borrowings.

Redeemable OP unitholder interests - We estimate the fair value of our redeemable OP unitholder interests using level two inputs: we base fair value on the closing price of our common stock, as units may be redeemed at the election of the holder for cash or, at our option, 0.7866 shares of our common stock per unit, subject to adjustment in certain circumstances.

#### Revenue Recognition

##### Triple-Net Leased Properties and MOB Operations

Certain of our triple-net leases and most of our MOB leases provide for periodic and determinable increases in base rent. We recognize base rental revenues under these leases on a straight-line basis over the applicable lease term when collectability is reasonably assured. Recognizing rental income on a straight-line basis generally results in recognized revenues during the first half of a lease term exceeding the cash amounts contractually due from our tenants, creating a straight-line rent receivable that is included in other assets on our Consolidated Balance Sheets. At December 31, 2013 and 2012, this cumulative excess totaled \$150.8 million (net of allowances of \$101.4 million) and \$120.3 million (net of allowances of \$59.7 million), respectively.

Our four original master lease agreements with Kindred (the “Kindred Master Leases”) and certain of our other leases provide for periodic increases in base rent only if certain revenue parameters or other substantive contingencies are met. We recognize the increased rental revenue under these leases as the related parameters or contingencies are met, rather than on a straight-line basis over the applicable lease term.

##### Senior Living Operations

We recognize resident fees and services, other than move-in fees, monthly as services are provided. We recognize move-in fees on a straight-line basis over the average resident stay. Our lease agreements with residents generally have a term of 12 to 18 months and are cancelable by the resident upon 30 days’ notice.

##### Other

We recognize interest income from loans and investments, including discounts and premiums, using the effective interest method when collectability is reasonably assured. We apply the effective interest method on a loan-by-loan basis and recognize discounts and premiums as yield adjustments over the related loan term. We recognize interest income on an impaired loan to the extent our estimate of the fair value of the collateral is sufficient to support the balance of the loan, other receivables and all related accrued interest. When the balance of the loan, other receivables and all related accrued interest is equal to our estimate of the fair value of the collateral, we recognize interest income on a cash basis. We provide a reserve against an impaired loan to the extent our total investment in the loan exceeds our estimate of the fair value of the loan collateral.

We recognize income from rent, lease termination fees, development services, management advisory services, and all other income when all of the following criteria are met in accordance with Securities and Exchange Commission (“SEC”) Staff Accounting Bulletin 104: (i) the applicable agreement has been fully executed and delivered; (ii) services have been rendered; (iii) the amount is fixed or determinable; and (iv) collectability is reasonably assured.

##### Allowances

We assess the collectability of our rent receivables, including straight-line rent receivables, and we defer recognition of revenue if collectability is not reasonably assured. We base our assessment of the collectability of rent receivables (other than straight-line rent receivables) on several factors, including, among other things, payment history, the financial strength of the tenant and any guarantors, the value of the underlying collateral, if any, and current economic conditions. If our evaluation of these factors indicates it is probable that we will be unable to recover the full value of the receivable, we provide a reserve against the portion of the receivable that we estimate may not be recovered. We base our assessment of the collectability of straight-line rent receivables on several factors, including, among other things, the financial strength of the tenant and any guarantors, the historical operations and operating trends of the property, the historical payment pattern of the tenant, and the type of property. If our evaluation of these factors

indicates it is probable that we will be unable to collect the rent payments due in the future, we defer recognition of the straight-line rental revenue and, in certain circumstances, provide a reserve against the previously recognized straight-line rent receivable asset for the portion, up to its full value, that we estimate may not

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

be recovered. If we change our assumptions or estimates regarding the collectibility of future rent payments required by a lease, we may adjust our reserve to increase or reduce the rental revenue recognized and/or to increase or reduce the reserve against the previously recognized straight-line rent receivable asset.

Stock-Based Compensation

We recognize share-based payments to employees and directors, including grants of stock options, in our Consolidated Statements of Income generally on a straight-line basis over the requisite service period based on the fair value of the award.

Gain on Sale of Assets

We recognize sales of assets only upon the closing of the transaction with the purchaser. We record payments received from purchasers prior to closing as deposits and classify them as other assets on our Consolidated Balance Sheets. We recognize gains on assets sold using the full accrual method upon closing if the collectibility of the sales price is reasonably assured, we are not obligated to perform any significant activities after the sale to earn the profit, we have received adequate initial investment from the purchaser, and other profit recognition criteria have been satisfied. We may defer recognition of gains in whole or in part until: (i) the profit is determinable, meaning that the collectibility of the sales price is reasonably assured or the amount that will not be collectible can be estimated; and (ii) the earnings process is virtually complete, meaning that we are not obliged to perform any significant activities after the sale to earn the profit.

Federal Income Tax

We have elected to be treated as a REIT under the applicable provisions of the Internal Revenue Code of 1986, as amended (the "Code"), for every year beginning with the year ended December 31, 1999. Accordingly, we generally are not subject to federal income tax on net income that we distribute to our stockholders, provided that we continue to qualify as a REIT. However, with respect to certain of our subsidiaries that have elected to be treated as "taxable REIT subsidiaries," we record income tax expense or benefit, as those entities are subject to federal income tax similar to regular corporations.

We account for deferred income taxes using the asset and liability method and recognize deferred tax assets and liabilities for the expected future tax consequences of events that have been included in our financial statements or tax returns. Under this method, we determine deferred tax assets and liabilities based on the differences between the financial reporting and tax bases of assets and liabilities using enacted tax rates in effect for the year in which the differences are expected to reverse. Any increase or decrease in the deferred tax liability that results from a change in circumstances, and that causes us to change our judgment about expected future tax consequences of events, is included in the tax provision when such changes occur. Deferred income taxes also reflect the impact of operating loss and tax credit carryforwards. A valuation allowance is provided if we believe it is more likely than not that all or some portion of the deferred tax asset will not be realized. Any increase or decrease in the valuation allowance that results from a change in circumstances, and that causes us to change our judgment about the realizability of the related deferred tax asset, is included in the tax provision when such changes occur.

Foreign Currency

Certain of our subsidiaries' functional currencies are the local currencies of their respective foreign jurisdictions. We translate the results of operations of our foreign subsidiaries into U.S. dollars using average rates of exchange in effect during the period, and we translate balance sheet accounts using exchange rates in effect at the end of the period. We record resulting currency translation adjustments in accumulated other comprehensive income, a component of stockholders' equity, on our Consolidated Balance Sheets, and we record foreign currency transaction gains and losses in our Consolidated Statements of Income.

Segment Reporting

As of December 31, 2013, we operated through three reportable business segments: triple-net leased properties; senior living operations; and MOB operations. In our triple-net leased properties segment, we acquire and own seniors housing and healthcare properties throughout the United States and lease those properties to healthcare operating companies under "triple-net" or "absolute-net" leases that obligate the tenants to pay all property-related expenses. In our senior living operations segment, we invest in seniors housing communities throughout the United States and Canada

and engage independent operators, such as Atria and Sunrise, to manage those communities. In our MOB operations segment, we primarily acquire, own, develop, lease, and manage MOBs. See “Note 20—Segment Information.”

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Operating Leases

We account for payments made pursuant to operating leases in our Consolidated Statements of Income based on actual rent paid, plus or minus a straight-line rent adjustment for leases that provide for periodic and determinable increases in base rent.

## Recently Issued or Adopted Accounting Standards

In January 2013, the FASB issued Accounting Standards Update 2013-02, Reporting of Amounts Reclassified Out of Accumulated Comprehensive Income (“ASU 2013-02”), which requires an entity to report the effect of significant reclassifications out of accumulated other comprehensive income on the respective line items in net income if GAAP requires the amount being reclassified to be reclassified in its entirety to net income. For other amounts that are not required under GAAP to be reclassified in their entirety to net income within the same reporting period, an entity is required to cross-reference other disclosures that provide additional detail about the reclassified amounts. Our adoption of ASU 2013-02 on January 1, 2013 did not have a significant impact on our consolidated financial statements or disclosures.

## Reclassifications

Certain prior year amounts have been reclassified to conform to the current year presentation.

## Note 3—Concentration of Credit Risk

As of December 31, 2013, Atria, Sunrise, Brookdale Senior Living and Kindred managed or operated approximately 19.9%, 13.9%, 9.7% and 3.2%, respectively, of our real estate investments based on gross book value (excluding properties classified as held for sale as of December 31, 2013). Seniors housing communities constituted approximately 64.2% of our real estate investments based on gross book value (excluding properties classified as held for sale), while MOBs, skilled nursing and other facilities, and hospitals collectively comprised the remaining 35.8%. Our properties were located in 46 states, the District of Columbia and two Canadian provinces as of December 31, 2013, with properties in only one state (California) accounting for more than 10% of our total revenues and total net operating income (“NOI,” which is defined as total revenues, excluding interest and other income, less property-level operating expenses and medical office building services costs) (in each case excluding amounts in discontinued operations) for the years ended December 31, 2013, 2012 and 2011, respectively.

## Triple-Net Leased Properties

For the years ended December 31, 2013, 2012 and 2011, approximately 5.6%, 6.3% and 7.7%, respectively, of our total revenues and 9.2%, 10.5% and 12.5%, respectively, of our total NOI (in each case excluding amounts in discontinued operations) were derived from our lease agreements with Brookdale Senior Living. For the same periods, approximately 8.1%, 10.3% and 14.3%, respectively, of our total revenues and 13.4%, 17.1% and 23.4%, respectively, of our total NOI (in each case excluding amounts in discontinued operations) were derived from our lease agreements with Kindred. Each of our leases with Brookdale Senior Living and the Kindred Master Leases is a triple-net lease that obligates the tenant to pay all property-related expenses, including maintenance, utilities, repairs, taxes, insurance and capital expenditures, and to comply with the terms of the mortgage financing documents, if any, affecting the properties. In addition, each of these leases has guaranty and cross-default provisions tied to other leases with the same tenant or its affiliates, as well as bundled lease renewals.

The properties we lease to Brookdale Senior Living and Kindred accounted for a significant portion of our triple-net leased properties segment revenues and NOI and had a meaningful impact on our total revenues and NOI for the year ended December 31, 2013. If either Brookdale Senior Living or Kindred becomes unable or unwilling to satisfy its obligations to us or to renew its leases with us upon expiration of the terms thereof, our financial condition and results of operations could decline and our ability to service our indebtedness and to make distributions to our stockholders could be limited. We cannot assure you that Brookdale Senior Living and Kindred will have sufficient assets, income and access to financing to enable them to satisfy their respective obligations to us, and any failure, inability or unwillingness by Brookdale Senior Living or Kindred to do so could have a material adverse effect on our business, financial condition, results of operations and liquidity, our ability to service our indebtedness and other obligations and our ability to make distributions to our stockholders, as required for us to continue to qualify as a REIT (a “Material Adverse Effect”). We also cannot assure you that Brookdale Senior Living and Kindred will elect to renew

their respective leases with us upon expiration of the leases or that we will be able to reposition any non-renewed properties on a timely basis or on the same or better economic terms, if at all.

In September 2013, we entered into favorable agreements with Kindred to extend the leases with respect to 48 of the 108 licensed healthcare assets whose current lease term was originally scheduled to expire on April 30, 2015 (the “2015 Renewal Assets”). The 48 re-leased properties consist of 26 skilled nursing facilities and 22 long-term acute care hospitals. New annual

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## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

rent, commencing October 1, 2014, will be \$95.9 million, an increase of \$15 million over then current annual base rent. On October 1, 2013, Kindred also paid us \$20 million, which will be amortized over the new lease terms. We have launched a comprehensive project to re-lease to qualified healthcare operators or otherwise reposition the remaining 60 skilled nursing facilities included in the 2015 Renewal Assets (the “Marketed Assets”). As part of our agreements, we and Kindred agreed to accelerate the expiration of the lease term for the Marketed Assets to September 30, 2014. Kindred is required to continue to perform all of its obligations, including without limitation, payment of all rental amounts, under the applicable Kindred Master Lease for the Marketed Assets until expiration of the current lease term. Subject to the terms of our agreements, we have the flexibility to transition the Marketed Assets either before or after the September 30, 2014 lease expiration date. Moreover, we own or have the rights to all licenses and CONs at the properties, and Kindred has extensive and detailed obligations to cooperate and ensure an orderly transition of the properties to another operator.

The following table sets forth the future contracted minimum rentals, excluding contingent rent escalations, but including straight-line rent adjustments where applicable, for all of our triple-net and MOB leases as of December 31, 2013 (excluding properties included in investments in unconsolidated entities and properties classified as held for sale as of December 31, 2013):

	Brookdale Senior Living (In thousands)	Kindred	Other	Total
2014	\$153,861	\$208,883	\$870,991	\$1,233,735
2015	137,037	176,484	845,247	1,158,768
2016	135,267	178,383	795,119	1,108,769
2017	135,267	180,331	734,990	1,050,588
2018	135,267	146,025	697,882	979,174
Thereafter	164,725	616,588	4,371,185	5,152,498
Total	\$861,424	\$1,506,694	\$8,315,414	\$10,683,532

#### Senior Living Operations

As of December 31, 2013, Atria and Sunrise, collectively, provided comprehensive property management and accounting services with respect to 237 of our seniors housing communities, for which we pay annual management fees pursuant to long-term management agreements.

As managers, Atria and Sunrise do not lease our properties, and, therefore, we are not directly exposed to their credit risk in the same manner or to the same extent as our triple-net tenants. However, we rely on our managers’ personnel, expertise, technical resources and information systems, proprietary information, good faith and judgment to manage our senior living operations efficiently and effectively. We also rely on our managers to set appropriate resident fees and otherwise operate our seniors housing communities in compliance with the terms of our management agreements and all applicable laws and regulations. Although we have various rights as the property owner under our management agreements, including various rights to terminate and exercise remedies under the agreements as provided therein, Atria’s or Sunrise’s failure, inability or unwillingness to satisfy its respective obligations under those agreements, to efficiently and effectively manage our properties or to provide timely and accurate accounting information with respect thereto could have a Material Adverse Effect on us. In addition, significant changes in Atria’s or Sunrise’s senior management or equity ownership or any adverse developments in their businesses and affairs or financial condition could have a Material Adverse Effect on us.

Our 34% ownership interest in Atria entitles us to certain rights and minority protections, as well as the right to appoint two directors to the Atria board of directors.

#### Brookdale Senior Living, Kindred, Atria and Sunrise Information

Each of Brookdale Senior Living and Kindred is subject to the reporting requirements of the SEC and is required to file with the SEC annual reports containing audited financial information and quarterly reports containing unaudited financial information. The information related to Brookdale Senior Living and Kindred contained or referred to in this



Annual Report on Form 10-K/A has been derived from SEC filings made by Brookdale Senior Living or Kindred, as the case may be, or other publicly available information, or was provided to us by Brookdale Senior Living or Kindred, and we have not verified this information through an independent investigation or otherwise. We have no reason to believe that this information is inaccurate in any material respect, but we cannot assure you of its accuracy. We are providing this data for informational purposes only,

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

and you are encouraged to obtain Brookdale Senior Living's and Kindred's publicly available filings, which can be found at the SEC's website at [www.sec.gov](http://www.sec.gov).

Neither Atria nor Sunrise is currently subject to the reporting requirements of the SEC. The information related to Atria and Sunrise contained or referred to in this Annual Report on Form 10-K/A has been derived from publicly available information or was provided to us by Atria or Sunrise, as the case may be, and we have not verified this information through an independent investigation or otherwise. We have no reason to believe that this information is inaccurate in any material respect, but we cannot assure you of its accuracy.

Note 4—Acquisitions of Real Estate Property

The following summarizes our acquisition and development activity in 2013, 2012 and 2011. We make acquisitions and investments in seniors housing and healthcare properties primarily to achieve an expected yield on investment, to grow and diversify our portfolio and revenue base, and to reduce our dependence on any single tenant, operator or manager, geographic location, asset type, business model or revenue source.

2013 Acquisitions

Triple-Net Leased Properties

During the year ended December 31, 2013, we acquired 27 seniors housing communities (including one property acquired through a joint venture) for approximately \$860 million. Aggregate revenues and NOI attributable to the acquired triple-net leased properties were \$21.3 million for the year ended December 31, 2013.

Senior Living Operations

During the year ended December 31, 2013, we acquired 24 seniors housing communities for approximately \$770 million. We were previously the tenant under a capital lease with respect to eight of the acquired properties (see "Note 10—Borrowing Arrangements"), and management of all of the acquired properties was transitioned to Atria at the time of closing. Aggregate revenues and NOI attributable to these seniors housing operating communities (excluding the eight capital lease assets) were \$38.3 million and \$15.4 million for the year ended December 31, 2013.

MOB Operations

During the year ended December 31, 2013, we acquired 11 MOBs (including two MOBs previously owned through a joint venture that we account for as an equity method investment; see "Note 7—Investments in Unconsolidated Entities") for approximately \$150 million. Aggregate revenues and NOI attributable to the acquired MOBs were \$10.7 million and \$6.8 million for the year ended December 31, 2013.

Completed Developments

During the year ended December 31, 2013, we completed the development of two seniors housing communities, one MOB, and one hospital. These completed developments represent \$65.5 million of net real estate property on our Consolidated Balance Sheets as of December 31, 2013.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Estimated Fair Value

We are accounting for our 2013 acquisitions under the acquisition method in accordance with ASC Topic 805, Business Combinations (“ASC 805”), and have completed our initial accounting, which is subject to further adjustment. We accounted for the acquisition of the eight seniors housing communities that we previously leased pursuant to a capital lease in accordance with ASC Topic 840, Leases. The following table summarizes the acquisition date fair values of the assets acquired and liabilities assumed, which we determined using level two and level three inputs:

	Triple-Net Leased Properties (In thousands)	Senior Living Operations (1)	MOB Operations	Total
Land and improvements	\$51,419	\$45,566	\$3,923	\$100,908
Buildings and improvements	803,227	579,577	138,792	1,521,596
Acquired lease intangibles	8,945	16,920	10,362	36,227
Other assets	3,285	2,607	2,453	8,345
Total assets acquired	866,876	644,670	155,530	1,667,076
Notes payable and other debt	36,300	5,136	—	41,436
Other liabilities	11,423	12,285	6,510	30,218
Total liabilities assumed	47,723	17,421	6,510	71,654
Noncontrolling interest assumed	10,113	—	1,672	11,785
Net assets acquired	809,040	627,249	147,348	1,583,637
Cash acquired	753	—	1,397	2,150
Total cash used	\$808,287	\$627,249	\$145,951	\$1,581,487

(1) Includes settlement of a \$142.2 million capital lease obligation related to eight seniors housing communities.

## Transaction Costs

As of December 31, 2013, we had incurred a total of \$12.8 million of acquisition-related costs related to our 2013 acquisitions, all of which were expensed as incurred and included in merger-related expenses and deal costs in our Consolidated Statements of Income for the applicable periods. For the year ended December 31, 2013, we expensed \$12 million of these acquisition-related costs related to our 2013 acquisitions.

## 2012 Acquisitions

## Funds Acquisition

In December 2012, we acquired 100% of certain private equity funds (the “Funds”) previously managed by Lazard Frères Real Estate Investments LLC (“LFREI”) or its affiliates. The acquired Funds primarily owned a 34% interest in Atria, which is recorded as an investment in unconsolidated entities on our Consolidated Balance Sheets, and approximately 3.7 million shares of our common stock. In conjunction with this acquisition, we also extinguished our obligation related to the “earnout,” a contingent performance-based payment arising out of our 2011 acquisition of the real estate assets of Atria Senior Living Group, Inc. (together with its affiliates, “ASLG”), for an additional \$44 million. This amount represented the discounted net present value of the potential future payment, which was previously reflected on our Consolidated Balance Sheets as a liability.

## Cogdell Acquisition

In April 2012, we acquired Cogdell Spencer Inc. (together with its subsidiaries, “Cogdell”), including its 71 real estate assets (including properties owned through joint ventures) and its MOB property management business, which had existing agreements with third parties to manage 44 MOBs, in an all-cash transaction. At closing, our investment in Cogdell, including our share of debt, was approximately \$760 million. In addition, our joint venture partners’ share of net debt assumed was \$36.3 million at the time of the acquisition.

Pursuant to the terms and subject to the conditions set forth in the agreement and plan of merger dated as of December 24, 2011, at the effective time of the merger, (a) each outstanding share of Cogdell common stock, and each outstanding unit of limited partnership interest in Cogdell’s operating partnership, Cogdell Spencer LP, that was not

owned by subsidiaries of Cogdell was converted into the right to receive \$4.25 in cash, and (b) each outstanding share of Cogdell's 8.500% Series A

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Cumulative Redeemable Perpetual Preferred Stock was converted into the right to receive an amount in cash equal to \$25.00, plus accrued and unpaid dividends through the date of closing. We financed our acquisition of Cogdell through the assumption of \$203.8 million of existing Cogdell mortgage debt (inclusive of our joint venture partners' share of \$36.3 million) and borrowings under our unsecured revolving credit facility. Prior to the closing, Cogdell completed the sale of its design-build and development business to an unaffiliated third party.

As of December 31, 2012, we had incurred a total of \$28.6 million of acquisition-related costs related to the Cogdell acquisition, all of which were expensed as incurred and included in merger-related expenses and deal costs in our Consolidated Statements of Income for the applicable periods.

**Completed Developments**

During 2012, we completed the development of three MOBs and two seniors housing communities. These completed developments represent \$116.9 million of net real estate property on our Consolidated Balance Sheets as of December 31, 2012.

**Other 2012 Acquisitions**

In May 2012, we acquired 16 seniors housing communities managed by Sunrise in an all-cash transaction. Sunrise continues to manage the acquired assets under existing long-term management agreements. During 2012, we also invested in 21 seniors housing communities, two skilled nursing facilities and 44 MOBs, including 36 MOBs that we had previously accounted for as investments in unconsolidated entities. See "Note 7—Investments in Unconsolidated Entities."

**Estimated Fair Value**

We accounted for our 2012 acquisitions under the acquisition method in accordance with ASC 805, and we have completed our accounting for these acquisitions. The following table summarizes the acquisition date fair values of the assets acquired and liabilities assumed, which we determined using level two and level three inputs:

	Triple-Net Leased Properties (In thousands)	Senior Living Operations	MOB Operations (1)	Total
Land and improvements	\$21,881	\$60,662	\$112,504	\$195,047
Buildings and improvements	225,950	413,750	1,085,148	1,724,848
Construction in progress	—	—	25,579	25,579
Acquired lease intangibles	2,323	18,070	182,406	202,799
Other assets	1,519	832	43,747	46,098
Total assets acquired	251,673	493,314	1,449,384	2,194,371
Notes payable and other debt	57,219	—	355,606	412,825
Other liabilities	13,851	11,806	106,367	132,024
Total liabilities assumed	71,070	11,806	461,973	544,849
Noncontrolling interest assumed	7,292	—	30,361	37,653
Net assets acquired	173,311	481,508	957,050	1,611,869
Cash acquired	1,250	—	24,115	25,365
Total cash used	\$172,061	\$481,508	\$932,935	\$1,586,504

(1) Includes the Cogdell acquisition.

**2011 Acquisitions****ASLG Acquisition**

In May 2011, we acquired substantially all of the real estate assets and working capital of privately-owned ASLG. We funded a portion of the purchase price through the issuance of 24.96 million shares of our common stock (which shares had a total value of \$1.38 billion based on the acquisition date closing price of our common stock of \$55.33 per share).



NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

As a result of the ASLG transaction, we added to our senior living operating portfolio 117 private pay seniors housing communities and one development land parcel, located primarily in affluent coastal markets such as the New York metropolitan area, New England and California. Prior to the closing, ASLG spun off its management operations to a newly formed entity, Atria, which continues to operate the acquired assets under long-term management agreements with us. As discussed above, in December 2012, we acquired a 34% interest in Atria.

**NHP Acquisition**

In July 2011, we acquired Nationwide Health Properties, Inc. (“NHP”) in a stock-for-stock transaction. Pursuant to the terms and subject to the conditions set forth in the agreement and plan of merger dated as of February 27, 2011, at the effective time of the merger, each outstanding share of NHP common stock (other than shares owned by us or any of our subsidiaries or any wholly owned subsidiary of NHP) was converted into the right to receive 0.7866 shares of our common stock, with cash paid in lieu of fractional shares. In connection with the acquisition, we paid \$105 million at closing to repay amounts then outstanding and terminated the commitments under NHP’s revolving credit facility. The NHP acquisition added 643 seniors housing and healthcare properties to our portfolio (including properties owned through joint ventures).

**Other 2011 Acquisitions**

During 2011, we also invested approximately \$329.5 million, including the assumption of \$134.9 million in debt, in 14 MOB and five seniors housing communities.

**Note 5—Dispositions**

**2013 Activity**

**Triple-Net Leased Properties**

During 2013, we sold seven seniors housing communities and 12 skilled nursing facilities for aggregate consideration of \$31.7 million, including lease termination fees of \$0.3 million, and recognized a net gain on the sales of these assets of \$4.5 million.

**Senior Living Operations**

During 2013, we sold one seniors housing community for consideration of \$1.6 million and recognized no gain or loss on the sale of this asset.

**MOB Operations**

During 2013, we sold two MOB for aggregate consideration of \$1.8 million and recognized a net gain on the sales of these assets of \$0.5 million.

**2012 Activity**

**Triple-Net Leased Properties**

During 2012, we sold 36 seniors housing communities (ten of which were pursuant to the exercise of tenant purchase options) and two skilled nursing facilities for aggregate consideration of \$318.9 million, including fees of \$5.0 million. We recognized a net gain on the sales of these assets of \$81.0 million. We deposited a majority of the proceeds from the sale of 21 seniors housing communities in a Code Section 1031 exchange escrow account with a qualified intermediary, and we used approximately \$134.5 million of these proceeds for certain of our acquisitions during 2012. As of December 31, 2012, no proceeds remained in the 1031 exchange escrow account related to these sales.

**Senior Living Operations**

In June 2012, we declined to exercise our renewal option on the operating leases (in which we were the tenant) related to two seniors housing communities we acquired as part of the ASLG acquisition that expired on June 30, 2012.

**MOB Operations**

During 2012, we sold five MOB for aggregate consideration of \$27.2 million and recognized a gain on the sales of these assets of \$4.5 million.





## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## 2011 Activity

During 2011, we sold two seniors housing communities and two skilled nursing facilities pursuant to the exercise of tenant purchase options for aggregate consideration of \$20.6 million. We recognized no gain or loss from these sales.

## Discontinued Operations

We present separately, as discontinued operations in all periods presented, the results of operations for all assets classified as held for sale as of December 31, 2013, and all assets disposed of and all operating leases (under which we were the lessee) not renewed during the three-year period ended December 31, 2013. Set forth below is a summary of our results of operations for properties within discontinued operations for the three years ended December 31, 2013, 2012 and 2011. As of December 31, 2013, we classified eight triple-net leased seniors housing communities, seven triple-net leased skilled nursing facilities, and four MOBs as assets held for sale. Assets classified as held for sale constituted \$155.3 million and \$111.6 million of other assets on our Consolidated Balance Sheets as of December 31, 2013 and 2012, respectively. Liabilities related to assets classified as held for sale were \$64.5 million and \$69.1 million as of December 31, 2013 and 2012, respectively, and reported within accounts payable and other liabilities on our Consolidated Balance Sheets. We recognized impairments of \$39.7 million, \$13.9 million and \$0 for the years ended December 31, 2013, 2012 and 2011, respectively, representing our estimated aggregate loss on the expected sales of assets reported as discontinued operations. These charges are primarily recorded as a component of depreciation and amortization in the table below.

	2013	2012	2011
	(In thousands)		
Revenues:			
Rental income	\$15,459	\$36,722	\$35,849
Resident fees and services	759	6,435	7,508
Interest and other income	—	5,052	1
	16,218	48,209	43,358
Expenses:			
Interest	5,897	13,755	18,253
Depreciation and amortization	47,922	50,269	15,511
Property-level operating expenses	1,994	7,971	6,503
General, administrative and professional fees	3	303	—
Gain on extinguishment of debt, net	(153	) —	—
Other	(407	) 1,902	1,383
	55,256	74,200	41,650
(Loss) income before income taxes and gain on real estate dispositions, net	(39,038	) (25,991	) 1,708
Income tax benefit	—	4	477
Gain on real estate dispositions, net	3,617	80,952	—
Discontinued operations	\$(35,421	) \$54,965	\$2,185

## Note 6—Loans Receivable and Investments

As of December 31, 2013 and 2012, we had \$414.7 million and \$697.1 million, respectively, of net loans receivable and investments relating to seniors housing and healthcare operators or properties.

During 2013, we received aggregate proceeds of \$102.3 million in final repayment of seven secured loans receivable and three unsecured loans receivable and recognized a gain of \$5.1 million.

In May 2013, we acquired an interest in a government-sponsored pooled loan investment that matures in 2023 for \$21.0 million. The investment is a marketable debt security classified as available-for-sale and included within secured loans receivable and investments, net on our Consolidated Balance Sheets. As of December 31, 2013, the investment had an amortized cost basis and fair value of \$21.7 million and \$21.5 million, respectively.

In December 2012, we made a secured loan in the aggregate principal amount of \$375.0 million, bearing interest at a fixed rate of 8.0% per annum and maturing in 2017, and in March 2013, we sold a pari passu portion of the loan

receivable, evidenced by a separate note, to a third party, at par. In July 2013, we sold a senior secured portion of our interest in the loan, evidenced by a separate note, which will accrue interest at a fixed rate of 4.5% per annum, to an institutional holder, at par, for

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

\$66.4 million. After these transactions, our remaining interest in the loan totals \$182.1 million principal amount and bears interest at a fixed rate of 9.4% per annum. Under the terms of the loan agreement, we act as the administrative agent for the secured loan and will continue to receive the stated interest rate on our remaining loan receivable balance.

Also in December 2012, we made a secured loan in the aggregate principal amount of \$50.0 million, bearing interest at a fixed rate of 12.0% per annum and maturing in 2017, and in May 2013, we sold a \$25.0 million pari passu portion of the loan receivable, evidenced by a separate note, to a third party, at par. In December 2013, this loan was repaid in full (included in the repayments noted above), including \$1.5 million of prepayment penalties and fees that we recognized as income from loans and investments in our Consolidated Statements of Income.

No gain or loss was recognized from the sales of a portion of our interests in the loans receivable described above. During 2012, we received aggregate proceeds of \$37.6 million in final repayment of three secured loans receivable and four unsecured loans receivable.

#### Note 7—Investments in Unconsolidated Entities

We report investments in unconsolidated entities over whose operating and financial policies we have the ability to exercise significant influence under the equity method of accounting. We are not required to consolidate these entities because our joint venture partners have significant participating rights, nor are these entities considered variable interest entities, as they are controlled by equity holders with sufficient capital. At December 31, 2013 and 2012, we had ownership interests (ranging from 5% to 25%) in joint ventures that owned 52 properties and 55 properties, respectively. We account for our interests in these joint ventures, as well as our 34% interest in Atria, under the equity method of accounting.

With the exception of our interest in Atria, we serve as the managing member of each unconsolidated entity and provide various services in exchange for fees and reimbursements. Total management fees earned in connection with these entities were \$5.8 million, \$7.3 million and \$5.7 million for the years ended December 31, 2013, 2012 and 2011, respectively.

In March 2013, we acquired two MOBs for aggregate consideration of approximately \$55.6 million from a joint venture entity in which we have a 5% interest and that we account for as an equity method investment. In connection with this acquisition, we re-measured our previously held equity interest (associated with the acquired MOBs) and recognized a gain of \$1.3 million, which is included in income (loss) from unconsolidated entities in our Consolidated Statements of Income. Operations relating to the acquired MOBs are now consolidated in our Consolidated Statements of Income.

In August 2012, we acquired 36 MOBs (plus one MOB that was being marketed for sale and has since been sold) from joint venture entities in which we had interests ranging between 5% and 20% and accounted for as equity method investments. We acquired these MOBs for approximately \$350.0 million, including the assumption of \$101.6 million in debt. In connection with this acquisition, we re-measured our previously held equity interests and recognized a net gain of \$16.6 million, which is included in income (loss) from unconsolidated entities in our Consolidated Statements of Income. Operations relating to these properties are now consolidated in our Consolidated Statements of Income.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Note 8—Intangibles

The following is a summary of our intangibles as of December 31, 2013 and 2012:

	December 31, 2013		December 31, 2012	
	Balance	Remaining Weighted Average Amortization Period in Years	Balance	Remaining Weighted Average Amortization Period in Years
(Dollars in thousands)				
Intangible assets:				
Above market lease intangibles	\$214,353	8.4	\$215,367	9.5
In-place and other lease intangibles	795,829	24.1	766,337	23.3
Goodwill and other intangibles	489,346	8.6	523,830	8.6
Accumulated amortization	(458,919 )	N/A	(352,692 )	N/A
Net intangible assets	\$1,040,609	19.8	\$1,152,842	19.3
Intangible liabilities:				
Below market lease intangibles	\$429,199	14.7	\$429,907	15.3
Other lease intangibles	32,103	24.8	28,966	15.8
Accumulated amortization	(119,549 )	N/A	(78,560 )	N/A
Purchase option intangibles	29,294	N/A	36,048	N/A
Net intangible liabilities	\$371,047	15.1	\$416,361	15.3

## N/A—Not Applicable

Above market lease intangibles and in-place and other lease intangibles are included in acquired lease intangibles within real estate investments on our Consolidated Balance Sheets. Goodwill and other intangibles (including non-compete agreements, trade names and trademarks) are included in other assets on our Consolidated Balance Sheets. Below market lease intangibles, other lease intangibles and purchase option intangibles are included in accounts payable and other liabilities on our Consolidated Balance Sheets. For the years ended December 31, 2013, 2012 and 2011, our net amortization expense related to these intangibles was \$65.2 million, \$123.3 million and \$62.5 million, respectively. The estimated net amortization expense related to these intangibles for each of the next five years is as follows: 2014—\$57.8 million; 2015—\$35.0 million; 2016—\$24.0 million; 2017—\$14.4 million; and 2018—\$8.9 million.

## Note 9—Other Assets

The following is a summary of our other assets as of December 31, 2013 and 2012:

	2013	2012
	(In thousands)	
Straight-line rent receivables, net	\$150,829	\$120,325
Unsecured loans receivable, net	38,512	62,118
Goodwill and other intangibles, net	476,483	515,429
Assets held for sale	155,340	111,556
Other	125,171	112,257
Total other assets	\$946,335	\$921,685

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Note 10—Borrowing Arrangements

The following is a summary of our senior notes payable and other debt as of December 31, 2013 and 2012:

	2013	2012
	(In thousands)	
Unsecured revolving credit facilities	\$376,343	\$540,727
6.25% Senior Notes due 2013	—	269,850
Unsecured term loan due 2015 (1)	—	130,336
3.125% Senior Notes due 2015	400,000	400,000
6% Senior Notes due 2015	234,420	234,420
1.55% Senior Notes due 2016	550,000	—
Unsecured term loan due 2017 (1)	—	375,000
Unsecured term loan due 2018	—	180,000
2.00% Senior Notes due 2018	700,000	700,000
Unsecured term loan due 2018 (2)	200,000	—
Unsecured term loan due 2019 (2)	800,702	—
4.00% Senior Notes due 2019	600,000	600,000
2.700% Senior Notes due 2020	500,000	—
4.750% Senior Notes due 2021	700,000	700,000
4.25% Senior Notes due 2022	600,000	600,000
3.25% Senior Notes due 2022	500,000	500,000
6.90% Senior Notes due 2037	52,400	52,400
6.59% Senior Notes due 2038	22,973	22,973
5.45% Senior Notes due 2043	258,750	—
5.70% Senior Notes due 2043	300,000	—
Mortgage loans and other (3) (4)	2,524,889	2,880,609
Total	9,320,477	8,186,315
Capital lease obligations	—	142,412
Unamortized fair value adjustment	69,611	111,623
Unamortized discounts	(25,096	) (26,704
Senior notes payable and other debt	\$9,364,992	\$8,413,646

These amounts represent in aggregate the approximate \$500.0 million of borrowings outstanding under our (1) previous unsecured term loan facility. Certain amounts included in the 2015 tranche were in the form of Canadian dollar borrowings.

These amounts represent in aggregate the approximate \$1.0 billion of unsecured term loan borrowings under our (2) new unsecured credit facility. Certain amounts included in the 2019 tranche are in the form of Canadian dollar borrowings.

Excludes debt related to real estate assets classified as held for sale as of December 31, 2013 and 2012, respectively. The total mortgage debt for these properties as of December 31, 2013 and 2012 was \$13.1 million and (3) \$23.2 million, respectively, and is included in accounts payable and other liabilities on our Consolidated Balance Sheets.

(4) Subsequent to December 31, 2013, we repaid in full approximately \$42.7 million of the mortgage loans outstanding as of December 31, 2013.

#### Unsecured Revolving Credit Facility and Unsecured Term Loans

On December 9, 2013, we entered into a new \$3.0 billion unsecured credit facility that replaced our previous \$2.0 billion unsecured revolving credit facility, as well as our \$125 million term loan that was scheduled to mature in 2015, our \$375 million term loan that was scheduled to mature in 2017 and our \$180 million term loan that was scheduled to mature in 2018. The new unsecured credit facility is comprised of a \$2.0 billion revolving credit facility initially

priced at LIBOR plus 1.0%, and a \$200.0 million four-year term loan and an \$800.0 million five-year term loan, each initially priced at LIBOR plus 1.05%.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

The new revolving credit facility matures in January 2018, but may be extended, at our option subject to the satisfaction of certain conditions, for an additional period of one year. The new \$200.0 million and \$800.0 million term loans mature in January 2018 and January 2019, respectively. The new unsecured credit facility also includes an accordion feature that permits us to increase our aggregate borrowing capacity thereunder to up to \$3.5 billion. Proceeds of the new term loans were used to repay amounts outstanding under our previous revolving credit facility and approximately \$680 million outstanding under our previous term loans.

Our unsecured credit facility imposes certain customary restrictions on us, including restrictions pertaining to: (i) liens; (ii) investments; (iii) the incurrence of additional indebtedness; (iv) mergers and dissolutions; (v) certain dividend, distribution and other payments; (vi) permitted businesses; (vii) transactions with affiliates; (viii) agreements limiting certain liens; and (ix) the maintenance of certain consolidated total leverage, secured debt leverage, unsecured debt leverage and fixed charge coverage ratios and minimum consolidated adjusted net worth, and contains customary events of default.

As of December 31, 2013, we had \$376.3 million of borrowings outstanding, \$14.9 million of letters of credit outstanding and \$1.6 billion of unused borrowing capacity available under our unsecured revolving credit facility. We recognized a loss on extinguishment of debt of \$1.5 million and \$2.4 million for the years ended December 31, 2013 and 2011, respectively, representing the write-off of unamortized deferred financing fees as a result of amending our previous unsecured revolving credit facilities.

#### Senior Notes

As of December 31, 2013, we had outstanding \$5.1 billion aggregate principal amount of senior notes issued by our subsidiary, Ventas Realty, Limited Partnership (“Ventas Realty”) (\$4.3 billion of which was co-issued by Ventas Realty’s wholly owned subsidiary, Ventas Capital Corporation), and approximately \$309.8 million aggregate principal amount of senior notes that were issued by NHP and assumed by our subsidiary, Nationwide Health Properties, LLC (“NHP LLC”), as successor to NHP, in connection with the NHP acquisition.

In September 2013, we issued and sold: \$550.0 million aggregate principal amount of 1.55% senior notes due 2016 at a public offering price equal to 99.910% of par, for total proceeds of \$549.5 million before the underwriting discount and expenses; and \$300.0 million aggregate principal amount of 5.70% senior notes due 2043 at a public offering price equal to 99.628% of par, for total proceeds of \$298.9 million before the underwriting discount and expenses.

In March 2013, we issued and sold: \$258.8 million aggregate principal amount of 5.45% senior notes due 2043 at a public offering price equal to par, for total proceeds of \$258.8 million before the underwriting discounts and expenses; and \$500.0 million aggregate principal amount of 2.700% senior notes due 2020 at a public offering price equal to 99.942% of par, for total proceeds of \$499.7 million before the underwriting discount and expenses.

In February 2013, we repaid in full, at par, \$270.0 million principal amount then outstanding of our 6.25% senior notes due 2013 upon maturity.

In December 2012, we issued and sold \$700.0 million aggregate principal amount of 2.00% senior notes due 2018 at a public offering price equal to 99.739% of par, for total proceeds of \$698.2 million before the underwriting discount and expenses.

In August 2012, we initially issued and sold \$275.0 million aggregate principal amount of 3.25% senior notes due 2022 (the “2022 Notes”) at a public offering price equal to 99.027% of par, for total proceeds of \$272.3 million before the underwriting discount and expenses. In December 2012, we issued and sold an additional \$225.0 million principal amount of 2022 Notes at a public offering price equal to 98.509% of par, for total proceeds of \$221.6 million before the underwriting discount and expenses.

In April 2012, we issued and sold \$600.0 million aggregate principal amount of 4.00% senior notes due 2019 at a public offering price equal to 99.489% of par, for total proceeds of \$596.9 million before the underwriting discount and expenses.

In February 2012, we issued and sold \$600.0 million aggregate principal amount of 4.25% senior notes due 2022 at a public offering price equal to 99.214% of par, for total proceeds of \$595.3 million before the underwriting discount and expenses.

During 2012, we repaid in full, at par, \$155.4 million aggregate principal amount then outstanding of our 9% senior notes due 2012 and our 8.25% senior notes due 2012 upon maturity, and we redeemed: all \$225.0 million principal amount then outstanding of our 6¾% senior notes due 2017 at a redemption price equal to 103.375% of par, plus accrued and unpaid interest to the redemption date; and all \$200.0 million principal amount then outstanding of our 6½% senior notes due 2016 at a



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

redemption price equal to 103.25% of par, plus accrued and unpaid interest to the redemption date, in each case pursuant to the terms of the applicable indenture governing the notes. As a result of these redemptions, we recognized a total loss on extinguishment of debt of \$39.7 million.

In May 2011, we issued and sold \$700.0 million aggregate principal amount of 4.750% senior notes due 2021 at a public offering price equal to 99.132% of par, for total proceeds of \$693.9 million before the underwriting discount and expenses.

During 2011, we repaid in full, at par, \$339.0 million principal amount then outstanding of our 6.50% senior notes due 2011 upon maturity, and we redeemed \$200.0 million principal amount outstanding of our 6½% senior notes due 2016 at a redemption price equal to 103.25% of par, plus accrued and unpaid interest to the redemption date, pursuant to the terms of the indenture governing the notes. As a result of this redemption, we recognized a loss on extinguishment of debt of \$8.7 million.

All of Ventas Realty's senior notes are unconditionally guaranteed by Ventas. Ventas Realty's senior notes are part of our and Ventas Realty's general unsecured obligations, ranking equal in right of payment with all of our and Ventas Realty's existing and future senior obligations and ranking senior in right of payment to all of our and Ventas Realty's existing and future subordinated indebtedness. However, Ventas Realty's senior notes are effectively subordinated to our and Ventas Realty's secured indebtedness, if any, to the extent of the value of the assets securing that indebtedness. Ventas Realty's senior notes are also structurally subordinated to the preferred equity and indebtedness, whether secured or unsecured, of our subsidiaries (other than Ventas Realty and, with respect to those senior notes co-issued by Ventas Capital Corporation, Ventas Capital Corporation).

NHP LLC's senior notes are part of NHP LLC's general unsecured obligations, ranking equal in right of payment with all of NHP LLC's existing and future senior obligations and ranking senior to all of NHP LLC's existing and future subordinated indebtedness. However, NHP LLC's senior notes are effectively subordinated to NHP LLC's secured indebtedness, if any, to the extent of the value of the assets securing that indebtedness. NHP LLC's senior notes are also structurally subordinated to the preferred equity and indebtedness, whether secured or unsecured, of its subsidiaries.

Ventas Realty may redeem each series of its senior notes and NHP LLC may redeem each series of its senior notes (other than our 6.90% senior notes due 2037 and our 6.59% senior notes due 2038), in whole at any time or in part from time to time, prior to maturity at the redemption prices set forth in the applicable indenture (which include, in many instances, a make-whole premium), plus, in each case, accrued and unpaid interest thereon to the redemption date.

Our 6.90% senior notes due 2037 are subject to repurchase at the option of the holders, at par, on October 1 in each of 2017 and 2027, and our 6.59% senior notes due 2038 are subject to repurchase at the option of the holders, at par, on July 7 in each of 2018, 2023 and 2028.

#### Mortgages

At December 31, 2013, we had 201 mortgage loans outstanding in the aggregate principal amount of \$2.5 billion and secured by 209 of our properties. Of these loans, 184 loans in the aggregate principal amount of \$2.2 billion bear interest at fixed rates ranging from 3.9% to 8.6% per annum, and 17 loans in the aggregate principal amount of \$369.7 million bear interest at variable rates ranging from 0.7% to 2.6% per annum as of December 31, 2013. At December 31, 2013, the weighted average annual rate on our fixed rate mortgage loans was 6.0%, and the weighted average annual rate on our variable rate mortgage loans was 1.7%. Our mortgage loans had a weighted average maturity of 5.5 years as of December 31, 2013.

During 2013, we assumed or originated mortgage debt of \$178.8 million and repaid in full mortgage loans outstanding in the aggregate principal amount of \$493.7 million, and recognized a net gain on extinguishment of debt of \$0.5 million in connection with these repayments.

During 2012, we assumed mortgage debt of \$380.3 million and repaid in full mortgage loans outstanding in the aggregate principal amount of \$344.2 million, and recognized a gain on extinguishment of debt of \$2.1 million in connection with these repayments.



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Scheduled Maturities of Borrowing Arrangements and Other Provisions

As of December 31, 2013, our indebtedness had the following maturities:

	Principal Amount Due at Maturity (In thousands)	Unsecured Credit Facility(1)	Scheduled Periodic Amortization	Total Maturities
2014	\$95,657	\$—	\$45,952	\$141,609
2015	929,941	—	40,730	970,671
2016	960,917	—	33,708	994,625
2017 (2)	540,072	—	21,964	562,036
2018	1,082,496	376,343	15,446	1,474,285
Thereafter (3)	5,030,288	—	146,963	5,177,251
Total maturities	\$8,639,371	\$376,343	\$304,763	\$9,320,477

(1) At December 31, 2013, we had \$94.8 million of unrestricted cash and cash equivalents, for \$281.5 million of net borrowings outstanding under our unsecured revolving credit facility.

(2) Excludes \$13.1 million of mortgage debt related to a real estate asset classified as held for sale as of December 31, 2013 that is scheduled to mature in 2017.

(3) Includes \$52.4 million aggregate principal amount of our 6.90% senior notes due 2037 that is subject to repurchase, at the option of the holders, on October 1 in each of 2017 and 2027, and \$23.0 million aggregate principal amount of 6.59% senior notes due 2038 that is subject to repurchase, at the option of the holders, on July 7 in each of 2018, 2023 and 2028.

The instruments governing our outstanding indebtedness contain covenants that limit our ability and the ability of certain of our subsidiaries to, among other things: (i) incur debt; (ii) make certain dividends, distributions and investments; (iii) enter into certain transactions; and/or (iv) merge, consolidate or sell certain assets. Ventas Realty's senior notes also require us and our subsidiaries to maintain total unencumbered assets of at least 150% of our unsecured debt. Our unsecured credit facility also requires us to maintain certain financial covenants pertaining to, among other things, our consolidated total leverage, secured debt, unsecured debt, fixed charge coverage and net worth.

As of December 31, 2013, we were in compliance with all of these covenants.

## Derivatives and Hedging

In the normal course of our business, we are exposed to the effects of interest rate movements on future cash flows under our variable rate debt obligations, loans receivable and marketable debt securities and foreign currency exchange rate movements on our senior living operations. We follow established risk management policies and procedures, including the use of derivative instruments, to mitigate these risks.

For interest rate exposures, we use derivatives primarily to fix the rate on our variable rate debt and to manage our borrowing costs. We do not use derivative instruments for trading or speculative purposes, and we have a policy of entering into contracts only with major financial institutions based upon their credit ratings and other factors. When considered together with the underlying exposure that the derivative is designed to hedge, we do not expect that the use of derivatives in this manner would have any material adverse effect on our future financial condition or results of operations.

As of December 31, 2013, our variable rate debt obligations of \$1.7 billion reflect, in part, the effect of \$153.7 million notional amount of interest rate swaps with a maturity of March 21, 2016 that effectively convert fixed rate debt to variable rate debt. As of December 31, 2013, our fixed rate debt obligations of \$7.6 billion reflect, in part, the effect of \$60.0 million notional amount of interest rate swaps with maturities ranging from March 2, 2015 to April 1, 2019, in each case that effectively convert variable rate debt to fixed rate debt.

## Capital Leases

As of December 31, 2012, we leased eight seniors housing communities pursuant to arrangements that were accounted for as capital leases. In January 2013, we acquired these facilities for aggregate consideration of \$145.0 million, thereby eliminating our capital lease obligation.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Unamortized Fair Value Adjustment

As of December 31, 2013, the unamortized fair value adjustment related to the long-term debt we assumed in connection with various acquisitions was \$69.6 million and will be recognized as effective yield adjustments over the remaining terms of the instruments. The estimated aggregate amortization of the fair value adjustment related to long-term debt (which is reflected as a reduction of interest expense) was \$33.5 million for the year ended December 31, 2013 and for each of the next five years will be as follows: 2014—\$25.4 million; 2015—\$15.7 million; 2016—\$9.6 million; 2017—\$5.6 million; and 2018—\$2.0 million.

## Note 11—Fair Values of Financial Instruments

As of December 31, 2013 and 2012, the carrying amounts and fair values of our financial instruments were as follows:

	2013		2012	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
	(In thousands)			
<b>Assets:</b>				
Cash and cash equivalents	\$94,816	\$94,816	\$67,908	\$67,908
Secured loans receivable, net	354,775	355,223	635,002	636,714
Unsecured loans receivable, net	38,512	40,473	62,118	65,146
Marketable debt securities	21,454	21,454	5,400	5,400
<b>Liabilities:</b>				
Senior notes payable and other debt, gross	9,320,477	9,405,259	8,186,315	8,600,450
Derivative instruments and other liabilities	11,105	11,105	45,966	45,966
Redeemable OP unitholder interests	111,607	111,607	114,933	114,933

Fair value estimates are subjective in nature and based upon several important assumptions, including estimates of future cash flows, risks, discount rates and relevant comparable market information associated with each financial instrument. The use of different market assumptions and estimation methodologies may have a material effect on the reported estimated fair value amounts. Accordingly, the estimates presented above are not necessarily indicative of the amounts we would realize in a current market exchange.

## Note 12—Stock-Based Compensation

## Compensation Plans

We currently have: five plans under which outstanding options to purchase common stock, shares of restricted stock or restricted stock units have been, or may in the future be, granted to our officers, employees and non-employee directors (the 2000 Incentive Compensation Plan (Employee Plan), the 2004 Stock Plan for Directors, the 2006 Incentive Plan, the 2006 Stock Plan for Directors, and the 2012 Incentive Plan); one plan under which executive officers may receive common stock in lieu of compensation (the Executive Deferred Stock Compensation Plan); and one plan under which certain non-employee directors have received or may receive common stock in lieu of director fees (the Nonemployee Directors' Deferred Stock Compensation Plan). These plans are referred to collectively as the "Plans."

During the year ended December 31, 2013, we were permitted to issue shares and grant options, restricted stock and restricted stock units only under the Executive Deferred Stock Compensation Plan, the Nonemployee Directors' Deferred Stock Compensation Plan and the 2012 Incentive Plan. The 2006 Incentive Plan and the 2006 Stock Plan for Directors (collectively, the "2006 Plans") expired on December 31, 2012, and no additional grants were permitted under those Plans after that date.

The number of shares initially reserved for issuance and the number of shares available for future grants or issuance under these Plans as of December 31, 2013 were as follows:

Executive Deferred Stock Compensation Plan—500,000 shares were reserved initially for issuance to our executive officers in lieu of the payment of all or a portion of their salary, at their option, and 500,000 shares were available for future issuance as of December 31, 2013.



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Nonemployee Directors' Deferred Stock Compensation Plan—500,000 shares were reserved initially for issuance to nonemployee directors in lieu of the payment of all or a portion of their retainer and meeting fees, at their option, and 424,704 shares were available for future issuance as of December 31, 2013.

2012 Incentive Plan—8,836,614 shares (plus the number of shares or options outstanding under the 2006 Plans as of December 31, 2012 that are subsequently forfeited or expire unexercised) were reserved initially for grants or issuance to employees and non-employee directors, and 8,169,232 shares (plus the number of shares or options outstanding under the 2006 Plans as of December 31, 2013 that are subsequently forfeited or expire unexercised) were available for future issuance as of December 31, 2013.

Under the Plans that provide for the issuance of stock options, outstanding options are exercisable at the market price on the date of grant, expire ten years from the date of grant, and vest over periods of two or three years. If provided in the applicable Plan or award agreement, the vesting of stock options may accelerate upon a change of control (as defined in the applicable Plan) of Ventas and other specified events.

In connection with the NHP acquisition, we assumed certain outstanding options, shares of restricted stock and restricted stock units previously issued to NHP employees pursuant to the Nationwide Health Properties, Inc. 2005 Performance Incentive Plan, as amended (the "NHP Plan"). The outstanding awards continue to be subject to the terms and conditions of the NHP Plan and the applicable award agreements.

#### Stock Options

In determining the estimated fair value of our stock options as of the date of grant, we used the Black-Scholes option pricing model with the following assumptions:

	2013	2012	2011	
Risk-free interest rate	0.59 - 0.63%	0.68 - 1.39%	1.22 - 2.78%	
Dividend yield	5.00	% 6.75	% 6.75	%
Volatility factors of the expected market price for our common stock	24.2 - 31.7%	35.9 - 42.9%	35.7 - 44.3%	
Weighted average expected life of options	4.17 years	4.25 - 7.0 years	4.25 - 7.0 years	

The following is a summary of stock option activity in 2013:

	Shares	Range of Exercise Prices	Weighted Average Exercise Price	Weighted Average Remaining Contractual Life (years)	Intrinsic Value (\$000's)
Outstanding as of December 31, 2012	1,909,999	\$21.57 - \$57.19	\$47.20		
Options granted	512,706	65.93 - 73.20	67.36		
Options exercised	(149,340)	) 22.15 - 57.19	48.01		
Options forfeited	(14,602)	) 55.39 - 70.34	67.98		
Outstanding as of December 31, 2013	2,258,763	21.57 - 73.20	51.59	6.6	\$17,870
Exercisable as of December 31, 2013	1,724,083	\$21.57 - \$65.93	\$47.65	5.9	\$17,613

Compensation costs for all share-based awards are based on the grant date fair value and are recognized on a straight-line basis during the requisite service periods. Compensation costs related to stock options for the years ended December 31, 2013, 2012 and 2011 were \$4.5 million, \$4.4 million and \$4.2 million, respectively.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

A summary of the status of our nonvested stock options as of December 31, 2013 and changes during the year then ended follows:

	Shares	Weighted Average Grant Date Fair Value
Nonvested at beginning of year	421,426	\$10.86
Granted	512,706	9.25
Vested	(384,844 )	10.66
Forfeited	(14,602 )	7.88
Nonvested at end of year	534,686	\$9.54

As of December 31, 2013, we had \$1.9 million of total unrecognized compensation cost related to nonvested stock options granted under the Plans. We expect to recognize that cost over a weighted average period of 1.3 years.

Aggregate proceeds received from options exercised under the Plans or the NHP Plan for the years ended December 31, 2013, 2012 and 2011 were \$7.2 million, \$21.5 million and \$2.5 million, respectively.

#### Restricted Stock and Restricted Stock Units

We recognize the fair value of shares of restricted stock and restricted stock units on the grant date of the award as stock-based compensation expense over the requisite service period, with charges to general and administrative expenses of approximately \$16.1 million in 2013, \$16.4 million in 2012 and \$15.1 million in 2011. Restricted stock and restricted stock units generally vest over periods ranging from two to five years. If provided in the applicable Plan or award agreement, the vesting of restricted stock and restricted stock units may accelerate upon a change of control (as defined in the applicable Plan) of Ventas and other specified events.

A summary of the status of our nonvested restricted stock and restricted stock units as of December 31, 2013, and changes during the year ended December 31, 2013 follows:

	Restricted Stock	Weighted Average Grant Date Fair Value	Restricted Stock Units	Weighted Average Grant Date Fair Value
Nonvested at December 31, 2012	591,884	\$52.66	6,825	\$50.34
Granted	189,659	67.05	4,635	64.72
Vested	(247,411 )	55.09	(3,592 )	46.68
Forfeited	(25,016 )	56.31	(352 )	53.74
Nonvested at December 31, 2013	509,116	\$56.66	7,516	\$60.80

As of December 31, 2013, we had \$14.2 million of unrecognized compensation cost related to nonvested restricted stock and restricted stock units under the Plans. We expect to recognize that cost over a weighted average period of 2.0 years.

#### Employee and Director Stock Purchase Plan

We have in effect an Employee and Director Stock Purchase Plan ("ESPP") under which our employees and directors may purchase shares of our common stock at a discount. Pursuant to the terms of the ESPP, on each purchase date, participants may purchase shares of common stock at a price not less than 90% of the market price on that date (with respect to the employee tax-favored portion of the plan) and not less than 95% of the market price on that date (with respect to the additional employee and director portion of the plan). We initially reserved 2,500,000 shares for issuance under the ESPP. As of December 31, 2013, 63,267 shares had been purchased under the ESPP and 2,436,733 shares were available for future issuance.

#### Employee Benefit Plan

We maintain a 401(k) plan that allows eligible employees to defer compensation subject to certain limitations imposed by the Code. In 2013, we made contributions for each qualifying employee of up to 3.5% of his or her salary, subject



to certain limitations. During 2013, 2012 and 2011, our aggregate contributions were approximately \$1,036,000, \$768,000 and \$267,000, respectively.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Note 13—Income Taxes

We have elected to be taxed as a REIT under the applicable provisions of the Code for every year beginning with the year ended December 31, 1999. We have also elected for certain of our subsidiaries to be treated as taxable REIT subsidiaries (“TRS” or “TRS entities”), which are subject to federal and state income taxes. All entities other than the TRS entities are collectively referred to as the “REIT” within this Note 13.

Although we intend to continue to operate in a manner that will enable us to qualify as a REIT, such qualification depends upon our ability to meet, on a continuing basis, various distribution, stock ownership and other tests. During the years ended December 31, 2013, 2012 and 2011, our tax treatment of distributions per common share was as follows:

	2013	2012	2011
Tax treatment of distributions:			
Ordinary income	\$2.65787	\$2.23124	\$2.28131
Qualified ordinary income	0.03718	—	—
Long-term capital gain	0.03995	0.18884	0.01869
Unrecaptured Section 1250 gain	—	0.05992	—
Distribution reported for 1099-DIV purposes	\$2.73500	\$2.48000	\$2.30000

We believe we have met the annual REIT distribution requirement by payment of at least 90% of our estimated taxable income for 2013, 2012 and 2011. Our consolidated benefit for income taxes for the years ended December 31, 2013, 2012 and 2011 was as follows:

	2013	2012	2011
	(In thousands)		
Current	\$2,684	\$1,208	\$(4,080 )
Deferred	(14,512 )	(7,490 )	(26,580 )
Total	\$(11,828 )	\$(6,282 )	\$(30,660 )

The income tax benefit for the year ended December 31, 2013 primarily relates to the release of valuation allowances against certain deferred tax assets of our TRS entities. The income tax benefit for the year ended December 31, 2012 primarily relates to the income tax benefit of ordinary losses related to our TRS entities, partially offset by a valuation allowance recorded against certain deferred tax assets of one of our other TRS entities. We did not recognize any income tax expense as a result of the litigation proceeds that we received in the third and fourth quarters of 2011, as no income taxes are payable on these proceeds.

For the tax years ended December 31, 2013, 2012 and 2011, the Canadian income tax provision included in the consolidated benefit for income taxes was a benefit of \$0.3 million, a benefit of \$0.7 million and an expense of \$0.5 million, respectively.

Although the TRS entities have paid minimal cash federal income taxes, their federal income tax liabilities may increase in future years as we exhaust net operating loss (“NOL”) carryforwards and as our senior living operations reportable business segment grows. Such increases could be significant.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

A reconciliation of income tax expense, which is computed by applying the federal corporate tax rate for the years ended December 31, 2013, 2012 and 2011, to the income tax benefit is as follows:

	2013	2012	2011
	(In thousands)		
Tax at statutory rate on earnings from continuing operations before unconsolidated entities, noncontrolling interest and income taxes	\$ 167,469	\$ 105,185	\$ 115,645
State income taxes, net of federal benefit	(1,857	) (842	) (2,364
Increase in valuation allowance	7,145	33,577	8,783
Increase (decrease) in ASC 740 income tax liability	2,805	656	(4,084
Tax at statutory rate on earnings not subject to federal income taxes	(186,938	) (144,698	) (150,331
Other differences	(452	) (160	) 1,691
Income tax benefit	\$ (11,828	) \$ (6,282	) \$ (30,660

The REIT made no income tax payments for the years ended December 31, 2013, 2012 and 2011.

In connection with our acquisitions of Sunrise Senior Living Real Estate Investment Trust (“Sunrise REIT”) in 2007 and ASLG in 2011, we established a beginning net deferred tax liability of \$306.3 million and \$44.6 million, respectively, related to temporary differences between the financial reporting and tax bases of assets acquired and liabilities assumed (primarily property, intangible and related assets, net of NOL carryforwards). No net deferred tax asset or liability was recorded for the Lillibridge acquisition in 2010.

Each TRS is a tax paying component for purposes of classifying deferred tax assets and liabilities. The tax effects of temporary differences and carryforwards included in the net deferred tax liabilities at December 31, 2013, 2012 and 2011 are summarized as follows:

	2013	2012	2011
	(In thousands)		
Property, primarily differences in depreciation and amortization, the tax basis of land assets and the treatment of interests and certain costs	\$ (309,775	) \$ (310,756	) \$ (332,111
Operating loss and interest deduction carryforwards	377,645	366,590	343,843
Expense accruals and other	13,421	13,984	11,511
Valuation allowance	(331,458	) (326,837	) (281,954
Net deferred tax liabilities (1)	\$ (250,167	) \$ (257,019	) \$ (258,711

(1) Includes approximately \$0.0 million, \$2.7 million and \$2.0 million, respectively, of deferred tax assets included in other assets on our Consolidated Balance Sheets.

Our net deferred tax liability decreased \$6.9 million during 2013 primarily due to the reversal of valuation allowances against deferred tax assets. Our net deferred tax liability decreased \$1.7 million during 2012 primarily due to the reversal of deferred liabilities.

Due to uncertainty regarding the realization of certain deferred tax assets, we have established valuation allowances, primarily in connection with the NOL carryforward related to the REIT.

For the years ended December 31, 2013 and 2012, the net difference between tax bases and the reported amount of REIT assets and liabilities for federal income tax purposes was approximately \$4.7 billion and \$5.1 billion, respectively, less than the book bases of those assets and liabilities for financial reporting purposes.

We are subject to corporate level taxes for any asset dispositions during the ten-year period immediately after the assets were owned by a C corporation (either prior to our REIT election, through stock acquisition or merger) (“built-in gains tax”). The amount of income potentially subject to built-in gains tax is generally equal to the lesser of the excess of the fair value of the asset over its adjusted tax basis as of the date it became a REIT asset or the actual amount of gain. Some, but not all, future gains could be offset by available NOL carryforwards.

Generally, we are subject to audit under the statute of limitations by the Internal Revenue Service (“IRS”) for the year ended December 31, 2010 and subsequent years and are subject to audit by state taxing authorities for the year ended



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

December 31, 2009 and subsequent years. The statute of limitations with respect to our 2009 U.S. federal income tax returns expired in September 2013. We are also subject to audit by the Canada Revenue Agency (“CRA”) and provincial authorities generally for periods subsequent to 2008 related to entities acquired or formed in connection with our Sunrise REIT acquisition.

At December 31, 2013, we had a combined NOL carryforward of \$311 million related to the TRS entities and an NOL carryforward of \$714 million related to the REIT. These amounts can be used to offset future taxable income (and/or taxable income for prior years if an audit determines that tax is owed), if any. The REIT will be entitled to utilize NOLs and tax credit carryforwards only to the extent that REIT taxable income exceeds our deduction for dividends paid. Lillibridge and ASLG NOL carryforwards are limited as to their utilization by Section 382 of the Code. The NOL carryforwards begin to expire in 2024 with respect to the TRS entities and in 2016 for the REIT.

As a result of our uncertainty regarding the use of existing REIT NOLs, we have not ascribed any net deferred tax benefit to REIT NOL carryforwards as of December 31, 2013 and 2012. The IRS may challenge our entitlement to these tax attributes during its review of the tax returns for the previous tax years. We believe we are entitled to these tax attributes but cannot assure you as to the outcome of these matters.

The following table summarizes the activity related to our unrecognized tax benefits:

	2013	2012
	(In thousands)	
Balance as of January 1	\$19,466	\$19,583
Additions to tax positions related to the current year	3,901	3,489
Additions to tax positions related to prior years	—	59
Subtractions to tax positions related to prior years	(513	) (968
Subtractions to tax positions related to settlements	—	(47
Subtractions to tax positions as a result of the lapse of the statute of limitations	(948	) (2,650
Balance as of December 31	\$21,906	\$19,466

Included in these unrecognized tax benefits of \$21.9 million and \$19.5 million at December 31, 2013 and 2012, respectively, were \$20.4 million and \$17.9 million of tax benefits at December 31, 2013 and 2012, respectively, that, if recognized, would reduce our annual effective tax rate. We accrued interest of \$0.4 million related to the unrecognized tax benefits during 2013, but no penalties. We expect our unrecognized tax benefits to increase by \$1.0 million during 2014.

#### Note 14—Commitments and Contingencies

##### Certain Obligations, Liabilities and Litigation

We may be subject to various obligations, liabilities and litigation assumed in connection with or arising out of our acquisitions or otherwise arising in connection with our business, some of which may be indemnifiable by third parties. However, if these liabilities are greater than expected or were not known to us at the time of acquisition, if we are not entitled to indemnification, or if the responsible third party fails to indemnify us, such obligations, liabilities and litigation could have a Material Adverse Effect on us. In addition, in connection with the sale or leasing of our properties, we may incur various obligations and liabilities, including indemnification obligations to the buyer or tenant, relating to the operations of those properties, which could have a Material Adverse Effect on us.

##### Other

With respect to certain of our properties, we are subject to operating and ground lease obligations that generally require fixed monthly or annual rent payments and may include escalation clauses and renewal options. These leases have terms that expire during the next 87 years, excluding extension options. Our future minimum lease obligations under non-cancelable operating and ground leases as of December 31, 2013 were \$31.6 million in 2014, \$30.2 million in 2015, \$26.3 million in 2016, \$19.1 million in 2017, \$15.3 million in 2018, and \$490.3 million thereafter.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Note 15—Earnings Per Share

The following table shows the amounts used in computing our basic and diluted earnings per common share:

	For the Year Ended December 31,		
	2013	2012	2011
	(In thousands, except per share amounts)		
Numerator for basic and diluted earnings per share:			
Income from continuing operations attributable to common stockholders	\$488,930	\$307,835	\$362,308
Discontinued operations	(35,421	) 54,965	2,185
Net income attributable to common stockholders	\$453,509	\$362,800	\$364,493
Denominator:			
Denominator for basic earnings per share—weighted average shares	292,654	292,064	228,453
Effect of dilutive securities:			
Stock options	534	496	449
Restricted stock awards	99	92	53
OP units	1,823	1,836	942
Convertible notes	—	—	893
Denominator for diluted earnings per share—adjusted weighted average shares	295,110	294,488	230,790
Basic earnings per share:			
Income from continuing operations attributable to common stockholders	\$1.67	\$1.05	\$1.59
Discontinued operations	(0.12	) 0.19	0.01
Net income attributable to common stockholders	\$1.55	\$1.24	\$1.60
Diluted earnings per share:			
Income from continuing operations attributable to common stockholders	\$1.66	\$1.04	\$1.57
Discontinued operations	(0.12	) 0.19	0.01
Net income attributable to common stockholders	\$1.54	\$1.23	\$1.58

There were 504,815, 372,440 and 309,650 anti-dilutive options outstanding for the years ended December 31, 2013, 2012 and 2011, respectively.

## Note 16—Litigation

## Proceedings against Tenants, Operators and Managers

From time to time, Brookdale Senior Living, Kindred, Atria, Sunrise and our other tenants, operators and managers are parties to certain legal actions, regulatory investigations and claims arising in the conduct of their business and operations. Even though we generally are not party to these proceedings, the unfavorable resolution of any such actions, investigations or claims could, individually or in the aggregate, materially adversely affect such tenants', operators' or managers' liquidity, financial condition or results of operations and their ability to satisfy their respective obligations to us, which, in turn, could have a Material Adverse Effect on us.

## Proceedings Indemnified and Defended by Third Parties

From time to time, we are party to certain legal actions, regulatory investigations and claims for which third parties are contractually obligated to indemnify, defend and hold us harmless. The tenants of our triple-net leased properties and, in some cases, their affiliates are required by the terms of their leases and other agreements with us to indemnify, defend and hold us harmless against certain actions, investigations and claims arising in the course of their business and related to the operations of our triple-net leased properties. In addition, third parties from whom we acquired certain of our assets and, in some cases, their affiliates are required by the terms of the related conveyance documents to indemnify, defend and hold us harmless against certain actions, investigations and claims related to the acquired assets and arising prior to our ownership or related to excluded assets and liabilities. In some cases, a portion of the

purchase price consideration is held in escrow for a specified period of time as collateral for these indemnification obligations. We are presently being defended by certain tenants and other obligated

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

third parties in these types of matters. We cannot assure you that our tenants, their affiliates or other obligated third parties will continue to defend us in these matters, that our tenants, their affiliates or other obligated third parties will have sufficient assets, income and access to financing to enable them to satisfy their defense and indemnification obligations to us or that any purchase price consideration held in escrow will be sufficient to satisfy claims for which we are entitled to indemnification. The unfavorable resolution of any such actions, investigations or claims could, individually or in the aggregate, materially adversely affect our tenants' or other obligated third parties' liquidity, financial condition or results of operations and their ability to satisfy their respective obligations to us, which, in turn, could have a Material Adverse Effect on us.

#### Proceedings Arising in Connection with Senior Living and MOB Operations; Other Litigation

From time to time, we are party to various legal actions, regulatory investigations and claims (some of which may not be insured and some of which may allege large damage amounts) arising in connection with our senior living and MOB operations or otherwise in the course of our business. In limited circumstances, the manager of the applicable seniors housing community or MOB may be contractually obligated to indemnify, defend and hold us harmless against such actions, investigations and claims. It is the opinion of management that, except as otherwise set forth in this Note 16, the disposition of any such actions, investigations and claims that are currently pending will not, individually or in the aggregate, have a Material Adverse Effect on us. However, regardless of their merits, we may be forced to expend significant financial resources to defend and resolve these matters. We are unable to predict the ultimate outcome of these actions, investigations and claims, and if management's assessment of our liability with respect thereto is incorrect, such actions, investigations and claims could have a Material Adverse Effect on us.

#### Note 17—Permanent and Temporary Equity

##### Capital Stock

In March 2013, we established an "at-the-market" ("ATM") equity offering program through which we may sell from time to time up to an aggregate of \$750 million of our common stock. Through December 31, 2013, we issued and sold a total of 2,069,200 shares of common stock under the program for aggregate net proceeds of \$141.5 million (\$35.4 million of which was received in the fourth quarter of 2013), after sales agent commissions of \$2.1 million. As of December 31, 2013, approximately \$606.4 million of our common stock remained available for sale under our ATM equity offering program.

In December 2012, through our acquisition of the Funds, we acquired 3.7 million shares of our common stock that are reflected as treasury stock on our Consolidated Balance Sheets. See "Note 4—Acquisitions of Real Estate Property." In June 2012, we completed the public offering and sale of 5,980,000 shares of our common stock for \$342.5 million in aggregate proceeds.

##### Excess Share Provision

In order to preserve our ability to maintain REIT status, our Charter provides that if a person acquires beneficial ownership of more than 9% of our outstanding common stock or 9.9% of our outstanding preferred stock, the shares that are beneficially owned in excess of such limit are deemed to be excess shares. These shares are automatically deemed transferred to a trust for the benefit of a charitable institution or other qualifying organization selected by our Board of Directors. The trust is entitled to all dividends with respect to the shares and the trustee may exercise all voting power over the shares.

We have the right to buy the excess shares for a purchase price equal to the lesser of the price per share in the transaction that created the excess shares or the market price on the date we buy the shares, and we may defer payment of the purchase price for the excess shares for up to five years. If we do not purchase the excess shares, the trustee of the trust is required to transfer the excess shares at the direction of the Board of Directors. The owner of the excess shares is entitled to receive the lesser of the proceeds from the sale or the original purchase price for such excess shares, and any additional amounts are payable to the beneficiary of the trust.

Our Board of Directors is empowered to grant waivers from the excess share provisions of our Charter.

##### Distribution Reinvestment and Stock Purchase Plan

Under our Distribution Reinvestment and Stock Purchase Plan ("DRIP"), existing stockholders may purchase shares of common stock by reinvesting all or a portion of the cash distribution on their shares of our common stock,



subject to certain limits. Existing stockholders and new investors also may purchase shares of our common stock under the DRIP by making optional cash payments, subject to certain limits. We currently offer a 1% discount on the purchase price of our common stock to shareholders who reinvest their dividends or make optional cash purchases through the DRIP. The amount and availability of this discount is at our discretion. The granting of a discount for one month or quarter, as applicable, will not insure the

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## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

availability or amount of a discount in future periods, and each month or quarter, as applicable, we may lower or eliminate the discount without prior notice. In addition, we may change our determination as to whether common shares will be purchased by the plan administrator directly from us or in the open market without prior notice to investors.

## Accumulated Other Comprehensive Income

The following is a summary of our accumulated other comprehensive income as of December 31, 2013 and 2012:

	2013	2012
	(In thousands)	
Foreign currency translation	\$18,019	\$23,441
Unrealized (loss) gain on marketable debt securities	(216	) 807
Other	1,856	(894
Total accumulated other comprehensive income	\$19,659	\$23,354

## Redeemable OP Unitholder and Noncontrolling Interest

The following is a rollforward of our redeemable OP unitholder interests and noncontrolling interests, respectively for 2013:

	Redeemable OP Unitholder Interests	Redeemable Noncontrolling Interests	Total Redeemable OP Unitholder and Noncontrolling Interests
	(In thousands)		
Balance as of December 31, 2012	\$114,933	\$59,622	\$174,555
New issuances	11,053	—	11,053
Change in valuation	(8,683	) 11,861	3,178
Distributions and other	(5,139	) (1,052	) (6,191
Redemptions	(557	) (25,378	) (25,935
Balance as of December 31, 2013	\$111,607	\$45,053	\$156,660

## Note 18—Related Party Transactions

We own an MOB located on the Sutter Medical Center-Castro Valley campus that is subject to a ground lease from Sutter Health and is 100% leased by Sutter Health pursuant to long-term triple-net leases. We received \$2.1 million of base rent from Sutter Health for this MOB in 2013. Robert D. Reed, Senior Vice President and Chief Financial Officer of Sutter Health, has served as a member of our Board of Directors since March 2008.

Upon consummation of the ASLG acquisition in May 2011, we entered into long-term management agreements with Atria to operate the acquired assets. During 2011 and 2012 we paid Atria \$20.2 million and \$33.9 million, respectively, in management fees under our agreements. Matthew J. Lustig, a member of our Board of Directors since May 2011, served as Chairman of Atria until our acquisition of the Funds on December 21, 2012 (see “Note 4—Acquisitions of Real Estate Property”) and is employed by affiliates of LFREI.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## Note 19—Quarterly Financial Information (Unaudited)

Summarized unaudited consolidated quarterly information for the years ended December 31, 2013 and 2012 is provided below.

	For the Year Ended December 31, 2013			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
	(In thousands, except per share amounts)			
Revenues (1)	\$682,509	\$683,764	\$710,924	\$732,856
Income from continuing operations attributable to common stockholders (1)	\$120,429	\$132,895	\$127,268	\$108,338
Discontinued operations (1)	(8,236 )	(18,315 )	(8,972 )	102 )
Net income attributable to common stockholders	\$112,193	\$114,580	\$118,296	\$108,440
Earnings per share:				
Basic:				
Income from continuing operations attributable to common stockholders	\$0.41	\$0.45	\$0.43	\$0.37
Discontinued operations	(0.03 )	(0.06 )	(0.03 )	— )
Net income attributable to common stockholders	\$0.38	\$0.39	\$0.40	\$0.37
Diluted:				
Income from continuing operations attributable to common stockholders	\$0.41	\$0.45	\$0.43	\$0.37
Discontinued operations	(0.03 )	(0.06 )	(0.03 )	— )
Net income attributable to common stockholders	\$0.38	\$0.39	\$0.40	\$0.37
Dividends declared per share	\$0.67	\$0.67	\$0.67	\$0.725

The amounts presented for the three months ended March 31, 2013, June 30, 2013 and September 30, 2013 differ (1) from the amounts previously reported in our Quarterly Reports on Form 10-Q as a result of discontinued operations consisting of properties sold in 2013 or classified as held for sale as of December 31, 2013.

	For the Three Months Ended		
	March 31, 2013	June 30, 2013	September 30, 2013
	(In thousands, except per share amounts)		
Revenues, previously reported in Form 10-Q	\$684,868	\$685,846	\$712,386
Revenues, previously reported in Form 10-Q, subsequently reclassified to discontinued operations	(2,359 )	(2,082 )	(1,462 )
Total revenues disclosed in Form 10-K	\$682,509	\$683,764	\$710,924
Income from continuing operations attributable to common stockholders, previously reported in Form 10-Q	\$117,820	\$132,635	\$127,380
Income from continuing operations attributable to common stockholders, previously reported in Form 10-Q, subsequently reclassified to discontinued operations	2,609	260	(112 )
Income from continuing operations attributable to common stockholders disclosed in Form 10-K	\$120,429	\$132,895	\$127,268
Discontinued operations, previously reported in Form 10-Q	\$(5,627 )	\$(18,055 )	\$(9,084 )
Discontinued operations from properties sold or held for sale subsequent to the respective reporting period	(2,609 )	(260 )	112 )
Discontinued operations disclosed in Form 10-K	\$(8,236 )	\$(18,315 )	\$(8,972 )



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

	For the Year Ended December 31, 2012			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
	(In thousands, except per share amounts)			
Revenues (1)	\$564,597	\$610,188	\$637,218	\$655,730
Income from continuing operations attributable to common stockholders (1)	\$47,246	\$43,413	\$115,737	\$101,439
Discontinued operations (1)	43,380	30,612	(3,855)	(15,172)
Net income attributable to common stockholders	\$90,626	\$74,025	\$111,882	\$86,267
Earnings per share:				
Basic:				
Income from continuing operations attributable to common stockholders	\$0.16	\$0.15	\$0.39	\$0.35
Discontinued operations	0.15	0.11	(0.01)	(0.05)
Net income attributable to common stockholders	\$0.31	\$0.26	\$0.38	\$0.30
Diluted:				
Income from continuing operations attributable to common stockholders	\$0.16	\$0.15	\$0.39	\$0.35
Discontinued operations	0.15	0.10	(0.01)	(0.05)
Net income attributable to common stockholders	\$0.31	\$0.25	\$0.38	\$0.30
Dividends declared per share	\$0.62	\$0.62	\$0.62	\$0.62

(1) The amounts presented for the three months ended March 31, 2012, June 30, 2012, September 30, 2012 and December 31, 2012 differ from the amounts previously reported in our Annual Report on Form 10-K for the year ended December 31, 2012 as a result of discontinued operations consisting of properties sold in 2013 or classified as held for sale as of December 31, 2013.

	For the Three Months Ended			
	March 31, 2012	June 30, 2012	September 30, 2012	December 31, 2012
	(In thousands, except per share amounts)			
Revenues, previously reported in Form 10-K	\$568,566	\$614,502	\$641,520	\$660,711
Revenues, previously reported in Form 10-K, subsequently reclassified to discontinued operations	(3,969)	(4,314)	(4,302)	(4,981)
Total revenues disclosed in Form 10-K	\$564,597	\$610,188	\$637,218	\$655,730
Income from continuing operations attributable to common stockholders, previously reported in Form 10-K	\$48,110	\$43,496	\$115,975	\$97,992
Income from continuing operations attributable to common stockholders, previously reported in Form 10-K, subsequently reclassified to discontinued operations	(864)	(83)	(238)	3,447
Income from continuing operations attributable to common stockholders disclosed in Form 10-K	\$47,246	\$43,413	\$115,737	\$101,439
Discontinued operations, previously reported in Form 10-K	\$42,516	\$30,529	\$(4,093)	\$(11,725)
Discontinued operations from properties sold or held for sale subsequent to the respective reporting period	864	83	238	(3,447)

Discontinued operations disclosed in Form 10-K	\$43,380	\$30,612	\$(3,855	) \$(15,172	)
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NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Note 20—Segment Information

As of December 31, 2013, we operated through three reportable business segments: triple-net leased properties; senior living operations and MOB operations. In our triple-net leased properties segment, we acquire and own seniors housing and healthcare properties throughout the United States and lease those properties to healthcare operating companies under “triple-net” or “absolute-net” leases that obligate the tenants to pay all property-related expenses. In our senior living operations segment, we invest in seniors housing communities throughout the United States and Canada and engage independent operators, such as Atria and Sunrise, to manage those communities. In our MOB operations segment, we primarily acquire, own, develop, lease, and manage MOBs. Information provided for “all other” includes income from loans and investments and other miscellaneous income and various corporate-level expenses not directly attributable to our three reportable business segments. Assets included in “all other” consist primarily of corporate assets, including cash, restricted cash, deferred financing costs, loans receivable and investments, and miscellaneous accounts receivable.

We evaluate performance of the combined properties in each reportable business segment based on segment profit, which we define as NOI adjusted for income/loss from unconsolidated entities. We define NOI as total revenues, less interest and other income, property-level operating expenses and medical office building services costs. Although we believe that net income, as defined by GAAP, is the most appropriate earnings measurement, we consider segment profit a useful supplement to net income because it allows investors, analysts and our management to measure unlevered property-level operating results and to compare our operating results to the operating results of other real estate companies and between periods on a consistent basis. Segment profit should not be considered as an alternative to net income (determined in accordance with GAAP) as an indicator of our financial performance. In order to facilitate a clear understanding of our historical consolidated historical operating results, segment profit should be examined in conjunction with net income as presented in our Consolidated Financial Statements and other financial data included elsewhere in this Annual Report on Form 10-K/A.

Interest expense, depreciation and amortization, general, administrative and professional fees, income tax expense, discontinued operations and other non-property specific revenues and expenses are not allocated to individual reportable business segments for purposes of assessing segment performance. There are no intersegment sales or transfers.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Summary information by reportable business segment is as follows:  
For the year ended December 31, 2013:

	Triple-Net Leased Properties (In thousands)	Senior Living Operations	MOB Operations	All Other	Total
Revenues:					
Rental income	\$875,877	\$—	\$450,107	\$—	\$1,325,984
Resident fees and services	—	1,406,005	—	—	1,406,005
Medical office building and other services revenue	4,469	—	12,077	1,263	17,809
Income from loans and investments	—	—	—	58,208	58,208
Interest and other income	—	—	—	2,047	2,047
Total revenues	\$880,346	\$1,406,005	\$462,184	\$61,518	\$2,810,053
Total revenues	\$880,346	\$1,406,005	\$462,184	\$61,518	\$2,810,053
Less:					
Interest and other income	—	—	—	2,047	2,047
Property-level operating expenses	—	956,684	152,948	—	1,109,632
Medical office building services costs	—	—	8,315	—	8,315
Segment NOI	880,346	449,321	300,921	59,471	1,690,059
Income (loss) from unconsolidated entities	475	(1,980	) 1,451	(454	) (508
Segment profit	\$880,821	\$447,341	\$302,372	\$59,017	1,689,551
Interest and other income					2,047
Interest expense					(334,484
Depreciation and amortization					(721,959
General, administrative and professional fees					(115,106
Loss on extinguishment of debt, net					(1,201
Merger-related expenses and deal costs					(21,634
Other					(18,732
Income tax benefit					11,828
Discontinued operations					(35,421
Net income					\$454,889



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended December 31, 2012:

	Triple-Net Leased Properties (In thousands)	Senior Living Operations	MOB Operations	All Other	Total
Revenues:					
Rental income	\$818,000	\$—	\$360,849	\$—	\$1,178,849
Resident fees and services	—	1,227,124	—	—	1,227,124
Medical office building and other services revenue	4,438	—	16,303	—	20,741
Income from loans and investments	—	—	—	39,913	39,913
Interest and other income	—	—	—	1,106	1,106
Total revenues	\$822,438	\$1,227,124	\$377,152	\$41,019	\$2,467,733
Total revenues	\$822,438	\$1,227,124	\$377,152	\$41,019	\$2,467,733
Less:					
Interest and other income	—	—	—	1,106	1,106
Property-level operating expenses	—	841,022	125,400	—	966,422
Medical office building services costs	—	—	9,883	—	9,883
Segment NOI	822,438	386,102	241,869	39,913	1,490,322
Income (loss) from unconsolidated entities	1,313	(48	) 16,889	—	18,154
Segment profit	\$823,751	\$386,054	\$258,758	\$39,913	1,508,476
Interest and other income					1,106
Interest expense					(288,276 )
Depreciation and amortization					(714,505 )
General, administrative and professional fees					(98,510 )
Loss on extinguishment of debt, net					(37,640 )
Merger-related expenses and deal costs					(63,183 )
Other					(6,940 )
Income tax benefit					6,282
Discontinued operations					54,965
Net income					\$361,775

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

For the year ended December 31, 2011:

	Triple-Net Leased Properties (In thousands)	Senior Living Operations	MOB Operations	All Other	Total
Revenues:					
Rental income	\$627,723	\$—	\$166,079	\$—	\$793,802
Resident fees and services	—	865,800	—	—	865,800
Medical office building and other services revenue	2,217	—	34,254	—	36,471
Income from loans and investments	—	—	—	34,415	34,415
Interest and other income	—	—	—	1,216	1,216
Total revenues	\$629,940	\$865,800	\$200,333	\$35,631	\$1,731,704
Total revenues	\$629,940	\$865,800	\$200,333	\$35,631	\$1,731,704
Less:					
Interest and other income	—	—	—	1,216	1,216
Property-level operating expenses	—	588,095	56,987	—	645,082
Medical office building services costs	—	—	27,082	—	27,082
Segment NOI	629,940	277,705	116,264	34,415	1,058,324
Income (loss) from unconsolidated entities	295	—	(347	) —	(52
Segment profit	\$630,235	\$277,705	\$115,917	\$34,415	1,058,272
Interest and other income					1,216
Interest expense					(223,804
Depreciation and amortization					(444,193
General, administrative and professional fees					(74,537
Loss on extinguishment of debt, net					(27,604
Litigation proceeds, net					202,259
Merger-related expenses and deal costs					(153,923
Other					(7,270
Income tax benefit					30,660
Discontinued operations					2,185
Net income					\$363,261

Assets by reportable business segment are as follows:

	As of December 31,		2012			
	2013					
	(Dollars in thousands)					
Assets:						
Triple-net leased properties	\$8,919,360	45.2	%	\$8,368,186	44.1	%
Senior living operations	6,648,754	33.7		6,274,207	33.1	
MOB operations	3,701,344	18.8		3,703,453	19.5	
All other assets	462,036	2.3		634,154	3.3	
Total assets	\$19,731,494	100.0	%	\$18,980,000	100.0	%

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Capital expenditures, including investments in real estate property and development project expenditures, by reportable business segment are as follows:

	For the Year Ended December 31,		
	2013	2012 (1)	2011
	(In thousands)		
Capital expenditures:			
Triple-net leased properties	\$847,945	\$139,680	\$133,761
Senior living operations	576,459	758,371	370,455
MOB operations	189,953	1,003,865	125,453
Total capital expenditures	\$1,614,357	\$1,901,916	\$629,669

(1) Includes funds held in a Code Section 1031 exchange escrow account with a qualified intermediary as follows: triple-net leased – \$58.1 million; senior living – \$64.7 million; and MOB – \$11.2 million.

Our portfolio of properties and mortgage loan and other investments are located in the United States and Canada. Revenues are attributed to an individual country based on the location of each property.

Geographic information regarding our operations is as follows:

	For the Year Ended December 31,		
	2013	2012	2011
	(In thousands)		
Revenues:			
United States	\$2,716,835	\$2,371,764	\$1,639,665
Canada	93,218	95,969	92,039
Total revenues	\$2,810,053	\$2,467,733	\$1,731,704

	As of December 31,	
	2013	2012
	(In thousands)	
Net real estate property:		
United States	\$17,705,962	\$16,711,508
Canada	369,624	400,024
Total net real estate property	\$18,075,586	\$17,111,532

#### Note 21—Condensed Consolidating Information

Ventas, Inc. has fully and unconditionally guaranteed the obligation to pay principal and interest with respect to the outstanding senior notes issued by our 100% owned subsidiary, Ventas Realty, including the senior notes that were jointly issued with Ventas Capital Corporation. Ventas Capital Corporation is a direct 100% owned subsidiary of Ventas Realty that has no assets or operations, but was formed in 2002 solely to facilitate offerings of senior notes by a limited partnership. None of our other subsidiaries (excluding Ventas Realty and Ventas Capital Corporation, the “Ventas Subsidiaries”) is obligated with respect to Ventas Realty’s outstanding senior notes.

In connection with the NHP acquisition, our 100% owned subsidiary, NHP LLC, as successor to NHP, assumed the obligation to pay principal and interest with respect to the outstanding senior notes issued by NHP. Neither we nor any of our subsidiaries (other than NHP LLC) is obligated with respect to any of NHP LLC’s outstanding senior notes. Contractual and legal restrictions, including those contained in the instruments governing our subsidiaries’ outstanding mortgage indebtedness, may under certain circumstances restrict our ability to obtain cash from our subsidiaries for the purpose of meeting our debt service obligations, including our guarantee of the payment of principal and interest on Ventas Realty’s senior notes. Certain of our real estate assets are also subject to mortgages.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

The following summarizes our condensed consolidating information as of December 31, 2013 and 2012 and for the years ended December 31, 2013, 2012, and 2011:

## CONDENSED CONSOLIDATING BALANCE SHEET

As of December 31, 2013

	Ventas, Inc. (In thousands)	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
<b>Assets</b>					
Net real estate investments	\$7,009	\$374,590	\$18,161,872	\$—	\$18,543,471
Cash and cash equivalents	28,169	—	66,647	—	94,816
Escrow deposits and restricted cash	2,104	1,211	81,342	—	84,657
Deferred financing costs, net	758	54,022	7,435	—	62,215
Investment in and advances to affiliates	10,481,466	3,201,998	—	(13,683,464 )	—
Other assets	29,450	14,102	902,783	—	946,335
<b>Total assets</b>	<b>\$10,548,956</b>	<b>\$3,645,923</b>	<b>\$19,220,079</b>	<b>\$(13,683,464)</b>	<b>\$19,731,494</b>
<b>Liabilities and equity</b>					
<b>Liabilities:</b>					
Senior notes payable and other debt	\$—	\$6,336,240	\$3,028,752	\$—	\$9,364,992
Intercompany loans	4,247,853	(4,682,119 )	434,266	—	—
Accrued interest	—	39,561	14,788	—	54,349
Accounts payable and other liabilities	94,495	28,152	878,868	—	1,001,515
Deferred income taxes	250,167	—	—	—	250,167
<b>Total liabilities</b>	<b>4,592,515</b>	<b>1,721,834</b>	<b>4,356,674</b>	<b>—</b>	<b>10,671,023</b>
Redeemable OP unitholder and noncontrolling interests	—	—	156,660	—	156,660
<b>Total equity</b>	<b>5,956,441</b>	<b>1,924,089</b>	<b>14,706,745</b>	<b>(13,683,464 )</b>	<b>8,903,811</b>
<b>Total liabilities and equity</b>	<b>\$10,548,956</b>	<b>\$3,645,923</b>	<b>\$19,220,079</b>	<b>\$(13,683,464)</b>	<b>\$19,731,494</b>

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## CONDENSED CONSOLIDATING BALANCE SHEET

As of December 31, 2012

	Ventas, Inc. (In thousands)	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
<b>Assets</b>					
Net real estate investments	\$7,615	\$412,362	\$17,421,966	\$—	\$17,841,943
Cash and cash equivalents	16,734	—	51,174	—	67,908
Escrow deposits and restricted cash	7,565	1,952	96,396	—	105,913
Deferred financing costs, net	757	34,044	7,750	—	42,551
Investment in and advances to affiliates	8,979,830	3,201,998	—	(12,181,828 )	—
Other assets	26,282	4,043	891,360	—	921,685
<b>Total assets</b>	<b>\$9,038,783</b>	<b>\$3,654,399</b>	<b>\$18,468,646</b>	<b>\$(12,181,828)</b>	<b>\$18,980,000</b>
<b>Liabilities and equity</b>					
<b>Liabilities:</b>					
Senior notes payable and other debt	\$—	\$4,570,296	\$3,843,350	\$—	\$8,413,646
Intercompany loans	2,061,334	(2,791,885 )	730,551	—	—
Accrued interest	—	24,045	23,520	—	47,565
Accounts payable and other liabilities	99,631	7,776	887,749	—	995,156
Deferred income taxes	259,715	—	—	—	259,715
<b>Total liabilities</b>	<b>2,420,680</b>	<b>1,810,232</b>	<b>5,485,170</b>	<b>—</b>	<b>9,716,082</b>
Redeemable OP unitholder and noncontrolling interests	119,244	—	55,311	—	174,555
<b>Total equity</b>	<b>6,498,859</b>	<b>1,844,167</b>	<b>12,928,165</b>	<b>(12,181,828 )</b>	<b>9,089,363</b>
<b>Total liabilities and equity</b>	<b>\$9,038,783</b>	<b>\$3,654,399</b>	<b>\$18,468,646</b>	<b>\$(12,181,828)</b>	<b>\$18,980,000</b>

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## CONDENSED CONSOLIDATING STATEMENT OF INCOME

For the Year Ended December 31, 2013

	Ventas, Inc. (In thousands)	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated	
<b>Revenues:</b>						
Rental income	\$2,486	\$277,779	\$1,045,719	\$—	\$1,325,984	
Resident fees and services	—	—	1,406,005	—	1,406,005	
Medical office building and other services revenues	—	(11	) 17,820	—	17,809	
Income from loans and investments	1,262	908	56,038	—	58,208	
Equity earnings in affiliates	449,677	—	800	(450,477	) —	
Interest and other income	2,963	26	(942	) —	2,047	
Total revenues	456,388	278,702	2,525,440	(450,477	) 2,810,053	
<b>Expenses:</b>						
Interest	(2,167	) 147,158	189,493	—	334,484	
Depreciation and amortization	4,990	30,007	686,962	—	721,959	
Property-level operating expenses	—	514	1,109,118	—	1,109,632	
Medical office building services costs	—	—	8,315	—	8,315	
General, administrative and professional fees	2,695	21,160	91,251	—	115,106	
Loss (gain) on extinguishment of debt, net	3	1,510	(312	) —	1,201	
Merger-related expenses and deal costs	11,917	—	9,717	—	21,634	
Other	884	44	17,804	—	18,732	
Total expenses	18,322	200,393	2,112,348	—	2,331,063	
Income from continuing operations before income (loss) from unconsolidated entities, income taxes and noncontrolling interest	438,066	78,309	413,092	(450,477	) 478,990	
Income (loss) from unconsolidated entities	—	673	(1,181	) —	(508	)
Income tax benefit	11,828	—	—	—	11,828	
Income from continuing operations	449,894	78,982	411,911	(450,477	) 490,310	
Discontinued operations	3,615	1,012	(40,048	) —	(35,421	)
Net income	453,509	79,994	371,863	(450,477	) 454,889	
Net income attributable to noncontrolling interest	—	—	1,380	—	1,380	
Net income attributable to common stockholders	\$453,509	\$79,994	\$370,483	\$(450,477	) \$453,509	

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## CONDENSED CONSOLIDATING STATEMENT OF INCOME

For the Year Ended December 31, 2012

	Ventas, Inc. (In thousands)	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
<b>Revenues:</b>					
Rental income	\$2,538	\$272,506	\$903,805	\$—	\$1,178,849
Resident fees and services	—	—	1,227,124	—	1,227,124
Medical office building and other services revenues	—	—	20,741	—	20,741
Income from loans and investments	2,944	1,871	35,098	—	39,913
Equity earnings in affiliates	322,660	—	998	(323,658 )	—
Interest and other income	476	25	605	—	1,106
Total revenues	328,618	274,402	2,188,371	(323,658 )	2,467,733
<b>Expenses:</b>					
Interest	(3,858 )	92,597	199,537	—	288,276
Depreciation and amortization	2,777	35,414	676,314	—	714,505
Property-level operating expenses	—	535	965,887	—	966,422
Medical office building services costs	—	—	9,883	—	9,883
General, administrative and professional fees	3,682	30,317	64,511	—	98,510
Loss (gain) on extinguishment of debt, net	—	39,737	(2,097 )	—	37,640
Merger-related expenses and deal costs	53,199	—	9,984	—	63,183
Other	78	—	6,862	—	6,940
Total expenses	55,878	198,600	1,930,881	—	2,185,359
Income from continuing operations before income (loss) from unconsolidated entities, income taxes and noncontrolling interest	272,740	75,802	257,490	(323,658 )	282,374
Income (loss) from unconsolidated entities	—	18,266	(112 )	—	18,154
Income tax benefit	6,282	—	—	—	6,282
Income from continuing operations	279,022	94,068	257,378	(323,658 )	306,810
Discontinued operations	83,778	5,722	(34,535 )	—	54,965
Net income	362,800	99,790	222,843	(323,658 )	361,775
Net loss attributable to noncontrolling interest	—	—	(1,025 )	—	(1,025 )
Net income attributable to common stockholders	\$362,800	\$99,790	\$223,868	\$(323,658 )	\$362,800

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.





## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## CONDENSED CONSOLIDATING STATEMENT OF INCOME

For the Year Ended December 31, 2011

	Ventas, Inc.	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
	(In thousands)				
Revenues:					
Rental income	\$2,471	\$265,039	\$526,292	\$—	\$793,802
Resident fees and services	—	—	865,800	—	865,800
Medical office building and other services revenues	—	—	36,471	—	36,471
Income from loans and investments	6,305	8,570	19,540	—	34,415
Equity earnings in affiliates	231,779	—	1,447	(233,226 )	—
Interest and other income	208	57	951	—	1,216
Total revenues	240,763	273,666	1,450,501	(233,226 )	1,731,704
Expenses:					
Interest	(1,897 )	66,633	159,068	—	223,804
Depreciation and amortization	1,714	30,473	412,006	—	444,193
Property-level operating expenses	—	510	644,572	—	645,082
Medical office building services costs	—	—	27,082	—	27,082
General, administrative and professional fees	(5,322 )	29,336	50,523	—	74,537
Loss on extinguishment of debt, net	2,071	8,769	16,764	—	27,604
Litigation proceeds, net	(202,259 )	—	—	—	(202,259 )
Merger-related expenses and deal costs	111,845	—	42,078	—	153,923
Other	778	—	6,492	—	7,270
Total expenses	(93,070 )	135,721	1,358,585	—	1,401,236
Income from continuing operations before loss from unconsolidated entities, income taxes and noncontrolling interest	333,833	137,945	91,916	(233,226 )	330,468
Loss from unconsolidated entities	—	(52 )	—	—	(52 )
Income tax benefit	30,660	—	—	—	30,660
Income from continuing operations	364,493	137,893	91,916	(233,226 )	361,076
Discontinued operations	—	6,789	(4,604 )	—	2,185
Net income	364,493	144,682	87,312	(233,226 )	363,261
Net loss attributable to noncontrolling interest	—	—	(1,232 )	—	(1,232 )
Net income attributable to common stockholders	\$364,493	\$144,682	\$88,544	\$(233,226 )	\$364,493

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## CONDENSED CONSOLIDATING STATEMENT OF COMPREHENSIVE INCOME

For the Year Ended December 31, 2013

	Ventas, Inc.	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
	(In thousands)				
Net income	\$453,509	\$79,994	\$371,863	\$(450,477)	) \$454,889
Other comprehensive loss:					
Foreign currency translation	—	—	(5,422)	) —	(5,422 )
Change in unrealized gain on marketable debt securities	(1,023	) —	—	—	(1,023 )
Other	—	—	2,750	—	2,750
Total other comprehensive loss	(1,023	) —	(2,672)	) —	(3,695 )
Comprehensive income	452,486	79,994	369,191	(450,477)	) 451,194
Comprehensive income attributable to noncontrolling interest	—	—	1,380	—	1,380
Comprehensive income attributable to common stockholders	\$452,486	\$79,994	\$367,811	\$(450,477)	) \$449,814

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.

## CONDENSED CONSOLIDATING STATEMENT OF COMPREHENSIVE INCOME

For the Year Ended December 31, 2012

	Ventas, Inc.	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
	(In thousands)				
Net income	\$362,800	\$99,790	\$222,843	\$(323,658)	) \$361,775
Other comprehensive (loss) income:					
Foreign currency translation	—	—	2,375	—	2,375
Change in unrealized gain on marketable debt securities	(1,296	) —	—	—	(1,296 )
Other	—	—	213	—	213
Total other comprehensive (loss) income	(1,296	) —	2,588	—	1,292
Comprehensive income	361,504	99,790	225,431	(323,658)	) 363,067
Comprehensive loss attributable to noncontrolling interest	—	—	(1,025)	) —	(1,025 )
Comprehensive income attributable to common stockholders	\$361,504	\$99,790	\$226,456	\$(323,658)	) \$364,092

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## CONDENSED CONSOLIDATING STATEMENT OF COMPREHENSIVE INCOME

For the Year Ended December 31, 2011

	Ventas, Inc.	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
	(In thousands)				
Net income	\$ 364,493	\$ 144,682	\$ 87,312	\$ (233,226	) \$ 363,261
Other comprehensive loss:					
Foreign currency translation	—	—	(1,944	) —	(1,944 )
Change in unrealized gain on marketable debt securities	(2,691	) —	—	—	(2,691 )
Other	—	—	(171	) —	(171 )
Total other comprehensive loss	(2,691	) —	(2,115	) —	(4,806 )
Comprehensive income	361,802	144,682	85,197	(233,226	) 358,455
Comprehensive loss attributable to noncontrolling interest	—	—	(1,232	) —	(1,232 )
Comprehensive income attributable to common stockholders	\$ 361,802	\$ 144,682	\$ 86,429	\$ (233,226	) \$ 359,687

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## CONDENSED CONSOLIDATING STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2013

	Ventas, Inc. (In thousands)	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
Net cash (used in) provided by operating activities	\$(1,362 )	\$129,023	\$1,067,094	\$—	\$1,194,755
Net cash (used in) provided by investing activities	(1,416,336 )	22,835	110,741	—	(1,282,760 )
Cash flows from financing activities:					
Net change in borrowings under credit facilities	—	(168,000 )	3,971	—	(164,029 )
Proceeds from debt	—	2,330,435	437,111	—	2,767,546
Repayment of debt	—	(400,000 )	(1,392,492 )	—	(1,792,492 )
Net change in intercompany debt	2,156,519	(1,890,234 )	(266,285 )	—	—
Payment of deferred financing costs	—	(29,586 )	(1,691 )	—	(31,277 )
Issuance of common stock, net	141,343	—	—	—	141,343
Cash distribution (to) from affiliates	(69,525 )	5,610	63,915	—	—
Cash distribution to common stockholders	(802,123 )	—	—	—	(802,123 )
Cash distribution to redeemable OP unitholders	(5,040 )	—	—	—	(5,040 )
Purchases of redeemable OP units	(659 )	—	—	—	(659 )
Contributions from noncontrolling interest	—	—	2,395	—	2,395
Distributions to noncontrolling interest	—	—	(9,286 )	—	(9,286 )
Other	8,618	—	—	—	8,618
Net cash provided by (used in) financing activities	1,429,133	(151,775 )	(1,162,362 )	—	114,996
Net increase in cash and cash equivalents	11,435	83	15,473	—	26,991
Effect of foreign currency translation on cash and cash equivalents	—	(83 )	—	—	(83 )
Cash and cash equivalents at beginning of period	16,734	—	51,174	—	67,908
Cash and cash equivalents at end of period	\$28,169	\$—	\$66,647	\$—	\$94,816

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## CONDENSED CONSOLIDATING STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2012

	Ventas, Inc. (In thousands)	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
Net cash (used in) provided by operating activities	\$(761 )	\$193,544	\$800,033	\$—	\$992,816
Net cash used in investing activities	(1,364,125 )	(100 )	(805,464 )	—	(2,169,689 )
Cash flows from financing activities:					
Net change in borrowings under revolving credit facility	—	92,000	(7,062 )	—	84,938
Proceeds from debt	—	2,364,360	346,045	—	2,710,405
Repayment of debt	—	(521,527 )	(671,496 )	—	(1,193,023 )
Net change in intercompany debt	2,151,815	(2,085,801 )	(66,014 )	—	—
Payment of deferred financing costs	—	(21,404 )	(2,366 )	—	(23,770 )
Issuance of common stock, net	342,469	—	—	—	342,469
Cash distribution (to) from affiliates	(398,071 )	(21,132 )	419,203	—	—
Cash distribution to common stockholders	(728,546 )	—	—	—	(728,546 )
Cash distribution to redeemable OP unitholders	(4,446 )	—	—	—	(4,446 )
Purchases of redeemable OP units	(4,601 )	—	—	—	(4,601 )
Contributions from noncontrolling interest	—	—	38	—	38
Distributions to noncontrolling interest	—	—	(5,215 )	—	(5,215 )
Other	20,665	—	—	—	20,665
Net cash provided by (used in) financing activities	1,379,285	(193,504 )	13,133	—	1,198,914
Net increase (decrease) in cash and cash equivalents	14,399	(60 )	7,702	—	22,041
Effect of foreign currency translation on cash and cash equivalents	—	60	—	—	60
Cash and cash equivalents at beginning of period	2,335	—	43,472	—	45,807
Cash and cash equivalents at end of period	\$16,734	\$—	\$51,174	\$—	\$67,908

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)

## CONDENSED CONSOLIDATING STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2011

	Ventas, Inc. (In thousands)	Ventas Realty (1)	Ventas Subsidiaries	Consolidated Elimination	Consolidated
Net cash provided by operating activities	\$ 124,784	\$ 199,431	\$ 448,982	\$—	\$ 773,197
Net cash (used in) provided by investing activities	(618,663 )	(500,879 )	122,103	—	(997,439 )
Cash flows from financing activities:					
Net change in borrowings under revolving credit facilities	—	405,000	132,452	—	537,452
Proceeds from debt	(230,000 )	1,069,374	504,266	—	1,343,640
Repayment of debt	—	(206,500 )	(1,182,462 )	—	(1,388,962 )
Net change in intercompany debt	1,363,963	(1,559,518 )	195,555	—	—
Payment of deferred financing costs	—	(19,661 )	(379 )	—	(20,040 )
Issuance of common stock, net	299,847	—	—	—	299,847
Cash distribution (to) from affiliates	(417,763 )	612,798	(195,035 )	—	—
Cash distribution to common stockholders	(521,046 )	—	—	—	(521,046 )
Cash distribution to redeemable OP unitholders	(2,359 )	—	—	—	(2,359 )
Purchases of redeemable OP units	—	—	(185 )	—	(185 )
Contributions from noncontrolling interest	—	—	2	—	2
Distributions to noncontrolling interest	—	—	(2,556 )	—	(2,556 )
Other	2,489	—	—	—	2,489
Net cash provided by (used in) financing activities	495,131	301,493	(548,342 )	—	248,282
Net increase in cash and cash equivalents	1,252	45	22,743	—	24,040
Effect of foreign currency translation on cash and cash equivalents	—	(45 )	—	—	(45 )
Cash and cash equivalents at beginning of period	1,083	—	20,729	—	21,812
Cash and cash equivalents at end of period	\$ 2,335	\$—	\$ 43,472	\$—	\$ 45,807

(1) Certain of Ventas Realty's outstanding senior notes were issued jointly with our 100% owned subsidiary, Ventas Capital Corporation, which has no assets or operations.

VENTAS, INC.  
SCHEDULE III  
REAL ESTATE AND ACCUMULATED DEPRECIATION  
December 31, 2013  
(Dollars in Thousands)

	For the Years Ended December 31,		
	2013	2012	2011
	(In thousands)		
Reconciliation of real estate:			
Carrying cost:			
Balance at beginning of period	\$18,763,903	\$17,029,404	\$6,600,886
Additions during period:			
Acquisitions	1,623,648	1,889,592	10,491,275
Capital expenditures	183,929	184,675	102,918
Dispositions:			
Sales and/or transfers to assets held for sale	(155,184 )	(349,456 )	(157,764 )
Foreign currency translation	(22,885 )	9,688	(7,911 )
Balance at end of period	\$20,393,411	\$18,763,903	\$17,029,404
Accumulated depreciation:			
Balance at beginning of period	\$2,289,783	\$1,729,976	\$1,368,219
Additions during period:			
Depreciation expense	674,141	620,076	380,734
Dispositions:			
Sales and/or transfers to assets held for sale	(78,061 )	(61,583 )	(16,536 )
Foreign currency translation	(3,913 )	1,314	(2,441 )
Balance at end of period	\$2,881,950	\$2,289,783	\$1,729,976



VENTAS, INC.  
SCHEDULE III  
REAL ESTATE AND ACCUMULATED DEPRECIATION  
December 31, 2013  
(Dollars in Thousands)

Property Name	City	State / Province	Initial Cost to Company		Gross Amount Carried at Close of Period		Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed		
			Land	Buildings and Improvements	Land	Buildings and Improvements						
KINDRED SKILLED NURSING FACILITIES												
Whitesburg Gardens Health Care Center	Huntsville	AL	\$534	\$4,216	\$534	\$4,216	\$4,750	\$3,825	\$925	1968	1991	25 years
Desert Life Rehabilitation and Care Center	Tucson	AZ	—611	5,117	—611	5,117	5,728	4,418	1,310	1979	1982	37 years
Canyonwood Nursing and Rehab Center	Redding	CA	—401	3,784	—401	3,784	4,185	2,121	2,064	1989	1989	45 years
The Tunnell Center for Rehabilitation & Healthcare	San Francisco	CA	—1,902	7,531	—1,902	7,531	9,433	5,592	3,841	1967	1993	28 years
Lawton Healthcare Center	San Francisco	CA	—943	514	—943	514	1,457	480	977	1962	1996	20 years
Village Square Nursing and Rehabilitation Center	San Marcos	CA	—766	3,507	—766	3,507	4,273	1,754	2,519	1989	1993	42 years
Valley Gardens Health Care & Rehabilitation Center	Stockton	CA	—516	3,405	—516	3,405	3,921	1,985	1,936	1988	1988	29 years
Aurora Care Center	Aurora	CO	—197	2,328	—197	2,328	2,525	1,680	845	1962	1995	30 years

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Cherry Hills Health Care Center Parkway	Englewood CO		—241	2,180	—241	2,180	2,421	1,639	782	1960	1995	30 years
Pavilion Healthcare	Enfield CT		—337	3,607	—337	3,607	3,944	2,938	1,006	1968	1994	28 years
The Crossings West Campus	New London CT		—202	2,363	—202	2,363	2,565	1,788	777	1969	1994	28 years
The Crossings East Campus	New London CT		—401	2,776	—401	2,776	3,177	2,263	914	1968	1992	29 years
Windsor Rehabilitation and Healthcare Center	Windsor CT		—368	2,520	—368	2,520	2,888	2,044	844	1965	1994	30 years
Lafayette Nursing and Rehab Center	Fayetteville GA		—598	6,623	—598	6,623	7,221	6,042	1,179	1989	1995	20 years
Savannah Specialty Care Center	Savannah GA		—157	2,219	—157	2,219	2,376	1,908	468	1972	1991	26 years
Canyon West Health and Rehabilitation Center	Caldwell ID		—312	2,050	—312	2,050	2,362	940	1,422	1974	1998	45 years
Mountain Valley Care & Rehabilitation Center	Kellogg ID		—68	1,280	—68	1,280	1,348	1,297	51	1971	1984	25 years
Lewiston Rehabilitation & Care Center	Lewiston ID		—133	3,982	—133	3,982	4,115	3,388	727	1964	1984	29 years
Aspen Park Healthcare	Moscow ID		—261	2,571	—261	2,571	2,832	2,402	430	1955	1990	25 years
Nampa Care Center	Nampa ID		—252	2,810	—252	2,810	3,062	2,688	374	1950	1983	25 years
Weiser Rehabilitation & Care Center	Weiser ID		—157	1,760	—157	1,760	1,917	1,826	91	1963	1983	25 years
Meadowvale Health and Rehabilitation Center	Bluffton IN		—7	787	—7	787	794	631	163	1962	1995	22 years
Bremen Health Care Center	Bremen IN		—109	3,354	—109	3,354	3,463	2,135	1,328	1982	1996	45 years

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Property Name	Location		Encumbrances	Initial	Gross	Land Improvements	Buildings and Improvements to Acquisition	Buildings and Improvements	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Cost to Company	Amount Carried at Close of Period							
Wedgewood Healthcare Center	Clarksville	IN	—	119 5,115	—	119 5,115	5,234,294	1,940	85	1995	35 years	
Columbus Health and Rehabilitation Center	Columbus	IN	—	345 6,817	—	345 6,817	7,162,130	1,032	66	1991	25 years	
Harrison Health and Rehabilitation Centre	Corydon	IN	—	125 6,068	—	125 6,068	6,193,167	1,016	98	1998	45 years	
Valley View Health Care Center	Elkhart	IN	—	87 2,665	—	87 2,665	2,752,216	542	1985	1993	25 years	
Wildwood Health Care Center	Indianapolis	IN	—	134 4,983	—	134 4,983	5,147,096	1,019	88	1993	25 years	
Windsor Estates Health & Rehab Center	Kokomo	IN	—	256 6,625	—	256 6,625	5,884,162	719	62	1995	35 years	
Rolling Hills Health Care Center	New Albany	IN	—	81 1,894	—	81 1,894	1,975,573	798	1984	1993	25 years	
Southwood Health & Rehabilitation Center	Terre Haute	IN	—	90 2,868	—	90 2,868	2,953,376	588	1988	1993	25 years	
Rosewood Health Care Center	Bowling Green	KY	—	248 5,371	—	248 5,371	5,649,195	1,414	70	1990	30 years	
Riverside Manor Healthcare Center	Calhoun	KY	—	103 2,119	—	103 2,119	2,226,754	547	1963	1990	30 years	
Danville Centre for Health and Rehabilitation	Danville	KY	—	322 3,538	—	322 3,538	3,860,399	1,469	62	1995	30 years	
Woodland Terrace Health Care Facility	Elizabethtown	KY	—	216 1,795	—	216 1,795	2,011,898	1,131	1969	1982	26 years	
Maple Manor Health Care	Greenville	KY	—	59 3,187	—	59 3,187	2,465,147	321	1968	1990	30 years	

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Center Harrodsburg Health Care Center	Harrodsburg	KY	—	137 1,830—	137 1,8301,967,576911974	1985	35 years
Hillcrest Health Care Center	Owensboro	KY	—	544 2,619—	544 2,6193,163,712511963	1982	22 years
Blueberry Hill Skilled Nursing & Rehabilitation Center	Beverly	MA	—	129 4,290—	129 4,2904,413,324,09965	1968	40 years
Walden Rehabilitation and Nursing Center	Concord	MA	—	181 1,347—	181 1,3471,528,382,461969	1968	40 years
Crawford Skilled Nursing and Rehabilitation Center	Fall River	MA	—	127 1,109—	127 1,1091,236,112,241968	1982	29 years
Hillcrest Nursing and Rehabilitation Center	Fitchburg	MA	—	175 1,461—	175 1,4611,636,475,611957	1984	25 years
Franklin Skilled Nursing and Rehabilitation Center	Franklin	MA	—	156 757 —	156 757 913798 1151967	1969	40 years
Timberlyn Heights Nursing and Rehabilitation Center	Great Barrington	MA	—	120 1,305—	120 1,3051,425,275,501968	1982	29 years
Great Barrington Rehabilitation and Nursing Center	Great Barrington	MA	—	60 1,142—	60 1,1421,202,1458 1967	1969	40 years
River Terrace Healthcare Hallmark Nursing and Rehabilitation Center	Lancaster	MA	—	268 957 —	268 957 1,225,123,021969	1969	40 years
Brigham Manor Nursing and Rehabilitation Center	New Bedford	MA	—	202 2,694—	202 2,6942,896,474,221968	1982	26 years
Quincy Rehabilitation and Nursing Center	Newburyport	MA	—	126 1,708—	126 1,7081,834,602,271806	1982	27 years
Quincy Rehabilitation and Nursing Center	Quincy	MA	—	216 2,911—	216 2,9113,122,770,571965	1984	24 years
Den-Mar Rehabilitation Center	Rockport	MA	—	23 1,560—	23 1,5601,583,5082 1963	1985	30 years

and Nursing  
Center  
Hammersmith  
House Nursing  
Care Center

Saugus

MA

—

112 1,919—

112 1,9192,031,753781965

1982

28 years

61

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Property Name	Location		State / Province	Initial Cost to Company	Gross Amount Carried at Close of Period	Land Encumbrances	Costs of Land Improvements	Land and Building Improvements	Land and Building Improvements	Total	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City													
Eagle Pond Rehabilitation and Living Center	South Dennis	MA	—	2966,896	—	2966,896	7,192	2850,342	1985	1985	1987	50 years		
Blue Hills Alzheimer's Care Center	Stoughton	MA	—	5111,026	—	5111,026	1,537	394,431	1965	1982	1982	28 years		
Country Gardens Skilled Nursing & Rehabilitation Center	Swansea	MA	—	4152,675	—	4152,675	3,090	507,831	1969	1984	1984	27 years		
Harrington House Nursing and Rehabilitation Center	Walpole	MA	—	4 4,444	—	4 4,444	4,444	282,169	1991	1991	1991	45 years		
Oakwood Rehabilitation and Nursing Center	Webster	MA	—	1021,154	—	1021,154	1,256	173,333	1967	1982	1982	31 years		
Westgate Manor Parkview Acres	Bangor	ME	—	2872,718	—	2872,718	8,005	492,131	1969	1985	1985	31 years		
Care and Rehabilitation Center	Dillon	MT	—	2072,578	—	2072,578	2,785	904,811	1965	1993	1993	29 years		
Park Place Health Care Center	Great Falls	MT	—	6006,311	—	6006,311	16,941	624,289	1963	1993	1993	28 years		
Pettigrew Rehabilitation and Healthcare Center	Durham	NC	—	1012,889	—	1012,889	2,990	227,671	1969	1993	1993	28 years		
Rose Manor Healthcare Center	Durham	NC	—	2003,527	—	2003,527	7,270	359,219	1972	1991	1991	26 years		
Guardian Care of Elizabeth City	Elizabeth City	NC	—	71 561	—	71 561	632	632	—	1977	1982	20 years		
Guardian Care of Henderson	Henderson	NC	—	2061,997	—	2061,997	2,203	470,331	1957	1993	1993	29 years		

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Lincoln Nursing Center	Lincolnton	NC	—	39,330,934	39,330,934	8/22/1976	1986	35 years
Rehabilitation and Nursing Center of Monroe	Monroe	NC	—	185,265,483	185,265,483	9/21/1963	1993	28 years
Sunnybrook Healthcare and Rehabilitation Specialists	Raleigh	NC	—	187,340,956	187,340,956	6/30/1971	1991	25 years
Raleigh Rehabilitation & Healthcare Center	Raleigh	NC	—	316,547,078	316,547,078	6/30/1969	1991	25 years
Guardian Care of Rocky Mount	Rocky Mount	NC	—	240,173,297	240,173,297	4/7/1975	1997	25 years
Cypress Pointe Rehabilitation and Health Care Centre	Wilmington	NC	—	233,371,089	233,371,089	3/21/1966	1993	28.5 years
Silas Creek Manor	Winston-Salem	NC	—	211,189,310	211,189,310	4/8/1966	1993	28.5 years
Guardian Care of Zebulon	Zebulon	NC	—	179,193,311	179,193,311	2/27/1973	1993	29 years
Hanover Terrace Healthcare	Hanover	NH	—	326,182,515	326,182,515	3/18/1969	1993	29 years
Greenbriar Terrace Healthcare	Nashua	NH	—	776,601,678	776,601,678	3/21/1963	1990	25 years
Cambridge Health & Rehabilitation Center	Cambridge	OH	—	108,264,275	108,264,275	2/5/1975	1993	25 years
Winchester Place Nursing and Rehabilitation Center	Canal Winchester	OH	—	454,714,963	454,714,963	7/11/1974	1993	28 years
Franklin Woods Nursing and Rehabilitation Center	Columbus	OH	—	190,471,249	190,471,249	2/21/1986	1992	38 years
Lebanon Country Manor	Lebanon	OH	—	105,361,722	105,361,722	4/21/1984	1986	43 years
Logan Health Care Center	Logan	OH	—	169,375,089	169,375,089	3/31/1979	1991	30 years
Pickerington Nursing & Rehabilitation Center	Pickerington	OH	—	312,438,269	312,438,269	4/10/1984	1992	37 years
Sunnyside Care Center	Salem	OR	—	1,512,249,761	1,512,249,761	12/23/1981	1991	30 years





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Property Name	Location		Encumbrances	Initial Cost to Company		Gross Amount Carried at Close of Period		Total Depreciation	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Land and Improvements	Buildings and Improvements	Land and Improvements	Buildings and Improvements			
Wyomissing Nursing and Rehabilitation Center	Reading	PA	—	61 5,095	—	61 5,095	5,156,272	2,880,666	1993	45 years
Oak Hill Nursing and Rehabilitation Center	Pawtucket	RI	—	91 6,724	—	91 6,724	6,815,044	4,771,066	1990	45 years
Masters Health Care Center	Algood	TN	—	524 4,370	—	524 4,370	4,894,249	1,645,981	1987	38 years
Wasatch Care Center	Ogden	UT	—	373 597	—	373 597	970,600	370,196	1990	25 years
St. George Care and Rehabilitation Center	St. George	UT	—	419 4,465	—	419 4,465	4,884,004	1,880,076	1993	29 years
Nansemond Pointe Rehabilitation and Healthcare Center	Suffolk	VA	—	534 6,990	—	534 6,990	7,524,923	2,601,063	1991	32 years
River Pointe Rehabilitation and Healthcare Center	Virginia Beach	VA	—	770 4,440	—	770 4,440	5,240,051	1,159,953	1991	25 years
Bay Pointe Medical and Rehabilitation Center	Virginia Beach	VA	—	805 2,886	(380)	425 2,886	3,312,075	1,231,071	1993	29 years
Birchwood Terrace Healthcare	Burlington	VT	—	15 4,656	—	15 4,656	4,674,317	1,754,196	1990	27 years
Northwest Continuum Care Center	Longview	WA	—	145 2,563	—	145 2,563	2,708,937	776,195	1992	29 years
Rainier Vista Care Center	Puyallup	WA	—	520 4,780	—	520 4,780	5,301,662	2,634,986	1991	40 years
Arden Rehabilitation and Healthcare Center	Seattle	WA	—	1,114,013	—	1,114,013	15,124,952	2,168,050	1993	28.5 years
Lakewood Healthcare Center	Tacoma	WA	—	504 3,511	—	504 3,511	4,012,165	1,851,089	1989	45 years
Vancouver Health & Rehabilitation Center	Vancouver	WA	—	449 2,964	—	449 2,964	3,412,239	1,174,070	1993	28 years

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Eastview Medical and Rehabilitation Center	Antigo	WI	—	200 4,047	200 4,047	243,547	051962	1991	28 years
Mount Carmel Medical and Rehabilitation Center	Burlington	WI	—	274 7,205	274 7,205	7,470,862	611971	1991	30 years
San Luis Medical and Rehabilitation Center	Green Bay	WI	—	259 5,299	259 5,299	5,558,421	1,137968	1996	25 years
Sheridan Medical Complex	Kenosha	WI	—	282 4,910	282 4,910	5,192,336	561964	1991	25 years
Woodstock Health and Rehabilitation Center	Kenosha	WI	—	562 7,424	562 7,424	7,986,767	211970	1991	25 years
North Ridge Medical and Rehabilitation Center	Manitowoc	WI	—	206 3,785	206 3,785	3,991,927	1,064964	1992	29 years
Colonial Manor Medical and Rehabilitation Center	Wausau	WI	—	169 3,370	169 3,370	3,532,305	1,234964	1995	30 years
Mountain Towers Healthcare and Rehabilitation Center	Cheyenne	WY	—	342 3,468	342 3,468	3,812,492	1,318964	1992	29 years
South Central Wyoming Healthcare and Rehabilitation	Rawlins	WY	—	151 1,738	151 1,738	1,880,276	191955	1993	29 years
Wind River Healthcare and Rehabilitation Center	Riverton	WY	—	179 1,559	179 1,559	1,738,126	171967	1992	29 years
TOTAL KINDRED SKILLED NURSING FACILITIES			—	31,725	31,000	380,313,450	281,268,253		106
NON-KINDRED SKILLED NURSING FACILITIES									
Heartland	Benton	AR	—	650 13,540	650 13,558	4,208,293	07992	2011	35 years

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Property Name	Location		Encumbrances	Initial Cost to Company		Gross Amount Carried at Close of Period		Accumulated Depreciation	Year of Construction Acquired	Life on Which Depreciation in Income Statement is Computed	
	City	State / Province		Land and Improvements	Buildings and Improvements to Acquisition	Land and Improvements	Buildings and Improvements				
Southern Trace	Bryant	AR	—	480	12,455	480	12,455	2,985,044	1,899	2011	35 years
Beverly Health Care Golflinks	Hot Springs	AR	—	500	11,314	500	11,311	1,891	10,827	2011	35 years
Lake Village	Lake Village	AR	—	560	8,594	560	8,617	1,776	8,411	2011	35 years
Belle View	Monticello	AR	—	260	9,542	260	9,542	29,807	9,004	2011	35 years
River Chase	Morrilton	AR	—	240	9,476	240	9,476	7,179	8,922	2011	35 years
Brookridge Cove	Morrilton	AR	—	410	11,069	410	11,073	1,485	10,538	2011	35 years
River Ridge	Wynne	AR	—	290	10,763	290	10,764	1,054	10,169	2011	35 years
Kachina Point Health Care and Rehabilitation Center	Sedona	AZ	—	364	4,179	364	4,376	4,740	3,673	1984	45 years
Villa Campana Health Care Center	Tucson	AZ	—	533	2,201	533	2,596	3,129	4,441	1993	35 years
Bay View Nursing and Rehabilitation Center	Alameda	CA	—	1,463	9,981	1,463	9,263	7,725	5,593	1993	45 years
Chowchilla Convalescent Center	Chowchilla	CA	—	1,786	6,097	1,786	6,097	8,745	6,424	2011	35 years
Driftwood Orange Hills Convalescent Hospital	Gilroy	CA	—	3,330	3,665	3,330	3,665	5,991	5,170	2011	35 years
Brighton Care Center	Orange	CA	—	960	20,968	960	20,968	1,928	20,238	2011	35 years
Malley Healthcare and Rehabilitation Center	Brighton	CO	—	282	3,377	282	3,683	3,963	5,591	1992	30 years
Park Place Health Center	Northglenn	CO	—	501	8,294	501	8,537	9,038	8,868	1993	29 years
Spectrum Healthcare	Hartford	CT	—	1,370	9,908	1,370	9,908	4,274	3,837	2011	35 years
Torrington Beverly Health - Ft. Pierce	Torrington	CT	—	1,770	7,164	1,770	7,136	4,906	4,290	2011	35 years
	Fort Pierce	FL	—	840	16,318	840	16,318	7,158	8,515	2011	35 years

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Willowood Health & Rehab Center	Flowery Branch	GA	—	1,130,219	—	1,130,219	10,378	9,563	970	2011	35 years	
Specialty Care of Marietta Savannah Rehabilitation & Nursing Center	Marietta	GA	—	241 2,782	370	241 3,152	3,392	131	11,262	968	1993	28.5 years
Boise Health and Rehabilitation Center	Savannah	GA	—	213 2,772	325	213 3,097	3,310	053	1,257	968	1993	28.5 years
Westbury Meadowbrooke Rehab Centre & Suites	Boise	ID	—	256 3,593	281	256 3,874	4,130	547	2,583	977	1998	45 years
Chalet Village Vermillion Convalescent Center	Lisle	IL	—	730 9,270	—	730 9,270	10,008	608	1,409	990	2009	35 years
Willow Crossing Health & Rehab Center	Anderson	IN	—	1,606,710	—	1,606,710	8,316	17	7,693	967	2011	35 years
Greenhill Manor Twin City Healthcare	Berne	IN	—	590 1,654	—	590 1,654	2,229	2,011	586	2011	35 years	
Hanover Nursing Center	Clinton	IN	—	700 11,057	—	700 11,057	1,757	8	10,807	71	2011	35 years
Bridgewater Center for Health & Rehab	Columbus	IN	—	880 4,963	—	880 4,963	5,848	0	5,363	988	2011	35 years
Oakbrook Village	Fowler	IN	—	380 7,659	—	380 7,659	8,036	40	7,399	973	2011	35 years
	Gas City	IN	—	350 3,012	—	350 3,012	3,363	09	3,053	974	2011	35 years
	Hanover	IN	—	1,070,903	—	1,070,903	4,974	58	4,511	975	2011	35 years
	Hartford City	IN	—	470 1,855	—	470 1,855	2,324	1	2,084	988	2011	35 years
	Huntington	IN	—	600 1,950	—	600 1,950	2,550	17	2,333	987	2011	35 years

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Property Name	City	State / Province	Encumbrances	Initial	Gross	Land Improvements	Buildings and Improvements to Acquisition	Buildings and Improvements	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
				Cost to Company	Amount Carried at Close of Period							
Lakeview Manor	Indianapolis	IN	—	2,780,927	—	2,780,927	10,700	9,900	968	2011	35 years	
Wintersong Village	Knox	IN	—	420,201	—	420,201	92,430	2,231	984	2011	35 years	
Woodland Hills Care Center	Lawrenceburg	IN	—	340,375	—	340,375	4,090	3,689	966	2011	35 years	
Parkwood Health Care Center	Lebanon	IN	—	121,451	272	121,523	35,354	730	1,619	1993	25 years	
Whispering Pines Muncie Health & Rehabilitation Center	Monticello	IN	—	460,846	—	460,846	18,921	5	8,200	2011	35 years	
Willow Bend Living Center	Muncie	IN	—	1,080,026	—	1,080,026	5,105	4,732	976	2011	35 years	
Liberty Village	Muncie	IN	—	1,520,542	—	1,520,542	29,065	8,320	001	2011	35 years	
Petersburg Health Care Center	Petersburg	IN	—	310,844	—	310,844	38,753	2	8,011	2011	35 years	
Persimmon Ridge Center	Portland	IN	—	400,959	—	400,959	79,983	0	9,167	2011	35 years	
Oakridge Convalescent Center	Richmond	IN	—	640,111	128	640,112	81,768	10,800	005	2011	35 years	
Royal Oaks Health Care and Rehabilitation Center	Terre Haute	IN	—	418,577	1,044	428,613	26,813	2,241	590	1995	45 years	
Westridge Healthcare Center	Terre Haute	IN	—	690,538	—	690,538	46,074	82	5,592	2011	35 years	
Washington Nursing Center	Washington	IN	—	220,10,054	—	220,10,054	10,286	9,388	968	2011	35 years	
Pine Knoll Rehabilitation Center	Winchester	IN	—	730,6,039	—	730,6,039	6,769	16	6,213	2011	35 years	
Belleville Health Care Center	Belleville	KS	—	590,4,170	—	590,4,170	4,769	9	4,361	2011	35 years	
Oak Ridge Acres	Hiawatha	KS	—	350,590	—	350,590	940	104	836	2011	35 years	
Smokey Hill Rehab Center	Salina	KS	—	360,3,705	—	360,3,705	4,065	10	3,615	2011	35 years	
Westwood Manor	Topeka	KS	—	250,3,735	—	250,3,735	3,984	7	3,618	2011	35 years	

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Infinia at Wichita	Wichita	KS	—	350 13,065	350 13,065	3,410,542,306	2011	35 years
Jackson Manor	Annville	KY	—	131 4,442	131 4,442	5,709 3,664	2006	35 years
Colonial Health & Rehabilitation Center	Bardstown	KY	—	38 2,829	38 2,829	2,867 2,288	2006	35 years
Oakview Nursing and Rehabilitation Center	Calvert City	KY	—	124 2,882	124 3,669	3,723 2,519	1990	30 years
Green Valley Health & Rehabilitation Center	Carrollton	KY	—	29 2,325	29 2,325	2,347 1,818	2006	35 years
Summit Manor Health & Rehabilitation Center	Columbia	KY	—	38 12,510	38 12,510	2,548 2,980	2006	35 years
Glasgow Health & Rehabilitation Center	Glasgow	KY	—	21 2,997	21 2,997	3,014 2,404	2006	35 years
Professional Care Health & Rehabilitation Center	Hartford	KY	—	22 7,905	22 7,905	7,927 6,196	2006	35 years
Hart County Health Center	Horse Cave	KY	—	68 6,059	68 6,059	6,127 4,880	2006	35 years
Heritage Hall Health & Rehabilitation Center	Lawrenceburg	KY	—	38 3,920	38 3,920	3,958 3,159	2006	35 years
Tanbark Health & Rehabilitation Center	Lexington	KY	—	868 6,061	868 6,061	6,929 245,688	2006	35 years
Northfield Centre for Health and Rehabilitation	Louisville	KY	—	285 1,555	285 2,138	2,423 354,069	1985	30 years
Jefferson Manor	Louisville	KY	—	2,169,075	2,169,075	2,484 5,410	2006	35 years

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Property Name	Location		Encumbrances	Initial	Gross	Land Improvements	Buildings	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Cost to Company	Amount Carried at Close of Period						
				Land Encumbrances	Costs Land and Buildings Improvements to Acquisition						
Jefferson Place Meadowview Health & Rehabilitation Center	Louisville	KY	—	1,309,175	—	1,309,175	10,488,879	8,609,991	2006	2006	35 years
Rockford Health & Rehabilitation Center	Louisville	KY	—	3174,666	—	3174,666	4,985,402	2,873	2006	2006	35 years
Summerfield Health & Rehabilitation Center	Louisville	KY	—	3649,568	—	3649,568	9,932,959	9,979,975	2006	2006	35 years
McCreary Health & Rehabilitation Center	Pine Knot	KY	—	73 2,443	—	73 2,443	2,516,000	2,016,900	2006	2006	35 years
North Hardin Health & Rehabilitation Center	Radcliff	KY	—	218 11,944	—	218 11,944	12,124,407	10,710,86	2006	2006	35 years
Monroe Health & Rehabilitation Center	Tompkinsville	KY	—	32 8,756	—	32 8,756	6,788,793	3,999,969	2006	2006	35 years
Fountain Circle Health and Rehabilitation Colony House Nursing and Rehabilitation Center	Winchester	KY	—	1376,120	707	1376,827	6,964,812	7,149,67	1990	1990	30 years
Wingate at Andover	Abington	MA	—	132 999 194		132 1,193	3,325,102	1,171,965	1969	1969	40 years
Wingate at Brighton	Andover	MA	—	1,450,479	8	1,450,479	8,248,881	4,969,2	2011	2011	35 years
Sachem Skilled Nursing & Rehabilitation Center	Brighton	MA	—	1,070,383	—	1,070,383	3,452,33	7,720,95	2011	2011	35 years
Chestnut Hill Rehab & Nursing	East Bridgewater	MA	—	529 1,238	232	529 1,470	1,999,589	1,101,968	1982	1982	27 years
	East Longmeadow	MA	—	3,050,392	—	3,050,392	2,442,76	7,866,85	2011	2011	35 years

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Wingate at Haverhill Skilled Care Center	Haverhill	MA	—	8109,288	8109,288	10,884,921	1973	2011	35 years
Center at Silver Lake	Kingston	MA	—	3,230,870	3,230,870	13,108,411	1962	2011	35 years
Wentworth Skilled Care Center	Lowell	MA	—	820,112,220	820,112,220	12,046,110,746	1966	2011	35 years
Bolton Manor Nursing and Rehabilitation Center	Marlborough	MA	—	222,243,122	222,243,122	92,881,147	1973	1984	34.5 years
The Eliot Healthcare Center	Natick	MA	—	249,132,230	249,132,230	1,558,807,395	1996	1982	31 years
Wingate at Needham Country Rehabilitation and Nursing Center	Needham Heights	MA	—	920,923,610	920,923,610	1,881,927,196	1996	2011	35 years
Wingate at Reading	Newburyport	MA	—	199,300,378	199,300,378	1,382,581,827	1968	1982	27 years
Wingate at South Hadley	Reading	MA	—	920,749,926	920,749,926	1,472,676,998	1988	2011	35 years
Ring East	South Hadley	MA	—	1,870,572	1,870,572	17,443,116	1988	2011	35 years
Wingate at Sudbury	Springfield	MA	—	1,250,356	1,250,356	14,811,213	1987	2011	35 years
Newton and Wellesley Alzheimer Center	Sudbury	MA	—	1,548,100	1,548,100	6,427,881	1997	2011	35 years
Riverdale Gardens Rehab & Nursing	Wellesley	MA	—	297,325,017	297,325,017	2,712,883,371	1971	1984	30 years
Wingate at Wilbraham	West Springfield	MA	—	2,140,997	2,140,997	10,242,828	1960	2011	35 years
Worcester Skilled Care Center	Wilbraham	MA	—	4,070,777	4,070,777	14,840,083	1988	2011	35 years
Cumberland Villa Nursing Center	Worcester	MA	—	620,10,958	620,10,958	1,570,390	1990	2011	35 years
	Cumberland	MD	—	660,23,970	660,23,970	24,639,052	1968	2011	35 years



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Property Name	City	State / Province	Encumbrances	Initial Cost to Company		Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
				Land and Improvements	Buildings and Subsequent Improvements to Acquisition				
Colton Villa	Hagerstown	MD	—	1,550,973	1,550,973	18,523,367,087	2011	2011	35 years
Westminster Nursing & Convalescent Center	Westminster	MD	—	2,160,934	2,160,934	18,093,476,194	2011	2011	35 years
Augusta Rehabilitation Center	Augusta	ME	—	152,107,446	152,122,013,720	5,715,196	1985	1985	30 years
Eastside Rehabilitation and Living Center	Bangor	ME	—	316,134,913	316,148,317,992	7,521,196	1985	1985	30 years
Winship Green Nursing Center	Bath	ME	—	110,145,128	110,158,316,932	5,437,197	1985	1985	35 years
Brewer Rehabilitation and Living Center	Brewer	ME	—	228,273,704	228,304,132,626	10,009,74	1985	1985	33 years
Kennebunk Nursing and Rehabilitation Center	Kennebunk	ME	—	99,189,816	99,205,921,585	15,431,977	1985	1985	35 years
Norway Rehabilitation & Living Center	Norway	ME	—	133,165,818	133,177,619,093	15,991,972	1985	1985	39 years
Brentwood Rehabilitation and Nursing Center	Yarmouth	ME	—	181,278,946	181,293,531,262	6,855,194	1985	1985	45 years
Autumn Woods Residential Health Care Facility	Warren	MI	—	1,496,015	1,496,015	27,510,736,287	2012	2012	35 years
Hopkins Healthcare	Hopkins	MN	—	4,470,409	4,470,409	25,879,444,195	2011	2011	35 years
Andrew Care Home	Minneapolis	MN	—	3,280,083	3,280,163,443	5,769,841	2011	2011	35 years
	Rochester	MN	—	639,349	639,349	74,136,558,781	1982	1982	28 years

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Golden Living Center - Rochester East										
Ashland Healthcare	Ashland	MO	—	7704,400	7704,400	5,179	4,774	993	2011	35 years
South Hampton Place	Columbia	MO	—	71011,279	71011,279	1,983	11,096	4	2011	35 years
Dixon Nursing & Rehab	Dixon	MO	—	5703,342	5703,342	3,932	3,599	89	2011	35 years
Current River Nursing	Doniphan	MO	—	4507,703	4507,703	3,153	7,449	91	2011	35 years
Forsyth Care Center	Forsyth	MO	—	7106,731	7106,731	7,464	6,799	93	2011	35 years
Maryville Health Care Center	Maryville	MO	—	6305,825	6305,825	4,556	5,891	72	2011	35 years
Glenwood Healthcare	Seymour	MO	—	6703,737	6703,737	4,079	4,058	90	2011	35 years
Silex Community Care	Silex	MO	—	7302,689	7302,689	3,427	3,149	91	2011	35 years
Gravios Nursing Center	St. Louis	MO	—	1,560,582	1,560,582	2,995	11,196	4	2011	35 years
Bellefontaine Gardens	St. Louis	MO	—	1,610,314	1,610,314	5,925	5,479	88	2011	35 years
Strafford Care Center	Strafford	MO	—	1,678,251	1,678,251	9,970	9,221	95	2011	35 years
Windsor Healthcare	Windsor	MO	—	5103,345	5103,345	3,852	3,534	96	2011	35 years
Chapel Hill Rehabilitation and Healthcare Center	Chapel Hill	NC	—	3473,029	3473,458	3,805	3,330	47	1993	28 years
Rehabilitation and Health Center of Gastonia	Gastonia	NC	—	1582,359	1582,781	2,939	3,109	68	1992	29 years
Lakewood Manor	Hendersonville	NC	—	1,610,759	1,610,759	9,369	8,629	79	2011	35 years
Kinston Rehabilitation and Healthcare Center	Kinston	NC	—	1863,038	1863,480	3,661	3,184	48	1993	29 years
Guardian Care of Roanoke Rapids	Roanoke Rapids	NC	—	3394,132	3394,636	4,975	5,661	31	1991	25 years
Dover Rehabilitation and Living Center	Dover	NH	—	3553,797	3554,014	4,369	6,686	89	1990	25 years

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Property Name	Location		Encumbrances	Initial	Gross	Total	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Cost to Company	Amount Carried at Close of Period				
				Land Improvements	Costs Capitalized and Subject to Depreciation	Buildings and Improvements			
Lopatcong Center Las Vegas	Phillipsburg	NJ	—	1,490,233	—	1,490,233	1982	2004	30 years
Healthcare and Rehabilitation Center	Las Vegas	NV	—	454,101	1,818,877	454,120,516	1994	1992	30 years
Torrey Pines Care Center	Las Vegas	NV	—	256,132	4,270	256,159,850	1971	1992	29 years
Wingate at St. Francis	Beacon	NY	—	1,900,811	—	1,900,811	2002	2011	35 years
Garden Gate	Cheektowaga	NY	—	760,156,430	—	760,156,786	1959	2011	35 years
Brookhaven	East Patchogue	NY	—	1,102,584	30	1,102,587,262	1988	2011	35 years
Wingate at Dutchess	Fishkill	NY	—	1,300,968	—	1,300,983,987	1996	2011	35 years
Autumn View	Hamburg	NY	—	1,192,468	374	1,192,721,921	1983	2011	35 years
Wingate at Ulster	Highland	NY	—	1,500,822	—	1,500,828,723	1998	2011	35 years
North Gate	North Tonawanda	NY	—	1,010,480	40	1,010,481,853	1982	2011	35 years
Seneca	West Seneca	NY	—	1,400,349	5	1,400,354,896	1974	2011	35 years
Harris Hill	Williamsville	NY	—	1,240,357	33	1,240,360,748	1992	2011	35 years
Chillicothe Nursing & Rehabilitation Center	Chillicothe	OH	—	128,348	1,312	128,379,921	1976	1985	34 years
Burlington House	Cincinnati	OH	—	918,508	7	918,508,760	1989	2004	35 years
Minerva Park Nursing and Rehabilitation Center	Columbus	OH	—	210,368	4,339	210,402,342	1973	1997	45 years
Regency Manor	Columbus	OH	—	606,164	2,401	606,168,257	1983	2004	35 years
Coshocton Health & Rehabilitation Center	Coshocton	OH	—	203,197	9,242	203,203,250	1974	1993	25 years
Olentangy Woods	Galion	OH	—	540,632	(1,872)	540,452,992	1967	2011	35 years
Marietta Convalescent Center	Marietta	OH	—	158,326	675	158,341,349	1972	1993	25 years
	Warren	OH	—	1,100,196	(3,831)	1,100,406,465	1967	2011	35 years

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Renaissance North										
Country Glenn	Washington Court House	OH	—	490 13,460	1,700	490 11,760	2,250	11,278	2011	35 years
Willow Park Health Care Center	Lawton	OK	—	300 12,164	—	300 12,164	2,459	26,549	2011	35 years
Temple Manor Nursing Home	Temple	OK	—	300 1,779	—	300 1,779	2,079	1,888	2011	35 years
Tuttle Care Center	Tuttle	OK	—	150 1,377	—	150 1,377	1,527	1,360	2011	35 years
Avamere Rehab of Coos Bay	Coos Bay	OR	—	1,920,394	—	1,920,394	5,313	4,982	2011	35 years
Avamere Riverpark of Eugene	Eugene	OR	—	1,960,622	—	1,960,622	9,582	237,814	2011	35 years
Avamere Rehab of Eugene	Eugene	OR	—	1,080,257	—	1,080,257	8,335	7,699	2011	35 years
Avamere Rehab of Clackamas	Gladstone	OR	—	820 3,844	—	820 3,844	4,662	4,302	2011	35 years
Avamere Rehab of Hillsboro	Hillsboro	OR	—	1,390,628	—	1,390,628	10,754	9,264	2011	35 years
Avamere Rehab of Junction City	Junction City	OR	—	590 5,583	—	590 5,583	6,178	5,693	2011	35 years
Avamere Rehab of King City	King City	OR	—	1,290,646	—	1,290,646	1,936	11,047	2011	35 years
Avamere Rehab of Lebanon	Lebanon	OR	—	980 12,954	—	980 12,954	3,934	512,874	2011	35 years
Medford Rehabilitation and Healthcare Center	Medford	OR	—	362 4,610	205	362 4,815	5,173	491,680	1991	34 years
Newport Rehabilitation & Specialty Care Center	Newport	OR	—	380 3,420	775	380 4,195	4,575	194,250	2011	35 years

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Property Name	Location		Encumbrances	Initial	Gross	Land Encumbrances	Buildings and Improvements	Land Encumbrances	Buildings and Improvements	Total	NBV	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Cost to Company	Amount Carried at Close of Period								
Mountain View Avamere	Oregon City	OR	—	1,056,831	1,056,831	—	—	—	17,883	7,551	77	2012	35 years
Crestview of Portland Avamere Twin Oaks of Sweet Home	Portland	OR	—	1,610,942	1,610,942	—	—	—	25,525	214,406	64	2011	35 years
Balanced Care at Bloomsburg	Bloomsburg	PA	—	621,371	621,371	—	—	—	11,928	1,711	97	2006	35 years
The Belvedere	Chester	PA	—	822,720	822,720	—	—	—	38,025	593,438	99	2004	30 years
Mountain View Nursing Home	Greensburg	PA	—	580,128	580,128	—	—	—	17,397	162,287	71	2011	35 years
Pennsburg Manor	Pennsburg	PA	—	1,097,871	1,097,871	—	—	—	18,962	898,064	82	2004	30 years
Chapel Manor	Philadelphia	PA	—	1,595,382	1,595,382	—	—	—	55,346	53,441	1,594	2004	30 years
Wayne Center	Strafford	PA	—	662,728	662,728	—	—	—	38,445	5,437	75	2004	30 years
Epic- Bayview	Beaufort	SC	—	890,143	890,143	—	—	—	15,201	266,393	70	2011	35 years
Dundee Nursing Home	Bennettsville	SC	—	320,869	320,869	—	—	—	9,017	68,249	58	2011	35 years
Epic-Conway	Conway	SC	—	1,090,880	1,090,880	—	—	—	7,974	596,517	75	2011	35 years
Mt. Pleasant Nursing Center	Mount Pleasant	SC	—	1,810,079	1,810,079	—	—	—	10,887	10,067	77	2011	35 years
Firesteel Fountain Springs Healthcare Center	Mitchell	SD	—	690,153	690,153	—	—	—	6,003	4,747	66	2011	35 years
Brookewood Health Care Center	Rapid City	SD	—	940,286	940,286	—	—	—	29,587	192,388	89	2011	35 years
Tri-State Comp Care Center Madison Healthcare and Rehabilitation Center	Decatur	TN	—	470,461	470,461	—	—	—	75,087	47,464	98	2011	35 years
Primacy Healthcare and Rehabilitation Center	Harrogate	TN	—	1,520,151	1,520,151	—	—	—	13,074	12,069	90	2011	35 years
	Madison	TN	—	168,144	168,144	—	—	—	2,269	1,714	1,882	1992	29 years
	Memphis	TN	—	1,228,344	1,228,344	—	—	—	294,860	547,311	98	1990	37 years
	Baytown	TX	—	490,910	490,910	—	—	—	9,597	65,821	70	2011	35 years

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Green Acres - Baytown Allenbrook Healthcare Summer Place	Baytown	TX	—	470 11,304	470 11,304	1,761 10,807	2011	35 years
Nursing and Rehab Green Acres - Center	Beaumont	TX	—	1,160 5,934	1,160 5,934	7,003 7,250	2011	35 years
Regency Nursing Home Park Manor - Conroe	Center	TX	—	200 5,446	200 5,446	5,451 5,130	2011	35 years
Trisun Care Center Westwood	Clarksville	TX	—	380 8,711	380 8,711	9,078 8,310	2011	35 years
Trisun Care Center River Ridge	Conroe	TX	—	1,310 2,318	1,310 2,318	3,623 2,800	2011	35 years
Heritage Oaks West	Corpus Christi	TX	—	440 8,624	440 8,624	9,064 8,323	2011	35 years
Park Manor	Corpus Christi	TX	—	890 7,695	890 7,695	5,850 6,799	2011	35 years
Hill Country Care	Corsicana	TX	—	510 15,806	510 15,806	6,316 20,499	2011	35 years
Sandstone Ranch Pecan Tree Rehab & Healthcare	DeSoto	TX	—	1,080 4,484	1,080 4,484	5,524 4,324	2011	35 years
Pleasant Valley Health & Rehab	Dripping Springs	TX	—	740 3,973	756 3,973	4,237 4,358	2011	35 years
Upshur Manor	El Paso	TX	—	1,580 3,396	1,580 3,396	9,976 6,920	2011	35 years
Beechnut Manor	Gainesville	TX	—	430 11,499	430 11,499	9,284 10,949	2011	35 years
	Garland	TX	—	1,040 3,383	1,040 3,383	10,425 9,567	2011	35 years
	Gilmer	TX	—	770 8,126	770 8,126	8,972 8,168	2011	35 years
	Houston	TX	—	1,080 2,030	1,080 2,030	3,111 2,058	2011	35 years

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Property Name	Location		State / Province	Initial Cost to Company	Gross Amount Carried at Close of Period	Land Encumbrances	Costs of Building Improvements to Acquisition	Land Encumbrances and Substantive Improvements	Buildings and Improvements	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City												
Park Manor - Cypress Station	Houston	TX	—	1,450,542	1,450,542	—	—	—	20,992	269,420	2011	2013	35 years
Park Manor of Westchase	Houston	TX	—	2,760,715	2,760,715	—	—	—	19,473	369,810	2011	2015	35 years
Park Manor - Cyfair	Houston	TX	—	1,720,717	1,720,717	—	—	—	17,432	212,299	2011	2019	35 years
Green Acres - Humble	Humble	TX	—	2,060,738	2,060,738	—	—	—	8,798	8,159	2011	2012	35 years
Park Manor - Humble	Humble	TX	—	1,650,257	1,650,257	—	—	—	17,907	406,730	2011	2013	35 years
Green Acres - Huntsville	Huntsville	TX	—	290,256	290,256	—	—	—	8,539	2,562	2011	2016	35 years
Legend Oaks Healthcare	Jacksonville	TX	—	760,639	760,639	—	—	—	10,396	9,520	2011	2016	35 years
Avalon Kirbyville	Kirbyville	TX	—	260,713	260,713	—	—	—	37,970	7,219	2011	2017	35 years
Millbrook Healthcare	Lancaster	TX	—	750,480	750,480	—	—	—	8,232	7,508	2011	2018	35 years
Nexion Health at Linden	Linden	TX	—	680,349	680,349	—	—	—	5,170	3,719	2011	2016	35 years
SWLTC Marshall Conroe	Marshall	TX	—	810,093	810,093	—	—	—	10,900	9,920	2011	2018	35 years
McKinney Healthcare & Rehab	McKinney	TX	—	1,450,345	1,450,345	—	—	—	1,927	10,806	2011	2016	35 years
Park Manor of McKinney	McKinney	TX	—	1,540,042	1,540,042	—	—	—	2,592	48,457	2011	2019	35 years
Midland Nursing Center	Midland	TX	—	530,133	530,133	—	—	—	13,113	8,409	2011	2012	35 years
Park Manor of Quail Valley	Missouri City	TX	—	1,920,841	1,920,841	—	—	—	18,763	17,386	2011	2015	35 years
Nexion Health at Mt. Pleasant	Mount Pleasant	TX	—	520,050	520,050	—	—	—	5,725	5,049	2011	2017	35 years
The Meadows Nursing and Rehab	Orange	TX	—	380,107	380,107	—	—	—	7,157	10,200	2011	2016	35 years
Cypress Glen Nursing and	Port Arthur	TX	—	1,340,142	1,340,142	—	—	—	15,482	249,420	2011	2010	35 years

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Rehab Cypress Glen East	Port Arthur	TX	—	490,106,663	490,106,661,1524	10,12986	2011	35 years
Trisun Care Center Coastal Palms	Portland	TX	—	390,854,8	390,854,88,9381	8,19998	2011	35 years
Legend Oaks Healthcare San Angelo	San Angelo	TX	—	870,12,282	870,12,2823,115048	2,2006	2011	35 years
Parklane West	San Antonio	TX	—	770,10,242	770,10,2421,0117	10,0988	2011	35 years
San Pedro Manor	San Antonio	TX	—	740,11,492,768	740,11,492,768	8,66986	2011	35 years
Nexion Health at Sherman	Sherman	TX	—	250,636	250,636,8865	6,26971	2011	35 years
Avalon Trinity	Trinity	TX	—	330,941,3	330,941,39,74326	8,91985	2011	35 years
Renfro Nursing Home	Waxahachie	TX	—	510,7,602	510,7,6028,1728	7,37976	2011	35 years
Avalon Wharton Federal Heights	Wharton	TX	—	270,5,107	270,5,1075,3521	4,85088	2011	35 years
Rehabilitation and Nursing Center	Salt Lake City	UT	—	201,2,322,247	201,2,322,247	10541962	1992	29 years
Infinia at Granite Hills	Salt Lake City	UT	—	740,1,247,700	756,1,931,2,68245	2,44972	2011	35 years
Crosslands Rehabilitation & Healthcare Center	Sandy	UT	—	334,4,300,275	334,4,300,275	92492,41987	1992	40 years
Sleepy Hollow Manor	Annandale	VA	—	7,2103,562	7,2103,5620,77286	9,4863	2011	35 years
The Cedars Nursing Home	Charlottesville	VA	—	2,8100,763	2,8100,7633,5773	12,6064	2011	35 years
Emporia Manor	Emporia	VA	—	620,7,492,15	635,7,492,15	7,41871	2011	35 years
Harbour Pointe Medical and Rehabilitation Center	Norfolk	VA	—	427,4,441,838	427,4,441,838	5,706412,29969	1993	28 years
Walnut Hill Convalescent Center	Petersburg	VA	—	930,11,597	930,11,5972,5274	11,54972	2011	35 years



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Property Name	City	State / Province	Encumbrances	Initial	Gross	Land Encumbrances	Costs Capitalized and Subsequent Improvements to Acquisition	Land and Buildings Improvements	Buildings and Multiple Units Total Depreciation	Accumulated Depreciation	Year Acquired	Life on Which Depreciation in Income Statement is Computed
				Cost to Company	Amount Carried at Close of Period							
Battlefield Park Convalescent Center	Petersburg	VA	—	1,010,489	1,010,489	—	—	1,010,489	3,490,482	4,507,616	2011	35 years
Bellingham Health Care and Rehabilitation Services	Bellingham	WA	—	441,382,453	441,397,744	—	—	441,397,744	12,863,553	15,972,468	1993	28.5 years
St. Francis of Bellingham	Bellingham	WA	—	1,740,584	1,740,584	—	—	1,740,584	25,328,523	27,064,108	2011	35 years
Evergreen North Cascades	Bellingham	WA	—	1,220,554	1,220,554	—	—	1,220,554	8,774,858	9,995,412	2011	35 years
Everett Rehabilitation & Care	Everett	WA	—	2,750,337	2,750,337	—	—	2,750,337	30,082,727	32,773,064	2011	35 years
Avamere Georgian Lakewood	Lakewood	WA	—	620,389	620,389	—	—	620,389	6,515,878	7,136,267	2011	35 years
SunRise Care & Rehab Moses Lake	Moses Lake	WA	—	660,17,439	660,17,439	—	—	660,17,439	8,099,036	8,697,672	2011	35 years
SunRise Care & Rehab Lake Ridge	Moses Lake	WA	—	660,8,866	660,8,866	—	—	660,8,866	9,526,474	10,392,888	2011	35 years
Queen Anne Healthcare	Seattle	WA	—	570,2,750,228	570,2,978,548	—	—	570,2,978,548	136,413,416	1,411,970	1993	29 years
Richmond Beach Rehab	Seattle	WA	—	2,930,6,199	2,930,6,199	—	—	2,930,6,199	11,297,177	14,227,393	2011	35 years
Avamere Olympic Rehab of Sequim	Sequim	WA	—	590,16,896	590,16,896	—	—	590,16,896	7,488,216	8,076,474	2011	35 years
Shelton Nursing Home	Shelton	WA	—	510,8,570	510,8,570	—	—	510,8,570	9,082,482	9,592,052	2011	35 years
Avamere Heritage Rehab of Tacoma	Tacoma	WA	—	1,760,6,616	1,760,6,616	—	—	1,760,6,616	6,375,454	8,131,668	2011	35 years
Avamere Skilled Nursing Tacoma	Tacoma	WA	—	1,320,544	1,320,544	—	—	1,320,544	2,866,264	3,186,808	2011	35 years
Cascade Park Care Center	Vancouver	WA	—	1,860,4,854	1,860,4,854	—	—	1,860,4,854	16,714,935	18,596,789	2011	35 years
Colony Oaks Care Center	Appleton	WI	—	353,3,571,138	353,3,709,062	—	—	353,3,709,062	873,187,187	1,230,274	1993	29 years
Chilton Health and Rehab	Chilton	WI	—	440,6,114	440,6,114	—	—	440,6,114	6,524,703	6,964,817	2011	35 years

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Florence Villa	Florence	WI	—	340,563	1—	340,563	15,971	4	5,457	70	2011	35 years
Western Village	Green Bay	WI	—	1,314,882	—	1,314,882	2,152	2	5,689	65	2011	35 years
Vallhaven Care Center	Neenah	WI	—	337,512	228	337,535	35,690	998	1,692	66	1993	28 years
Kennedy Park Medical & Rehabilitation Center	Schofield	WI	—	301,359	271	301,367	4,168	684	1,831	966	1982	29 years
Greendale Health & Rehab	Sheboygan	WI	—	880,194	1—	880,194	2,822	2	2,589	67	2011	35 years
South Shore Manor	St. Francis	WI	—	630,230	0—	630,230	2,932	20	2,711	960	2011	35 years
Waukesha Springs (Westmoreland)	Waukesha	WI	—	1,380,620	5—	1,380,620	57,584	816	1,105	73	2011	35 years
Wisconsin Dells Health & Rehab	Wisconsin Dells	WI	—	730,18,994	—	730,18,994	9,724	918	2,347	2	2011	35 years
Logan Center	Logan	WV	—	300,12,959	—	300,12,959	3,259	182	2,498	7	2011	35 years
Ravenswood Healthcare Center	Ravenswood	WV	—	320,12,710	—	320,12,710	13,030	112	1,028	7	2011	35 years
Valley Center	South Charleston	WV	—	750,24,115	—	750,24,115	4,869	222	2,949	87	2011	35 years
White Sulphur	White Sulphur Springs	WV	—	250,13,055	—	250,13,055	3,306	312	2,198	7	2011	35 years
Sage View Care Center	Rock Springs	WY	—	287,2,392	158	287,2,550	2,837	797	1,041	964	1993	30 years
TOTAL NON-KINDRED SKILLED NURSING FACILITIES			—	225,246	3,288	225,262	22,206	5,665	211,016			

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Property Name	City	State / Province	Encumbrances	Initial Cost to Company	Costs Incurred	Capitalized and Subsequent Improvements to Acquisition	Land and Buildings	Buildings and Improvements	Accumulated Depreciation	Net Book Value	Year of Construction Acquired	Life on Which Depreciation in Income Statement is Computed
TOTAL FOR SKILLED NURSING FACILITIES KINDRED HOSPITALS			—	256,957,383	558,258	256,659,222	228,463,721	224,122				
Kindred Hospital - Arizona - Phoenix	Phoenix	AZ	—	226,335,9	—	226,335,9	3,585,512	1,079,980			1992	30 years
Kindred Hospital - Scottsdale	Scottsdale	AZ	—	2,316,322	(6,578,204)	4,042,054	2,054,986				2011	35 years
Kindred Hospital - Tucson	Tucson	AZ	—	130,309,1	—	130,309,1	3,221,740	481,969			1994	25 years
Kindred Hospital - Brea	Brea	CA	—	3,142,611	—	3,142,611	5,755,188	1,567,990			1995	40 years
Kindred Hospital - Ontario	Ontario	CA	—	523,298,8	—	523,298,8	3,512,658	1,601,950			1994	25 years
Kindred Hospital - San Diego	San Diego	CA	—	670,117,64	—	670,117,64	2,430,623	381,196			1994	25 years
Kindred Hospital - San Francisco Bay Area	San Leandro	CA	—	2,735,870	—	2,735,870	8,605,943	3,662,962			1993	25 years
Kindred Hospital - Westminster	Westminster	CA	—	727,738,4	—	727,738,4	8,117,476	635,973			1993	20 years
Kindred Hospital - Denver	Denver	CO	—	896,636,7	—	896,636,7	2,663,606	621,963			1994	20 years
Kindred Hospital - South Florida - Coral Gables	Coral Gables	FL	—	1,075,348	—	1,075,348	6,410,628	1,791,956			1992	30 years
Kindred Hospital - South Florida - Ft. Lauderdale	Fort Lauderdale	FL	—	1,758,408	—	1,758,408	5,833,862	2,976,761			1989	30 years
Kindred Hospital - North Florida - Green Cove Springs	Green Cove Springs	FL	—	145,461,3	—	145,461,3	34,758,095	563,195			1994	20 years
Kindred Hospital - South Florida - Hollywood	Hollywood	FL	—	605,522,9	—	605,522,9	5,834,207	627,193			1995	20 years
Kindred Hospital - Bay Area St.	Petersburg	FL	—	1,401,670	—	1,401,670	6,107,139	969,688			1997	40 years

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Petersburg Kindred Hospital - Central Tampa	Tampa	FL	—	2,732,676	—	2,732,676	10,408,455,863	1993	40 years
Kindred Hospital - Chicago (North Campus)	Chicago	IL	—	1,583,980	—	1,583,980	1,583,007,550	1995	25 years
Kindred - Chicago - Lakeshore Kindred Hospital	Chicago	IL	—	1,519,525	—	1,519,525	11,028,338,700	1976	20 years
- Chicago (Northlake Campus)	Northlake	IL	—	850,649	—	850,649	87,348,398,950	1991	30 years
Kindred Hospital - Sycamore	Sycamore	IL	—	77,854	—	77,854	98,626,366,260	1993	20 years
Kindred Hospital - Indianapolis	Indianapolis	IN	—	985,380	—	985,380	14,786,129,657	1993	30 years
Kindred Hospital - Louisville	Louisville	KY	—	3,041	—	3,041	2,279,320,420	1995	20 years
Kindred Hospital - New Orleans	New Orleans	LA	—	648,497	—	648,497	15,640,184,435	1978	20 years
Kindred Hospital - Boston	Brighton	MA	—	1,559,796	—	1,559,796	11,384,858,248	1994	25 years
Kindred Hospital - Boston North Shore	Peabody	MA	—	543,756	—	543,756	88,115,279,832	1993	40 years
Kindred Hospital - Kansas City	Kansas City	MO	—	277,291	—	277,291	43,192,482,090	1992	30 years
Kindred Hospital - St. Louis	St. Louis	MO	—	1,128,087	—	1,128,087	2,213,778,435	1991	40 years
Kindred Hospital - Greensboro	Greensboro	NC	—	1,010,586	—	1,010,586	8,597,325,271	1994	20 years
Kindred Hospital - Albuquerque	Albuquerque	NM	—	11,425	—	11,425	34,264,627,637	1993	40 years
Kindred Hospital - Las Vegas (Sahara)	Las Vegas	NV	—	1,110,177	—	1,110,177	287,246,041	1994	40 years

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Property Name	Location		Encumbrances	Initial	Gross	Land Encumbrances	Costs, Land Improvements and Subsequent Improvements to Acquisition	Land Encumbrances	Buildings and Improvements	Total	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Cost to Company	Amount Carried at Close of Period								
Kindred Hospital - Oklahoma City	Oklahoma City	OK	—	293,560	7,900	—	293,560	7,900	188,712	1958	1993	30 years	
Kindred Hospital - Pittsburgh	Oakdale	PA	—	662,128	5,510	—	662,128	5,510	441,517	1972	1996	40 years	
Kindred Hospital - Philadelphia	Philadelphia	PA	—	135,522	3,589	—	135,522	3,589	23,457	N/A	1995	35 years	
Kindred Hospital - Chattanooga	Chattanooga	TN	—	756,415	5,178	—	756,415	5,178	6,389	1975	1993	22 years	
Kindred Hospital - Tarrant County (Fort Worth Southwest)	Fort Worth	TX	—	2,342,458	8,802	—	2,342,458	8,802	2,589	1987	1986	20 years	
Kindred Hospital - Fort Worth	Fort Worth	TX	—	648,106	8,356	—	648,106	8,356	1,049	1960	1994	34 years	
Kindred Hospital (Houston Northwest)	Houston	TX	—	1,699,788	4,487	—	1,699,788	4,487	989,498	1986	1985	40 years	
Kindred Hospital - Houston	Houston	TX	—	33,706	2,095	—	33,706	2,095	387	N/A	1994	20 years	
Kindred Hospital - Mansfield	Mansfield	TX	—	267,246	2,729	—	267,246	2,729	950	1983	1990	40 years	
Kindred Hospital - San Antonio	San Antonio	TX	—	249,114	13,660	—	249,114	13,660	74,588	1981	1993	30 years	
TOTAL FOR KINDRED HOSPITALS			—	40,482	2,257	—	40,482	2,257	84,212	1950			
NON-KINDRED HOSPITALS													
Southern Arizone Rehab	Tucson	AZ	—	770,255	8,359	—	770,255	8,359	1,044,499	1992	2011	35 years	
HealthBridge Children's Hospital	Orange	CA	—	1,330,317	10,647	—	1,330,317	10,647	9,930	2000	2011	35 years	
HealthSouth Rehabilitation Hospital	Tustin	CA	—	2,812,248	8,058	—	2,812,248	8,058	2,198	1981	2011	35 years	
Gateway Rehabilitation Hospital at Florence	Florence	KY	—	3,600,924	4,524	—	3,600,924	4,524	8,526	2001	2006	35 years	

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University Hospitals Rehabilitation Hospital	Beachwood	OH	—	—	—	18,244,800	6,448,268	17,8813	2012	35 years
The Ranch/Touchstone Highlands Regional Rehabilitation Hospital	Conroe	TX	—	2,712,428	2,459,713	1,887,527	2,724,992		2011	35 years
Houston Children's Hospital	El Paso	TX	—	1,902,616	1,902,616	51,830,689			2006	35 years
Beacon Specialty Hospital	Houston	TX	—	1,805,770	1,805,770	7,570,916	3,999		2011	35 years
TOTAL FOR NON-KINDRED HOSPITALS	Spring	TX	—	9606,498	—	9606,498	7,4586	6,95295	2011	35 years
TOTAL FOR HOSPITALS			—	15,889,390	7037,689	2,976,197	5812,391			
BROOKDALE SENIORS HOUSING COMMUNITIES			—	56,362,672	1,257,842	2,490,245	97,448			
Wellington Place at Muscle Shoals	Muscle Shoals	AL	—	3404,017	—	3404,017	4,3575	3,99299	2011	35 years
Sterling House of Chandler	Chandler	AZ	—	2,000,538	—	2,000,538	5,560	7,97898	2011	35 years
Park Regency Premier Club	Chandler	AZ	—	2,269,338	—	2,269,338	1,59808	9,1992	2011	35 years
The Springs of East Mesa	Mesa	AZ	—	2,747,918	—	2,747,918	187,663	719,3986	2005	35 years
Sterling House of Mesa	Mesa	AZ	—	6556,998	—	6556,998	7,62297	3,31098	2005	35 years
Clare Bridge of Oro Valley	Oro Valley	AZ	—	6666,169	—	6666,169	6,83502	4,81098	2005	35 years
Sterling House of Peoria	Peoria	AZ	—	5984,872	—	5984,872	5,47059	9,87098	2005	35 years

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Accumulated Depreciation	NBV	Year of Construction	Year Acquired	Life in Months
	City	State / Province		Land Improvements	Building Improvements	Costs Capitalized and Subsequent Improvements to Acquisition	Land and Buildings	Buildings and Improvements	Total					
Clare Bridge of Tempe	Tempe	AZ	—	611	4,066	—	611	4,066	4,677	1,335	3,342	1997	2005	35
Sterling House on East	Tucson	AZ	—	506	4,745	—	506	4,745	5,251	1,558	3,693	1998	2005	35
Speedway Woodside Terrace	Redwood City	CA	—	7,669	66,691	—	7,669	66,691	74,360	22,389	51,971	1988	2005	35
The Atrium	San Jose	CA	—	6,240	66,329	1,608	6,240	67,937	74,177	21,177	53,000	1987	2005	35
Brookdale Place	San Marcos	CA	—	4,288	36,204	—	4,288	36,204	40,492	12,252	28,240	1987	2005	35
Ridge Point Assisted Living Inn	Boulder	CO	—	1,290	20,683	—	1,290	20,683	21,973	1,644	20,329	1985	2011	35
Wynwood of Colorado Springs	Colorado Springs	CO	—	715	9,279	—	715	9,279	9,994	3,046	6,948	1997	2005	35
Wynwood of Pueblo	Pueblo	CO	5,082	840	9,403	—	840	9,403	10,243	3,087	7,156	1997	2005	35
The Gables at Farmington	Farmington	CT	—	3,995	36,310	—	3,995	36,310	40,305	12,048	28,257	1984	2005	35
Chatfield	West Hartford	CT	—	2,493	22,833	—	2,493	22,833	25,326	7,561	17,765	1989	2005	35
Clare Bridge of Ft. Myers	Fort Myers	FL	—	1,510	7,862	—	1,510	7,862	9,372	622	8,750	1996	2011	35
Wellington Place at Ft Walton	Fort Walton Beach	FL	—	2,610	11,041	—	2,610	11,041	13,651	872	12,779	2000	2011	35
Sterling House of Merrimac	Jacksonville	FL	—	860	16,745	—	860	16,745	17,605	1,268	16,337	1997	2011	35
Clare Bridge of Jacksonville	Jacksonville	FL	—	1,300	9,659	—	1,300	9,659	10,959	753	10,206	1997	2011	35
Sterling House of Ormond Beach	Ormond Beach	FL	—	1,660	9,738	—	1,660	9,738	11,398	765	10,633	1997	2011	35
	Palm Coast	FL	—	470	9,187	—	470	9,187	9,657	728	8,929	1997	2011	35

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Sterling House of Palm Coast															
Sterling House of Pensacola	Pensacola	FL	—	633	6,087	—	633	6,087	6,720	1,998	4,722	1998	2005	35	
Sterling House of Englewood (FL)	Rotonda West	FL	—	1,740	4,331	—	1,740	4,331	6,071	414	5,657	1997	2011	35	
Clare Bridge of Tallahassee	Tallahassee	FL	4,513	667	6,168	—	667	6,168	6,835	2,025	4,810	1998	2005	35	
Sterling House of Tavares	Tavares	FL	—	280	15,980	—	280	15,980	16,260	1,216	15,044	1997	2011	35	
Clare Bridge of West Melbourne	West Melbourne	FL	6,431	586	5,481	—	586	5,481	6,067	1,799	4,268	2000	2005	35	
The Classic at West Palm Beach	West Palm Beach	FL	25,826	3,758	33,072	—	3,758	33,072	36,830	11,068	25,762	1990	2005	35	
Clare Bridge Cottage of Winter Haven	Winter Haven	FL	—	232	3,006	—	232	3,006	3,238	987	2,251	1997	2005	35	
Sterling House of Winter Haven	Winter Haven	FL	—	438	5,549	—	438	5,549	5,987	1,822	4,165	1997	2005	35	
Wynwood of Twin Falls	Twin Falls	ID	—	703	6,153	—	703	6,153	6,856	2,020	4,836	1997	2005	35	
The Hallmark	Chicago	IL	—	11,057	107,517	3,266	11,057	110,783	121,840	35,120	86,720	1990	2005	35	
The Kenwood of Lake View	Chicago	IL	—	3,072	26,668	—	3,072	26,668	29,740	8,957	20,783	1950	2005	35	
The Heritage	Des Plaines	IL	32,000	6,871	60,165	—	6,871	60,165	67,036	20,162	46,874	1993	2005	35	
Devonshire of Hoffman Estates	Hoffman Estates	IL	—	3,886	44,130	—	3,886	44,130	48,016	13,880	34,136	1987	2005	35	
The Devonshire	Lisle	IL	33,000	7,953	70,400	—	7,953	70,400	78,353	23,523	54,830	1990	2005	35	
Seasons at Glenview	Northbrook	IL	—	1,988	39,762	—	1,988	39,762	41,750	11,557	30,193	1999	2004	35	
Hawthorn Lakes	Vernon Hills	IL	—	4,439	35,044	—	4,439	35,044	39,483	12,087	27,396	1987	2005	35	
The Willows	Vernon Hills	IL	—	1,147	10,041	—	1,147	10,041	11,188	3,365	7,823	1999	2005	35	
Sterling House of	Evansville	IN	3,620	357	3,765	—	357	3,765	4,122	1,236	2,886	1998	2005	35	



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— 1,280 11,515 — 1,280 11,515 12,795 3,831 8,964 1986 2005 35

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Accumulated Depreciation	NBV	Year of Construction	Year Acquired	Life on Which Depreciated in Income Statement is Computed
	City	State / Province		Land	Buildings	Costs Capitalized and Subsequent Improvements to Acquisition	Land	Buildings	Total					
Sterling House of Marion	Marion	IN	—	207	3,570	—	207	3,570	3,777	1,172	2,605	1998	2005	35 years
Sterling House of Portage	Portage	IN	—	128	3,649	—	128	3,649	3,777	1,198	2,579	1999	2005	35 years
Sterling House of Richmond	Richmond	IN	—	495	4,124	—	495	4,124	4,619	1,354	3,265	1998	2005	35 years
Sterling House of Derby	Derby	KS	—	440	4,422	—	440	4,422	4,862	358	4,504	1994	2011	35 years
Clare Bridge of Leawood	Leawood	KS	3,687	117	5,127	—	117	5,127	5,244	1,683	3,561	2000	2005	35 years
Sterling House of Salina II	Salina	KS	—	300	5,657	—	300	5,657	5,957	461	5,496	1996	2011	35 years
Clare Bridge Cottage of Topeka	Topeka	KS	4,937	370	6,825	—	370	6,825	7,195	2,241	4,954	2000	2005	35 years
Sterling House of Wellington	Wellington	KS	—	310	2,434	—	310	2,434	2,744	216	2,528	1994	2011	35 years
River Bay Club	Quincy	MA	—	6,101	57,862	—	6,101	57,862	63,963	18,991	44,972	1986	2005	35 years
Woven Hearts of Davison	Davison	MI	—	160	3,189	2,543	160	5,732	5,892	283	5,609	1997	2011	35 years
Clare Bridge of Delta Township	Delta Township	MI	—	730	11,471	—	730	11,471	12,201	1890	11,311	1998	2011	35 years
Woven Hearts of Delta Charter	Delta Township	MI	—	820	3,313	—	820	3,313	4,133	361	3,772	1998	2011	35 years
		MI	—	580	10,497	—	580	10,497	11,077	917	10,160	1994	2011	35 years

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Clare Bridge of Farmington Hills I Clare Bridge of Farmington Hills II	Farmington Hills	MI	—	700	10,246	—	700	10,246	10,946	929	10,017	1994	2011	35 years
Wynwood of Meridian Lansing II Clare Bridge of Grand Blanc I Wynwood of Grand Blanc II	Haslett	MI	—	1,340	6,134	—	1,340	6,134	7,474	540	6,934	1998	2011	35 years
Wynwood of Grand Blanc II Wynwood of Northville Clare Bridge of Troy I Wynwood of Troy II Wynwood of Utica Clare Bridge of Utica Sterling House of Blaine Clare Bridge of Eden Prairie Woven Hearts of Faribault Sterling House of Inver Grove Heights Woven Hearts of Mankato Edina Park Plaza Clare Bridge of	Holly	MI	—	450	12,373	—	450	12,373	12,823	965	11,858	1998	2011	35 years
	Holly	MI	—	620	14,627	—	620	14,627	15,247	1,155	14,092	1998	2011	35 years
	Northville	MI	7,261	407	6,068	—	407	6,068	6,475	1,992	4,483	1996	2005	35 years
	Troy	MI	—	630	17,178	—	630	17,178	17,808	1,320	16,488	1998	2011	35 years
	Troy	MI	—	950	12,503	—	950	12,503	13,453	1,036	12,417	1998	2011	35 years
	Utica	MI	—	1,142	11,808	—	1,142	11,808	12,950	3,876	9,074	1996	2005	35 years
	Utica	MI	—	700	8,657	—	700	8,657	9,357	717	8,640	1995	2011	35 years
	Blaine	MN	—	150	1,675	—	150	1,675	1,825	550	1,275	1997	2005	35 years
	Eden Prairie	MN	—	301	6,228	—	301	6,228	6,529	2,045	4,484	1998	2005	35 years
	Faribault	MN	—	530	1,085	—	530	1,085	1,615	111	1,504	1997	2011	35 years
	Inver Grove Heights	MN	2,857	253	2,655	—	253	2,655	2,908	872	2,036	1997	2005	35 years
	Mankato	MN	—	490	410	—	490	410	900	81	819	1996	2011	35 years
	Minneapolis	MN	15,392	3,621	33,141	—	3,621	33,141	36,762	10,977	25,785	1998	2005	35 years
	North Oaks	MN	—	1,057	8,296	—	1,057	8,296	9,353	2,723	6,630	1998	2005	35 years



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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Accumulated Depreciation	Year of Construction	Year Acquired	Life Which Expires in State is C	
	City	State / Province		Land	Buildings	Costs Capitalized and Subsequent Improvements to Acquisition	Land	Buildings	Total					
Clare Bridge of Winston-Salem	Winston-Salem	NC	—	368	3,497	—	368	3,497	3,865	1,148	2,717	1997	2005	35 y
Brendenwood	Voorhees Township	NJ	17,989	3,158	29,909	—	3,158	29,909	33,067	9,819	23,248	1987	2005	35 y
Clare Bridge of Westampton	Westampton	NJ	—	881	4,741	—	881	4,741	5,622	1,557	4,065	1997	2005	35 y
Sterling House of Deptford	Woodbury	NJ	—	1,190	5,482	—	1,190	5,482	6,672	475	6,197	1998	2011	35 y
Ponce de Leon	Santa Fe	NM	—	—	28,178	—	—	28,178	28,178	8,970	19,208	1986	2005	35 y
Westwood Assisted Living	Sparks	NV	—	1,040	7,376	—	1,040	7,376	8,416	713	7,703	1991	2011	35 y
Westwood Active Retirement	Sparks	NV	—	1,520	9,280	—	1,520	9,280	10,800	948	9,852	1993	2011	35 y
Wynwood of Kenmore	Buffalo	NY	13,538	1,487	15,170	—	1,487	15,170	16,657	4,980	11,677	1995	2005	35 y
Villas of Sherman Brook	Clinton	NY	—	947	7,528	—	947	7,528	8,475	2,471	6,004	1991	2005	35 y
Wynwood of Liberty (Manlius)	Manlius	NY	—	890	28,237	—	890	28,237	29,127	2,150	26,977	1994	2011	35 y
Clare Bridge of Perinton	Pittsford	NY	—	611	4,066	—	611	4,066	4,677	1,335	3,342	1997	2005	35 y
The Gables at Brighton	Rochester	NY	—	1,131	9,498	—	1,131	9,498	10,629	3,220	7,409	1988	2005	35 y
Clare Bridge of Niskayuna	Schenectady	NY	—	1,021	8,333	—	1,021	8,333	9,354	2,735	6,619	1997	2005	35 y
Wynwood of Niskayuna	Schenectady	NY	17,013	1,884	16,103	—	1,884	16,103	17,987	5,286	12,701	1996	2005	35 y
Villas of Summerfield	Syracuse	NY	—	1,132	11,434	—	1,132	11,434	12,566	3,754	8,812	1991	2005	35 y
Clare Bridge of Williamsville	Williamsville	NY	6,999	839	3,841	—	839	3,841	4,680	1,261	3,419	1997	2005	35 y
Sterling House of Alliance	Alliance	OH	2,302	392	6,283	—	392	6,283	6,675	2,063	4,612	1998	2005	35 y
Clare Bridge Cottage of Austintown	Austintown	OH	—	151	3,087	—	151	3,087	3,238	1,013	2,225	1999	2005	35 y
	Barberton	OH	—	440	10,884	—	440	10,884	11,324	847	10,477	1997	2011	35 y

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Sterling House of Barberton															
Sterling House of Beaver Creek	Beavercreek	OH	—	587	5,381	—	587	5,381	5,968	1,767	4,201	1998	2005	35 y	
Sterling House of Englewood (OH)	Clayton	OH	—	630	6,477	—	630	6,477	7,107	532	6,575	1997	2011	35 y	
Sterling House of Westerville	Columbus	OH	1,883	267	3,600	—	267	3,600	3,867	1,182	2,685	1999	2005	35 y	
Sterling House of Greenville	Greenville	OH	—	490	4,144	—	490	4,144	4,634	401	4,233	1997	2011	35 y	
Sterling House of Lancaster	Lancaster	OH	—	460	4,662	—	460	4,662	5,122	403	4,719	1998	2011	35 y	
Sterling House of Marion	Marion	OH	—	620	3,306	—	620	3,306	3,926	308	3,618	1998	2011	35 y	
Sterling House of Salem	Salem	OH	—	634	4,659	—	634	4,659	5,293	1,529	3,764	1998	2005	35 y	
Sterling House of Springdale	Springdale	OH	—	1,140	9,134	—	1,140	9,134	10,274	722	9,552	1997	2011	35 y	
Sterling House of Bartlesville	Bartlesville	OK	—	250	10,529	—	250	10,529	10,779	806	9,973	1997	2011	35 y	
Sterling House of Bethany	Bethany	OK	—	390	1,499	—	390	1,499	1,889	152	1,737	1994	2011	35 y	
Sterling House of Broken Arrow	Broken Arrow	OK	—	940	6,312	6,410	1,873	11,789	13,662	507	13,155	1996	2011	35 y	
Forest Grove Residential Community	Forest Grove	OR	—	2,320	9,633	—	2,320	9,633	11,953	840	11,113	1994	2011	35 y	
The Heritage at Mt. Hood McMinnville	Gresham	OR	—	2,410	9,093	—	2,410	9,093	11,503	793	10,710	1988	2011	35 y	
Residential Estates	McMinnville	OR	1,973	1,230	7,561	—	1,230	7,561	8,791	732	8,059	1989	2011	35 y	
Homewood Residence at Deane Hill	Knoxville	TN	—	1,150	15,705	—	1,150	15,705	16,855	1,317	15,538	2001	2011	35 y	
Wellington Place at Newport	Newport	TN	—	820	4,046	—	820	4,046	4,866	370	4,496	2000	2011	35 y	

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Accumulated Depreciation	NBV	Year of Construction
	City	State / Province		Land Improvements	Buildings Improvements	Costs Capitalized and Subsequent to Acquisition	Land and Improvements	Buildings Improvements	Total			
Trinity Towers	Corpus Christi	TX	—	1,920	71,661	—	1,920	71,661	73,581	5,578	68,003	1985
Sterling House of Denton	Denton	TX	—	1,750	6,712	—	1,750	6,712	8,462	538	7,924	1996
Sterling House of Ennis	Ennis	TX	—	460	3,284	—	460	3,284	3,744	289	3,455	1996
Broadway Plaza at Westover Hill	Fort Worth	TX	—	1,660	25,703	—	1,660	25,703	27,363	1,997	25,366	2001
Hampton at Pinegate	Houston	TX	—	3,440	15,913	—	3,440	15,913	19,353	1,307	18,046	1998
Hampton at Shadowlake	Houston	TX	—	2,520	13,770	—	2,520	13,770	16,290	1,153	15,137	1999
Hampton at Spring Shadow	Houston	TX	—	1,250	15,760	—	1,250	15,760	17,010	1,253	15,757	1999
Sterling House of Kerrville	Kerrville	TX	—	460	8,548	—	460	8,548	9,008	667	8,341	1997
Sterling House of Lancaster	Lancaster	TX	—	410	1,478	—	410	1,478	1,888	164	1,724	1997
Sterling House of Paris	Paris	TX	—	360	2,411	—	360	2,411	2,771	231	2,540	1996
Hampton at Pearland	Pearland	TX	—	1,250	12,869	—	1,250	12,869	14,119	1,072	13,047	1998
Sterling House of San Antonio	San Antonio	TX	—	1,400	10,051	—	1,400	10,051	11,451	796	10,655	1997
Sterling House of Temple	Temple	TX	—	330	5,081	—	330	5,081	5,411	428	4,983	1997
Clare Bridge of Lynwood	Lynnwood	WA	—	1,219	9,573	—	1,219	9,573	10,792	3,143	7,649	1999
Clare Bridge of Puyallup	Puyallup	WA	9,867	1,055	8,298	—	1,055	8,298	9,353	2,724	6,629	1998
Columbia Edgewater	Richland	WA	—	960	23,270	—	960	23,270	24,230	1,867	22,363	1990
Park Place	Spokane	WA	—	1,622	12,895	—	1,622	12,895	14,517	4,439	10,078	1915
Crossings at Allenmore	Tacoma	WA	—	620	16,186	—	620	16,186	16,806	1,254	15,552	1997
Union Park at Allenmore	Tacoma	WA	—	1,710	3,326	—	1,710	3,326	5,036	419	4,617	1988
Crossings at Yakima	Yakima	WA	—	860	15,276	—	860	15,276	16,136	1,221	14,915	1998
Sterling House of Fond du Lac	Fond du Lac	WI	—	196	1,603	—	196	1,603	1,799	526	1,273	2000

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Clare Bridge of Kenosha	Kenosha	WI	—	551	5,431	2,772	551	8,203	8,754	2,208	6,546	2000
Woven Hearts of Kenosha	Kenosha	WI	—	630	1,694	—	630	1,694	2,324	157	2,167	1997
Clare Bridge Cottage of La Crosse	La Crosse	WI	—	621	4,056	1,126	621	5,182	5,803	1,505	4,298	2004
Sterling House of La Crosse	La Crosse	WI	—	644	5,831	2,637	644	8,468	9,112	2,320	6,792	1998
Sterling House of Middleton	Middleton	WI	—	360	5,041	—	360	5,041	5,401	397	5,004	1997
Woven Hearts of Neenah	Neenah	WI	—	340	1,030	—	340	1,030	1,370	108	1,262	1996
Woven Hearts of Onalaska	Onalaska	WI	—	250	4,949	—	250	4,949	5,199	387	4,812	1995
Woven Hearts of Oshkosh	Oshkosh	WI	—	160	1,904	—	160	1,904	2,064	172	1,892	1996
Woven Hearts of Sun Prairie	Sun Prairie	WI	—	350	1,131	—	350	1,131	1,481	115	1,366	1994
TOTAL FOR BROOKDALE SENIORS HOUSING COMMUNITIES SUNRISE SENIORS HOUSING COMMUNITIES				216,170	188,370	1,854,131	20,362	189,303	1,873,560	2,062,863	437,527	1,625,336
Sunrise of Chandler	Chandler	AZ	—	4,344	14,455	129	4,344	14,584	18,928	883	18,045	2007
Sunrise of Scottsdale	Scottsdale	AZ	—	2,229	27,575	368	2,255	27,917	30,172	5,738	24,434	2007
Sunrise of River Road	Tucson	AZ	—	2,971	12,399	26	2,971	12,425	15,396	688	14,708	2008
Sunrise of Lynn Valley	Vancouver	BC	13,213	11,759	37,424	(2,644 )	11,001	35,538	46,539	7,239	39,300	2002



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Property Name	Location		Encumbrances	Initial Cost to Company		Capitalized and Subsequent Improvements to Acquisition	Gross Amount Carried at Close of Period	Total	Accumulated Depreciation	NBV	Year of Construction	Year Acquired	Life	Wh	Dep	Sta	is C
	City	State / Province		Land	Buildings												
Sunrise of Vancouver	Vancouver	BC	—	6,649	31,937	311	6,665	32,232	38,897	7,114	31,783	2005	2007	35			
Sunrise of Victoria	Victoria	BC	12,559	8,332	29,970	(1,966)	7,808	28,528	36,336	5,946	30,390	2001	2007	35			
Sunrise at La Costa	Carlsbad	CA	—	4,890	20,590	847	4,920	21,407	26,327	5,014	21,313	1999	2007	35			
Sunrise of Carmichael	Carmichael	CA	—	1,269	14,598	27	1,269	14,625	15,894	853	15,041	2009	2012	35			
Sunrise of Fair Oaks	Fair Oaks	CA	10,799	1,456	23,679	1,458	2,190	24,403	26,593	5,346	21,247	2001	2007	35			
Sunrise of Mission Viejo	Mission Viejo	CA	—	3,802	24,560	897	3,821	25,438	29,259	5,620	23,639	1998	2007	35			
Sunrise of Pacific Palisades	Pacific Palisades	CA	7,592	4,458	17,064	765	4,461	17,826	22,287	4,122	18,165	2001	2007	35			
Sunrise at Canyon Crest	Riverside	CA	—	5,486	19,658	753	5,515	20,382	25,897	4,593	21,304	2006	2007	35			
Sunrise of Rocklin	Rocklin	CA	—	1,378	23,565	561	1,409	24,095	25,504	5,013	20,491	2007	2007	35			
Sunrise of San Mateo	San Mateo	CA	—	2,682	35,335	1,124	2,686	36,455	39,141	7,448	31,693	1999	2007	35			
Sunrise of Sunnyvale	Sunnyvale	CA	—	2,933	34,361	604	2,948	34,950	37,898	7,226	30,672	2000	2007	35			
Sunrise at Sterling Canyon	Valencia	CA	17,043	3,868	29,293	3,561	3,966	32,756	36,722	7,170	29,552	1998	2007	35			
Sunrise of Westlake Village	Westlake Village	CA	—	4,935	30,722	594	4,947	31,304	36,251	6,484	29,767	2004	2007	35			
Sunrise at Yorba Linda	Yorba Linda	CA	—	1,689	25,240	850	1,714	26,065	27,779	5,350	22,429	2002	2007	35			
Sunrise at Cherry Creek	Denver	CO	—	1,621	28,370	749	1,702	29,038	30,740	6,144	24,596	2000	2007	35			
Sunrise at Pinehurst	Denver	CO	—	1,417	30,885	1,269	1,431	32,140	33,571	7,059	26,512	1998	2007	35			
Sunrise at Orchard	Littleton	CO	10,727	1,813	22,183	1,032	1,846	23,182	25,028	5,128	19,900	1997	2007	35			
Sunrise of Westminster	Westminster	CO	7,679	2,649	16,243	891	2,686	17,097	19,783	3,880	15,903	2000	2007	35			

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Sunrise of Stamford	Stamford	CT	—	4,612,285,331,200	4,629,297,163,345,584	27,761,1999	2007	35
Sunrise of Jacksonville	Jacksonville	FL	—	2,390,176,712,7	2,392,176,962,088,1,044	19,044,2009	2012	35
Sunrise of Ivey Ridge	Alpharetta	GA	5,233	1,507,185,167,20	1,513,19,230,20,743,4,384	16,359,1998	2007	35
Sunrise of Huntcliff I	Atlanta	GA	31,200	4,232,66,161,11,031	4,226,77,198,81,424,14,368	67,056,1987	2007	35
Sunrise of Huntcliff II	Atlanta	GA	5,025	2,154,17,137,1,543	2,154,18,680,20,834,3,932	16,902,1998	2007	35
Sunrise at East Cobb	Marietta	GA	9,640	1,797,23,420,1,098	1,799,24,516,26,315,5,253	21,062,1997	2007	35
Sunrise of Barrington	Barrington	IL	—	859 15,085,45	859 15,130,15,989,890	15,099,2007	2012	35
Sunrise of Bloomingdale	Bloomington	IL	—	1,287,38,625,1,112	1,311,39,713,41,024,8,283	32,741,2000	2007	35
Sunrise of Buffalo Grove	Buffalo Grove	IL	—	2,154,28,021,781	2,251,28,705,30,956,6,221	24,735,1999	2007	35
Sunrise of Lincoln Park	Chicago	IL	—	3,485,26,687,463	3,504,27,131,30,635,5,498	25,137,2003	2007	35
Sunrise of Glen Ellyn	Glen Ellyn	IL	—	2,455,34,064,947	2,475,34,991,37,466,7,585	29,881,2000	2007	35
Sunrise of Naperville	Naperville	IL	—	1,946,28,538,1,733	1,977,30,240,32,217,6,547	25,670,1999	2007	35
Sunrise of Palos Park	Palos Park	IL	19,271	2,363,42,205,747	2,369,42,946,45,315,9,102	36,213,2001	2007	35
Sunrise of Park Ridge	Park Ridge	IL	—	5,533,39,557,1,294	5,612,40,772,46,384,8,403	37,981,1998	2007	35
Sunrise of Willowbrook	Willowbrook	IL	19,057	1,454,60,738,1,860	2,039,62,013,64,052,11,175	52,877,2000	2007	35
Sunrise of Old Meridian	Carmel	IN	—	8,550,31,746,18	8,550,31,764,40,314,1,862	38,452,2009	2012	35
Sunrise of Leawood	Leawood	KS	—	651 16,401,113	719 16,446,17,165,875	16,290,2006	2012	35
Sunrise of Overland Park	Overland Park	KS	—	650 11,015,41	650 11,056,11,706,659	11,047,2007	2012	35
Sunrise of Baton Rouge	Baton Rouge	LA	8,237	1,212,23,547,902	1,236,24,425,25,661,5,191	20,470,2000	2007	35
Sunrise of Arlington	Arlington	MA	17,645	86 34,393,696	107 35,068,35,175,7,614	27,561,2001	2007	35

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Property Name	Location		Encumbrances	Initial Cost to Company		Capitalized and Subsequent Improvements to Acquisition	Land and Buildings Improvements	Total	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciated in Income Statement is Computed		
	City	State / Province		Land	Buildings								Gross Amount Carried at Close of Period	
Sunrise of Norwood	Norwood	MA	—	2,230	30,968	1,313	2,258	32,253	34,511	6,640	27,871	1997	2007	35 years
Sunrise of Columbia	Columbia	MD	—	1,780	23,083	1,535	1,855	24,543	26,398	5,166	21,232	1996	2007	35 years
Sunrise of Rockville	Rockville	MD	—	1,039	39,216	767	1,066	39,956	41,022	8,029	32,993	1997	2007	35 years
Sunrise of North Ann Arbor	Ann Arbor	MI	—	1,703	15,857	819	1,673	16,706	18,379	3,710	14,669	2000	2007	35 years
Sunrise of Bloomfield Hills	Bloomfield Hills	MI	—	3,736	27,657	1,418	3,742	29,069	32,811	6,076	26,735	2006	2007	35 years
Sunrise of Cascade	Grand Rapids	MI	—	1,273	21,782	255	1,273	21,837	23,110	1,225	21,885	2007	2012	35 years
Sunrise of Northville	Plymouth	MI	—	1,445	26,090	873	1,466	26,942	28,408	5,846	22,562	1999	2007	35 years
Sunrise of Rochester	Rochester	MI	—	2,774	38,666	711	2,778	39,373	42,151	8,324	33,827	1998	2007	35 years
Sunrise of Troy	Troy	MI	—	1,758	23,727	501	1,833	24,153	25,986	5,299	20,687	2001	2007	35 years
Sunrise of Edina	Edina	MN	9,102	3,181	24,224	1,861	3,212	26,054	29,266	5,660	23,606	1999	2007	35 years
Sunrise on Providence	Charlotte	NC	—	1,976	19,472	929	1,988	20,389	22,377	4,477	17,900	1999	2007	35 years
Sunrise at North Hills	Raleigh	NC	—	749	37,091	3,415	758	40,497	41,255	7,947	33,308	2000	2007	35 years
Sunrise of East Brunswick	East Brunswick	NJ	—	2,784	26,173	1,344	2,813	27,488	30,301	6,126	24,175	1999	2007	35 years
Sunrise of Jackson	Jackson	NJ	—	4,009	15,029	993	4,014	15,117	19,131	1917	18,214	2008	2012	35 years
Sunrise of Morris Plains	Morris Plains	NJ	18,762	1,492	32,052	1,246	1,510	33,280	34,790	6,921	27,869	1997	2007	35 years
Sunrise of Old Tappan	Old Tappan	NJ	17,424	2,985	36,795	1,228	2,998	38,010	41,008	7,782	33,226	1997	2007	35 years
Sunrise of Wall	Wall Township	NJ	9,757	1,053	19,101	538	1,063	19,629	20,692	4,381	16,311	1999	2007	35 years
Sunrise of Wayne	Wayne	NJ	13,841	1,288	24,990	1,193	1,300	26,171	27,471	5,569	21,902	1996	2007	35 years

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Sunrise of Westfield	Westfield	NJ	18,341	5,057	23,803	1,174	5,068	24,966	30,034	5,353	24,681	1996	2007	35 years
Sunrise of Woodcliff Lake	Woodcliff Lake	NJ	—	3,493	30,801	839	3,502	31,631	35,133	7,027	28,106	2000	2007	35 years
Sunrise of North Lynbrook	Lynbrook	NY	—	4,622	38,087	1,273	4,700	39,282	43,982	8,718	35,264	1999	2007	35 years
Sunrise at Fleetwood	Mount Vernon	NY	—	4,381	28,434	1,381	4,398	29,798	34,196	6,487	27,709	1999	2007	35 years
Sunrise of New City	New City	NY	—	1,906	27,323	838	1,908	28,159	30,067	6,083	23,984	1999	2007	35 years
Sunrise of Smithtown	Smithtown	NY	13,150	2,853	25,621	1,416	3,038	26,852	29,890	6,356	23,534	1999	2007	35 years
Sunrise of Staten Island	Staten Island	NY	—	7,237	23,910	(58)	7,284	23,805	31,089	6,476	24,613	2006	2007	35 years
Sunrise at Parma	Cleveland	OH	—	695	16,641	808	720	17,424	18,144	3,695	14,449	2000	2007	35 years
Sunrise of Cuyahoga Falls	Cuyahoga Falls	OH	—	626	10,239	668	631	10,902	11,533	2,438	9,095	2000	2007	35 years
Sunrise of Aurora	Aurora	ON	—	1,570	36,113	(1,923)	1,476	34,284	35,760	7,125	28,635	2002	2007	35 years
Sunrise of Burlington	Burlington	ON	—	1,173	24,448	422	1,190	24,853	26,043	5,107	20,936	2001	2007	35 years
Sunrise of Unionville	Markham	ON	13,395	2,322	41,140	(1,853)	2,213	39,396	41,609	8,011	33,598	2000	2007	35 years
Sunrise of Mississauga	Mississauga	ON	11,722	3,554	33,631	(1,716)	3,370	32,099	35,469	6,602	28,867	2000	2007	35 years
Sunrise of Erin Mills	Mississauga	ON	—	1,957	27,020	(1,291)	1,834	25,852	27,686	5,704	21,982	2007	2007	35 years
Sunrise of Oakville	Oakville	ON	—	2,753	37,489	660	2,756	38,146	40,902	7,751	33,151	2002	2007	35 years
Sunrise of Richmond Hill	Richmond Hill	ON	11,042	2,155	41,254	(2,053)	2,024	39,332	41,356	7,902	33,454	2002	2007	35 years
Thorne Mill of Steeles	Vaughan	ON	—	2,563	57,513	(465)	1,365	58,246	59,611	10,695	48,916	2003	2007	35 years
Sunrise of Windsor	Windsor	ON	—	1,813	20,882	433	1,836	21,292	23,128	4,472	18,656	2001	2007	35 years

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Property Name	Location		Initial Cost to Company				Gross Amount Carried at Close of Period				Accumulated Depreciation	Year Cons
	City	State / Province	Encumbrances	Land and Improvements	Buildings Improvements	Costs Capitalized and Subsequent to Acquisition	Land and Improvements	Buildings Improvements	Buildings and Total			
Sunrise of Abington	Abington	PA	23,570	1,838	53,660	2,523	1,875	56,146	58,021	11,484	46,537	1997
Sunrise of Haverford	Ardmore	PA	7,395	941	25,872	1,137	962	26,988	27,950	5,627	22,323	1997
Sunrise of Blue Bell	Blue Bell	PA	—	1,765	23,920	1,506	1,814	25,377	27,191	5,635	21,556	2006
Sunrise of Exton	Exton	PA	—	1,123	17,765	1,064	1,151	18,801	19,952	4,198	15,754	2000
Sunrise at Granite Run	Media	PA	11,381	1,272	31,781	1,507	1,335	33,225	34,560	6,774	27,786	1997
Sunrise of Westtown	West Chester	PA	—	1,547	22,996	987	1,566	23,964	25,530	5,594	19,936	1999
Sunrise of Lower Makefield	Yardley	PA	—	3,165	21,337	41	3,165	21,378	24,543	1,257	23,286	2008
Sunrise of Hillcrest	Dallas	TX	—	2,616	27,680	413	2,624	28,085	30,709	5,953	24,756	2006
Sunrise of Fort Worth	Fort Worth	TX	—	2,024	18,587	45	2,024	18,632	20,656	1,079	19,577	2007
Sunrise of Frisco	Frisco	TX	—	2,523	14,547	49	2,535	14,584	17,119	761	16,358	2009
Sunrise of Cinco Ranch	Katy	TX	—	2,512	21,600	45	2,524	21,633	24,157	1,234	22,923	2007
Sunrise of Holladay	Holladay	UT	—	2,542	44,771	154	2,542	44,925	47,467	2,539	44,928	2008
Sunrise of Sandy	Sandy	UT	—	2,576	22,987	(103)	2,612	22,848	25,460	4,955	20,505	2007
Sunrise of Alexandria	Alexandria	VA	5,357	88	14,811	1,221	158	15,962	16,120	3,923	12,197	1998
Sunrise of Richmond	Richmond	VA	—	1,120	17,446	1,021	1,148	18,439	19,587	4,171	15,416	1999
Sunrise of Bon Air	Richmond	VA	—	2,047	22,079	32	2,047	22,111	24,158	1,311	22,847	2008
Sunrise of Springfield	Springfield	VA	8,468	4,440	18,834	1,201	4,454	20,021	24,475	4,367	20,108	1997
TOTAL FOR SUNRISE SENIORS HOUSING COMMUNITIES ATRIA SENIORS HOUSING COMMUNITIES			387,627	254,131	2,599,161	71,812	254,376	2,670,728	2,925,104	516,487	2,408,617	
Atria Regency	Mobile	AL	—	950	11,897	594	950	12,491	13,441	1,418	12,023	1996

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Atria Chandler Villas	Chandler	AZ	7,821	3,650	8,450	676	3,665	9,111	12,776	1,424	11,352	1988
Atria Campana Del Rio	Tucson	AZ	—	5,861	37,284	560	5,892	37,813	43,705	4,142	39,563	1964
Atria Valley Manor	Tucson	AZ	—	1,709	60	192	1,709	252	1,961	90	1,871	1963
Atria Bell Court Gardens	Tucson	AZ	18,681	3,010	30,969	320	3,010	31,289	34,299	3,031	31,268	1964
Atria Burlingame	Burlingame	CA	7,422	2,494	12,373	464	2,501	12,830	15,331	1,326	14,005	1977
Atria Las Posas	Camarillo	CA	—	4,500	28,436	321	4,508	28,749	33,257	2,724	30,533	1997
Atria Carmichael Oaks	Carmichael	CA	19,284	2,118	49,694	—	2,118	49,694	51,812	628	51,184	1992
Atria El Camino Gardens	Carmichael	CA	—	6,930	32,318	1,164	6,971	33,441	40,412	3,305	37,107	1984
Atria Covina	Covina	CA	—	170	4,131	315	176	4,440	4,616	581	4,035	1977
Atria Daly City	Daly City	CA	7,550	3,090	13,448	392	3,090	13,840	16,930	1,381	15,549	1975
Atria Covell Gardens	Davis	CA	19,369	2,163	39,657	4,076	2,254	43,642	45,896	4,134	41,762	1987
Atria Encinitas	Encinitas	CA	—	5,880	9,212	465	5,891	9,666	15,557	1,104	14,453	1984
Atria Grass Valley	Grass Valley	CA	12,026	1,965	28,414	—	1,965	28,414	30,379	453	29,926	2000
Atria Golden Creek	Irvine	CA	—	6,900	23,544	592	6,905	24,131	31,036	2,582	28,454	1985
Atria Woodbridge	Irvine	CA	—	—	5	1,074	—	1,079	1,079	19	1,060	1997
Atria Lafayette	Lafayette	CA	20,249	5,679	56,922	—	5,679	56,922	62,601	694	61,907	2007
Atria Del Sol	Mission Viejo	CA	—	3,500	12,458	833	3,502	13,289	16,791	1,259	15,532	1985

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period					Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Land	Buildings	Costs Capitalized and Subsequent Improvements to Acquisition	Land	Buildings	Total	Accumulated Depreciation	NBV			
Atria Tamalpais Creek	Novato	CA	—	5,812	24,703	314	5,817	25,012	30,829	2,381	28,448	1978	2011	35 years
Atria Palm Desert	Palm Desert	CA	—	2,887	9,843	771	3,097	10,404	13,501	1,824	11,677	1988	2011	35 years
Atria Hacienda	Palm Desert	CA	—	6,680	85,900	1,562	6,797	87,345	94,142	7,517	86,625	1989	2011	35 years
Atria Paradise	Paradise	CA	5,488	2,265	28,262	—	2,265	28,262	30,527	351	30,176	1999	2013	35 years
Atria Del Rey	Rancho Cucamonga	CA	—	3,290	17,427	4,280	3,444	21,553	24,997	2,594	22,403	1987	2011	35 years
Atria Collwood	San Diego	CA	—	290	10,650	302	314	10,928	11,242	1,252	9,990	1976	2011	35 years
Atria Rancho Park	San Dimas	CA	—	4,066	14,306	749	4,103	15,018	19,121	1,776	17,345	1975	2011	35 years
Atria Chateau Gardens	San Jose	CA	—	39	487	271	39	758	797	322	475	1977	2011	35 years
Atria Willow Glen	San Jose	CA	—	8,521	43,168	1,617	8,526	44,780	53,306	3,147	50,159	1976	2011	35 years
Atria Chateau San Juan	San Juan Capistrano	CA	—	5,110	29,436	7,695	5,305	36,936	42,241	4,116	38,125	1985	2011	35 years
Atria Hillsdale	San Mateo	CA	—	5,240	15,956	488	5,251	16,433	21,684	1,678	20,006	1986	2011	35 years
Atria Bayside Landing	Stockton	CA	—	—	467	301	—	768	768	308	460	1998	2011	35 years
Atria Sunnyvale	Sunnyvale	CA	—	6,120	30,068	1,077	6,211	31,054	37,265	2,894	34,371	1977	2011	35 years
Atria Tarzana	Tarzana	CA	—	960	47,547	—	960	47,547	48,507	426	48,081	2008	2013	35 years
Atria Vintage Hills	Temecula	CA	13,018	4,674	44,341	—	4,674	44,341	49,015	700	48,315	2000	2013	35 years
Atria Grand Oaks	Thousand Oaks	CA	22,350	5,994	50,309	—	5,994	50,309	56,303	795	55,508	2002	2013	35 years

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Atria Hillcrest	Thousand Oaks	CA	—	6,020	25,635	8,879	6,393	34,141	40,534	2,826	37,708	1987	2011	35 years
Atria Montego Heights	Walnut Creek	CA	—	6,910	15,797	897	6,910	16,694	23,604	2,050	21,554	1978	2011	35 years
Atria Valley View	Walnut Creek	CA	18,145	7,139	53,914	4473	7,147	54,379	61,526	7,470	54,056	1977	2011	35 years
Atria Applewood	Lakewood	CO	—	3,656	48,657	—	3,656	48,657	52,313	936	51,377	2008	2013	35 years
Atria Inn at Lakewood	Lakewood	CO	22,260	6,281	50,095	338	6,281	50,433	56,714	4,417	52,297	1999	2011	35 years
Atria Vistas in Longmont	Longmont	CO	—	2,807	24,877	150	2,807	25,027	27,834	1,515	26,319	2009	2012	35 years
Atria Darien	Darien	CT	20,447	653	37,587	2,060	824	39,476	40,300	3,637	36,663	1997	2011	35 years
Atria Larson Place	Hamden	CT	—	1,850	16,098	668	1,865	16,751	18,616	1,817	16,799	1999	2011	35 years
Atria Greenridge Place	Rocky Hill	CT	—	2,170	32,553	925	2,191	33,457	35,648	3,031	32,617	1998	2011	35 years
Atria Stamford	Stamford	CT	38,046	1,200	62,432	3,006	1,242	65,396	66,638	5,954	60,684	1975	2011	35 years
Atria Stratford	Stratford	CT	15,474	3,210	27,865	645	3,210	28,510	31,720	2,865	28,855	1999	2011	35 years
Atria Crossroads Place	Waterford	CT	—	2,401	36,495	1,112	2,401	37,607	40,008	3,359	36,649	2000	2011	35 years
Atria Hamilton Heights	West Hartford	CT	—	3,120	14,674	1,477	3,151	16,120	19,271	2,003	17,268	1904	2011	35 years
Atria Windsor Woods	Hudson	FL	—	1,610	32,432	559	1,612	32,989	34,601	3,485	31,116	1988	2011	35 years
Atria Baypoint Village	Hudson	FL	16,361	2,083	28,841	829	2,094	29,659	31,753	3,382	28,371	1986	2011	35 years
Atria San Pablo	Jacksonville	FL	5,781	1,620	14,920	283	1,636	15,187	16,823	1,437	15,386	1999	2011	35 years
Atria at St. Joseph's	Jupiter	FL	16,400	5,520	30,720	—	5,520	30,720	36,240	401	35,839	2007	2013	35 years
Atria Meridian	Lake Worth	FL	—	—	10	329	—	339	339	34	305	1986	2012	35 years
Atria Heritage at Lake Forest	Sanford	FL	—	3,589	32,586	1,641	3,589	34,227	37,816	2,761	35,055	2002	2011	35 years
Atria Evergreen Woods	Spring Hill	FL	—	2,370	28,371	1,967	2,406	30,302	32,708	3,337	29,371	1981	2011	35 years





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Property Name	Location City	State / Province	Encumbered Liabilities	Initial Cost to Company		Gross Amount Carried at Close of Period		Total Depreciation	Accumulated Depreciation NBV	Year of Construction	Year Acquired	Life of Which Depreciation in Income States is Co		
				Land Improvements	Building Improvements	Costs Capitalized and Subsequent Improvements to Acquisition	Land and Buildings Improvements							
Atria Buckhead	Atlanta	GA	—	3,660	5,274	295	3,672	5,557	9,229	795	8,434	1996	2011	35 ye
Atria Mableton	Austell	GA	—	1,911	18,879	—	1,911	18,879	20,790	360	20,430	2000	2013	35 ye
Atria Johnson Ferry	Marietta	GA	—	990	6,453	136	990	6,589	7,579	747	6,832	1995	2011	35 ye
Atria Tucker	Tucker	GA	—	1,103	20,679	—	1,103	20,679	21,782	388	21,394	2000	2013	35 ye
Atria Newburgh	Newburgh	IN	—	1,150	22,880	256	1,150	23,136	24,286	2,153	22,133	1998	2011	35 ye
Atria Hearthstone East	Topeka	KS	—	1,150	20,544	470	1,167	20,997	22,164	2,092	20,072	1998	2011	35 ye
Atria Hearthstone West	Topeka	KS	—	1,230	28,379	713	1,230	29,092	30,322	3,091	27,231	1987	2011	35 ye
Atria Highland Crossing	Covington	KY	11,299	1,677	14,393	618	1,680	15,008	16,688	1,813	14,875	1988	2011	35 ye
Atria Summit Hills	Crestview Hills	KY	6,212	1,780	15,769	524	1,784	16,289	18,073	1,686	16,387	1998	2011	35 ye
Atria Elizabethtown	Elizabethtown	KY	—	850	12,510	233	869	12,724	13,593	1,242	12,351	1996	2011	35 ye
Atria St. Matthews	Louisville	KY	7,521	939	9,274	454	939	9,728	10,667	1,347	9,320	1998	2011	35 ye
Atria Stony Brook	Louisville	KY	—	1,860	17,561	303	1,888	17,836	19,724	1,839	17,885	1999	2011	35 ye
Atria Springdale	Louisville	KY	—	1,410	16,702	352	1,410	17,054	18,464	1,757	16,707	1999	2011	35 ye
Atria Marland Place	Andover	MA	—	1,831	34,592	1,734	1,834	36,323	38,157	3,259	34,898	1996	2011	35 ye
Atria Longmeadow Place	Burlington	MA	22,944	5,310	58,021	757	5,310	58,778	64,088	5,054	59,034	1998	2011	35 ye
Atria Fairhaven (Alden)	Fairhaven	MA	—	1,100	16,093	421	1,100	16,514	17,614	1,531	16,083	1999	2011	35 ye
Atria Woodbriar Place	Falmouth	MA	30,000	4,630	—	32,388	6,254	30,764	37,018	544	36,474	2013	2011	CIP
	Falmouth	MA	—	1,970	43,693	1,640	1,974	45,329	47,303	3,774	43,529	1975	2011	35 ye



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Property Name	Location		Initial Cost to Company				Gross Amount Carried at Close of Period	Buildings and Improvements	Total	Accumulated Depreciation	NBV	Year of Construction	Year Acquired	Life of Which Depreciation is Computed
	City	State / Province	Encumbrances	Land Improvements	Building Improvements	Costs Capitalized and Subsequent Improvements to Acquisition	Land and Buildings							
Atria Woodlands	Ardsley	NY	47,277	7,660	65,581	686	7,682	66,245	73,927	6,028	67,899	2005	2011	35 years
Atria Bay Shore	Bay Shore	NY	15,275	4,440	31,983	732	4,448	32,707	37,155	3,044	34,111	1900	2011	35 years
Atria Briarcliff Manor	Briarcliff Manor	NY	14,381	6,560	33,885	1,159	6,585	35,019	41,604	3,264	38,340	1997	2011	35 years
Atria Riverdale	Bronx	NY	22,076	1,020	24,149	3,239	1,035	27,373	28,408	2,667	25,741	1999	2011	35 years
Atria Delmar Place	Delmar	NY	—	1,201	24,850	—	1,201	24,850	26,051	—	26,051	2004	2013	35 years
Atria East Northport	East Northport	NY	—	9,960	34,467	1,219	9,960	35,686	45,646	3,430	42,216	1996	2011	35 years
Atria Glen Cove	Glen Cove	NY	—	2,035	25,190	714	2,049	25,890	27,939	4,561	23,378	1997	2011	35 years
Atria Great Neck	Great Neck	NY	—	3,390	54,051	397	3,390	54,448	57,838	4,723	53,115	1998	2011	35 years
Atria Cutter Mill	Great Neck	NY	35,532	2,750	47,919	485	2,756	48,398	51,154	4,369	46,785	1999	2011	35 years
Atria Huntington	Huntington Station	NY	—	8,190	1,169	928	8,207	2,080	10,287	703	9,584	1987	2011	35 years
Atria Hertlin House	Lake Ronkonkoma	NY	—	7,886	16,391	303	7,886	16,694	24,580	620	23,960	2002	2012	35 years
Atria Lynbrook	Lynbrook	NY	—	3,145	5,489	402	3,147	5,889	9,036	925	8,111	1996	2011	35 years
Atria Tanglewood	Lynbrook	NY	26,195	4,120	37,348	319	4,142	37,645	41,787	3,354	38,433	2005	2011	35 years
Atria 86th Street	New York	NY	—	80	73,685	2,828	122	76,471	76,593	7,067	69,526	1998	2011	35 years
Atria on the Hudson	Ossining	NY	—	8,123	63,089	2,049	8,141	65,120	73,261	6,280	66,981	1972	2011	35 years
Atria Penfield	Penfield	NY	—	620	22,036	366	622	22,400	23,022	2,140	20,882	1972	2011	35 years
Atria Plainview	Plainview	NY	13,740	2,480	16,060	477	2,492	16,525	19,017	1,666	17,351	2000	2011	35 years
Atria Rye Brook	Port Chester	NY	44,418	9,660	74,936	569	9,665	75,500	85,165	6,739	78,426	2004	2011	35 years
Atria Kew Gardens	Queens	NY	28,453	3,051	66,013	2,012	3,051	68,025	71,076	5,742	65,334	1999	2011	35 years

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Atria Forest Hills	Queens	NY	—	2,050	16,680	287	2,050	16,967	19,017	1,699	17,318	2001	2011	35 year
Atria Greece	Rochester	NY	—	410	14,967	460	412	15,425	15,837	1,505	14,332	1970	2011	35 year
Atria on Roslyn Harbor	Roslyn	NY	65,000	12,909	72,720	667	12,909	73,387	86,296	6,409	79,887	2006	2011	35 year
Atria Guilderland	Slingerlands	NY	—	1,170	22,414	206	1,171	22,619	23,790	2,115	21,675	1950	2011	35 year
Atria South Setauket	South Setauket	NY	—	8,450	14,534	579	8,770	14,793	23,563	2,162	21,401	1967	2011	35 year
Atria Northgate Park	Cincinnati	OH	—	—	—	201	—	201	201	20	181	1985	2012	35 year
Atria Bethlehem	Bethlehem	PA	—	2,479	22,870	305	2,479	23,175	25,654	2,395	23,259	1998	2011	35 year
Atria Center City	Philadelphia	PA	23,770	3,460	18,291	1,288	3,460	19,579	23,039	2,113	20,926	1964	2011	35 year
Atria Woodbridge Place	Phoenixville	PA	11,756	1,510	19,130	252	1,510	19,382	20,892	1,944	18,948	1996	2011	35 year
Atria South Hills	Pittsburgh	PA	—	880	10,884	257	895	11,126	12,021	1,323	10,698	1998	2011	35 year
Atria Bay Spring Village	Barrington	RI	13,383	2,000	33,400	1,667	2,066	35,001	37,067	3,621	33,446	2000	2011	35 year
Atria Harborhill Place	East Greenwich	RI	—	2,089	21,702	552	2,113	22,230	24,343	2,064	22,279	1835	2011	35 year
Atria Lincoln Place	Lincoln	RI	—	1,440	12,686	246	1,464	12,908	14,372	1,458	12,914	2000	2011	35 year
Atria Aquidneck Place	Portsmouth	RI	—	2,810	31,623	320	2,810	31,943	34,753	2,738	32,015	1999	2011	35 year
Atria Forest Lake	Columbia	SC	—	670	13,946	190	680	14,126	14,806	1,365	13,441	1999	2011	35 year
Atria Weston Place	Knoxville	TN	9,864	793	7,961	356	800	8,310	9,110	1,006	8,104	1993	2011	35 year
Atria Village at Arboretum	Austin	TX	—	8,280	61,764	185	8,292	61,937	70,229	2,272	67,957	2009	2012	35 year

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Accumulated Depreciation	NBV	Year Completed
	City	State / Province		Land	Buildings	Costs	Land	Buildings	and Total			
				and Improvements	Improvements	Capitalized and Subsequent to Acquisition	and Improvements	Improvements				
Atria Collier Park	Beaumont	TX	—	—	—	358	2	356	358	34	324	199
Atria Carrollton	Carrollton	TX	7,458	360	20,465	476	364	20,937	21,301	2,029	19,272	199
Atria Grapevine	Grapevine	TX	—	2,070	23,104	177	2,070	23,281	25,351	2,226	23,125	199
Atria Westchase	Houston	TX	—	2,318	22,278	213	2,318	22,491	24,809	2,209	22,600	199
Atria Kingwood	Kingwood	TX	—	1,170	4,518	110	1,173	4,625	5,798	642	5,156	199
Atria at Hometown	North Richland Hills	TX	—	1,932	30,382	—	1,932	30,382	32,314	590	31,724	200
Atria Canyon Creek	Plano	TX	—	3,110	45,999	—	3,110	45,999	49,109	887	48,222	200
Atria Richardson	Richardson	TX	—	1,590	23,662	317	1,590	23,979	25,569	2,265	23,304	199
Atria Cypresswood	Spring	TX	9,372	880	9,192	123	880	9,315	10,195	995	9,200	199
Atria Sugar Land	Sugar Land	TX	—	970	17,542	478	971	18,019	18,990	1,697	17,293	199
Atria Copeland	Tyler	TX	10,158	1,879	17,901	257	1,879	18,158	20,037	1,835	18,202	199
Atria Willow Park	Tyler	TX	—	920	31,271	419	920	31,690	32,610	3,230	29,380	198
Atria Sandy	Sandy	UT	—	3,356	18,805	698	3,480	19,379	22,859	2,333	20,526	198
Atria Virginia Beach (Hilltop)	Virginia Beach	VA	—	1,749	33,004	341	1,749	33,345	35,094	3,224	31,870	199
Other Projects			—	—	1,662	—	—	1,662	1,662	—	1,662	CIP
TOTAL FOR ATRIA SENIORS HOUSING COMMUNITIES OTHER SENIORS HOUSING COMMUNITIES			868,883	419,260	3,647,066	140,122	424,171	3,782,277	4,206,448	317,214	3,889,234	
Elmcroft of Grayson Valley	Birmingham	AL	—	1,040	19,145	392	1,046	19,531	20,577	1,565	19,012	200
Elmcroft of Byrd Springs	Huntsville	AL	—	1,720	11,270	399	1,720	11,669	13,389	1,012	12,377	199
Elmcroft of Heritage Woods	Mobile	AL	—	1,020	10,241	367	1,020	10,608	11,628	933	10,695	200
Elmcroft of Halcyon	Montgomery	AL	—	220	5,476	—	220	5,476	5,696	1,121	4,575	199
Rosewood Manor (AL)	Scottsboro	AL	—	680	4,038	—	680	4,038	4,718	335	4,383	199
Four Season	Benton	AR	—	330	1,462	—	330	1,462	1,792	161	1,631	199
West Shores	Hot Springs	AR	—	1,326	10,904	—	1,326	10,904	12,230	2,702	9,528	198

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Elmcroft of Maumelle	Maumelle	AR	—	1,252	7,601	—	1,252	7,601	8,853	1,556	7,297	199
Elmcroft of Mountain Home	Mountain Home	AR	—	204	8,971	—	204	8,971	9,175	1,837	7,338	199
Elmcroft of Sherwood	Sherwood	AR	—	1,320	5,693	—	1,320	5,693	7,013	1,166	5,847	199
Chandler Memory Care Community	Chandler	AZ	—	2,910	—	9,066	3,094	8,882	11,976	651	11,325	201
Cottonwood Village	Cottonwood	AZ	—	1,200	15,124	—	1,200	15,124	16,324	3,718	12,606	198
Silver Creek Inn Memory Care Community	Gilbert	AZ	—	890	5,918	—	890	5,918	6,808	319	6,489	201
Arbor Rose	Mesa	AZ	—	1,100	11,880	2,434	1,100	14,314	15,414	1,503	13,911	199
Elmcroft of Tempe	Tempe	AZ	—	1,090	12,942	712	1,090	13,654	14,744	1,131	13,613	199
Elmcroft of River Centre	Tucson	AZ	—	1,940	5,195	368	1,940	5,563	7,503	552	6,951	199
Emeritus at Fairwood Manor	Anaheim	CA	—	2,464	7,908	—	2,464	7,908	10,372	2,286	8,086	197
Careage Banning	Banning	CA	—	2,970	16,037	—	2,970	16,037	19,007	1,416	17,591	200

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Property Name	Location		Initial Cost to Company		Gross Amount Carried at Close of Period		Total	Accumulated Depreciation	NBV	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed	
	City	State / Province	Land Improvements	Buildings and Subsequent Improvements to Acquisition	Land and Buildings	Capitalized Improvements							
Las Villas Del Carlsbad	Carlsbad	CA	1,760	30,469	—	1,760	30,469	32,229	6,239	25,990	1987	2006	35 years
Villa Bonita Emeritus at Barrington Court	Chula Vista	CA	1,610	9,169	—	1,610	9,169	10,779	857	9,922	1989	2011	35 years
Las Villas Del Norte Alder Bay Assisted Living	Escondido	CA	2,791	32,632	—	2,791	32,632	35,423	6,682	28,741	1986	2006	35 years
Elmcroft of La Mesa Grossmont Gardens Palms, The Mountview Retirement Residence Redwood Retirement Villa de Palma Valencia Commons Mission Hills Shasta Estates The Vistas Elmcroft of Point Loma Regency of Evergreen Valley Villa del Obispo Villa Santa Barbara	Eureka	CA	1,170	5,228	(70)	1,170	5,158	6,328	479	5,849	1997	2011	35 years
	La Mesa	CA	2,431	6,101	—	2,431	6,101	8,532	1,249	7,283	1997	2006	35 years
	La Mesa	CA	9,104	59,349	—	9,104	59,349	68,453	12,152	56,301	1964	2006	35 years
	La Mirada	CA	2,700	43,919	—	2,700	43,919	46,619	367	46,252	1990	2013	35 years
	Montrose	CA	1,089	15,449	—	1,089	15,449	16,538	3,163	13,375	1974	2006	35 years
	Napa	CA	2,798	12,639	—	2,798	12,639	15,437	108	15,329	1986	2013	35 years
	Placentia	CA	1,260	10,174	—	1,260	10,174	11,434	922	10,512	1982	2011	35 years
	Rancho Cucamonga	CA	1,439	36,363	—	1,439	36,363	37,802	303	37,499	2002	2013	35 years
	Rancho Mirage	CA	6,800	3,637	—	6,800	3,637	10,437	536	9,901	1999	2011	35 years
	Redding	CA	1,180	23,463	—	1,180	23,463	24,643	196	24,447	2009	2013	35 years
	Redding	CA	1,290	22,033	—	1,290	22,033	23,323	1,776	21,547	2007	2011	35 years
	San Diego	CA	2,117	6,865	—	2,117	6,865	8,982	1,406	7,576	1999	2006	35 years
	San Jose	CA	2,700	7,994	—	2,700	7,994	10,694	873	9,821	1998	2011	35 years
	San Juan Capistrano	CA	2,660	9,560	—	2,660	9,560	12,220	851	11,369	1985	2011	35 years
	Santa Barbara	CA	1,219	12,426	—	1,219	12,426	13,645	3,069	10,576	1977	2005	35 years



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Eagle Lake Village	Susanville	CA	4,165,719	—	1,165,719	7,884	331	7,553	2006	2012	35 years		
Emeritus at Heritage Place	Tracy	CA	4,110,132,296	—	1,110,132,296	14,406	3,494	10,912	1986	2005	35 years		
Bonaventure, The	Ventura	CA	5,294,327,477	—	5,294,327,477	38,041	278	37,763	2005	2013	35 years		
Vista Village	Vista	CA	4,630,564	61	1,630,570	7,331	580	6,751	1980	2011	35 years		
Rancho Vista	Vista	CA	6,730,218,288	—	6,730,218,288	28,558	4,470	24,088	1982	2006	35 years		
Westminster Terrace	Westminster	CA	4,700,115,141	—	1,700,115,141	13,214	944	12,270	2001	2011	35 years		
Highland Trail	Broomfield	CO	2,511,264,311	—	2,511,264,311	28,942	222	28,720	2009	2013	35 years		
Caley Ridge Garden	Englewood	CO	4,157,133,133	—	1,157,133,133	14,290	646	13,644	1999	2012	35 years		
Square at Westlake Garden	Greeley	CO	630	8,211	—	630	8,211	8,841	699	8,142	1998	2011	35 years
Square of Greeley	Greeley	CO	330	2,735	—	330	2,735	3,065	242	2,823	1995	2011	35 years
Lakewood Estates	Lakewood	CO	4,306,211,137	—	1,306,211,137	22,443	177	22,266	1988	2013	35 years		
Sugar Valley Estates	Loveland	CO	4,255,218,837	—	1,255,218,837	23,092	183	22,909	2009	2013	35 years		
Devonshire Acres	Sterling	CO	950	13,569	(3,501)	950	10,068	11,018	878	10,140	1979	2011	35 years
Gardenside Terrace	Branford	CT	7,000,315,181	—	7,000,315,181	38,518	2,543	35,975	1999	2011	35 years		
Hearth at Tuxis Pond	Madison	CT	4,610,443,322	—	1,610,443,322	45,932	3,402	42,530	2002	2011	35 years		
White Oaks	Manchester	CT	2,584,345,507	—	2,584,345,507	37,091	289	36,802	2007	2013	35 years		
Emeritus at South Windsor	South Windsor	CT	2,187,126,821	—	2,187,126,821	14,869	3,581	11,288	1999	2004	35 years		

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed	
	City	State / Province		Land	Buildings	Costs Capitalized	Land	Buildings	Total					
Hampton Manor	Bellevue	FL	—	390	8,337	—	390	8,337	8,727	707	8,020	1988	2011	35 years
Bellevue Emeritus at Bonita Springs	Bonita Springs	FL	9,155	1,540	10,783	—	1,540	10,783	12,323	3,481	8,842	1989	2005	35 years
Emeritus at Boynton Beach	Boynton Beach	FL	14,030	2,317	16,218	—	2,317	16,218	18,535	5,051	13,484	1999	2005	35 years
Sabal House	Cantonment	FL	—	430	5,902	—	430	5,902	6,332	487	5,845	1999	2011	35 years
Bristol Park of Coral Springs	Coral Springs	FL	—	3,280	11,877	—	3,280	11,877	15,157	1,039	14,118	1999	2011	35 years
Emeritus at Deer Creek	Deerfield Beach	FL	—	1,399	9,791	—	1,399	9,791	11,190	3,409	7,781	1999	2005	35 years
Stanley House	Defuniak Springs	FL	—	410	5,659	—	410	5,659	6,069	467	5,602	1999	2011	35 years
The Peninsula	Hollywood	FL	—	3,660	9,122	—	3,660	9,122	12,782	924	11,858	1972	2011	35 years
Elmcroft of Timberlin Parc	Jacksonville	FL	—	455	5,905	—	455	5,905	6,360	1,209	5,151	1998	2006	35 years
Emeritus at Jensen Beach	Jensen Beach	FL	12,590	1,831	12,820	—	1,831	12,820	14,651	4,123	10,528	1999	2005	35 years
Forsyth House	Milton	FL	—	610	6,503	—	610	6,503	7,113	530	6,583	1999	2011	35 years
The Carlisle Naples	Naples	FL	—	8,406	78,091	—	8,406	78,091	86,497	5,810	80,687	N/A	2011	35 years
Hampton Manor at 24th Road	Ocala	FL	—	690	8,767	—	690	8,767	9,457	715	8,742	1996	2011	35 years
Hampton Manor at Deerwood	Ocala	FL	—	790	5,605	—	790	5,605	6,395	512	5,883	2005	2011	35 years
Las Palmas	Palm Coast	FL	—	984	30,009	—	984	30,009	30,993	250	30,743	2009	2013	35 years
Outlook Pointe at Pensacola	Pensacola	FL	—	2,230	2,362	—	2,230	2,362	4,592	322	4,270	1999	2011	35 years

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Magnolia House Outlook	Quincy	FL	—	400	5,190	—	400	5,190	5,590	436	5,154	1999	2011	35 years
Pointe at Tallahassee	Tallahassee	FL	—	2,430	17,745	—	2,430	17,745	20,175	1,524	18,651	1999	2011	35 years
Magnolia Place	Tallahassee	FL	—	640	8,013	—	640	8,013	8,653	641	8,012	1999	2011	35 years
Bristol Park of Tamarac	Tamarac	FL	—	3,920	14,130	—	3,920	14,130	18,050	1,196	16,854	2000	2011	35 years
Elmcroft of Carrollwood	Tampa	FL	—	5,410	20,944	527	5,410	21,471	26,881	1,755	25,126	2001	2011	35 years
Augusta Gardens	Augusta	GA	—	530	10,262	—	530	10,262	10,792	858	9,934	1997	2011	35 years
Elmcroft of Mt. Zion	Jonesboro	GA	—	1,140	15,447	466	1,142	15,911	17,053	1,335	15,718	2000	2011	35 years
Elmcroft of Milford Chase	Marietta	GA	—	3,350	7,431	470	3,350	7,901	11,251	789	10,462	2000	2011	35 years
Elmcroft of Martinez	Martinez	GA	—	408	6,764	—	408	6,764	7,172	1,256	5,916	1997	2007	35 years
Crownpointe of Carmel	Carmel	IN	—	1,110	1,933	—	1,110	1,933	3,043	231	2,812	1998	2011	35 years
Azalea Hills	Floyds Knobs	IN	—	2,370	8,708	—	2,370	8,708	11,078	739	10,339	2008	2011	35 years
Georgetowne Place	Fort Wayne	IN	—	1,315	18,185	—	1,315	18,185	19,500	4,335	15,165	1987	2005	35 years
Crown Pointe Senior Living Community	Greensburg	IN	—	420	1,764	—	420	1,764	2,184	188	1,996	1999	2011	35 years
Summit West	Indianapolis	IN	—	1,240	7,922	—	1,240	7,922	9,162	709	8,453	1998	2011	35 years
The Harrison Lakeview Commons	Indianapolis	IN	—	1,200	5,740	—	1,200	5,740	6,940	1,506	5,434	1985	2005	35 years
Assisted Living	Monticello	IN	—	250	5,263	—	250	5,263	5,513	420	5,093	1999	2011	35 years
Elmcroft of Muncie	Muncie	IN	—	244	11,218	—	244	11,218	11,462	2,083	9,379	1998	2007	35 years
Wood Ridge Drury Place at Alvamar	South Bend	IN	—	590	4,850	(35)	590	4,815	5,405	427	4,978	1990	2011	35 years
Drury Place at Salina	Lawrence	KS	—	1,700	9,156	—	1,700	9,156	10,856	794	10,062	1995	2011	35 years
Drury Place at Salina	Salina	KS	—	1,300	1,738	—	1,300	1,738	3,038	248	2,790	1989	2011	35 years

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Property Name	City	State / Province	Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Total	Accumulated Depreciation	Year of Construction	Year Acquired	Life Which Expires in State is Co
				Land	Buildings	Costs	Land	Buildings	Capitalized Buildings					
				Improvements	Improvements	to Acquisition	Improvements	Improvements		NBV				
Drury Place Retirement Apartments	Topeka	KS	—	390	6,217	—	390	6,217	6,607	531	6,076	1986	2011	35 y
Hartland Hills Heritage Woods	Lexington	KY	—	1,468	23,929	—	1,468	23,929	25,397	200	25,197	2001	2013	35 y
Emeritus at Farm Pond	Agawam	MA	—	1,249	4,625	—	1,249	4,625	5,874	1,852	4,022	1997	2004	30 y
Emeritus at Cape Cod (WhiteHall)	Framingham	MA	—	5,819	33,361	—	5,819	33,361	39,180	8,908	30,272	1999	2004	35 y
Wingate at Silver Lake	Hyannis	MA	6,481	1,277	9,063	—	1,277	9,063	10,340	2,338	8,002	1999	2005	35 y
Devonshire Estates	Kingston	MA	—	3,330	20,624	—	3,330	20,624	23,954	1,873	22,081	1996	2011	35 y
Outlook Pointe at Hagerstown	Lenox	MA	—	1,832	31,124	—	1,832	31,124	32,956	260	32,696	1998	2013	35 y
Clover Healthcare	Hagerstown	MD	—	2,010	1,293	—	2,010	1,293	3,303	226	3,077	1999	2011	35 y
Gorham House	Auburn	ME	—	1,400	26,895	—	1,400	26,895	28,295	2,313	25,982	1982	2011	35 y
Kittery Estates	Gorham	ME	—	1,360	33,147	1,472	1,360	34,619	35,979	2,564	33,415	1990	2011	35 y
Woods at Canco	Kittery	ME	—	1,531	30,811	—	1,531	30,811	32,342	257	32,085	2009	2013	35 y
Sentry Hill	Portland	ME	—	1,441	45,578	—	1,441	45,578	47,019	380	46,639	2000	2013	35 y
Elmcroft of Downriver	York Harbor	ME	—	3,490	19,869	—	3,490	19,869	23,359	1,594	21,765	2000	2011	35 y
Independence Village of East Lansing	Brownstown Charter Township	MI	2,285	320	32,652	334	371	32,935	33,306	2,537	30,769	2000	2011	35 y
Elmcroft of Kentwood	East Lansing	MI	7,289	1,956	18,122	—	1,956	18,122	20,078	836	19,242	1989	2012	35 y
Primrose Austin	Kentwood	MI	—	510	13,976	416	510	14,392	14,902	1,253	13,649	2001	2011	35 y
Primrose Duluth	Austin	MN	—	2,540	11,707	—	2,540	11,707	14,247	917	13,330	2002	2011	35 y
Primrose Mankato	Duluth	MN	—	6,190	8,296	—	6,190	8,296	14,486	747	13,739	2003	2011	35 y
Rose Arbor	Mankato	MN	—	1,860	8,920	—	1,860	8,920	10,780	765	10,015	1999	2011	35 y
	Maple Grove	MN	—	1,140	12,421	—	1,140	12,421	13,561	4,274	9,287	2000	2006	35 y

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Wildflower Lodge	Maple Grove	MN	—	504	5,035	—	504	5,035	5,539	1,737	3,802	1981	2006	35 y
Lodge at White Bear	White Bear Lake	MN	—	732	24,999	—	732	24,999	25,731	208	25,523	2002	2013	35 y
Canyon Creek Inn Memory Care	Billings	MT	—	420	11,217	7	420	11,224	11,644	812	10,832	2011	2011	35 y
Springs at Missoula	Missoula	MT	16,608	1,975	34,390	—	1,975	34,390	36,365	1,370	34,995	2004	2012	35 y
Carillon ALF of Asheboro	Asheboro	NC	—	680	15,370	—	680	15,370	16,050	1,223	14,827	1998	2011	35 y
Elmcroft of Little Avenue	Charlotte	NC	—	250	5,077	—	250	5,077	5,327	1,040	4,287	1997	2006	35 y
Carillon ALF of Cramer Mountain	Cramerton	NC	—	530	18,225	—	530	18,225	18,755	1,464	17,291	1999	2011	35 y
Carillon ALF of Harrisburg	Harrisburg	NC	—	1,660	15,130	—	1,660	15,130	16,790	1,209	15,581	1997	2011	35 y
Carillon ALF of Hendersonville	Hendersonville	NC	—	2,210	7,372	—	2,210	7,372	9,582	670	8,912	2005	2011	35 y
Carillon ALF of Hillsborough	Hillsborough	NC	—	1,450	19,754	—	1,450	19,754	21,204	1,551	19,653	2005	2011	35 y
Willow Grove	Matthews	NC	—	763	27,544	—	763	27,544	28,307	229	28,078	2009	2013	35 y
Carillon ALF of Newton	Newton	NC	—	540	14,935	—	540	14,935	15,475	1,190	14,285	2000	2011	35 y
Independence Village of Olde Raleigh	Raleigh	NC	10,123	1,989	18,648	—	1,989	18,648	20,637	878	19,759	1991	2012	35 y
Elmcroft of Northridge	Raleigh	NC	—	184	3,592	—	184	3,592	3,776	735	3,041	1984	2006	35 y

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciated in Income Statement is Computed	
	City	State / Province		Land	Buildings	Costs Capitalized and Subsequent Improvements to Acquisition	Land and Buildings	Improvements	Total					
Carillon ALF of Salisbury	Salisbury	NC	—	1,580	25,026	—	1,580	25,026	26,606	1,950	24,656	1999	2011	35 years
Carillon ALF of Shelby	Shelby	NC	—	660	15,471	—	660	15,471	16,131	1,235	14,896	2000	2011	35 years
Elmcroft of Southern Pines	Southern Pines	NC	—	1,196	10,766	—	1,196	10,766	11,962	1,153	10,809	1998	2010	35 years
Carillon ALF of Southport	Southport	NC	—	1,330	10,356	—	1,330	10,356	11,686	883	10,803	2005	2011	35 years
Primrose Bismarck	Bismarck	ND	—	1,210	9,768	—	1,210	9,768	10,978	792	10,186	1994	2011	35 years
Crown Pointe Omaha	Omaha	NE	—	1,316	11,950	—	1,316	11,950	13,266	2,976	10,290	1985	2005	35 years
Birch Heights	Derry	NH	—	1,413	30,267	—	1,413	30,267	31,680	253	31,427	2009	2013	35 years
Brandywine at Brick	Brick	NJ	—	1,490	16,747	—	1,490	16,747	18,237	3,147	15,090	1999	2011	35 years
Bear Canyon Estates	Albuquerque	NM	—	1,879	36,223	—	1,879	36,223	38,102	302	37,800	1997	2013	35 years
Elmcroft of Quintessence Cottonbloom	Albuquerque	NM	—	1,150	26,527	343	1,165	26,855	28,020	2,077	25,943	1998	2011	35 years
Assisted Living Peachtree Village Retirement Community	Las Cruces	NM	—	153	897	370	153	1,267	1,420	207	1,213	1996	2009	35 years
The Amberleigh Castle Gardens	Roswell	NM	—	161	2,161	666	161	2,827	2,988	389	2,599	1999	2010	35 years
Emeritus at Lakeview	Buffalo	NY	—	3,498	19,097	—	3,498	19,097	22,595	4,941	17,654	1988	2005	35 years
Elmcroft of Lima	Vestal	NY	—	1,830	20,312	2,230	1,885	22,487	24,372	1,956	22,416	1994	2011	35 years
Elmcroft of Ontario	Columbus	OH	—	770	11,220	—	770	11,220	11,990	936	11,054	1998	2011	35 years
Emeritus at Camelot Place	Lima	OH	—	490	3,368	—	490	3,368	3,858	690	3,168	1998	2006	35 years
	Mansfield	OH	—	523	7,968	—	523	7,968	8,491	1,632	6,859	1998	2006	35 years
	Medina	OH	—	340	21,566	—	340	21,566	21,906	1,698	20,208	1995	2011	35 years

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Emeritus at Medina	Medina	OH	—	1,110	24,700	—	1,110	24,700	25,810	1,918	23,892	2000	2011	35 years
Elmcroft of Medina	Medina	OH	—	661	9,788	—	661	9,788	10,449	2,004	8,445	1999	2006	35 years
Elmcroft of Washington Township	Miamisburg	OH	—	1,235	12,611	—	1,235	12,611	13,846	2,582	11,264	1998	2006	35 years
Emeritus at Hillenvale	Mount Vernon	OH	—	1,100	12,493	—	1,100	12,493	13,593	1,031	12,562	2001	2011	35 years
Elmcroft of Sagamore Hills	Northfield	OH	—	980	12,604	—	980	12,604	13,584	2,581	11,003	2000	2006	35 years
Elmcroft of Lorain	Vermilion	OH	—	500	15,461	434	557	15,838	16,395	1,330	15,065	2000	2011	35 years
Elmcroft of Xenia	Xenia	OH	—	653	2,801	—	653	2,801	3,454	574	2,880	1999	2006	35 years
Emeritus at North Hills	Zanesville	OH	—	1,560	11,067	—	1,560	11,067	12,627	944	11,683	1996	2011	35 years
Arbor House of Mustang	Mustang	OK	—	372	3,587	—	372	3,587	3,959	120	3,839	1999	2012	35 years
Arbor House of Norman	Norman	OK	—	444	7,525	—	444	7,525	7,969	250	7,719	2000	2012	35 years
Arbor House Reminisce Center	Norman	OK	—	438	3,028	—	438	3,028	3,466	102	3,364	2004	2012	35 years
Arbor House of Midwest City	Oklahoma City	OK	—	544	9,133	—	544	9,133	9,677	304	9,373	2004	2012	35 years
Elmcroft of Quail Springs	Oklahoma City	OK	—	500	16,632	290	500	16,922	17,422	1,396	16,026	1999	2011	35 years
Mansion at Waterford	Oklahoma City	OK	—	2,077	14,184	—	2,077	14,184	16,261	698	15,563	1999	2012	35 years
Edgewood Downs	Beaverton	OR	—	2,356	15,476	—	2,356	15,476	17,832	131	17,701	1977	2013	35 years
Avamere at Hillsboro	Hillsboro	OR	—	4,400	8,353	301	4,400	8,654	13,054	791	12,263	2000	2011	35 years
The Springs at Tanasbourne	Hillsboro	OR	35,992	4,689	55,035	—	4,689	55,035	59,724	1,264	58,460	2009	2013	35 years
Avamere court at Keizer	Keizer	OR	—	1,260	30,183	(6 )	1,260	30,177	31,437	2,490	28,947	1970	2011	35 years
Keizer River ALZ Facility	Keizer	OR	—	—	—	970	800	170	970	—	970	2012	2012	35 years
The Stafford	Lake Oswego	OR	—	1,800	16,122	—	1,800	16,122	17,922	1,376	16,546	2008	2011	35 years

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Total	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciated in Income Statement is Computed
	City	State / Province		Land	Buildings	Improvements	Land	Buildings	Improvements					
The Pearl at Kruse Way	Lake Oswego	OR	—	2,000	12,880	—	2,000	12,880	14,880	1,071	13,809	2005	2011	35 years
Avamere at Three Fountains	Medford	OR	—	2,340	33,187	—	2,340	33,187	35,527	2,705	32,822	1974	2011	35 years
The Springs at Clackamas Woods (ILF)	Milwaukie	OR	10,896	1,264	22,429	—	1,264	22,429	23,693	894	22,799	1999	2012	35 years
Clackamas Woods Assisted Living	Milwaukie	OR	5,829	681	12,077	—	681	12,077	12,758	481	12,277	1999	2012	35 years
Avamere at Newberg	Newberg	OR	—	1,320	4,664	241	1,320	4,905	6,225	467	5,758	1999	2011	35 years
Avamere Living at Berry Park	Oregon City	OR	—	1,910	4,249	609	1,910	4,858	6,768	481	6,287	1972	2011	35 years
Avamere at Bethany	Portland	OR	—	3,150	16,740	—	3,150	16,740	19,890	1,410	18,480	2002	2011	35 years
Avamere at Sandy	Sandy	OR	—	1,000	7,309	98	1,000	7,407	8,407	665	7,742	1999	2011	35 years
Suzanne Elise ALF	Seaside	OR	—	1,940	4,027	—	1,940	4,027	5,967	466	5,501	1998	2011	35 years
Avamere at Sherwood	Sherwood	OR	—	1,010	7,051	100	1,010	7,151	8,161	647	7,514	2000	2011	35 years
Chateau Gardens	Springfield	OR	—	1,550	4,197	—	1,550	4,197	5,747	345	5,402	1991	2011	35 years
Avamere at St Helens	St. Helens	OR	—	1,410	10,496	103	1,410	10,599	12,009	897	11,112	2000	2011	35 years
Elmcroft of Allison Park	Allison Park	PA	—	1,171	5,686	—	1,171	5,686	6,857	1,164	5,693	1986	2006	35 years
Elmcroft of Chippewa	Beaver Falls	PA	—	1,394	8,586	—	1,394	8,586	9,980	1,758	8,222	1998	2006	35 years
Elmcroft of Berwick	Berwick	PA	—	111	6,741	—	111	6,741	6,852	1,380	5,472	1998	2006	35 years
Outlook Pointe at Lakemont	Bridgeville	PA	—	1,660	12,624	—	1,660	12,624	14,284	1,109	13,175	1999	2011	35 years
	Dillsburg	PA	—	432	7,797	—	432	7,797	8,229	1,597	6,632	1998	2006	35 years





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Property Name	Location		Encumbrances	Initial Cost to Company			Costs Capitalized and Subsequent Improvements to Acquisition	Gross Amount Carried at Close of Period			Accumulated Depreciation	NBV	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Land	Buildings	Improvements		Land	Buildings	Improvements					
Outlook Pointe of Bristol	Bristol	TN	—	470	16,006	—	470	16,006	16,476	1,263	15,213	1999	2011	35 years	
Elmcroft of Hamilton Place	Chattanooga	TN	—	87	4,248	—	87	4,248	4,335	870	3,465	1998	2006	35 years	
Elmcroft of Shallowford	Chattanooga	TN	—	580	7,568	413	582	7,979	8,561	755	7,806	1999	2011	35 years	
Regency House	Hixson	TN	—	140	6,611	—	140	6,611	6,751	545	6,206	2000	2011	35 years	
Trenton Health Care Center	Humboldt	TN	—	460	6,058	—	460	6,058	6,518	570	5,948	1974	2011	35 years	
Outlook Pointe at Johnson City	Johnson City	TN	—	590	10,043	—	590	10,043	10,633	818	9,815	1999	2011	35 years	
Elmcroft of Kingsport	Kingsport	TN	—	22	7,815	—	22	7,815	7,837	1,600	6,237	2000	2006	35 years	
Elmcroft of West Knoxville	Knoxville	TN	—	439	10,697	—	439	10,697	11,136	2,190	8,946	2000	2006	35 years	
Elmcroft of Lebanon	Lebanon	TN	—	180	7,086	—	180	7,086	7,266	1,451	5,815	2000	2006	35 years	
Elmcroft of Twin Hills	Madison	TN	—	860	8,208	399	862	8,605	9,467	799	8,668	1999	2011	35 years	
Elmcroft of Bartlett	Memphis	TN	—	570	25,552	281	570	25,833	26,403	2,019	24,384	1999	2011	35 years	
Kennington Place	Memphis	TN	—	1,820	4,748	304	1,820	5,052	6,872	632	6,240	1989	2011	35 years	
Glenmary Senior Manor	Memphis	TN	—	510	5,860	46	510	5,906	6,416	670	5,746	1964	2011	35 years	
Outlook Pointe at Murfreesboro	Murfreesboro	TN	—	940	8,030	—	940	8,030	8,970	685	8,285	1999	2011	35 years	
Elmcroft of Brentwood	Nashville	TN	—	960	22,020	567	960	22,587	23,547	1,829	21,718	1998	2011	35 years	
Elmcroft of Arlington	Arlington	TX	—	2,650	14,060	446	2,650	14,506	17,156	1,230	15,926	1998	2011	35 years	
	Arlington	TX	—	755	4,677	940	755	5,617	6,372	190	6,182	2012	2012	35 years	



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Property Name	Location		Encumbrances	Initial Cost to Company		Gross Amount Carried at Close of Period		Total	Accumulated Depreciation	NBV	Year of Construction	Year Acquired	Life on Which Depreciated in Income Statement is Computed	
	City	State / Province		Land	Buildings and Improvements	Land	Buildings and Improvements							
Elmcroft of Cottonwood	Temple	TX	—	630	17,515	385	630	17,900	18,530	1,435	17,095	1997	2011	35 years
Elmcroft of Mainland	Texas City	TX	—	520	14,849	359	520	15,208	15,728	1,248	14,480	1996	2011	35 years
Elmcroft of Victoria	Victoria	TX	—	440	13,040	401	440	13,441	13,881	1,095	12,786	1997	2011	35 years
Arbor House of Weatherford	Weatherford	TX	—	233	3,347	—	233	3,347	3,580	111	3,469	1994	2012	35 years
Elmcroft of Wharton	Wharton	TX	—	320	13,799	666	320	14,465	14,785	1,171	13,614	1996	2011	35 years
Elmcroft of Chesterfield	Richmond	VA	—	829	6,534	—	829	6,534	7,363	1,338	6,025	1999	2006	35 years
Pheasant Ridge	Roanoke	VA	—	1,813	9,027	—	1,813	9,027	10,840	444	10,396	1999	2012	35 years
Emeritus at Ridgewood Gardens	Salem	VA	—	1,900	16,219	—	1,900	16,219	18,119	4,733	13,386	1998	2011	35 years
Cooks Hill Manor	Centralia	WA	—	520	6,144	—	520	6,144	6,664	554	6,110	1993	2011	35 years
The Sequoia	Olympia	WA	—	1,490	13,724	—	1,490	13,724	15,214	1,154	14,060	1995	2011	35 years
Willow Gardens	Puyallup	WA	—	1,959	35,492	—	1,959	35,492	37,451	297	37,154	1996	2013	35 years
Birchview	Sedro-Woolley	WA	—	210	14,145	—	210	14,145	14,355	1,087	13,268	1996	2011	35 years
Discovery Memory care	Sequim	WA	—	320	10,544	—	320	10,544	10,864	852	10,012	1961	2011	35 years
The Academy Retirement Comm	Spokane	WA	—	650	3,741	—	650	3,741	4,391	408	3,983	1959	2011	35 years
The Village Retirement & Assisted Living	Tacoma	WA	—	2,200	5,938	—	2,200	5,938	8,138	663	7,475	1976	2011	35 years
Matthews of Appleton I	Appleton	WI	—	130	1,834	(41)	130	1,793	1,923	160	1,763	1996	2011	35 years
Matthews of Appleton II	Appleton	WI	—	140	2,016	(49)	140	1,967	2,107	175	1,932	1997	2011	35 years
	Beaver Dam	WI	—	260	2,380	—	260	2,380	2,640	206	2,434	1998	2011	35 years

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Hunters Ridge Harbor House	Beloit	WI	—	150	4,356	—	150	4,356	4,506	345	4,161	1990	2011	35 years
Harbor House	Clinton	WI	—	290	4,390	—	290	4,390	4,680	348	4,332	1991	2011	35 years
Creekside	Cudahy	WI	—	760	1,693	—	760	1,693	2,453	160	2,293	2001	2011	35 years
Harmony of Denmark Harbor	Denmark	WI	1,137	220	2,228	—	220	2,228	2,448	196	2,252	1995	2011	35 years
Harbor House Eau Claire	Eau Claire	WI	—	210	6,259	—	210	6,259	6,469	484	5,985	1996	2011	35 years
Chapel Valley	Fitchburg	WI	—	450	2,372	—	450	2,372	2,822	208	2,614	1998	2011	35 years
Matthews of Milwaukee II	Fox Point	WI	—	1,810	943	37	1,820	970	2,790	111	2,679	1999	2011	35 years
Harmony of Brenwood Park	Franklin	WI	5,939	1,870	13,804	—	1,870	13,804	15,674	1,070	14,604	2003	2011	35 years
Harmony of Green Bay	Green Bay	WI	2,961	640	5,008	—	640	5,008	5,648	420	5,228	1990	2011	35 years
Layton Terrace	Greenfield	WI	7,523	3,490	39,201	—	3,490	39,201	42,691	3,161	39,530	1999	2011	35 years
Matthews of Hartland	Hartland	WI	—	640	1,663	43	652	1,694	2,346	166	2,180	1985	2011	35 years
Matthews of Horicon	Horicon	WI	—	340	3,327	(95)	345	3,227	3,572	303	3,269	2002	2011	35 years
Jefferson	Jefferson	WI	—	330	2,384	—	330	2,384	2,714	207	2,507	1997	2011	35 years
Harmony of Kenosha Harbor	Kenosha	WI	3,853	1,180	8,717	—	1,180	8,717	9,897	689	9,208	1999	2011	35 years
Harbor House Kenosha	Kenosha	WI	—	710	3,254	—	710	3,254	3,964	269	3,695	1996	2011	35 years
Harmony of Madison	Madison	WI	3,989	650	4,279	—	650	4,279	4,929	384	4,545	1998	2011	35 years
Harmony of Manitowoc Harbor	Manitowoc	WI	4,681	450	10,101	—	450	10,101	10,551	797	9,754	1997	2011	35 years
Harbor House Manitowoc	Manitowoc	WI	—	140	1,520	—	140	1,520	1,660	127	1,533	1997	2011	35 years
Harmony of McFarland	McFarland	WI	3,576	640	4,647	—	640	4,647	5,287	401	4,886	1998	2011	35 years
Adare II	Menasha	WI	—	110	537	20	110	557	667	59	608	1994	2011	35 years

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Total	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciated in Income Statement is Computed
	City	State / Province		Land	Buildings	Costs Capitalized	Land	Buildings	and					
			Improvements	Improvements	to Acquisition	Improvements	Improvements	Improvements						
Adare IV	Menasha	WI	—	110	537	5	110	542	652	57	595	1994	2011	35 years
Adare III	Menasha	WI	—	90	557	5	90	562	652	61	591	1993	2011	35 years
Adare I	Menasha	WI	—	90	557	5	90	562	652	59	593	1993	2011	35 years
Riverview Village	Menomonee Falls	WI	5,668	2,170	11,758	—	2,170	11,758	13,928	922	13,006	2003	2011	35 years
The Arboretum	Menomonee Falls	WI	5,185	5,640	49,083	—	5,640	49,083	54,723	4,065	50,658	1989	2011	35 years
Matthews of Milwaukee I	Milwaukee	WI	—	1,800	935	119	1,800	1,054	2,854	108	2,746	1999	2011	35 years
Laurel Oaks	Milwaukee	WI	—	2,390	43,587	—	2,390	43,587	45,977	3,444	42,533	1988	2011	35 years
Hart Park Square	Milwaukee	WI	6,600	1,900	21,628	—	1,900	21,628	23,528	1,756	21,772	2005	2011	35 years
Harbor House Monroe	Monroe	WI	—	490	4,964	—	490	4,964	5,454	400	5,054	1990	2011	35 years
Matthews of Neenah I	Neenah	WI	—	710	1,157	62	713	1,216	1,929	127	1,802	2006	2011	35 years
Matthews of Neenah II	Neenah	WI	—	720	2,339	(50)	720	2,289	3,009	209	2,800	2007	2011	35 years
Matthews of Irish Road	Neenah	WI	—	320	1,036	87	320	1,123	1,443	117	1,326	2001	2011	35 years
Matthews of Oak Creek	Oak Creek	WI	—	800	2,167	(2)	812	2,153	2,965	191	2,774	1997	2011	35 years
Wilkinson Woods of Oconomowoc	Oconomowoc	WI	—	1,100	12,436	—	1,100	12,436	13,536	996	12,540	1992	2011	35 years
Harbor House Oshkosh	Oshkosh	WI	—	190	949	—	190	949	1,139	104	1,035	1993	2011	35 years
Harmony of Racine	Racine	WI	9,377	590	11,726	—	590	11,726	12,316	908	11,408	1998	2011	35 years
Harmony of Commons of Racine	Racine	WI	—	630	11,245	—	630	11,245	11,875	879	10,996	2003	2011	35 years
Harmony of Sheboygan	Sheboygan	WI	8,677	810	17,908	—	810	17,908	18,718	1,394	17,324	1996	2011	35 years
Harbor House Sheboygan	Sheboygan	WI	—	1,060	6,208	—	1,060	6,208	7,268	488	6,780	1995	2011	35 years
Matthews of St. Francis I	St. Francis	WI	—	1,370	1,428	(113)	1,389	1,296	2,685	135	2,550	2000	2011	35 years
	St. Francis	WI	—	1,370	1,666	15	1,377	1,674	3,051	153	2,898	2000	2011	35 years

Matthews of St. Francis II Howard Village of St. Francis	St. Francis	WI	5,280	2,320	17,232	—	2,320	17,232	19,552	1,431	18,121	2001	2011	35 years
Harmony of Stevens Point	Stevens Point	WI	7,919	790	10,081	—	790	10,081	10,871	809	10,062	2002	2011	35 years
Harmony of Stevens Point Commons	Stevens Point	WI	—	760	2,242	—	760	2,242	3,002	239	2,763	2005	2011	35 years
Harmony of Stoughton	Stoughton	WI	1,573	490	9,298	—	490	9,298	9,788	734	9,054	1997	2011	35 years
Harbor House Stoughton	Stoughton	WI	—	450	3,191	—	450	3,191	3,641	278	3,363	1992	2011	35 years
Harmony of Two Rivers	Two Rivers	WI	2,526	330	3,538	—	330	3,538	3,868	301	3,567	1998	2011	35 years
Matthews of Pewaukee	Waukesha	WI	—	1,180	4,124	204	1,197	4,311	5,508	388	5,120	2001	2011	35 years
Oak Hill Terrace	Waukesha	WI	5,105	2,040	40,298	—	2,040	40,298	42,338	3,258	39,080	1985	2011	35 years
Harmony of Terrace Court	Wausau	WI	7,047	430	5,037	—	430	5,037	5,467	417	5,050	1996	2011	35 years
Harmony of Terrace Commons	Wausau	WI	—	740	6,556	—	740	6,556	7,296	546	6,750	2000	2011	35 years
Harbor House Rib Mountain	Wausau	WI	—	350	3,413	—	350	3,413	3,763	278	3,485	1997	2011	35 years
Library Square	West Allis	WI	5,150	1,160	23,714	—	1,160	23,714	24,874	1,920	22,954	1996	2011	35 years
Harmony of Wisconsin Rapids	Wisconsin Rapids	WI	1,053	520	4,349	—	520	4,349	4,869	381	4,488	2000	2011	35 years
Matthews of Wrightstown	Wrightstown	WI	—	140	376	12	140	388	528	60	468	1999	2011	35 years
Outlook Pointe at Teays Valley	Hurricane	WV	—	1,950	14,489	—	1,950	14,489	16,439	1,139	15,300	1999	2011	35 years

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Accumulated Depreciation	Net Book Value
	City	State / Province		Land Improvements	Buildings and Improvements	Capitalized Costs Subsequent to Acquisition	Land Improvements	Buildings and Improvements	Total		
Elmcroft of Martinsburg Garden Square	Martinsburg	WV	—	248	8,320	—	248	8,320	8,568	1,704	6,864
Assisted Living of Casper	Casper	WY	—	355	3,197	—	355	3,197	3,552	214	3,338
Whispering Chase	Cheyenne	WY	—	1,800	20,354	—	1,800	20,354	22,154	171	21,983
TOTAL FOR OTHER SENIORS HOUSING COMMUNITIES			243,339	420,377	3,964,503	38,110	422,686	4,000,304	4,422,990	376,059	4,046,931
TOTAL FOR SENIORS HOUSING COMMUNITIES PERSONAL CARE FACILITIES			1,716,019	1,282,138	12,064,861	270,406	1,290,536	12,326,869	13,617,405	1,647,287	11,970,118
ResCare Tangram - Hacienda	Kingsbury	TX	—	31	841	83	31	924	955	644	311
ResCare Tangram - Texas Hill Country School	Maxwell	TX	—	54	934	8	62	934	996	712	284
ResCare Tangram - Chaparral	Maxwell	TX	—	82	552	150	82	702	784	421	363
ResCare Tangram - Sierra Verde & Roca Vista	Maxwell	TX	—	20	910	56	20	966	986	696	290
ResCare Tangram - 618 W. Hutchinson	San Marcos	TX	—	226	1,175	(480)	126	795	921	606	315
ResCare Tangram - Ranch	Seguin	TX	—	147	806	113	147	919	1,066	619	447
ResCare Tangram - Mesquite	Seguin	TX	—	15	1,078	140	15	1,218	1,233	825	408
ResCare Tangram - Loma Linda	Seguin	TX	—	40	220	—	40	220	260	168	92
TOTAL FOR PERSONAL CARE FACILITIES			—	615	6,516	70	523	6,678	7,201	4,691	2,510



MEDICAL  
OFFICE  
BUILDINGS

St. Vincent's Medical Center East #46	Birmingham	AL	—	—	25,298	3,752	—	29,050	29,050	3,741	25
St. Vincent's Medical Center East #48	Birmingham	AL	—	—	12,698	201	—	12,899	12,899	1,903	10
St. Vincent's Medical Center East #52	Birmingham	AL	—	—	7,608	669	—	8,277	8,277	1,439	6
Crestwood Medical Pavilion	Huntsville	AL	4,951	625	16,178	76	625	16,254	16,879	1,453	15
Canyon Springs Medical Plaza	Gilbert	AZ	15,966	—	27,497	14	—	27,511	27,511	1,947	25
Mercy Gilbert Medical Plaza	Gilbert	AZ	7,805	720	11,277	—	720	11,277	11,997	1,210	10
Thunderbird Paseo Medical Plaza	Glendale	AZ	10,144	—	12,904	244	—	13,148	13,148	965	12
Thunderbird Paseo Medical Plaza II	Glendale	AZ	6,651	—	8,100	38	—	8,138	8,138	672	7
Cobre Valley Medical Plaza	Globe	AZ	2,395	—	3,785	58	—	3,843	3,843	270	3
Desert Medical Pavilion	Mesa	AZ	—	—	32,768	—	—	32,768	32,768	866	31
Desert Samaritan Medical Building I	Mesa	AZ	7,506	—	11,923	220	—	12,143	12,143	836	11
Desert Samaritan Medical Building II	Mesa	AZ	5,589	—	7,395	44	—	7,439	7,439	593	6
Desert Samaritan Medical Building III	Mesa	AZ	9,596	—	13,665	173	—	13,838	13,838	1,073	12

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Property Name	Location		Initial Cost to Company		Gross Amount Carried at Close of Period		Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province	Land Encumbrances	Buildings and Improvements	Land and Buildings	Accumulated Depreciation		
Deer Valley Medical Office Building II	Phoenix	AZ	13,584	22,663	12 23,053	3,065	2011	35 years
Deer Valley Medical Office Building III	Phoenix	AZ	11,198	19,523	12 19,512	2,433	2009	35 years
Edwards Medical Plaza	Phoenix	AZ	12,006	18,994	— 19,439	4,978	2011	35 years
Papago Medical Park	Phoenix	AZ	—	12,172	— 12,392	3,015	2011	35 years
Burbank Medical Plaza	Burbank	CA	12,812	23,322	1,242	23,457	2011	35 years
Burbank Medical Plaza II	Burbank	CA	29,382	45,644	491 46,128	6,188	2011	35 years
Eden Medical Plaza	Castro Valley	CA	—	2,455	258 2,550	2,804	2011	25 years
PMB Chula Vista	Chula Vista	CA	15,622	9,393	2,964	9,562	2011	35 years
NorthBay Corporate Headquarters	Fairfield	CA	—	19,187	— 19,187	1,617	2012	35 years
Gateway Medical Plaza	Fairfield	CA	—	12,872	— 12,872	2,870	2012	35 years
Solano NorthBay Health Plaza	Fairfield	CA	—	8,880	— 8,880	8,881	2012	35 years
NorthBay Healthcare MOB	Fairfield	CA	—	8,507	— 8,507	8,507	2013	CIP
Verdugo Hills Professional Bldg I	Glendale	CA	—	6,689	6,689	6,031	2012	23 years
Verdugo Hills Professional Bldg II	Glendale	CA	—	4,463	4,463	7,218	2012	19 years
St. Francis Lynwood Medical	Lynwood	CA	—	8,385	688 8,309	5,182	2011	32 years
PMB Mission Hills	Mission Hills	CA	—	15,468	15,468	10,329	2012	35 years
		CA	45,118	7,022	1,917	7,162	2011	35 years

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PDP Mission Viejo	Mission Viejo										
PDP Orange NHP/PMB Pasadena Western	Orange	CA	47,590,750	1,766,696	1,645,421	58,000	2011	35 years			
University of Health Sciences Medical Pavilion Pomerado	Pasadena	CA	60,000,138	3,412,289	3,130,709	3,882,645	2011	35 years			
Outpatient Pavilion NHP SB 399-401 East Highland NHP SB 399-401 East Highland Sutter Medical Center	Pomona	CA	—	91 31,523	—	91 31,523	2011	35 years			
San Gabriel Valley Medical Santa Clarita Valley Medical Kenneth E Watts Medical Plaza	Poway	CA	—	3,233,433	3,852,323	7,566,967	2011	35 years			
Vaca Valley Health Plaza	San Bernardino	CA	—	789 11,133	91 789 11,424	2,165	2011	27 years			
Potomac Medical Plaza	San Bernardino	CA	—	416 5,625	299 416 5,924	6,340	2011	26 years			
	San Diego	CA	—	— 25,088	8,371	— 26,452	2012	35 years			
	San Gabriel	CA	9,091	914 5,510	1,600 914 5,670	6,581	2011	35 years			
	Santa Clarita	CA	22,269,708	8,028	1 9,720	8,083	2011	35 years			
	Torrance	CA	—	262 6,945	535 276 7,466	7,742	2011	23 years			
	Vacaville	CA	—	— 9,634	—	— 9,634	2012	35 years			
	Aurora	CO	—	2,409,118	2,061 2,464	1,116	2007	35 years			

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Property Name	City	State / Province	Encumbrances	Initial Cost to Company		Gross Amount Carried at Close of Period		Accumulated Depreciation	Year of Construction Acquired	Life on Which Depreciation in Income Statement is Computed
				Land and Improvements	Buildings and Improvements to Acquisition	Land and Improvements	Buildings and Improvements			
Briargate Medical Campus	Colorado Springs	CO	—	1,238,202	1,242,558	1,242,558	801,651	2007	35 years	
Printers Park Medical Plaza	Colorado Springs	CO	—	2,644,508	2,644,833	2,644,833	1,713,269	2007	35 years	
Green Valley Ranch MOB	Denver	CO	6,072	—	12,139	12,047	2,361	2007	35 years	
Community Physicians Pavilion	Lafayette	CO	—	—	10,430	11,381	3,569	2004	35 years	
Exempla Good Samaritan Medical Center	Lafayette	CO	—	—	4,393	4,393	4,380	2013	35 years	
Avista Two Medical Plaza	Louisville	CO	—	—	17,330	18,665	5,340	2003	35 years	
The Sierra Medical Building	Parker	CO	491	1,444,052	1,444,670	1,444,670	1,340,514	2009	35 years	
Crown Point Healthcare Plaza	Parker	CO	—	852,521	852,521	1,066,025	5,967	2008	35 years	
Lutheran Medical Office Building II	Wheat Ridge	CO	—	—	2,655,691	3,346,345	2,760,766	2010	35 years	
Lutheran Medical Office Building IV	Wheat Ridge	CO	—	—	7,266,648	7,914,914	4,106,808	2010	35 years	
Lutheran Medical Office Building III	Wheat Ridge	CO	—	—	11,947,000	11,957,291	10,228,004	2010	35 years	
DePaul Professional Office Building	Washington DC	DC	—	—	6,424,359	7,783,788	3,736,051	2007	35 years	
Providence Medical Office Building	Washington DC	DC	—	—	2,473,521	2,994,297	1,284,475	2010	35 years	
RTS Arcadia	Arcadia	FL	—	345,288	345,288	43,229	2,933	2011	30 years	
RTS Cape Coral	Cape Coral	FL	—	368,548	368,548	85,816	5,343	2011	34 years	
RTS Englewood	Englewood	FL	—	1,073,516	1,073,516	58,327	4,260	2011	35 years	
RTS Ft. Myers	Fort Myers	FL	—	1,153,127	1,153,127	28,029	4,851	2011	31 years	
RTS Key West	Key West	FL	—	486,438	486,438	4,863	4,528	2011	35 years	

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JFK Medical Plaza	Lake Worth FL	—	453 1,711139	453 1,8502,30562	1,741999	2004	35 years	
Palms West Building 6	Loxahatchee FL	—	965 2,67845	965 2,7233,68841	2,947000	2004	35 years	
Regency Medical Office Park Phase II	Melbourne FL	—	770 3,809277	781 4,0754,8561143	4,742998	2004	35 years	
Regency Medical Office Park Phase I	Melbourne FL	—	590 3,156250	616 3,3803,99608	3,088995	2004	35 years	
Aventura Heart & Health	Miami FL	16,257	25,362,961	—	28,3228,372,60020,71106	2007	35 years	
RTS Naples Woodlands	Naples FL	—	1,152,726	—	1,152,7264,87327	4,551999	2011	35 years
Center for Specialized Med	Pensacola FL	15,662	2,5184,0089	—	2,5184,0326,5562724,92109	2012	35 years	
RTS Pt. Charlotte	Pt Charlotte FL	—	966 4,581	—	966 4,5815,54722	5,12985	2011	34 years
RTS Sarasota University	Sarasota FL	—	1,914,889	—	1,914,8895,80378	5,425996	2011	35 years
Medical Office Building	Tamarac FL	—	—	6,690132	—	6,8226,822,7245,092006	2007	35 years

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Property Name	Location		Encumbrances	Initial	Gross	Land	Buildings	Total	Accumulated	Year of	Year	Life on	
	City	State / Province		Cost to Company	Amount Carried at Close of Period								Costs Subsequent Improvements to Acquisition
UMC Tamarac	Tamarac	FL	—	2,032,936	(3,179)	1,384	11	1,796	1,650	2080	2011	22 years	
RTS Venice	Venice	FL	—	1,536,104	—	1,536,104	5,648	5,250	5,997	2097	2011	35 years	
Augusta Medical Plaza	Augusta	GA	—	594,484	7312	594,515	5,758	5,824	4,929	2072	2011	25 years	
Augusta Professional Building	Augusta	GA	—	687,605	7349	687,640	6,098	8,063	6,030	2083	2011	27 years	
Augusta POB I	Augusta	GA	—	233,789	4309	233,823	8,436	4,407	4,030	2078	2012	14 years	
Augusta POB II	Augusta	GA	—	735,137	1702	735,154	13,819	14,557	14,712	2087	2012	23 years	
Augusta POB III	Augusta	GA	—	535,385	(2 )	535,383	3,855	4,396	3,794	2094	2012	22 years	
Augusta POB IV	Augusta	GA	—	675,218	2686	675,285	2,863	5,543	3,211	2095	2012	23 years	
Cobb Physicians Center	Austell	GA	8,499	1,145	6,803	1,145	7,113	8,238	2,216	2092	2011	35 years	
Summit Professional Plaza I	Brunswick	GA	5,096	1,822	2,974	(4 )	1,822	2,970	4,794	39	2012	31 years	
Summit Professional Plaza II	Brunswick	GA	10,829	81	13,818	(4 )	981	13,814	14,796	13,829	2012	35 years	
Columbia Medical Plaza	Evans	GA	—	268,149	7121	268,166	1,886	1,535	1,940	2040	2011	23 years	
Parkway Physicians Center	Ringgold	GA	5,996	476	10,017	49	476	10,166	10,611	14,492	2004	2011	35 years
Eastside Physicians Center	Snellville	GA	—	1,282	5,019	1,177	1,282	6,198	7,485	2,142	2094	2008	35 years
Eastside Physicians Plaza	Snellville	GA	6,697	294	12,948	(56 )	294	12,892	13,661	10,820	2003	2008	35 years
Good Shepherd Physician Office Building I	Barrington	IL	—	152,322	—	152,322	43,376	3,297	3,297	2079	2013	35 years	
Good Shepherd Physician Office Building II	Barrington	IL	—	512,129	77—	512,129	73,489	13,299	13,299	2096	2013	35 years	
Buffalo Grove Acute Care	Buffalo Grove	IL	—	1,820	30 (766 )	1,445	549	1,990	1,783	2092	2011	26 years	
Trinity Hospital Physician Office	Chicago	IL	—	139,332	9—	139,332	93,468	7	3,411	2071	2013	35 years	

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Building Physicians Plaza East	Decatur	IL	—	—	791	603	—	1,394	1,393	1,012	976	2010	35 years		
Physicians Plaza West	Decatur	IL	—	—	1,943	132	—	2,075	2,075	1,541	987	2010	35 years		
Physicians and Dental Building	Decatur	IL	—	—	676	1	—	677	677	221	456	1972	2010	35 years	
Monroe Medical Center	Decatur	IL	—	—	93	8	—	101	101	29	72	1971	2010	35 years	
Kenwood Medical Center	Decatur	IL	—	—	3,900	30	—	3,930	3,930	1,017	2,913	1996	2010	35 years	
304 W Hay Building	Decatur	IL	—	—	8,702	42	—	8,744	8,744	4,447	3,000	2010	35 years		
302 W Hay Building	Decatur	IL	—	—	3,467	122	—	3,589	3,589	13	2,776	1993	2010	35 years	
ENTA	Decatur	IL	—	—	1,150	—	—	1,150	1,150	94	956	1996	2010	35 years	
301 W Hay Building	Decatur	IL	—	—	640	—	—	640	640	149	491	1980	2010	35 years	
South Shore Medical Building	Decatur	IL	—	—	902	129	—	902	902	129	1,039	939	1991	2010	35 years
SIU Family Practice	Decatur	IL	—	—	1,689	19	—	1,708	1,708	860	1,348	1997	2010	35 years	

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Property Name	Location		Encumbrances	Initial	Costs	Gross	Land and Buildings	Accumulated Depreciation	Net of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed	
	City	State / Province		Cost to Company		Land and Buildings						Amount Carried at Close of Period
Corporate Health Services	Decatur	IL	—	934,138	—	934,138	62,328	2,033	1996	2010	35 years	
Rock Springs Medical	Decatur	IL	—	399,495	—	399,495	894,109	785	1990	2010	35 years	
575 W Hay Building	Decatur	IL	—	111,739	—	111,739	850,137	713	1984	2010	35 years	
Good Samaritan Physician Office Building I	Downers Grove	IL	—	407,103	337	407,103	70,745	10,599	1976	2013	35 years	
Good Samaritan Physician Office Building II	Downers Grove	IL	—	1,012	3,370	1,012	3,370	26,019	1995	2013	35 years	
Eberle Medical Office Building ("Eberle MOB")	Elk Grove Village	IL	—	—	16,316	—	16,378	6,338	881	2,490	2009	35 years
Grayslake MOB	Grayslake	IL	—	2,740,002	299	2,762,072	4,842	4,311	1996	2011	25 years	
1425 Hunt Club Road MOB	Gurnee	IL	—	249,145	252	249,150	41,752	43	1,520	2005	2011	34 years
1445 Hunt Club Drive	Gurnee	IL	—	216,140	527	216,167	51,893	1,532	2002	2011	31 years	
Gurnee Imaging Center	Gurnee	IL	—	82,273	1	82,273	12,825	2,562	2002	2011	35 years	
Gurnee Center Club	Gurnee	IL	—	627,178	54	627,178	18,478	301	6,740	2011	35 years	
Gurnee Acute Care	Gurnee	IL	—	166,115	(1,018)	175,263	115	148	1996	2011	30 years	
South Suburban Hospital Physician Office Building	Hazel Crest	IL	—	191,437	0	191,437	4,567	4,480	1989	2013	35 years	
Doctors Office Building III ("DOB III")	Hoffman Estates	IL	—	—	24,556	—	24,614	6,613	19,500	2005	2009	35 years
755 Milwaukee MOB	Libertyville	IL	—	421,371	681	479,447	4,949	3,967	1990	2011	18 years	
890 Professional MOB	Libertyville	IL	—	214,263	0	214,263	9,141	2,490	1980	2011	26 years	
Libertyville Center Club	Libertyville	IL	—	1,020	7,176	1,020	7,176	6,196	101	6,488	2011	35 years



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Christ Medical Center Physician Office Building	Oak Lawn	IL	—	658 16,421	—	658 16,421	17,071	16,838	2013	35 years
Round Lake ACC	Round Lake	IL	—	758 370 58	—	785 401	1,187	981 1984	2011	13 years
Vernon Hills Acute Care Center	Vernon Hills	IL	—	3,376 94 116	—	3,378 10	4,187	3,921 986	2011	15 years
Wilbur S. Roby Building	Anderson	IN	—	— 2,653 363	—	3,016 3,016	1,615 2,401	1992	2010	35 years
Ambulatory Services Building	Anderson	IN	—	— 4,266 964	—	5,230 5,230	1,081 1,149	1995	2010	35 years
St. John's Medical Arts Building	Anderson	IN	—	— 2,281 275	—	2,556 2,556	1,994 1,973	2010	35 years	
Carmel I	Carmel	IN	—	466 5,954 33	—	466 5,987 6,454	89 5,964 985	2012	30 years	
Carmel II	Carmel	IN	—	455 5,976 29	—	455 6,005 6,465	2 6,008 89	2012	33 years	
Carmel III	Carmel	IN	—	422 6,194 46	—	422 6,240 6,662	33 6,220 1	2012	35 years	
Elkhart Harcourt	Elkhart	IN	1,230	1,256 973	—	1,256 973	3,227 2,802	1994	2011	32 years
Professional Office Building	Indianapolis	IN	—	519 28,954 83	—	519 29,432 29,953	1,662 1,787	2012	28 years	
Cardiac Professional Office Building	Indianapolis	IN	—	498 27,430 30	—	498 27,660 8,158	1,726 1,495	2012	35 years	

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Property Name	Location		Encumbrances	Initial Cost to Company		Gross Amount Carried at Close of Period		Accumulated Depreciation	Net Book Value	Year of Construction Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Land and Improvements	Buildings and Improvements to Acquisition	Land and Improvements	Buildings and Improvements				
Oncology Medical Office Building	Indianapolis	IN	—	470	5,703,102	470	5,805,274	522	5,820,033	2012	35 years
St. Francis South Medical Office Building	Indianapolis	IN	—	—	20,649	—	20,649	697	20,052	2013	35 years
Methodist Professional Center I	Indianapolis	IN	—	61	37,411,742	61	39,153,921	2,375,978	36,775,943	2012	25 years
LaPorte	La Porte	IN	764	553	1,309	—	553	1,309	1,862	2011	34 years
Mishawaka	Mishawaka	IN	3,522	3,785	5,543	—	3,785	5,543	3,331	2011	35 years
South Bend	South Bend	IN	1,450	792	2,530	—	792	2,530	3,322	2011	34 years
OLBH Same Day Surgery Center MOB	Ashland	KY	—	101	19,065	7	101	19,123	3,225	2012	26 years
St. Elizabeth Covington	Covington	KY	—	345	12,790	16	345	12,774	43,184	2012	35 years
St. Elizabeth Florence MOB	Florence	KY	—	402	8,279	78	402	8,357	7,593	2012	35 years
Jefferson Clinic Lakeview MOB	Louisville	KY	—	—	673	—	—	673	—	2013	CIP
Medical Arts Courtyard	Covington	LA	—	1,838	8,508	(2,307)	1,275	7,635	0,331	2011	28 years
SW Louisiana POB	Lafayette	LA	—	388	1,893	280	388	2,173	2,561	2011	18 years
Lakeview Surgery Center	Lafayette	LA	—	867	5,010	537	884	5,530	6,414	2011	18 years
East Jefferson Medical Plaza	Mandeville	LA	—	753	956	(1,134)	570	5	575	2011	16 years
East Jefferson MOB	Metairie	LA	—	168	17,264	1	168	17,305	7,473	2012	32 years
Lakeside POB I	Metairie	LA	—	7,943	107	15,135	107	15,187	2,243	2012	28 years
Lakeside POB II	Metairie	LA	—	3,334	974	939	3,334	913	3,247	2011	22 years
RTS Berlin Charles O. Fisher Medical Building	Berlin	MD	—	1,046	202	289	1,046	6,091	2,133	2011	7 years
Medical Specialties	Berlin	MD	—	—	2,216	—	—	2,216	2,210	2011	29 years
	Westminster	MD	11,494	—	13,795	780	—	14,574	14,571	2009	35 years
	Kalamazoo	MI	—	—	19,246	61	—	19,903	19,901	2010	35 years

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Building North Professional Building	Kalamazoo MI	—	—	7,228,478	—	7,706,706	6,116,590	2010	35 years
Borgess Navigation Center	Kalamazoo MI	—	—	2,391	—	2,391,399	1,992,76	2010	35 years
Borgess Visiting Nurses	Kalamazoo MI	—	90	2,328,107	90	2,435,255	2,175,900	2010	35 years
Borgess Health & Fitness Center	Kalamazoo MI	—	—	11,959,70	—	12,129,210	11,978,4	2010	35 years
Heart Center Building	Kalamazoo MI	—	—	8,420,281	—	8,701,870	11,379,329	2010	35 years
Medical Commons Building	Kalamazoo Township MI	—	—	661 6	—	667 667	109 558	2010	35 years
RTS Madison Heights	Madison Heights MI	—	401	2,946	—	401 2,946	3,347,68 3,072,002	2011	35 years
RTS Monroe	Monroe MI	—	281	3,450	—	281 3,450	3,733,53 3,378,997	2011	31 years

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Property Name	Location		Initial Cost to Company		Gross Amount Carried at Close of Period		Land and Buildings	Total Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed		
	City	State / Province	Land Encumbrances	Buildings and Improvements	Land and Buildings	Costs Incurred to Acquisition							
Pro Med Center Plainwell	Plainwell	MI	—	697	—	697	697	130	567	1991	2010	35 years	
Pro Med Center Richland	Richland	MI	—	2,267	233	2,297	2,538	83	2,147	1996	2010	35 years	
Cogdell Duluth MOB	Duluth	MN	—	33,406	—	33,383	3,387	463	2,011	2012	2012	35 years	
HealthPartners Medical & Dental Clinics	Sartell	MN	—	2,492	25,693	2,492	25,729	8,221	172	17,049	2012	35 years	
Arnold Urgent Care	Arnold	MO	—	1,058	564	1,058	996	1,654	199	1,453	1999	2011	35 years
DePaul Health Center North	Bridgeton	MO	6,456	996	10,043	996	10,111	1,110	561	10,576	2012	21 years	
DePaul Health Center South	Bridgeton	MO	6,664	910	12,162	910	12,373	1,285	12,329	2012	2012	30 years	
St. Mary's Health Center MOB D	Clayton	MO	2,497	103	2,780	103	3,086	3,189	291	2,898	1984	2012	22 years
Fenton Urgent Care Center	Fenton	MO	—	183	2,714	183	2,710	2,893	399	2,492	2003	2011	35 years
Broadway Medical Office Building	Kansas City	MO	6,088	1,300	2,602	1,336	4,378	5,744	879	10,837	2007	35 years	
St. Joseph Medical Building	Kansas City	MO	—	305	7,445	305	9,513	9,813	78	9,440	1988	2012	32 years
St. Joseph Medical Mall	Kansas City	MO	—	530	9,115	530	9,293	9,826	40	9,183	1995	2012	33 years
Carondelet Medical Building	Kansas City	MO	—	745	12,433	745	12,476	3,223	12,287	2012	2012	29 years	
St. Joseph Hospital West Medical Office Building II	Lake Saint Louis	MO	3,129	524	3,229	524	3,324	3,848	57	3,592	2005	2012	35 years
St. Joseph O'Fallon Medical Office Building	O'Fallon	MO	760	940	5,556	940	5,565	6,505	546	6,159	1992	2012	35 years
St. Joseph Health Center Medical Building 1	St. Charles	MO	3,494	503	4,336	503	4,507	5,014	471	4,539	1987	2012	20 years
		MO	2,529	369	2,963	369	2,973	3,426	99	3,073	1999	2012	32 years

St. Joseph Health St. Center Medical Charles Building 2 Physicians Office Center	St. Louis	MO	—	1,445,828	1,445,905	1,445,350	1,445,350	2011	35 years	
12700 Southford Road Medical Plaza	St. Louis	MO	—	595,125,891	595,134,974	595,102,501	595,124,249	2011	32 years	
St Anthony's MOB A	St. Louis	MO	—	409,468,728	409,497,453	409,389,115	409,468,775	2011	20 years	
St Anthony's MOB B	St. Louis	MO	—	350,394,216	350,410,945	350,458,773	350,586,080	2011	21 years	
Lemay Urgent Care Center	St. Louis	MO	—	2,317,120,263	2,317,383,706	2,317,068,7	2,317,119,983	2011	22 years	
St. Mary's Health Center MOB B	St. Louis	MO	2,875,119	4,161,281	119,442,456	406,415,579		2012	23 years	
St. Mary's Health Center MOB C	St. Louis	MO	3,343,136	6,018(11 )	136,600,76,145	15,56,286,9		2012	20 years	
St. Joseph Endoscopy Center	St. Peters	MO	308	133 — 5	138 —	138 —	138N/A	2012	N/A	
University Physicians - Grants Ferry	Flowood	MS	9,805,279	62,125(13 )	2,796,2,112,4,988	7	14,020,110	2012	35 years	
Barclay Downs	Charlotte	NC	—	3,538,821	3,547,069	4,617,48	4,368,987	2012	20 years	
Randolph	Charlotte	NC	—	6,370,929	205	6,370,134	9,504,175	8,329,73	2012	4 years
Mallard Crossing I	Charlotte	NC	—	3,222,072	15	3,222,087	5,316,23	4,793,997	2012	25 years

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Property Name	Location		Encumbrances	Initial Cost to Company		Land Improvements	Costs Incurred to Acquire		Land and Buildings Improvements	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
	City	State / Province		Land	Buildings		Land	Buildings					
Medical Arts Building	Concord	NC	—	701,117,332	—	701,117,662	4,637	1,199,711	2012	31 years			
Gateway Medical Office Building	Concord	NC	—	1,100,904,284	—	1,100,188,284	10,370	10,370,505	2012	35 years			
Copperfield Medical Mall	Concord	NC	—	1,982,846,256	—	1,982,102,082	16,466	16,689,089	2012	25 years			
Weddington Internal & Pediatric Medicine	Concord	NC	—	574,688,400	—	574,692,260	1,260	1,156,000	2012	27 years			
Gaston Professional Center	Gastonia	NC	—	833,248,876	—	833,249,625	799	223,899	2012	35 years			
Harrisburg Family Physicians	Harrisburg	NC	—	679,164,620	—	679,164,423	335	2,188,996	2012	35 years			
Harrisburg Medical Mall	Harrisburg	NC	—	1,332,292,254	—	1,332,546,885	52	3,439,997	2012	27 years			
Northcross REX Knightdale MOB & Wellness Center	Huntersville	NC	—	623,278,000	(1,000)	623,277,900	97	803,199	2012	22 years			
Mulberry Medical Park	Lenoir	NC	—	211,258,920	—	211,258,798	76	2,412,982	2012	23 years			
Lincoln/Lakemont Family Practice	Lincolnton	NC	—	788,184,130	—	788,183,628	33	2,349,998	2012	29 years			
Alamance Regional Mebane Outpatient Ctr.	Mebane	NC	11,948,964	4,291,160	—	1,964,276	5,238	984,800	2012	35 years			
Midland Medical Park	Midland	NC	—	1,228,471,200	—	1,228,859,200	388	1,886,998	2012	25 years			
East Rocky Mount Kidney Center	Rocky Mount	NC	—	803,998,000	(2,000)	803,996,000	1,794	1,620,000	2012	33 years			
Rocky Mount Kidney Center	Rocky Mount	NC	—	479,129,739	—	479,133,611	579	1,630,990	2012	25 years			
Rocky Mount Medical Park	Rocky Mount	NC	—	2,552,779,610	—	2,552,840,100	397	9,619,991	2012	30 years			
English Road Medical Center	Rocky Mount	NC	4,719,132	3,747,750	—	1,323,742,067	5	4,588,002	2012	35 years			
Rowan Outpatient Surgery Center	Salisbury	NC	—	1,039,184,500	—	1,039,179,240	180	5,816,003	2012	35 years			

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Del E Webb Medical Plaza	Henderson	NV	—	1,028,993	1,028,378	1,009,400	2011	35 years	
The Terrace at South Meadows	Reno	NV	7,105,049	9,966,884	5,041,350	10,852,620	2011	35 years	
Central NY Medical Center	Syracuse	NY	24,500,786	26,103,86	1,786,482	27,172,6,109	2012	33 years	
Anderson Medical Arts Building I	Cincinnati	OH	—	—	9,632,475	—	11,107,1,084	2007	35 years
Anderson Medical Arts Building II	Cincinnati	OH	—	—	15,123,159	—	17,282,280	2007	35 years
745 W State Street Riverside North Medical Office Building	Columbus	OH	7,746,451	10,686,685	5,405,002	5,549,3	4,849,999	2011	35 years
Riverside South Medical Office Building	Columbus	OH	8,420,785	8,519,122	785,649	4,289	8,539,62	2012	25 years
340 East Town Medical Office Building	Columbus	OH	6,315,867	2,298,26	586,7,324	7,910	7,240,85	2012	27 years
	Columbus	OH	5,862,10	9,443,411	10	9,854,867	9,199,84	2012	29 years

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Property Name	Location		Initial	Gross		Total	Accumulated	Year of	Year	Life on
	City	State / Province	Cost to Company	Amount Carried at Close of Period	Costs Land and Buildings					
			Land Encumbrances	Buildings and Improvements	Capitalized Subsequent Improvements to Acquisition	Buildings and Improvements	Depreciation	Construction		
393 East Town Medical Office Building	Columbus	OH	3,28861	4,7605	61	4,7654,82635	4,391970	2012	20 years	
141 South Sixth Medical Office Building	Columbus	OH	1,54480	1,113(7)	80	1,1061,18157	1,02971	2012	14 years	
Doctors West Medical Office Building	Columbus	OH	4,705414	5,362391	414	5,7536,16746	5,721998	2012	35 years	
Eastside Health Center	Columbus	OH	4,399956	3,472(2)	956	3,4704,42459	3,961977	2012	15 years	
East Main Medical Office Building	Columbus	OH	5,226440	4,771(24)	440	4,7475,18305	4,882006	2012	35 years	
Heart Center Medical Office Building	Columbus	OH	11,201,063	2,1406	1,063	2,2163,2891	12,4284	2012	35 years	
Wilkins Medical Office Building	Columbus	OH	—	123 18,062(11)	123	17,9518,0745317,0002	2012	35 years		
Grady Medical Office Building	Delaware	OH	1,824239	2,263178	239	2,4412,68240	2,441991	2012	25 years	
Dublin Northwest Medical Office Building	Dublin	OH	3,118342	3,27812	342	3,2903,63268	3,362001	2012	34 years	
Preserve III Medical Office Building	Dublin	OH	9,6842,449	9,025(66)	2,449	9,9599,40838	8,871006	2012	35 years	
Zanesville Surgery Center	Zanesville	OH	—	172 9,403—	172	9,4039,57818	8,752000	2011	35 years	
Dialysis Center	Zanesville	OH	—	534 855 —	534 855	1,38202	1,187960	2011	21 years	
Genesis Children's Center	Zanesville	OH	—	538 3,781—	538	3,7814,31455	3,862006	2011	30 years	
Medical Arts Building I	Zanesville	OH	—	429 2,405110	436	2,5082,94425	2,511970	2011	20 years	
Medical Arts Building II	Zanesville	OH	—	485 6,013229	490	6,2376,7270815,64695	2011	25 years		
Medical Arts Building III	Zanesville	OH	—	94 1,248—	94	1,2481,34206	1,136970	2011	25 years	
	Zanesville	OH	—	130 1,344—	130	1,3441,47303	1,171978	2011	20 years	



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Primecare Building														
Outpatient Rehabilitation Building	Zanesville OH	—	82	1,541	—	82	1,541	1,622	200	1,423	1985	2011	28 years	
Radiation Oncology Building	Zanesville OH	—	105	1,201	—	105	1,201	1,306	184	1,122	1988	2011	25 years	
Healthplex Physicians Pavilion	Zanesville OH	—	2,488	5,849	40	2,488	6,389	8,879	671	6,919	1990	2011	32 years	
Zanesville Northside Pharmacy	Zanesville OH	—	422	6,297	272	422	6,569	6,999	93	5,998	1990	2011	25 years	
Bethesda Campus MOB III	Zanesville OH	—	42	635	—	42	635	677	86	591	1985	2011	28 years	
Tuality 7th Avenue Medical Plaza	Hillsboro OR	19,489	1,510	4,638	31	1,510	4,962	6,485	623	2,910	2003	2011	35 years	
Professional Office Building I	Chester PA	—	—	6,283	1,149	—	7,432	7,432	707	4,725	1978	2004	30 years	
DCMH Medical Office Building	Drexel Hill PA	—	—	10,424	1,198	—	11,621	11,621	622	4,527	1,709	1984	2004	30 years
Penn State University Outpatient Center	Hershey PA	57,415	—	55,439	—	—	55,439	55,439	468	2,048	6,008	2010	35 years	
Lancaster Rehabilitation Hospital	Lancaster PA	10,899	159	16,610	16	959	16,594	17,553	161	16,300	2007	2012	35 years	

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Property Name	City	State / Province	Initial Cost to Company		Gross Amount Carried at Close of Period		Accumulated Depreciation	Net Book Value	Year of Construction Acquired	Life on Which Depreciation in Income Statement is Computed
			Land Encumbrances	Buildings and Improvements	Land Encumbrances	Buildings and Improvements				
Lancaster ASC MOB	Lancaster	PA	9,507	593 17,117	(14 ) 593 17,103	7,626	6,370	2012	35 years	
St. Joseph Medical Office Building	Reading	PA	—	— 10,823	15 — 11,538	1,588	9,940	2010	35 years	
Doylestown Health & Wellness Center	Warrington	PA	—	4,452	7,383	48 4,497	7,482	1,983	2012	34 years
Beaufort Medical Plaza	Beaufort	SC	—	593 9,593	(9 ) 593 9,584	10,177	9,989	2012	35 years	
Roper Medical Office Building	Charleston	SC	8,768	127 14,739	27 127 15,664	5,792	114,279	2012	28 years	
St. Francis Medical Plaza (Charleston)	Charleston	SC	—	447 3,946	166 447 4,112	4,554	4,120	2012	35 years	
Providence MOB I	Columbia	SC	—	225 4,274	23 225 4,297	4,526	3,831	2012	18 years	
Providence MOB II	Columbia	SC	—	122 1,834	12 122 1,846	1,963	1,679	2012	18 years	
Providence MOB III	Columbia	SC	—	766 4,406	188 766 4,594	5,360	4,849	2012	23 years	
One Medical Park	Columbia	SC	—	210 7,939	(7 ) 214 7,928	8,142	7,069	2012	19 years	
Three Medical Park	Columbia	SC	—	40 10,650	4 40 10,674	11,206	9,508	2012	25 years	
St. Francis Millennium Medical Office Building	Greenville	SC	15,644	— 13,062	20,453 — 23,513	3,541	18,609	2009	35 years	
200 Andrews	Greenville	SC	—	789 2,014	(4 ) 789 2,010	2,799	2,401	2012	29 years	
St. Francis CMOB	Greenville	SC	—	501 7,661	101 501 7,762	8,266	7,620	2012	35 years	
St. Francis Outpatient Surgery Center	Greenville	SC	—	1,007	6,538	16 ) 1,007	6,522	2,928	2012	35 years
St. Francis Professional Medical Center	Greenville	SC	—	342 6,337	135 360 6,454	6,816	6,120	2012	24 years	
	Greenville	SC	—	322 4,877	(6 ) 322 4,871	5,197	4,492	2012	24 years	

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St. Francis Women's St. Francis Medical Plaza (Greenville)	Greenville	SC	—	88 5,8765	88 5,8815,96918 5,351998	2012	24 years
Irmo Professional MOB	Irmo	SC	7,5291,725,41456	1,725,4707,19766 6,43004	2011	35 years	
River Hills Medical Plaza	Little River	SC	—	1,406,813(2 ) 1,406,8113,212759 2,951899	2012	27 years	
Mount Pleasant Medical Office Longpoint	Mount Pleasant	SC	—	670 4,45548	670 4,5035,17538 4,63001	2012	34 years
Carolina Forest Medical Plaza Medical Arts	Myrtle Beach	SC	—	1,742,279(6 ) 1,742,2737,01580 6,43007	2012	35 years	
Center of Orangeburg Mary Black	Orangeburg	SC	—	823 3,2998	823 3,3074,13452 3,67884	2012	28 years
Westside Medical Office Bldg	Spartanburg	SC	—	291 5,05735	291 5,0925,38517 4,86691	2012	31 years
Colleton Medical Arts Health Park	Walterboro	SC	—	983 2,780(1,83)782 1,1441,92658 1,56898	2011	27 years	
Medical Office Building Peerless	Chattanooga	TN	6,5552,308,9492	2,308,95111,2563 10,50604	2012	35 years	
Crossing Medical Center Medical Center	Cleveland	TN	6,9101,216,464(7 ) 1,216,4577,67479 7,192006	2012	35 years		
Physicians Tower	Jackson	TN	13,88549 27,07416 ) 549 27,0587,6005025,50710	2012	35 years		

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Property Name	City	State / Province	Encumbrances	Land Improvements	Costs Incurred to Acquire	Land and Buildings	Accumulated Depreciation	Year of Construction	Year Acquired	Life on Which Depreciation in Income Statement is Computed
Grandview MOB	Jasper	TN	—	1,015,322	4,750	1,016,822	1,586,198	2011	2011	29.5 years
Abilene Medical Commons I	Abilene	TX	—	179,161	143	179,304	1,380,000	2004	2004	35 years
Seton Medical Park Tower	Austin	TX	—	805,415	270	805,685	1,526,848	2012	2012	35 years
Seton Northwest Health Plaza	Austin	TX	—	444,226	320,324	764,550	1,105,726	2012	2012	35 years
Seton Southwest Health Plaza	Austin	TX	—	294,531	17	294,548	5,220,004	2012	2012	35 years
Seton Southwest Health Plaza II	Austin	TX	—	447,101	154	447,255	10,060,009	2012	2012	35 years
East Houston MOB, LLC	Houston	TX	—	356,287	(486)	328,241	2,745,982	2011	2011	15 years
East Houston Medical Plaza	Houston	TX	—	671,426	269	671,695	1,368,107	2011	2011	11 years
Mansfield MOB	Mansfield	TX	—	411,133	4	411,137	1,269,985	2011	2011	27 years
Bayshore Surgery Center MOB	Pasadena	TX	—	765,912	359	765,481	2,789,300	2005	2005	35 years
Bayshore Rehabilitation Center MOB	Pasadena	TX	—	95,128	—	95,128	2,237,936	2005	2005	35 years
Seton Williamson Medical Plaza	Round Rock	TX	—	—	15,074	19	15,495,295	2010	2010	35 years
251 Medical Center	Webster	TX	—	1,158,078	1	1,158,079	12,300,066	2011	2011	35 years
253 Medical Center	Webster	TX	—	1,181,186	2	1,181,188	12,260,009	2011	2011	35 years
MRMC MOB I	Mechanicsville	VA	5,600	1,669,024	31	1,669,158	7,919,933	2012	2012	31 years
Henrico MOB	Richmond	VA	—	968,618	250	968,439	6,419,763	2011	2011	25 years
St. Mary's MOB North (Floors 6 & 7)	Richmond	VA	—	227,296	(4)	227,292	2,719,685	2012	2012	22 years
Bonney Lake Medical Office Building	Bonney Lake	WA	11,160	1,764,375	20	1,764,495	138,303	2012	2012	35 years
Good Samaritan Medical Office Building	Puyallup	WA	14,707	81,303,368	(33)	81,302,351	1,886,100	2012	2012	35 years

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Holy Family Hospital Central MOB	Spokane	WA	—	—	19,085	—	19,085	19,085	18,467	2012	35 years
Physician's Pavilion	Vancouver	WA	—	1,413	2,932	23	1,413	3,062	4,464	2011	35 years
Administration Building	Vancouver	WA	—	296	7,856	—	296	7,856	8,157	2011	35 years
Medical Center Physician's Building	Vancouver	WA	—	1,225	1,246	186	1,225	2,433	3,650	2011	35 years
Memorial MOB	Vancouver	WA	—	663	12,626	31	663	12,757	3,420	2011	35 years
Salmon Creek MOB	Vancouver	WA	—	1,325	2,238	—	1,325	2,381	0,505	2011	35 years
Fisher's Landing MOB	Vancouver	WA	—	1,596	4,420	—	1,596	4,207	0,190	2011	34 years
Healthy Steps Clinic	Vancouver	WA	—	626	1,505	1,088	53	490	1,041	2011	35 years
Columbia Medical Plaza	Vancouver	WA	—	281	5,266	109	281	5,375	5,656	2011	35 years
Appleton Heart Institute	Appleton	WI	—	—	7,775	1	—	7,776	7,762	2010	39 years

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Property Name	Location		Encumbrances	Initial Cost to Company			Gross Amount Carried at Close of Period			Accum Deprec
	City	State / Province		Land and Improvements	Buildings and Improvements	Capitalized Costs Subsequent to Acquisition	Land and Improvements	Buildings and Improvements	Total	
Appleton Medical Offices West	Appleton	WI	—	—	5,756	6	—	5,762	5,762	889
Appleton Medical Offices South	Appleton	WI	—	—	9,058	167	—	9,225	9,225	1,404
Brookfield Clinic	Brookfield	WI	—	2,638	4,093	—	2,638	4,093	6,731	498
Hartland Clinic Theda Clark	Hartland	WI	—	321	5,050	—	321	5,050	5,371	523
Medical Center Office Pavilion	Neenah	WI	—	—	7,080	33	—	7,113	7,113	1,008
Aylward Medical Building	Neenah	WI	—	—	4,462	—	—	4,462	4,462	608
Condo Floors 3 & 4										
New Berlin Clinic	New Berlin	WI	—	678	7,121	—	678	7,121	7,799	793
WestWood Health & Fitness	Pewaukee	WI	—	823	11,649	—	823	11,649	12,472	1,309
Watertown Clinic	Watertown	WI	—	166	3,234	—	166	3,234	3,400	323
Southside Clinic	Waukesha	WI	—	218	5,273	—	218	5,273	5,491	534
Rehabilitation Hospital	Waukesha	WI	—	372	15,636	—	372	15,636	16,008	1,388
Casper WY MOB	Casper	WY	—	3,015	26,513	99	3,017	26,610	29,627	5,019
TOTAL FOR MEDICAL OFFICE BUILDINGS			808,868	252,017	3,107,833	69,967	250,414	3,179,403	3,429,817	361,541
TOTAL FOR ALL PROPERTIES			\$2,524,887	\$1,848,099	\$18,181,186	\$364,126	\$1,855,968	\$18,537,443	\$20,393,411	\$2,881,000

ITEM 9A. Controls and Procedures

Evaluation of Disclosure Controls and Procedures

As required by Rules 13a-15(b) and 15d-15(b) of the Exchange Act, our management, with the participation of our Chief Executive Officer and Chief Financial Officer, has evaluated the effectiveness of our disclosure controls and procedures as of December 31, 2013. Based on that evaluation, our Chief Executive Officer and Chief Financial Officer concluded that our disclosure controls and procedures (as defined in Rules 13a-15(e) and 15d-15(e) under the Exchange Act) were effective as of December 31, 2013, at the reasonable assurance level.

Internal Control over Financial Reporting

The information set forth under “Management Report on Internal Control over Financial Reporting” and “Report of Independent Registered Public Accounting Firm on Internal Control over Financial Reporting” included in Part II, Item 8 of this Annual Report on Form 10-K/A is incorporated by reference into this Item 9A.

Internal Control Changes

During the fourth quarter of 2013, there were no changes in our internal control over financial reporting (as defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) that have materially affected, or are reasonably likely to materially affect, our internal control over financial reporting.

PART III

ITEM 14. Principal Accountant Fees and Services

KPMG LLP (“KPMG”) re-audited our financial statements for the years ended December 31, 2013 and 2012 and has been our independent registered public accounting firm since July 2014. Audit fees for professional services rendered by KPMG for the years ended December 31, 2013 and 2012 are approximately \$2.5 million and \$1.7 million, respectively.

All audit-related services, tax services and other services provided by KPMG since the date of its engagement were pre-approved by the Audit and Compliance Committee (the “Audit Committee”) of our Board of Directors in accordance with the Audit Committee’s pre-approval policies described in our definitive Proxy Statement for the 2014 Annual Meeting of Stockholders, which we filed with the SEC on April 4, 2014 (the “Proxy Statement”). The Audit Committee determined that the provision of these services performed in 2014 by KPMG did not compromise KPMG’s independence and was consistent with its role as our independent registered public accounting firm.

The other information required by this Item 14 is incorporated by reference to the material under the heading “Proposals Requiring Your Vote—Proposal 2: Ratification of the Selection of Ernst & Young as Our Independent Registered Public Accounting Firm for Fiscal Year 2014—Policy on Pre-Approval of Audit and Permissible Non-Audit Services” in the Proxy Statement.



PART IV

ITEM 15. Exhibits and Financial Statement Schedules

Financial Statements and Financial Statement Schedules

The following documents have been included in Part II, Item 8 of this Annual Report on Form 10-K/A:

	Page
Reports of Independent Registered Public Accounting Firm	<u>3</u>
<u>Consolidated Balance Sheets as of December 31, 2013 and 2012</u>	<u>6</u>
<u>Consolidated Statements of Income for the years ended December 31, 2013, 2012 and 2011</u>	<u>7</u>
<u>Consolidated Statements of Comprehensive Income for the years ended December 31, 2013, 2012 and 2011</u>	<u>8</u>
<u>Consolidated Statements of Equity for the years ended December 31, 2013, 2012 and 2011</u>	<u>9</u>
<u>Consolidated Statements of Cash Flows for the years ended December 31, 2013, 2012 and 2011</u>	<u>10</u>
<u>Notes to Consolidated Financial Statements</u>	<u>12</u>
Consolidated Financial Statement Schedule	
<u>Schedule III—Real Estate and Accumulated Depreciation</u>	<u>59</u>

All other schedules have been omitted because they are inapplicable, not required or the information is included elsewhere in the Consolidated Financial Statements or notes thereto.

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Exhibits

Exhibit Number	Description of Document	Location of Document
3.1	Amended and Restated Certificate of Incorporation, as amended, of Ventas, Inc.	Incorporated by reference to Exhibit 3.1 to our Quarterly Report on Form 10-Q for the quarter ended June 30, 2011.
3.2	Fourth Amended and Restated Bylaws, as amended, of Ventas, Inc.	Incorporated by reference to Exhibit 3.2 to our Quarterly Report on Form 10-Q for the quarter ended June 30, 2011.
4.1	Specimen common stock certificate.	Incorporated by reference to Exhibit 4.1 to our Annual Report on Form 10-K for the year ended December 31, 2012.
4.2	Ventas, Inc. Distribution Reinvestment and Stock Purchase Plan.	Incorporated by reference to the Prospectus included in our Registration Statement on Form S-3, filed on November 25, 2011, File No. 333-178185.
4.3	Indenture dated as of September 19, 2006 by and among Ventas, Inc., Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuer(s), the Guarantors named therein, as Guarantors, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.9 to our Registration Statement on Form S-3, filed on April 7, 2006, File No. 333-133115.
4.4	Third Supplemental Indenture dated as of November 16, 2010 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on November 18, 2010.
4.5	Fourth Supplemental Indenture dated as of May 17, 2011 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on May 20, 2011.
4.6	Fifth Supplemental Indenture dated as of February 10, 2012 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on February 14, 2012.

- 4.7 Sixth Supplemental Indenture dated as of April 17, 2012 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee. Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on April 18, 2012.
- 4.8 Seventh Supplemental Indenture dated as of August 3, 2012 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee. Incorporated by reference to Exhibit 4.1 to our Quarterly Report on Form 10-Q for the quarter ended September 30, 2012.
- 4.9 Eighth Supplemental Indenture dated as of December 13, 2012 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee. Incorporated by reference to Exhibit 4.3 to our Current Report on Form 8-K, filed on December 13, 2012.
- 4.10 Ninth Supplemental Indenture dated as of March 7, 2013 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee. Incorporated by reference to Exhibit 4.2 to our Registration Statement on Form 8-A, filed on March 7, 2013.

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Exhibit Number	Description of Document	Location of Document
4.11	Tenth Supplemental Indenture dated as of March 19, 2013 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on March 19, 2013.
4.12	Indenture dated as of September 26, 2013 by and among Ventas, Inc., Ventas Realty, Limited Partnership, as Issuer, the Guarantors named therein, as Guarantors, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.7 to our Registration Statement on Form S-3, filed on April 2, 2012, File No. 333-180521.
4.13	First Supplemental Indenture dated as of September 26, 2013 by and among Ventas Realty, Limited Partnership, as Issuer, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on September 26, 2013.
4.14	Second Supplemental Indenture dated as of September 26, 2013 by and among Ventas Realty, Limited Partnership, as Issuer, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.3 to our Current Report on Form 8-K, filed on September 26, 2013.
4.15	Indenture dated as of August 19, 1997 by and between Nationwide Health Properties, Inc. and The Bank of New York, as Trustee.	Incorporated by reference to Exhibit 4.1 to the Nationwide Health Properties, Inc. Registration Statement on Form S-3, filed on July 25, 1997, File No. 333-32135.
4.16	Indenture dated as of January 13, 1999 by and between Nationwide Health Properties, Inc. and Chase Manhattan Bank and Trust Company, National Association, as Trustee.	Incorporated by reference to Exhibit 4.1 to the Nationwide Health Properties, Inc. Registration Statement on Form S-3, filed on January 15, 1999, File No. 333-70707.
4.17	First Supplemental Indenture dated as of May 18, 2005 by and between Nationwide Health Properties, Inc. and J.P. Morgan Trust Company, National Association, as Trustee.	Incorporated by reference to Exhibit 4.1 to the Nationwide Health Properties, Inc. Current Report on Form 8-K, filed on May 11, 2005, File No. 001-09028.
10.1	First Amended and Restated Agreement of Limited Partnership of Ventas Realty, Limited Partnership.	Incorporated by reference to Exhibit 3.5 to our Registration Statement on Form S-4, as amended, File No. 333-89312.
10.2.1		

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	Form of Property Lease Agreement with respect to the Brookdale properties.	Incorporated by reference to Exhibit 10.13 to Amendment No. 2 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on January 18, 2005, File No. 333-120206.
10.2.2	Form of Lease Guaranty with respect to the Brookdale properties.	Incorporated by reference to Exhibit 10.16 to Amendment No. 2 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on January 18, 2005, File No. 333-120206.
10.2.3	Schedule of Agreements Substantially Identical in All Material Respects to the agreements incorporated by reference as Exhibits 10.2.1 and 10.2.2 to this Annual Report on Form 10-K/A, pursuant to Instruction 2 to Item 601 of Regulation S-K.	Incorporated by reference to Exhibit 10.3 to our Quarterly Report on Form 10-Q for the quarter ended September 30, 2005.
10.2.4.1	Agreement Regarding Leases dated as of October 19, 2004 by and between Brookdale Provident Properties LLC and PSLT-BLC Properties Holdings, LLC.	Incorporated by reference to Exhibit 10.14 to Amendment No. 2 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on January 18, 2005, File No. 333-120206.

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Exhibit Number	Description of Document	Location of Document
10.2.4.2	Letter Agreement dated March 28, 2005 by and among Brookdale Provident Properties LLC, PSLT-BLC Properties Holdings, LLC and Ventas Provident, LLC (successor to Provident Senior Living Trust).	Incorporated by reference to Exhibit 10.19 to Amendment No. 4 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on April 11, 2005, File No. 333-120206.
10.2.4.3	Letter Agreement dated April 4, 2008 by and between Brookdale Provident Properties LLC and PSLT-BLC Properties Holdings, LLC.	Incorporated by reference to Exhibit 10.2.4.3 to our Annual Report on Form 10-K for the year ended December 31, 2009.
10.2.4.4	First Amendment to Agreement Regarding Leases dated as of February 11, 2009 by and between PSLT-BLC Properties Holdings, LLC, Brookdale Provident Properties LLC, Brookdale Provident Management LLC and Ventas Provident, LLC.	Incorporated by reference to Exhibit 10.2.4.3 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.2.4.5	Second Amendment to Agreement Regarding Leases dated as of March 2, 2009 by and between PSLT-BLC Properties Holdings, LLC and Brookdale Provident Properties LLC, et al.	Incorporated by reference to Exhibit 10.2.4.5 to our Annual Report on Form 10-K for the year ended December 31, 2009.
10.2.4.6	Third Amendment to Agreement Regarding Leases dated as of November 6, 2009 by and between PSLT-BLC Properties Holdings, LLC and Brookdale Provident Properties LLC, et al.	Incorporated by reference to Exhibit 10.2.4.6 to our Annual Report on Form 10-K for the year ended December 31, 2009.
10.2.4.7	Guaranty of Agreement Regarding Leases dated as of October 19, 2004 by Brookdale Living Communities, Inc. in favor of PSLT-BLC Properties Holdings, LLC.	Incorporated by reference to Exhibit 10.15 to Amendment No. 2 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on January 18, 2005, File No. 333-120206.
10.2.5	Guaranty dated as of February 11, 2009 by Brookdale Senior Living Inc., for the benefit of the landlords with respect to the Brookdale and Alterra properties, PSLT-BLC Properties Holdings, LLC and PSLT-ALS Properties Holdings, LLC.	Incorporated by reference to Exhibit 10.2.9 to our Annual Report on Form 10-K for the year ended December 31, 2009.
10.3	Amended and Restated Credit and Guaranty Agreement, dated as of December 9, 2013, among Ventas Realty, Limited Partnership, Ventas SSL Ontario II, Inc. and Ventas SSL Ontario III, Inc., as Borrowers, Ventas, Inc., as Guarantor, the Lenders identified therein, and Bank of America, N.A., as Administrative Agent, Swing Line Lender, L/C Issuer and Alternative Currency Fronting Lender.	Incorporated by reference to Exhibit 10.1 to our Current Report on Form 8-K, filed on December 9, 2013.

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10.4*	Ventas, Inc. 2004 Stock Plan for Directors, as amended.	Incorporated by reference to Exhibit 10.16.1 to our Annual Report on Form 10-K for the year ended December 31, 2004.
10.5.1*	Ventas, Inc. 2006 Incentive Plan, as amended.	Incorporated by reference to Exhibit 10.10.1 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.5.2*	Form of Stock Option Agreement—2006 Incentive Plan.	Incorporated by reference to Exhibit 10.15.2 to our Annual Report on Form 10-K for the year ended December 31, 2006.
10.5.3*	Form of Restricted Stock Agreement—2006 Incentive Plan.	Incorporated by reference to Exhibit 10.15.3 to our Annual Report on Form 10-K for the year ended December 31, 2006.
10.6.1*	Ventas, Inc. 2006 Stock Plan for Directors, as amended.	Incorporated by reference to Exhibit 10.1 to our Quarterly Report on Form 10-Q for the quarter ended March 31, 2012.
10.6.2*	Form of Stock Option Agreement—2006 Stock Plan for Directors.	Incorporated by reference to Exhibit 10.11.2 to our Annual Report on Form 10-K for the year ended December 31, 2008.

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Exhibit Number	Description of Document	Location of Document
10.6.3*	Form of Amendment to Stock Option Agreement—2006 Stock Plan for Directors.	Incorporated by reference to Exhibit 10.2 to our Quarterly Report on Form 10-Q for the quarter ended March 31, 2012.
10.6.4*	Form of Restricted Stock Unit Agreement—2006 Stock Plan for Directors.	Incorporated by reference to Exhibit 10.11.4 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.7.1*	Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.1 to our Current Report on Form 8-K, filed on May 23, 2012.
10.7.2*	Form of Stock Option Agreement (Employees) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.2 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.7.3*	Form of Restricted Stock Agreement (Employees) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.3 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.7.4*	Form of Stock Option Agreement (Directors) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.4 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.7.5*	Form of Restricted Stock Agreement (Directors) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.5 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.7.6*	Form of Restricted Stock Unit Agreement (Directors) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.6 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.8.1*	Ventas Executive Deferred Stock Compensation Plan, as amended.	Incorporated by reference to Exhibit 10.12.1 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.8.2*	Deferral Election Form under the Ventas Executive Deferred Stock Compensation Plan.	Incorporated by reference to Exhibit 10.12.2 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.9.1*	Ventas Nonemployee Directors' Deferred Stock Compensation Plan, as amended.	Incorporated by reference to Exhibit 10.13.1 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.9.2*	Deferral Election Form under the Ventas Nonemployee Directors' Deferred Stock Compensation Plan.	Incorporated by reference to Exhibit 10.13.2 to our Annual Report on Form 10-K for the year ended December 31, 2008.



10.10.1*	Nationwide Health Properties, Inc. 2005 Performance Incentive Plan.	Incorporated by reference to Appendix B to the Nationwide Health Properties, Inc. definitive Proxy Statement for the 2005 Annual Meeting, filed on March 24, 2005, File No. 001-09028.
10.10.2*	First Amendment to the Nationwide Health Properties, Inc. 2005 Performance Incentive Plan, dated October 28, 2008.	Incorporated by reference to Exhibit 10.1 to the Nationwide Health Properties, Inc. Current Report on Form 8-K, filed on November 3, 2008, File No. 001-09028.
10.11.1*	Nationwide Health Properties, Inc. Retirement Plan for Directors, as amended and restated on April 20, 2006.	Incorporated by reference to Exhibit 10.1 to the Nationwide Health Properties, Inc. Quarterly Report on Form 10-Q for the quarter ended March 31, 2006, File No. 001-09028.
10.11.2*	Amendment to the Nationwide Health Properties, Inc. Retirement Plan for Directors, as amended and restated on April 20, 2006.	Incorporated by reference to Exhibit 10.9 to the Nationwide Health Properties, Inc. Current Report on Form 8-K, filed on November 3, 2008, File No. 001-09028.

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Exhibit Number	Description of Document	Location of Document
10.12*	Amended and Restated Deferred Compensation Plan of Nationwide Health Properties, Inc. dated October 28, 2008.	Incorporated by reference to Exhibit 10.6 to the Nationwide Health Properties, Inc. Current Report on Form 8-K, filed on November 3, 2008, File No. 001-09028.
10.13*	Second Amended and Restated Employment Agreement dated as of March 22, 2011 between Ventas, Inc. and Debra A. Cafaro.	Incorporated by reference to Exhibit 10.1 to our Current Report on Form 8-K, filed on March 24, 2011.
10.14.1*	Employment Agreement dated as of July 31, 1998 between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.15.2.1 to our Annual Report on Form 10-K for the year ended December 31, 2002.
10.14.2*	Amendment dated as of September 30, 1999 to Employment Agreement between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.15.2.2 to our Annual Report on Form 10-K for the year ended December 31, 2002.
10.14.3*	Amendment dated as of March 19, 2007 to Employment Agreement between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.1 to our Current Report on Form 8-K, filed on March 23, 2007.
10.14.4*	Amendment dated as of December 31, 2008 to Employment Agreement between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.15.4 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.14.5*	Amended and Restated Change-in-Control Severance Agreement dated as of March 22, 2011 between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.2 to our Current Report on Form 8-K, filed on March 24, 2011.
10.15.1*	Amended and Restated Employment Agreement dated as of December 31, 2004 between Ventas, Inc. and Richard A. Schweinhart.	Incorporated by reference to Exhibit 10.4 to our Current Report on Form 8-K filed on January 6, 2005.
10.15.2*	Amendment dated as of March 19, 2007 to Amended and Restated Employment Agreement between Ventas, Inc. and Richard A. Schweinhart.	Incorporated by reference to Exhibit 10.2 to our Current Report on Form 8-K, filed on March 23, 2007.
10.15.3*	Amendment dated as of December 31, 2008 to Amended and Restated Employment Agreement between Ventas, Inc. and Richard A. Schweinhart.	Incorporated by reference to Exhibit 10.16.3 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.16.1*	Employment Agreement dated as of September 18, 2002 between Ventas, Inc. and Raymond J. Lewis.	Incorporated by reference to Exhibit 10.3 to our Quarterly Report on Form 10-Q for the quarter ended September 30, 2002.
10.16.2*		

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	Amendment dated as of March 19, 2007 to Employment Agreement between Ventas, Inc. and Raymond J. Lewis.	Incorporated by reference to Exhibit 10.3 to our Current Report on Form 8-K, filed on March 23, 2007.
10.16.3*	Amendment dated as of December 31, 2008 to Employment Agreement between Ventas, Inc. and Raymond J. Lewis.	Incorporated by reference to Exhibit 10.17.3 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.17*	Employment Agreement dated as of June 22, 2010 between Ventas, Inc. and Todd W. Lillibridge.	Incorporated by reference to Exhibit 10.1 to our Quarterly Report on Form 10-Q for the quarter ended June 30, 2010.
10.18*	Employee Protection and Noncompetition Agreement dated as of October 21, 2013 between Ventas, Inc. and John D. Cobb.	Incorporated by reference to Exhibit 10.18 to our Annual Report on Form 10-K for the year ended December 31, 2013.
10.19*	Letter Agreement dated as of June 30, 2011 between Ventas, Inc. and Douglas M. Pasquale.	Incorporated by reference to Exhibit 10.3 to our Current Report on Form 8-K, filed on July 11, 2011.
10.20*	Ventas Employee and Director Stock Purchase Plan, as amended.	Incorporated by reference to Exhibit 10.18 to our Annual Report on Form 10-K for the year ended December 31, 2008.
12	Statement Regarding Computation of Ratios of Earnings to Fixed Charges.	Incorporated by reference to Exhibit 12 to our Annual Report on Form 10-K for the year ended December 31, 2013.

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Exhibit Number	Description of Document	Location of Document
21	Subsidiaries of Ventas, Inc.	Incorporated by reference to Exhibit 21 to our Annual Report on Form 10-K for the year ended December 31, 2013.
23.1	Consent of KPMG LLP.	Filed herewith.
23.2	Consent of Ernst & Young LLP.	Filed herewith.
31.1	Certification of Debra A. Cafaro, Chairman and Chief Executive Officer, pursuant to Rule 13a-14(a) under the Exchange Act.	Filed herewith.
31.2	Certification of Richard A. Schweinhart, Executive Vice President and Chief Financial Officer, pursuant to Rule 13a-14(a) under the Exchange Act.	Filed herewith.
32.1	Certification of Debra A. Cafaro, Chairman and Chief Executive Officer, pursuant to Rule 13a-14(b) under the Exchange Act and 18 U.S.C. 1350.	Filed herewith.
32.2	Certification of Richard A. Schweinhart, Executive Vice President and Chief Financial Officer, pursuant to Rule 13a-14(b) under the Exchange Act and 18 U.S.C. 1350.	Filed herewith.
101	Interactive Data File.	Filed herewith.

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\* Management contract or compensatory plan or arrangement required to be filed as an exhibit pursuant to Item 15(b) of Form 10-K.

SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the Registrant has duly caused this Report to be signed on its behalf by the undersigned, thereunto duly authorized.

Date: September 4, 2014

VENTAS, INC.

By: /s/ Richard A. Schweinhart  
Richard A. Schweinhart  
Executive Vice President and Chief Financial Officer

EXHIBIT INDEX

Exhibit Number	Description of Document	Location of Document
3.1	Amended and Restated Certificate of Incorporation, as amended, of Ventas, Inc.	Incorporated by reference to Exhibit 3.1 to our Quarterly Report on Form 10-Q for the quarter ended June 30, 2011.
3.2	Fourth Amended and Restated Bylaws, as amended, of Ventas, Inc.	Incorporated by reference to Exhibit 3.2 to our Quarterly Report on Form 10-Q for the quarter ended June 30, 2011.
4.1	Specimen common stock certificate.	Incorporated by reference to Exhibit 4.1 to our Annual Report on Form 10-K for the year ended December 31, 2012.
4.2	Ventas, Inc. Distribution Reinvestment and Stock Purchase Plan.	Incorporated by reference to the Prospectus included in our Registration Statement on Form S-3, filed on November 25, 2011, File No. 333-178185.
4.3	Indenture dated as of September 19, 2006 by and among Ventas, Inc., Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuer(s), the Guarantors named therein, as Guarantors, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.9 to our Registration Statement on Form S-3, filed on April 7, 2006, File No. 333-133115.
4.4	Third Supplemental Indenture dated as of November 16, 2010 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on November 18, 2010.
4.5	Fourth Supplemental Indenture dated as of May 17, 2011 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on May 20, 2011.
4.6	Fifth Supplemental Indenture dated as of February 10, 2012 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on February 14, 2012.
4.7	Sixth Supplemental Indenture dated as of April 17, 2012 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on April 18, 2012.

- 4.8 Seventh Supplemental Indenture dated as of August 3, 2012 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee. Incorporated by reference to Exhibit 4.1 to our Quarterly Report on Form 10-Q for the quarter ended September 30, 2012.
- 4.9 Eighth Supplemental Indenture dated as of December 13, 2012 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee. Incorporated by reference to Exhibit 4.3 to our Current Report on Form 8-K, filed on December 13, 2012.
- 4.10 Ninth Supplemental Indenture dated as of March 7, 2013 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee. Incorporated by reference to Exhibit 4.2 to our Registration Statement on Form 8-A, filed on March 7, 2013.

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Exhibit Number	Description of Document	Location of Document
4.11	Tenth Supplemental Indenture dated as of March 19, 2013 by and among Ventas Realty, Limited Partnership and Ventas Capital Corporation, as Issuers, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on March 19, 2013.
4.12	Indenture dated as of September 26, 2013 by and among Ventas, Inc., Ventas Realty, Limited Partnership, as Issuer, the Guarantors named therein, as Guarantors, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.7 to our Registration Statement on Form S-3, filed on April 2, 2012, File No. 333-180521.
4.13	First Supplemental Indenture dated as of September 26, 2013 by and among Ventas Realty, Limited Partnership, as Issuer, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.2 to our Current Report on Form 8-K, filed on September 26, 2013.
4.14	Second Supplemental Indenture dated as of September 26, 2013 by and among Ventas Realty, Limited Partnership, as Issuer, Ventas, Inc., as Guarantor, and U.S. Bank National Association, as Trustee.	Incorporated by reference to Exhibit 4.3 to our Current Report on Form 8-K, filed on September 26, 2013.
4.15	Indenture dated as of August 19, 1997 by and between Nationwide Health Properties, Inc. and The Bank of New York, as Trustee.	Incorporated by reference to Exhibit 4.1 to the Nationwide Health Properties, Inc. Registration Statement on Form S-3, filed on July 25, 1997, File No. 333-32135.
4.16	Indenture dated as of January 13, 1999 by and between Nationwide Health Properties, Inc. and Chase Manhattan Bank and Trust Company, National Association, as Trustee.	Incorporated by reference to Exhibit 4.1 to the Nationwide Health Properties, Inc. Registration Statement on Form S-3, filed on January 15, 1999, File No. 333-70707.
4.17	First Supplemental Indenture dated as of May 18, 2005 by and between Nationwide Health Properties, Inc. and J.P. Morgan Trust Company, National Association, as Trustee.	Incorporated by reference to Exhibit 4.1 to the Nationwide Health Properties, Inc. Current Report on Form 8-K, filed on May 11, 2005, File No. 001-09028.
10.1	First Amended and Restated Agreement of Limited Partnership of Ventas Realty, Limited Partnership.	Incorporated by reference to Exhibit 3.5 to our Registration Statement on Form S-4, as amended, File No. 333-89312.
10.2.1	Form of Property Lease Agreement with respect to the Brookdale properties.	Incorporated by reference to Exhibit 10.13 to Amendment No. 2 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on January 18, 2005, File No. 333-120206.



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| 10.2.2   | Form of Lease Guaranty with respect to the Brookdale properties.   | Incorporated by reference to Exhibit 10.16 to Amendment No. 2 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on January 18, 2005, File No. 333-120206. |
| 10.2.3   | Schedule of Agreements Substantially Identical in All Material Respects to the agreements incorporated by reference as Exhibits 10.2.1 and 10.2.2 to this Annual Report on Form 10-K/A, pursuant to Instruction 2 to Item 601 of Regulation S-K. | Incorporated by reference to Exhibit 10.3 to our Quarterly Report on Form 10-Q for the quarter ended September 30, 2005.  |
| 10.2.4.1 | Agreement Regarding Leases dated as of October 19, 2004 by and between Brookdale Provident Properties LLC and PSLT-BLC Properties Holdings, LLC.   | Incorporated by reference to Exhibit 10.14 to Amendment No. 2 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on January 18, 2005, File No. 333-120206. |

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Exhibit Number	Description of Document	Location of Document
10.2.4.2	Letter Agreement dated March 28, 2005 by and among Brookdale Provident Properties LLC, PSLT-BLC Properties Holdings, LLC and Ventas Provident, LLC (successor to Provident Senior Living Trust).	Incorporated by reference to Exhibit 10.19 to Amendment No. 4 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on April 11, 2005, File No. 333-120206.
10.2.4.3	Letter Agreement dated April 4, 2008 by and between Brookdale Provident Properties LLC and PSLT-BLC Properties Holdings, LLC.	Incorporated by reference to Exhibit 10.2.4.3 to our Annual Report on Form 10-K for the year ended December 31, 2009.
10.2.4.4	First Amendment to Agreement Regarding Leases dated as of February 11, 2009 by and between PSLT-BLC Properties Holdings, LLC, Brookdale Provident Properties LLC, Brookdale Provident Management LLC and Ventas Provident, LLC.	Incorporated by reference to Exhibit 10.2.4.3 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.2.4.5	Second Amendment to Agreement Regarding Leases dated as of March 2, 2009 by and between PSLT-BLC Properties Holdings, LLC and Brookdale Provident Properties LLC, et al.	Incorporated by reference to Exhibit 10.2.4.5 to our Annual Report on Form 10-K for the year ended December 31, 2009.
10.2.4.6	Third Amendment to Agreement Regarding Leases dated as of November 6, 2009 by and between PSLT-BLC Properties Holdings, LLC and Brookdale Provident Properties LLC, et al.	Incorporated by reference to Exhibit 10.2.4.6 to our Annual Report on Form 10-K for the year ended December 31, 2009.
10.2.4.7	Guaranty of Agreement Regarding Leases dated as of October 19, 2004 by Brookdale Living Communities, Inc. in favor of PSLT-BLC Properties Holdings, LLC.	Incorporated by reference to Exhibit 10.15 to Amendment No. 2 to Provident Senior Living Trust's Registration Statement on Form S-11, filed on January 18, 2005, File No. 333-120206.
10.2.5	Guaranty dated as of February 11, 2009 by Brookdale Senior Living Inc., for the benefit of the landlords with respect to the Brookdale and Alterra properties, PSLT-BLC Properties Holdings, LLC and PSLT-ALS Properties Holdings, LLC.	Incorporated by reference to Exhibit 10.2.9 to our Annual Report on Form 10-K for the year ended December 31, 2009.
10.3	Amended and Restated Credit and Guaranty Agreement, dated as of December 9, 2013, among Ventas Realty, Limited Partnership, Ventas SSL Ontario II, Inc. and Ventas SSL Ontario III, Inc., as Borrowers, Ventas, Inc., as Guarantor, the Lenders identified therein, and Bank of America, N.A., as Administrative Agent, Swing Line Lender, L/C Issuer and Alternative Currency Fronting Lender.	Incorporated by reference to Exhibit 10.1 to our Current Report on Form 8-K, filed on December 9, 2013.

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10.4*	Ventas, Inc. 2004 Stock Plan for Directors, as amended.	Incorporated by reference to Exhibit 10.16.1 to our Annual Report on Form 10-K for the year ended December 31, 2004.
10.5.1*	Ventas, Inc. 2006 Incentive Plan, as amended.	Incorporated by reference to Exhibit 10.10.1 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.5.2*	Form of Stock Option Agreement—2006 Incentive Plan.	Incorporated by reference to Exhibit 10.15.2 to our Annual Report on Form 10-K for the year ended December 31, 2006.
10.5.3*	Form of Restricted Stock Agreement—2006 Incentive Plan.	Incorporated by reference to Exhibit 10.15.3 to our Annual Report on Form 10-K for the year ended December 31, 2006.
10.6.1*	Ventas, Inc. 2006 Stock Plan for Directors, as amended.	Incorporated by reference to Exhibit 10.1 to our Quarterly Report on Form 10-Q for the quarter ended March 31, 2012.

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Exhibit Number	Description of Document	Location of Document
10.6.2*	Form of Stock Option Agreement—2006 Stock Plan for Directors.	Incorporated by reference to Exhibit 10.11.2 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.6.3*	Form of Amendment to Stock Option Agreement—2006 Stock Plan for Directors.	Incorporated by reference to Exhibit 10.2 to our Quarterly Report on Form 10-Q for the quarter ended March 31, 2012.
10.6.4*	Form of Restricted Stock Unit Agreement—2006 Stock Plan for Directors.	Incorporated by reference to Exhibit 10.11.4 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.7.1*	Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.1 to our Current Report on Form 8-K, filed on May 23, 2012.
10.7.2*	Form of Stock Option Agreement (Employees) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.2 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.7.3*	Form of Restricted Stock Agreement (Employees) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.3 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.7.4*	Form of Stock Option Agreement (Directors) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.4 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.7.5*	Form of Restricted Stock Agreement (Directors) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.5 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.7.6*	Form of Restricted Stock Unit Agreement (Directors) under the Ventas, Inc. 2012 Incentive Plan.	Incorporated by reference to Exhibit 10.6 to our Registration Form on S-8, filed on August 7, 2012, File No. 333-183121.
10.8.1*	Ventas Executive Deferred Stock Compensation Plan, as amended.	Incorporated by reference to Exhibit 10.12.1 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.8.2*	Deferral Election Form under the Ventas Executive Deferred Stock Compensation Plan.	Incorporated by reference to Exhibit 10.12.2 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.9.1*	Ventas Nonemployee Directors' Deferred Stock Compensation Plan, as amended.	Incorporated by reference to Exhibit 10.13.1 to our Annual Report on Form 10-K for the year ended December 31, 2008.

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10.9.2*	Deferral Election Form under the Ventas Nonemployee Directors' Deferred Stock Compensation Plan.	Incorporated by reference to Exhibit 10.13.2 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.10.1*	Nationwide Health Properties, Inc. 2005 Performance Incentive Plan.	Incorporated by reference to Appendix B to the Nationwide Health Properties, Inc. definitive Proxy Statement for the 2005 Annual Meeting, filed on March 24, 2005, File No. 001-09028.
10.10.2*	First Amendment to the Nationwide Health Properties, Inc. 2005 Performance Incentive Plan, dated October 28, 2008.	Incorporated by reference to Exhibit 10.1 to the Nationwide Health Properties, Inc. Current Report on Form 8-K, filed on November 3, 2008, File No. 001-09028.
10.11.1*	Nationwide Health Properties, Inc. Retirement Plan for Directors, as amended and restated on April 20, 2006.	Incorporated by reference to Exhibit 10.1 to the Nationwide Health Properties, Inc. Quarterly Report on Form 10-Q for the quarter ended March 31, 2006, File No. 001-09028.

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Exhibit Number	Description of Document	Location of Document
10.11.2*	Amendment to the Nationwide Health Properties, Inc. Retirement Plan for Directors, as amended and restated on April 20, 2006.	Incorporated by reference to Exhibit 10.9 to the Nationwide Health Properties, Inc. Current Report on Form 8-K, filed on November 3, 2008, File No. 001-09028.
10.12*	Amended and Restated Deferred Compensation Plan of Nationwide Health Properties, Inc. dated October 28, 2008.	Incorporated by reference to Exhibit 10.6 to the Nationwide Health Properties, Inc. Current Report on Form 8-K, filed on November 3, 2008, File No. 001-09028.
10.13*	Second Amended and Restated Employment Agreement dated as of March 22, 2011 between Ventas, Inc. and Debra A. Cafaro.	Incorporated by reference to Exhibit 10.1 to our Current Report on Form 8-K, filed on March 24, 2011.
10.14.1*	Employment Agreement dated as of July 31, 1998 between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.15.2.1 to our Annual Report on Form 10-K for the year ended December 31, 2002.
10.14.2*	Amendment dated as of September 30, 1999 to Employment Agreement between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.15.2.2 to our Annual Report on Form 10-K for the year ended December 31, 2002.
10.14.3*	Amendment dated as of March 19, 2007 to Employment Agreement between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.1 to our Current Report on Form 8-K, filed on March 23, 2007.
10.14.4*	Amendment dated as of December 31, 2008 to Employment Agreement between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.15.4 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.14.5*	Amended and Restated Change-in-Control Severance Agreement dated as of March 22, 2011 between Ventas, Inc. and T. Richard Riney.	Incorporated by reference to Exhibit 10.2 to our Current Report on Form 8-K, filed on March 24, 2011.
10.15.1*	Amended and Restated Employment Agreement dated as of December 31, 2004 between Ventas, Inc. and Richard A. Schweinhart.	Incorporated by reference to Exhibit 10.4 to our Current Report on Form 8-K filed on January 6, 2005.
10.15.2*	Amendment dated as of March 19, 2007 to Amended and Restated Employment Agreement between Ventas, Inc. and Richard A. Schweinhart.	Incorporated by reference to Exhibit 10.2 to our Current Report on Form 8-K, filed on March 23, 2007.
10.15.3*	Amendment dated as of December 31, 2008 to Amended and Restated Employment Agreement between Ventas, Inc. and Richard A. Schweinhart.	Incorporated by reference to Exhibit 10.16.3 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.16.1*	Employment Agreement dated as of September 18, 2002 between Ventas, Inc. and	Incorporated by reference to Exhibit 10.3 to our Quarterly Report on Form 10-Q for the quarter

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	Raymond J. Lewis.	ended September 30, 2002.
10.16.2*	Amendment dated as of March 19, 2007 to Employment Agreement between Ventas, Inc. and Raymond J. Lewis.	Incorporated by reference to Exhibit 10.3 to our Current Report on Form 8-K, filed on March 23, 2007.
10.16.3*	Amendment dated as of December 31, 2008 to Employment Agreement between Ventas, Inc. and Raymond J. Lewis.	Incorporated by reference to Exhibit 10.17.3 to our Annual Report on Form 10-K for the year ended December 31, 2008.
10.17*	Employment Agreement dated as of June 22, 2010 between Ventas, Inc. and Todd W. Lillibridge.	Incorporated by reference to Exhibit 10.1 to our Quarterly Report on Form 10-Q for the quarter ended June 30, 2010.
10.18*	Employee Protection and Noncompetition Agreement dated as of October 21, 2013 between Ventas, Inc. and John D. Cobb.	Incorporated by reference to Exhibit 10.18 to our Annual Report on Form 10-K for the year ended December 31, 2013.
10.19*	Letter Agreement dated as of June 30, 2011 between Ventas, Inc. and Douglas M. Pasquale.	Incorporated by reference to Exhibit 10.3 to our Current Report on Form 8-K, filed on July 11, 2011.

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Exhibit Number	Description of Document	Location of Document
10.20*	Ventas Employee and Director Stock Purchase Plan, as amended.	Incorporated by reference to Exhibit 10.18 to our Annual Report on Form 10-K for the year ended December 31, 2008.
12	Statement Regarding Computation of Ratios of Earnings to Fixed Charges.	Incorporated by reference to Exhibit 12 to our Annual Report on Form 10-K for the year ended December 31, 2013.
21	Subsidiaries of Ventas, Inc.	Incorporated by reference to Exhibit 21 to our Annual Report on Form 10-K for the year ended December 31, 2013.
23.1	Consent of KPMG LLP.	Filed herewith.
23.2	Consent of Ernst & Young LLP.	Filed herewith.
31.1	Certification of Debra A. Cafaro, Chairman and Chief Executive Officer, pursuant to Rule 13a-14(a) under the Exchange Act.	Filed herewith.
31.2	Certification of Richard A. Schweinhart, Executive Vice President and Chief Financial Officer, pursuant to Rule 13a-14(a) under the Exchange Act.	Filed herewith.
32.1	Certification of Debra A. Cafaro, Chairman and Chief Executive Officer, pursuant to Rule 13a-14(b) under the Exchange Act and 18 U.S.C. 1350.	Filed herewith.
32.2	Certification of Richard A. Schweinhart, Executive Vice President and Chief Financial Officer, pursuant to Rule 13a-14(b) under the Exchange Act and 18 U.S.C. 1350.	Filed herewith.
101	Interactive Data File.	Filed herewith.

\* Management contract or compensatory plan or arrangement required to be filed as an exhibit pursuant to Item 15(b) of Form 10-K.