



2024 SUSTAINABILITY REPORT



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LETTER

LETTER FROM THE CEO AND CORPORATE RESPONSIBILITY AND GOVERNANCE COMMITTEE CHAIR

At Sabra, we remain dedicated to aligning sustainability initiatives with our business strategy. Sustainability at Sabra means making strategic investments that improve the lives of residents, enhance the working environment for caregivers and staff and support the success of our tenants and operators. As a healthcare real estate investment trust (REIT), we know that what happens inside our buildings matters deeply—to our operators and tenants and the patients, caregivers and communities they serve. That’s why our approach to sustainability is rooted in impact, resilience, environmental stewardship and disciplined execution.

In 2024, we returned to growth while remaining focused on the fundamentals—strategically elevating the quality of our portfolio, strengthening our balance sheet and supporting our tenants and operators. We believe that embedding sustainability principles into how we achieve these goals strengthens our business for the long term. This strategy is grounded in strong partnerships, strategic investments and a shared commitment to innovation and operational excellence.

Sustainability Is Everyone’s Job at Sabra

Much like our shared passion for quality care and service, we believe that every role and function can have a positive impact on our sustainability efforts. That’s why we continue to promote a workplace that empowers employees to drive sustainable outcomes, and why we partner with advisors, providers and community organizations who share our values. This report highlights how we support our team, align with our operators and tenants, and make strategic investments to advance our priorities.

Our success is the direct result of our team’s dedication, shared purpose and collaborative spirit. In 2024, [98 percent of employees said they would recommend Sabra as a great place to work](#), reflecting our strong workplace culture. We formalized our commitment to building a culture of belonging by launching the [SBRA Culture Club](#), a rotating cohort of top performers who help elevate employee voices, engagement and performance across the organization.

Supporting Operators and Advancing Healthtech

One of Sabra’s key differentiators is our long-standing, close working relationships with our operators and tenants. Led by a team of former healthcare operators, we understand the critical work our operators and tenants perform every day. Our role is to help them succeed—by being a reliable capital partner and by sharing technology solutions that can improve patient outcomes, reduce risk and boost efficiency.

In 2024, we continued our investment in [healthtech \(health technology\) and proptech \(property technology\) innovation](#). To date, we’ve piloted and evaluated more than 20 technologies across areas such as fall prevention, remote vitals monitoring and labor management. Ten of these are actively being implemented across our senior housing managed (managed) and triple-net (NNN) properties. A number of these healthtech solutions leverage AI to provide faster and more precise clinical care, with the goal of improving clinical outcomes and resident well-being. Once validated, we raise awareness about their utility and effectiveness across our wider network of tenants and operators and offer financing as needed to support these advancements. By doing so, we ensure that our tenants and operators can benefit from these practical and scalable innovations and improvements in technology while also positioning Sabra as a proactive capital source.

(Continued)

Letter From the CEO and Corporate Responsibility and Governance Committee Chair

Similarly, we are exploring the use cases for AI at the corporate level. Sabra has implemented a company-wide AI agent, SBOT, which is already demonstrating utility in streamlining administrative workflows and enhancing business intelligence capabilities. These efforts reflect our broader commitment to leveraging technology advancements not only with our tenants and operators but also to drive operational efficiency and strategic insight across the organization.

The Playbook for Executing on Our Environmental Roadmap

Improving environmental performance is a core part of our sustainability strategy. In 2024, we evolved our initial E-Initiative into a more structured, actionable [E-Playbook](#). This, in conjunction with our [E-Roadmap](#), guides how we engage with and enable our tenants and operators to reduce environmental impact across our portfolio.

We created a new, internal asset management role focused on sustainability and expanded our relationships with third-party advisors and vendors while deepening our understanding of their specialties. Together, we're raising awareness of best practices and enhancing our capabilities to improve asset performance while engaging on environmental performance.

Renovating With Purpose

Since 2022, we have invested over \$70 million to refresh and modernize our managed portfolio of independent and assisted living communities. These investments are aligned with our E-Playbook and integrated into our centralized business intelligence platform to

measure and guide progress. A notable example is our replication of a successful [HVAC retrofit across multiple properties](#), which has resulted in a significant reduction in energy usage and utility costs.

Looking Ahead

As we continue to execute our strategy, we remain committed to being a leading capital source—delivering value through sustainability, innovation and impact. On behalf of management and the Board, we want to extend a sincere thank you to our sustainability working group, including our trusted advisors, preferred vendors and operating partners. Their expertise, commitment to our priorities and forward-thinking pilot programs continue to deliver meaningful results for us and our stakeholders—especially as they ramped up in 2024.

We are proud of the progress we've made in building a workplace where people thrive, supporting our tenants and operators, promoting health and wellness for patients and residents and contributing to a healthier environment.

We invite you to explore the full report and join us in shaping a more sustainable future.

With appreciation,

Rick Matros
Chief Executive Officer, President
and Chair of the Board

Lynne Katzmann
Corporate Responsibility
and Governance Committee
Chair and Compensation
Committee Member

In this section

Strategy

Performance

Portfolio

Investing in Relationships

SABRA AT A GLANCE

(Continued)

Sabra at a Glance

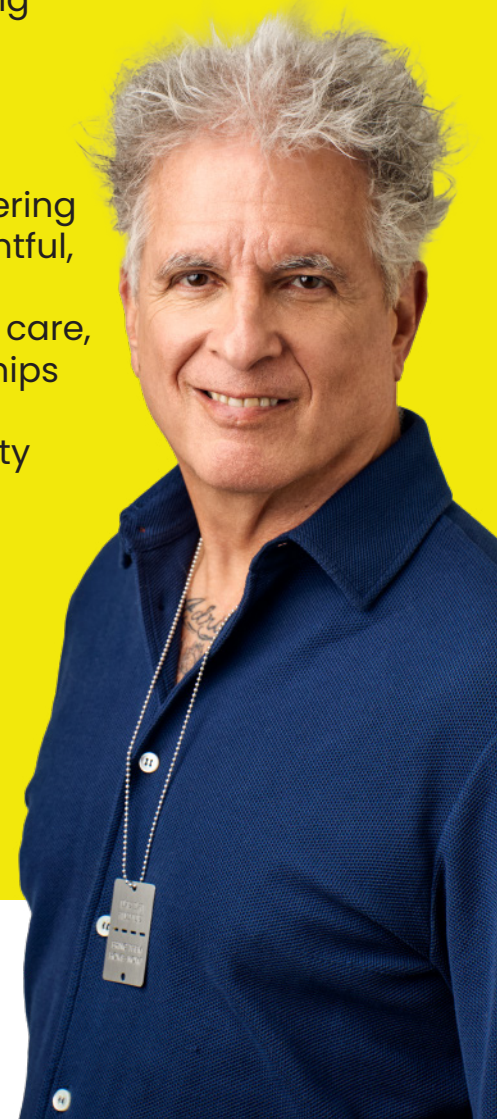
STRATEGY

- **Unique, Accretive Investments** – Utilize our operational and asset management experience to identify and capitalize on new opportunities where off-market price dislocation exists.
- **Support Operator Expansion** – Be the capital partner of choice for the expansion and growth of leading operators with regional expertise and concentrated in markets with favorable demographics. Structure deals opportunistically across the capital stack.
- **Creatively Financed Development** – Pursue strategic development opportunities and long-term partnerships with leading developers.
- **Optimize Portfolio** – Continue to curate our portfolio to optimize diversification and maintain a mix of assets well-positioned for the future of healthcare delivery.
- **Prudent Financing** – Maintain balance sheet strength and lower leverage by match-funding accretive investing activity with a combination of available liquidity, recycled capital and use of our ATM program.

We believe the strength of our tenant and operator relationships is central to creating long-term value for all stakeholders. As former operators, we understand what it takes to deliver high-quality care and strong performance. That perspective enables us to identify and support talented operators with deep local expertise, proven execution and a shared commitment to resident and patient care. We provide resources that help enhance financial and operational performance and promote the exchange of best practices in staffing, technology and marketing to improve outcomes for residents and staff alike.

“In 2024, we saw a return to growth. With improving operator performance, a well-executed capital strategy and a growing pipeline of acquisition opportunities, we’re entering a new chapter of thoughtful, strategic growth. By supporting high-quality care, strengthening relationships with top operators and aligning our sustainability efforts with operational priorities, we’re creating value that extends beyond our walls.”

Rick Matros, Chief Executive Officer,
President and Chair of the Board



(Continued)

Sabra at a Glance

PORTFOLIO STRATEGY

GROWING DEMAND

- ≥ 80 population is expected to grow 4% per year through 2040
- Virtually no new senior housing or skilled nursing supply in the foreseeable future

MISSION-DRIVEN

- Passionate workforce
- Positive societal impact
- Community backbone
- Safety net infrastructure

NEEDS-BASED

- Lifestyle enhancement
- Post-acute care
- Psychosocial support
- Dementia care

Skilled Nursing | Senior Housing

(Continued)

Sabra at a Glance

PERFORMANCE

Our commitment to quality care and extensive industry knowledge enable us to manage the evolving challenges of healthcare real estate. With a diverse, needs-based portfolio, strong relationships with leading operators and a resilient balance sheet, Sabra is well-positioned to capitalize on emerging opportunities and deliver long-term value to shareholders.

Consolidated Enterprise Value

\$6.5B¹

Liquidity

\$1.0B

Operator Relationships

60

Max Relationship Concentration

8.3%

¹Figures are as of December 31, 2024. Common equity value estimated using outstanding common stock of 237.6 million shares and Sabra's closing price of \$17.32 as of December 31, 2024.

“Our shareholder returns are a result of delivering on the promise to our shareholders of earnings growth and disciplined capital allocation, setting the stage for future growth opportunities.”

Michael Costa
Chief Financial Officer



(Continued)

Sabra at a Glance

PORTFOLIO

Purposefully composed of needs-based assets—including skilled nursing, senior housing and behavioral health facilities—our [portfolio](#) is designed to perform across market cycles. Its curated composition across NNN leased and managed properties across the U.S. and Canada, coupled with a focus on high-demand healthcare services, provides durable income streams and positions us to capitalize on both organic growth and strategic acquisitions.

Property Types

- Skilled Nursing/Transitional Care - **224**
- Senior Housing - Managed - **69**
- Senior Housing - Leased - **39**
- Behavioral Health - **17**
- Specialty Hospitals and Other - **15**

364

Consolidated Properties

81%

NNN Leased

“We take a disciplined, long-term view when growing our portfolio—prioritizing assets that deliver essential services and working closely with operators to support innovation, efficiency and high-quality care. We’ve created a platform that is positioned to meet the evolving needs of tomorrow.”

Talya Nevo-Hacohen,
Chief Investment Officer and
Executive Vice President



(Continued)

Sabra at a Glance

INVESTING IN RELATIONSHIPS

Sabra’s management team has cultivated a broad network of trusted local, regional and national operators in the skilled nursing, transitional care, senior housing and behavioral health sectors across the U.S. and Canada. These relationships—built over decades through direct prior operating experience, participation in industry organizations and deep ties with lenders and investors—are a key differentiator for Sabra and a source of consistent investment opportunities.

We maintain agreements with leading operators that allow us to fund and acquire healthcare facilities over time. These structured commitments, along with a steady pipeline of transactions with new and existing partners, enable us to grow efficiently—often at a lower cost of capital than would be required with new operators or developers. Grounded in mutual trust and respect, our relationships not only support strategic growth but also help promote the delivery of high-quality care in the communities we serve.

We invest in our operators’ success by supporting technology adoption, sharing best practices and encouraging innovations that improve care, enhance operational efficiency and strengthen long-term outcomes. For example, Sabra is actively reviewing and piloting a range of technologies in areas such as fall and accident prevention, remote vitals monitoring and labor management within our managed portfolio and sharing results and best practices with operators across our NNN leased portfolio to support broader operational improvement.



In this section

Approach

Sustainability Oversight

Sabra's ESG Priorities

Stakeholder Engagement

SUSTAINABILITY FRAMEWORK

(Continued)

Sustainability Framework

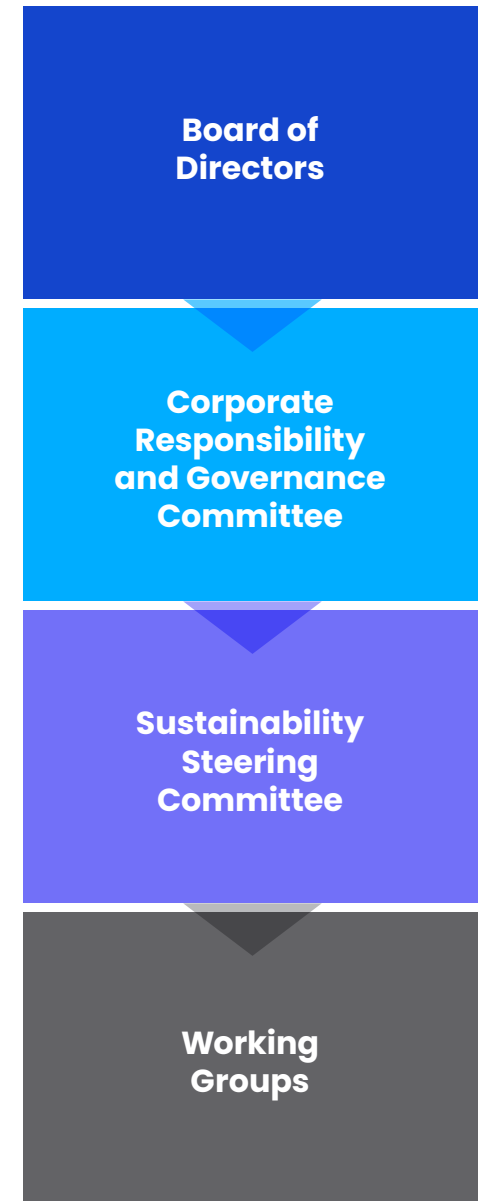
APPROACH

We understand that good governance underpins sustainability, strengthens the accountability of our Board and management team and supports the long-term interests of our stakeholders. Our sustainability principles are intrinsically tied to our objective to drive shareholder value by operating efficiently, sustainably and with our stakeholders’ best interests in mind.

Sustainability Oversight

As part of overseeing our corporate strategy and our enterprise risk management program, our Board of Directors monitors our environmental and social practices as an entire Board. Additionally, specific committees oversee certain programs related to our sustainability efforts. We have a dedicated Corporate Responsibility and Governance Committee that oversees our sustainability program as a whole, including our climate-related disclosures and practices. Our Compensation Committee is responsible for overseeing human capital management matters, which include policies, programs and initiatives focusing on the company’s culture; talent development; employee retention; diversity, equity and inclusion; and employee health, wellness and safety.

We have a formalized management-level Sustainability Steering Committee. This cross-functional working group of individuals in environmental, health and safety, facilities, investor relations, finance, legal, human resources and other functions, allows us to gather data and insights for focus areas that impact our environmental stewardship, social commitments and corporate governance. The Sustainability Steering Committee reports to the Corporate Responsibility and Governance Committee at least three times each year. Dedicated subgroups within the Sustainability Steering Committee have specific areas of emphasis and contribute by overseeing key performance indicators surrounding the company’s sustainability practices. The chair of the Corporate Responsibility and Governance Committee, Lynne Katzmann, earned an ESG Certificate and Designation from Competent Boards after completion of a 12-session ESG Designation Program. In 2024, we expanded our internal capabilities by adding a dedicated sustainability coordinator to support and advance our initiatives. We incorporate elements of the Sustainability Accounting Standards Board (SASB), the Global Real Estate Sustainability Benchmark (GRESB) and the Task Force on Climate-related Financial Disclosures (TCFD) frameworks in our sustainability disclosures.



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Sustainability Framework

SABRA'S SUSTAINABILITY PRIORITIES

“As someone who has built a career in sustainability, I was drawn to Sabra by its authentic commitment to creating meaningful impact. This dedication extends to our operators, employees, community and the planet as a whole. Even from my first conversations with the team, it was clear that Sabra doesn’t just talk about values—it lives them.”

Lindy Rzonca, Sustainability Coordinator



Environmental Stewardship



Diversity, Equity and Inclusion



Human Capital Management



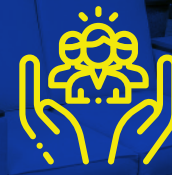
Promotion of Health, Wellness and Safety of Our Stakeholders



Engagement and Collaboration With Our Operators and Tenants



Cybersecurity



Corporate Governance



Community Service

(Continued)

Sustainability Framework

STAKEHOLDER ENGAGEMENT

Our commitment to developing long-term relationships to deliver excellent care now and in the future depends on building networks with those who value a high standard of care and can adjust to the changing needs of patients and residents. That is why our engagement strategies extend from our valued teammates to the all-important tenants and operators who manage our properties and to the patients and residents they serve. We measure tenant satisfaction through surveys and closely monitor the results through metrics-based analysis.

We host Sabra operator conferences, where Sabra and our key operators from across the U.S. and Canada meet to collaborate on and discuss best practices in the senior living and post-acute healthcare industry. Operators have the opportunity to gain practical insights, connect with peers, engage directly with Sabra management and directors, and hear from leading industry experts. All Sabra teammates are encouraged to participate in our operator conferences, with the next one scheduled for March 2026.



In this section

Human Capital Management

Diversity, Equity and Inclusion

Community Service



SOCIAL COMMITMENT

(Continued)

Social Commitment

HUMAN CAPITAL MANAGEMENT

Teammate Engagement

At Sabra, we cultivate a collaborative culture and workplace that inspire and drive employee engagement. We ensure that teammates feel valued and are committed to achieving goals by focusing on the team’s output and deliverables. This approach establishes a clear direction with purpose-driven motivation while building autonomy and trust. We provide the necessary support and tools for success and encourage team activities that create a sense of belonging and emotional well-being, positively impact retention and promote engagement.

Our quarterly Board dinners are a valued tradition that brings teammates and directors together in a relaxed, personal setting. These gatherings foster connection, open communication and mutual understanding—both professionally and personally. They also reinforce our team-centric culture and commitment to collaboration at every level.

Company-wide surveys measure engagement and satisfaction with 98 percent of participants recommending Sabra as a great place to work. Highlights include a 92 percent participation rate and 88 percent favorable views of the company, exceeding the vendor’s real estate benchmark by 8 percentage points.

98% recommend Sabra as a great place to work



SBRA Culture Club

In 2024, Sabra formed the SBRA Culture Club, a rotating collective of top-performing team members. This group is charged with helping drive organizational engagement and performance, giving employees a voice and supporting diversity and inclusion.

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Social Commitment

Teammate Experience, Development and Retention

At Sabra, we empower teammates by providing a positive and supportive work environment. We promote a sustainable work-life balance and invest in our teammates' well-being through high-quality benefits and a hybrid work model supported by strong IT infrastructure.

Our headquarters offers amenities such as gym access, healthy snacks, ergonomic desks, a lounge for relaxation and a relaxed atmosphere for training.

We value collaboration and team bonding, holding monthly birthday celebrations, "lunch and learn" events and team-building activities. Annual events include a summer day trip for Sabra teammates and their families, holiday parties and ad hoc events like life celebrations and sporting events. In 2024, we also held our annual retreat to show appreciation for our teammates.

Our performance management strategy reviews evolving roles to address current and future business needs. This includes upward feedback on managers to ensure comprehensive development. We invest in leadership coaching and training, aligning development efforts with business goals. Annual performance reviews, using Culture Amp's platform and data scientists, include self-assessments and 360-degree feedback, fostering recognition and awareness of blind spots. These reviews also facilitate career pathing and development discussions.

"At Sabra, our culture thrives on fresh perspectives and provides a safe environment for voicing diverse opinions. Our talented team, rich with creative ideas and insights, drives innovation, making Sabra a unique and rewarding place to work—where every idea can spark progress."

—
Anna Mohr,
 Vice President, Human Resources



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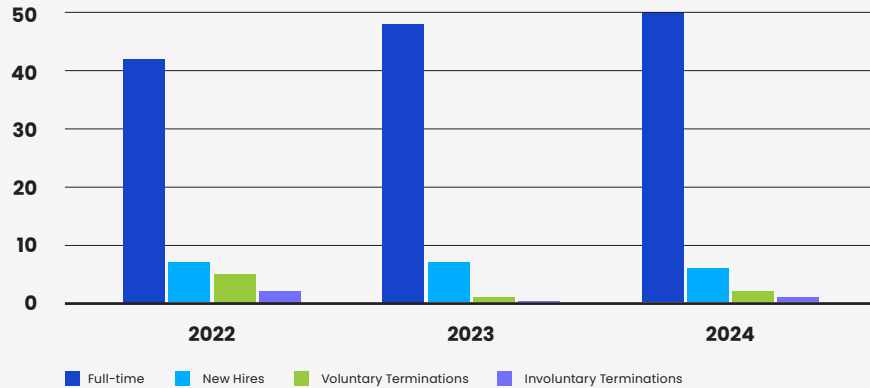
Social Commitment

Teammate Turnover

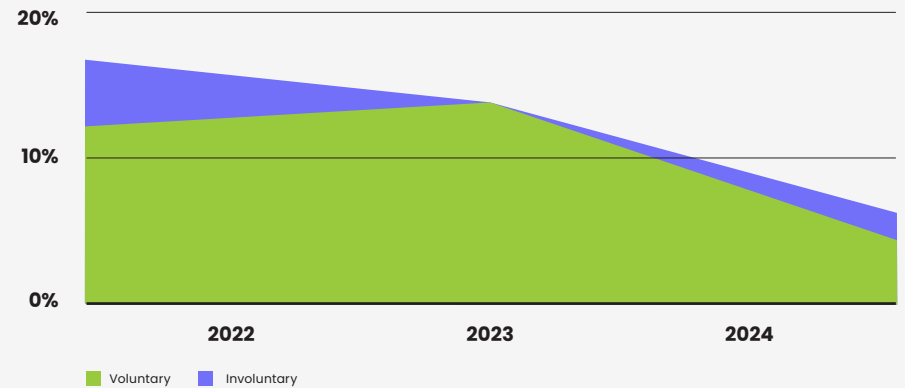
At Sabra, our collaborative culture continues to shine—our team has grown steadily, and people are sticking around. It’s a reflection of the kind of workplace where people genuinely want to stay, contribute and build their

career. Turnover is monitored to gauge our workforce’s health. Most turnover is due to personal reasons and is unrelated to work. We conduct exit interviews to capture improvement opportunities and maintain contact with potential returnees.

Dynamic Workforce



Team Turnover Rates



(Continued)

Social Commitment

Compensation and Benefits

We attract and retain talent by reinforcing work-life balance, resulting in increased engagement and retention. Our teammates receive competitive salaries and attractive benefits, including annual bonuses, restricted stock awards and a 4 percent 401(k) match. Sabra covers 90 percent of the health insurance costs of teammates and their dependents and offers comprehensive health benefits including medical, vision and dental care; long- and short-term disability supplemental pay; healthcare savings account; flexible spending account; supplemental health benefit; and teammate assistance program. Additional benefits include continuing education and conference

attendance, a tuition reimbursement program, travel assistance and corporate discounts.

We provide 10 paid holidays, 5 sick days and a minimum of 15 vacation days. Paid leave is available for bereavement, jury duty and parental leave, with up to 12 weeks of pay for parental leave. This is to give parents time to bond with their child during this special time. Sabra closes the last two weeks of the year to allow teammates to enjoy the holidays with their loved ones. This reinforces our value of work-life balance, which we believe results in increased engagement, focus and retention. In addition to promoting our values, we believe this encourages a deeper commitment to Sabra.

4%

match to 401(k)

90%

employer contribution to health insurance premiums

12

weeks of parental leave

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Social Commitment

DIVERSITY, EQUITY AND INCLUSION

Our Commitment and Approach

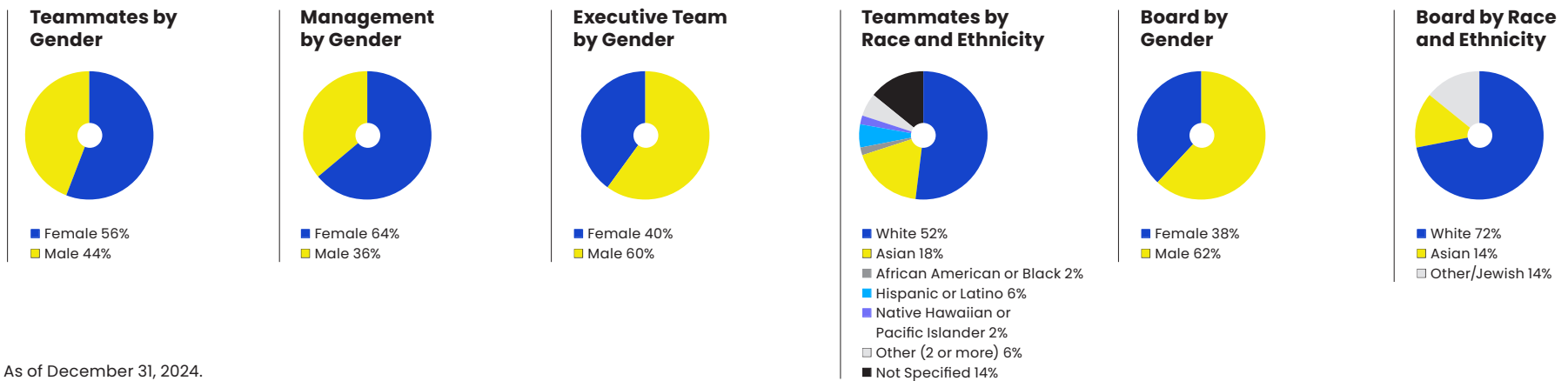
An inclusive and diverse workforce is essential to sustainability and our success. Our commitment starts at the top, with our Board and leadership supporting diversity, equity and inclusion efforts. We provide training to recognize and reduce unconscious bias and integrate these values into our hiring process.

Communication is key to maximizing the organizational benefits of a diverse and inclusive workplace. We maintain an open-door policy, encouraging teammates to voice suggestions and concerns. Through

our established culture of trust, team members feel safe to share information critical for maintaining an engaged, collaborative and positive work environment.

As of December 31, 2024, women represented approximately 56 percent of our 50 full-time teammates and filled 64 percent of our management/leadership roles. Additionally, 34 percent of our teammates self-identify as being members of one or more ethnic groups.

Sabra Diversity by the Numbers



As of December 31, 2024.

(Continued)

Social Commitment

COMMUNITY SERVICE

We believe that serving the communities in which we operate not only promotes our business success but also further engages our teammates and other stakeholders in support of our corporate mission. Our teammates effectuate our maxim that everybody can make a difference every day and that consistent, simple acts of kindness compound to create real impacts for people. In this spirit, we support volunteerism and organize opportunities for our teammates as a group to volunteer within the community. Various company events, including life event celebrations, dinners and other social outings, are held regularly throughout the year, as well as an annual all-teammates retreat. We believe that all of these activities increase job satisfaction and support collaboration and team bonding. In addition, our teammates donate to our tenants' employees, patients and residents every holiday season.

In 2024, as a part of its annual retreat, Sabra took part in the Six Senses Wheelchair Build. This was a structured team-building exercise that challenged employees through various sensory-based activities. This experience helped educate participants and deepened our empathy

for individuals with physical impairments, strengthening our connection with each other and the community. Ultimately, the team assembled and donated wheelchairs and presented them to representatives of the Los Cabos Children's Foundation.

Sabra supports A Thousand Summers, a not-for-profit organization that fosters the development of youth across the United States through a variety of culturally responsive programs centered around a multi-year adventure summer camp experience. By funding multi-year scholarships, called "camperships," Sabra helps remove barriers to allow for a high-impact summer camp experience proven to advance low-income youth toward a successful future. We funded and mentored campers for the full extent of their summer camp experience.

Overall, we donate to causes centered around social services, senior healthcare, education, arts and culture, and other missions that we hold near and dear. Through volunteerism and philanthropic efforts like these, Sabra is dedicated to contributing to the health of the communities in which we operate.



In this section

Corporate Office

Improving the Quality of Care

Engaging With Innovation

SUPPORTING HEALTH, WELLNESS AND SAFETY

(Continued)

Supporting Health, Wellness and Safety

CORPORATE OFFICE

Sabra completed the first year at its new headquarters at 1781 Flight Way in Tustin, California. Our corporate office is defined by its distinctive features: built to LEED-certified standards; innovative design characteristics; a market-leading amenity package; and flexible office space.

This new state-of-the-art space provides a more flexible configuration to support our current and future growth and reflects our inclusive and innovative culture. Among the building’s many features, the new and dynamic indoor and outdoor environments help support team engagement, collaboration and productivity. Our headquarters features initiatives that improve energy efficiency, conserve water and reduce emissions and waste, including:

- Highly efficient variable frequency drive (VFD) HVAC management equipment
- Low-e glass curtain wall with insulated metal panels to effectively limit heat gain
- Recycled water usage
- Electric vehicle charging stations
- Abundant green space
- On-site health club and cafeteria
- Located near major public transportation connection points to help our teammates easily commute to the office

The newest innovation at our corporate headquarters includes the WellCube Air+ purification and monitoring system, which we initiated in the fall of 2024 and are currently piloting in collaboration with Delos and the Well Living Lab. The WellCube Air+ provides HEPA air purification and has eight built-in air quality sensors (particulate matter, TVOC, temperature, humidity, CO2, light, noise and occupancy) connected to an enterprise hub, allowing us to measure and ensure a healthy air environment throughout our office space.

WellCube Air+ is a single smart, connected system



Cloud Platform

- Purifier Automation
- IoT System Infrastructure
- Data Aggregation & Analytics
- Wellness Intelligence



Smart Devices

- Air Purifiers
- Sensors
- System Gateway



Software

- System Management
- Reporting
- Visualization & Insights
- Public Displays

(Continued)

Supporting Health, Wellness and Safety

IMPROVING THE QUALITY OF CARE

Sabra’s dedication to supporting operators in providing high-quality resident and patient care is among its primary distinguishing factors. As a healthcare REIT managed by former operators, we understand that what happens inside our buildings matters the most. We appreciate what operators do and believe that we can help by leveraging our size, scale and breadth to support areas such as healthtech (health technology) and proptech (property technology) that progress and evolve quickly. That’s why we continuously explore and evaluate healthtech and proptech solutions to share with our operators, enabling better resident-driven decision support and outcomes at select senior living and care centers.

Engaging With Healthtech and Proptech Solutions

With the help of third-party expertise and resources, Sabra diligently examines advancements in care technology and collaboratively curates options so that operators can pilot, adopt and scale those that they believe will make a difference for staff and residents. With training, streamlined technology integrated into their workflows and on-site and remote care support, our operators’ staff can detect changes in residents earlier, reduce adverse outcomes and take timely action. Improving care and team member experience not only benefits residents, families and staff but also can enhance asset performance, benefiting both operators and Sabra.

Often, the healthtech solutions we pilot go hand in hand with other proptech solutions, such as enhanced lighting, smart thermostats and air monitors. These solutions can provide improved quality of life, which can promote wellness and positively impact care, operational performance and environmental outcomes. To date, Sabra has reviewed more than 20 different technologies in areas

such as fall and accident prevention, remote vitals monitoring, labor management and more. We are actively piloting or transitioning to implementation 10 of these technologies with our operators. The bottom line is about efficiency and creating an atmosphere for our operators’ caregivers, residents and families that brings satisfaction and optimal outcomes.

One area we have focused on is fall detection and reduction, a significant challenge for the elderly. According to a recent report, the average cost of falls in a community is up to \$380,000 annually in direct costs.¹ Falls also are a leading cause of death in the elderly. Several healthtech pilots have demonstrated promising results, showcasing advanced technologies designed to enhance safety, detect falls, allow team members to respond more quickly, provide enhanced understanding of why falls may have occurred and allow for preventative measures to be put in place to prevent repeat falls. A decrease in emergency room transfers has also been noted, saving residents from unnecessary transfers and costs. By investing in these cutting-edge solutions, we are committed to supporting our operators in their quest to improve the quality of care for their senior residents while simultaneously bringing down healthcare costs and fostering a less stressful workplace for staff and caregivers.

Over the long term, we aim to work with our operators to test and implement the most effective technologies and scale them to our managed and NNN portfolio in a progressive way that is practical and value-accretive.

The following highlight some of the most active and promising technologies certain of our operators are piloting, which are designed to enhance the quality of care, team member satisfaction and efficiency.

¹McKnight’s Senior Living, May 2024.

(Continued)

Supporting Health, Wellness and Safety



KamiCare

KamiCare was recently piloted at Ignite Medical Resorts in Oklahoma City. Ignite is renowned for its blend of advanced medical rehabilitation and luxury hospitality. KamiCare’s implementation led to a significant reduction in bed exit incidents and fall detection events, enhancing overall safety and quality of care.

After implementation, the number of falls identified increased due to better detection; however, the number of events per month decreased. Despite an increase in bed exits and a constant level in captured (detected) falls, staff were able to identify issues and hasten average response time. In fact, over the evaluation period, the fall-to-exit ratio steadily declined to less than 8 percent, indicating an improvement in resident safety. Notably, there were zero falls with major injuries and zero emergency room transfers reported during this period. KamiCare has helped Ignite Medical Resorts enhance resident safety, reduce injury severity through faster response times and maintain standards of care even as fall volumes increase. Staff has benefited from reduced time spent managing fall assessments and associated documentation. KamiCare and Ignite have expanded KamiCare across the Sabra centers and continue to expand implementations across the Ignite portfolio.

“KamiCare has changed the way our facility reacts and responds to falls. With KamiCare fall and bed exit alerts, we can respond quickly to a fall or medical emergency in the patient’s room. Being able to review fall footage also allows us to see exactly what the patient was doing prior to a fall, and tailor fall prevention strategies to each patient.” –Whitney Henry, Executive Director, Ignite Medical Resorts, Oklahoma City, OK



SafelyYou

SafelyYou’s advanced AI technology has been implemented across five communities to enhance resident safety and care efficiency. The system detects falls with over 99 percent accuracy and provides clear video reviews, enabling caregivers to respond promptly and effectively.

Since adopting SafelyYou, communities have seen a median incident response time of under 2 minutes—far below the reported 40-minute industry average. Emergency room send-outs due to falls have dropped to 1.06 percent, compared to the reported 17–20 percent. Additionally, a 59 percent reduction occurred in unique residents experiencing fall-related injuries within the first 90 days. These outcomes highlight the technology’s effectiveness in improving both resident safety and operational performance.

With the addition of SafelyYou Clarity™ and SafelyYou Aware™ solutions, caregivers can optimize care delivery, monitor wellness and anticipate staffing needs. These tools also support overnight care and virtual check-ins, ensuring personalized attention without unnecessary disruptions.

(Continued)

Supporting Health, Wellness and Safety



Viking Pure

Inspirit Senior Living implemented Viking Pure products at 13 of its communities and plans to expand their use in the coming year. By installing Viking Pure’s patented electrolyzed water generators on-site, Inspirit produces Green Seal-certified organic cleaning and disinfecting solutions that are free from allergens, additives, toxic ingredients and VOCs—ideal for senior living environments. The results speak for themselves: Orlando Regional Medical Center achieved a 100 percent reduction in surface contaminants (compared to 83 percent with legacy chemicals), and employee sick days from chemical exposure dropped from 83 to just one annually. As a result, Inspirit also eliminated supply chain constraints and reduced waste, avoiding the disposal of ~1,500 pounds of cardboard and ~1,200 single-use plastic bottles per community each year. As Jonathan Barbieri, COO of Inspirit Senior Living, put it, “It’s not just a cleaner—it’s a commitment to the health of our residents, staff and environment.” Further, Arrow Senior Living reported a 20 percent cost savings by replacing six cleaning products with two Viking Pure solutions. Viking Pure products are also utilized in our Claiborne facility in Augusta, Georgia.



DS smart

Sabra has helped coordinate with our managed portfolio partners and DS smart to implement DS smart technology in 35 assisted living communities. Our goal was for participating operators to be able to streamline clinical workflows, improve caregiver efficiency, impact resident outcomes and improve data accuracy. By enabling seamless connections between diagnostic equipment—such as vital signs monitors, scales and pulse oximeters—and the electronic medical record (EMR), DS smart technology assisted our operators with reducing the time caregivers spend recording vitals by 68 seconds per entry. It has helped eliminate transcription errors and provided clinicians with faster access to real-time resident data. Impressively, 90 percent of caregivers were fully trained on the system in just five minutes.

DS smart has also saved 208 hours of manual work each month through the automated transfer of vital signs data to the electronic health record, thereby preventing 6,388 manual recording errors and capturing 24,000 error-free vitals in the first three months of implementation. These efficiencies allow caregivers to spend more time with residents, enhancing the quality of care and team member satisfaction. We are collaborating with our operators to help drive digital transformation. DS smart is actively integrating with two additional EHR platforms used by our partners. By the end of 2025, all relevant systems are expected to be fully interoperable, further optimizing device functionality and providing our operators with additional actionable, real-time clinical data.

(Continued)

Supporting Health, Wellness and Safety



Amba

We collaborated with AgeWell Senior Living to pilot the Amba sensor system at the Monarch at Cedar Park to enhance operational efficiency and resident care. Using discreet sleep mats, motion detectors and door sensors, Amba delivers real-time health, safety and wellness data through actionable insights and alerts. Over five months, AgeWell improved responsiveness to care by 30 percent, with alert response rates rising from 52 percent in October 2024 to 67 percent by February 2025. As the community’s executive director noted, “With AMBA we get information, that otherwise we would not have . . . we can program our care plan around that information and that is vital.”

AgeWell also saw a 64 percent reduction in falls during the night shift, when staffing is typically lower, in January 2025 compared to June 2024. Amba’s sleep monitoring capabilities streamlined the diagnostic process for conditions like sleep apnea, enabling faster interventions. According to the community’s wellness director, the system allows staff to track nighttime activity and share it with providers for referrals. Team members have praised Amba for making their jobs easier and boosting confidence. Based on these results, we plan to support the expansion of Amba technology across our AgeWell Solvere portfolio.



Nobi

Sabra is collaborating with Priority Life Care to pilot Nobi health technology at its Priority Life Care managed community, Tawas Village in Michigan, to enhance resident safety and promote dignity and well-being. Nobi’s technology is intentionally designed to improve the emotional well-being of residents. Combining optical sensors and AI in a discreet, well-designed ceiling light that detects movement, gradually increases illumination as residents leave their beds and alerts staff in real time. This lighting system, paired with timely staff response, supports fall prevention especially during nighttime hours, promotes dignity and does not disrupt the homelike room environment. Nobi also features circadian rhythm lighting to promote resident wellness and uses behavior monitoring to provide insights into health, all while preserving privacy.

Since installation, Priority Life has experienced an average user response time of just three minutes. The system’s ability to detect falls, monitor movement and support care planning has already shown promise. As the team continues to gather data and feedback from families and staff, Sabra will work with Priority Life to evaluate Nobi’s broader impact on resident outcomes and staff workflows.

(Continued)

Supporting Health, Wellness and Safety



AUGi

Throughout 2024, Sabra and our Health Dimensions Group operator collaborated with Inspiren’s augmented intelligence team to evaluate and implement a unified platform that integrates care planning, staff optimization, emergency response and resident safety. Inspiren’s care companion system includes AI-powered fall detection, high-risk resident identification and an advanced emergency call system with two-way communication, privacy-protected live visual context and real-time alerts. Each community is supported by a dedicated clinical specialist and remote clinical support, ensuring that resident activity is continuously evaluated and integrated into care workflows. In one case study, the Inspiren ecosystem helped reduce 911 calls due to falls by 83 percent, demonstrating its potential to prevent unnecessary hospital visits. We also collaborated with Health Dimensions Group to pilot Inspiren in its Stoney River Ramsey community in 2025.



SAIVA

Sabra has partnered with the SAIVA AI team to implement a platform that empowers our operators’ clinical staff by proactively analyzing medical record documentation to stratify patient risk. SAIVA AI helps identify changes in condition earlier, enabling faster interventions and more efficient care. The software generates personalized care recommendations for each resident, streamlining decision-making and improving outcomes. With SAIVA AI, licensed nurses have reduced time spent reviewing medical records by 37 percent, while reimbursement has improved by 21 percent and resident days have increased by 34 percent due to fewer re-hospitalizations and earlier interventions.

Several of our NNN tenants are now using SAIVA AI to optimize quality outcomes, enhance nursing satisfaction and advance proactive, data-driven resident care.

(Continued)

Supporting Health, Wellness and Safety

ENGAGING WITH INNOVATION

Sabra is a proud Alliance Member of the Well Living Lab (WLL), founded as a Delos and Mayo Clinic collaboration, and an active participant in Delos’s Wellness Innovation in Senior Environments (WISE) initiative to accelerate scientific research on the impact of indoor environments on the health and well-being of older adults.

Collaborations like this allow Sabra to engage in senior indoor health and wellness studies, collect findings and explore and evaluate solutions so that they may be expanded into operator and tenant facilities. We will continue to partner and explore research opportunities as appropriate.

WELL Health–Safety Rating: Accelerating Health and Wellness in Senior Environments

Sabra encourages operators and tenants to pursue the WELL Health–Safety Rating to showcase the health and safety of their staff, visitors and stakeholders. While tenants already have many social and environmental initiatives in place, a third-party validated rating lends credence to those efforts—and the ability to objectively market those to stakeholders.

Inspirit, Claiborne, Paradigm and Solvere are among a group of Sabra’s senior housing-managed operators that have achieved the WELL Health–Safety Rating for their Sabra-owned portfolios.

WLL Collaborations

Sabra continues to support WLL studies to improve the quality of senior living and care. Sabra is currently sponsoring WLL to analyze data from fall technologies being piloted in our portfolio. Our goal for 2025 is to utilize the research and conclusions to learn more about falls and the impact of technology on fall management and share the information with our operators. Using evidence-based data and research helps Sabra choose the right systems and technology and support operators in using them effectively for the best results. Sabra is also currently piloting the WellCube Air+ purification and monitoring system in its corporate office, as described above.





ENVIRONMENTAL STEWARDSHIP

In this section

From E-Roadmap to E-Playbook

E-Playbook in Action

Measuring Our Impact

Renovations, Repositioning and Repurposing

Climate Resiliency and the TCFD

(Continued)

Environmental Stewardship

GOOD FOR THE PLANET. GOOD FOR OUR STAKEHOLDERS. GOOD FOR CONTINUOUS PROGRESS.

Our approach to environmental stewardship, which is a cornerstone of our corporate sustainability commitment, remains intrinsically tied to operating responsibly, thoughtfully and with our stakeholders’ best interests in mind. We call this our E-Initiative, which has evolved from our initial vision, strategy and roadmap to our current playbook, actions and progress. We continue to expand on opportunities, new technologies and best practices that create a positive environmental impact across buildings within our portfolio while enhancing their value and operating performance.

We also know that environmental stewardship is about not only the physical environment of our buildings but also the health and well-being of our operators’ residents and caretakers. For instance, our LED lighting projects focus not only on efficiency but also on improving lighting quality to help reduce falls and reinforce circadian rhythm. We lead with our managed properties, bringing scale, access, innovation and efficiency while encouraging, incentivizing and supporting our NNN tenants and operators with our Green Links and Green Fund initiatives.

ENGAGEMENT AND COLLABORATION WITH OUR OPERATORS AND TENANTS

Sabra’s approach to environmental stewardship and our commitment to enhancing the quality of care are not parallel efforts—they are deeply interconnected investments in building healthier, safer and more efficient environments for residents, patients and staff. Together, these initiatives reflect a holistic vision: that environmental responsibility and quality care are mutually reinforcing pillars of long-term value creation and well-being.



(Continued)

Environmental Stewardship

FROM ROADMAP TO PLAYBOOK

Our E-Roadmap continues to be the foundation of our E-Initiative. Improving the environment starts with enabling our operators and is central to everything we do. We take a comprehensive, integrated and collaborative approach.



(Continued)

Environmental Stewardship

SABRA'S E-PLAYBOOK: TURNING VISION INTO ACTION

Our E-Playbook brings our E-Roadmap and green programs to life by translating strategic goals into clear, actionable initiatives. It serves as a centralized framework that guides how we identify, implement and scale energy-efficient and sustainable practices across our portfolio.

Critical Elements of Our E-Playbook:

- **Align** internal and external resources. Work together across operators and geographies.
- **Establish** preferred vendors. Continue to vet and measure.
- **Combine** technical expertise with senior living awareness and business acumen.
- **Leverage** collected data to identify, implement and validate solutions.
- **Scale** best practices, proven solutions and incentives across the portfolio.
- **Progress** from initial quick hits to more complex, continuous, long-term solutions.
- **Integrate** across the Sabra asset management, origination and enterprise risk process.

“What began as a Roadmap has evolved into a Playbook—one that translates vision into action, enabling measurable environmental and operational improvements at the property level through collaboration, data and scale.”

Peter Nyland, Executive Vice President, Asset Management



(Continued)

Environmental Stewardship

Throughout 2024, we focused on raising awareness of the E-Playbook and integrating it into Sabra’s asset management function. We introduced a new asset management role dedicated to supporting and managing our efficiency projects and facilitating communication to address operator needs. Additionally, we expanded our network of third-party advisors and preferred vendors and acquired actionable knowledge of their specialties. Our goal is to continuously integrate and align our E-Playbook and broader sustainability efforts with Sabra’s centralized business intelligence platform, building on our success with this strategy.

against premature or increasingly expensive replacement costs, helping to ensure these facilities and their living settings remain safe and high-quality for those who inhabit them.

Through our E-Playbook, Green Links and Green Fund programs, Sabra invested or committed to over \$5 million to support energy and water efficiency improvements in 2024. These projects ranged from specific water, LED and insulation initiatives to major capital improvements like our complex HVAC retrofits.

E-PLAYBOOK IN ACTION

We continue to evaluate and pilot new technologies to help innovate and scale across our portfolio. In addition to their environmental and efficiency impact, new technologies are also improving living and working environments for residents and staff. We expect these initiatives to be accretive to our portfolio and consequently beneficial to asset value.

Energy and Water Efficiency Projects

The E-Playbook’s ethos centers around the 80/20 rule, which identifies HVAC and lighting systems as responsible for up to 80 percent of energy consumption. By prioritizing upgrades where necessary and focusing on maintenance efficiency and extending the useful life of these systems, Sabra aims to save operating costs, extend the life of assets and reduce long-term capital expenditures. This approach is particularly crucial for the many independent living, assisted living and skilled nursing facilities in the U.S., often older buildings requiring more continuous maintenance and repairs. Prudent capital expenditure on HVAC and lighting systems can provide a hedge

“As both a managed operator and a NNN tenant of Sabra’s properties, we have seen the direct impact and benefits of Sabra’s sustainability programs. Its E-Playbook is not just words on paper. It’s real people showing up in Brenham, Texas, to provide creative solutions, financing and incentives where applicable.”

Erin Shvetzoff Hennessey, Chief Executive Officer,
Health Dimensions Group

(Continued)

Environmental Stewardship

HVAC RETROFITS AT GARDENS AT WAKEFIELD, PARKVIEW IN ALLEN AND CHATEAU AT MCKINNEY

Sabra undertook a complex HVAC retrofit at the Gardens at Wakefield in North Carolina, working with its preferred vendor, Blue Sky E3 Partners, and a team from Carrier. Due to the continued phase-out of the legacy units and limited space configuration within resident balconies, Carrier and Blue Sky designed a practical and scalable solution that includes high-efficiency heat pump inverters, tankless water heaters and smart thermostats. By May 2024, Blue Sky had replaced 90 end-of-life resident room and common-area HVAC units with these advanced systems. Additionally, AircoSavers were installed on the remaining 40 units to increase efficiency and extend the existing life of the units. These upgrades contributed to an approximate 18 percent annual energy savings in 2024, translating to over \$38,000 in annual utility cost savings and an estimated \$500,000+ appreciation in property value. Both residents and caregivers have noted the quieter ambience and improved indoor air quality due to the high-performance new systems.

Based on the success of Wakefield, Sabra undertook two similar HVAC retrofits in 2024 at The Parkview in Allen and Chateau at McKinney senior living facilities in Texas. The Sabra team, informed by Carrier and Blue Sky, leveraged a custom Oncor power supplier incentive program that provided

approximately 30 percent incentives for replacing old electric “heat strip” units with modern heat-pump inverters. This initiative was particularly crucial as the state had identified these types of units as having contributed to grid failures similar to the freezes of February 2022 and 2024. By actively pursuing this rebate program, Sabra completed over 160 upgrades, resulting in incentives of over \$400,000 and a projected 30 percent increase in unit efficiency. Sabra is undertaking an additional 170 units in 2025, leveraging the same Oncor incentive program with similar anticipated efficiency savings.

In addition to the HVAC upgrades, both facilities installed HydroPoint smart meters for water leak detection and management both indoors and outdoors. This investment is expected to pay for itself within three years, further enhancing operational efficiency and sustainability. The collaborative efforts of the Parkview and Chateau facility teams and local staff, and the supportive response from residents and caregivers, played a vital role in the success of these initiatives. Oncor representatives were equally pleased with the outcomes and have offered to support additional Sabra properties in Texas, while the Carrier team is identifying similar programs in other states.



“This program specifically targets electric resistance heat in multifamily homes. Customers benefit from lower bills and owners can reduce maintenance costs. Sabra has been exemplary of what Oncor is attempting to achieve with this program.”

Phil Audet, Principal at EnerChoice, program administrator for the Oncor Multifamily HVAC Program

(Continued)

Environmental Stewardship

NEW TECHNOLOGIES

In addition to HVAC retrofits and LED lighting projects, the following technologies are all currently being piloted in Sabra-owned facilities and underscore Sabra’s objective to identify, pilot and scale energy, water and operating efficiency solutions:

Aqua Mizer is an innovative toilet tank solution designed to significantly reduce water usage and prevent leaks. By optimizing the flush cycle and controlling the refill rate of the toilet bowl and tank, it ensures efficient water use and eliminates common issues like running and leaking toilets, which are responsible for substantial water waste. This system can reduce water usage by up to 52 percent, offering a sustainable way to lower water bills and maintenance costs while enhancing toilet performance.

HydroPoint offers smart meters designed for water leak detection and comprehensive water management and irrigation both indoors and outdoors. These smart meters help in identifying leaks early and managing water usage more effectively, thereby conserving water and preventing potential damage from undetected leaks.

WellCube Air+ provides HEPA air purification along with eight built-in air quality sensors (particulate matter, TVOC, temperature, humidity, CO2, light, noise and occupancy) connected to an enterprise hub. This allows companies to easily monitor, manage and ensure a healthy air environment throughout their interior space.

Whiz from Direct Supply is an autonomous vacuum sweeper reinventing floor cleaning while freeing up time to focus on higher-value priority cleaning tasks. Benefits include higher quality, more efficient cleaning, trackable proof of performance, ease of use, efficiency, improved air quality and more consistent care of flooring investment.



(Continued)

Environmental Stewardship

MEASURING OUR IMPACT

Managed Properties

Our managed properties are the fastest-growing portion of the Sabra portfolio and a core focus of our E-Playbook. Access to relevant utility data is crucial to generate value, mitigate risk and capture opportunities. Since 2022, we have been collecting utilities data on our managed facilities, including electric, fuel and water, which comprises nearly 100 percent of our Scope 1 and 2 emissions. In 2024, we realized the current processes, while meeting our GHG reporting needs, were not meeting the rigor of our E-Playbook objectives, so we decided to streamline our utility management process and build out our internal resources.

Starting in July 2024, we began converting all our managed properties to the Capturis utility management platform, which we completed by year-end. While larger operators often utilize utility management services, getting all of our managed operators utilizing the same utility management platform was a testament to the collective and collaborative efforts of our sustainability team, Capturis and our strong operator relationships. We now have real-time and robust utility reporting on one platform, which allows us to better benchmark, prioritize and validate projects across our managed portfolio and among our managed operators. In conjunction with the utility management project, we hired a dedicated sustainability coordinator to help facilitate the process and encourage and support our NNN tenants in implementing similar practices.

Managed Properties Environmental Metrics

Sabra's Scope 1 and 2 GHG emissions emanate from our managed properties and exclude our NNN facilities in which the company lacks operational control. Our efforts to reduce these GHG emissions focus on HVAC, lighting and other systems' efficiency, fuel usage and electricity consumption.

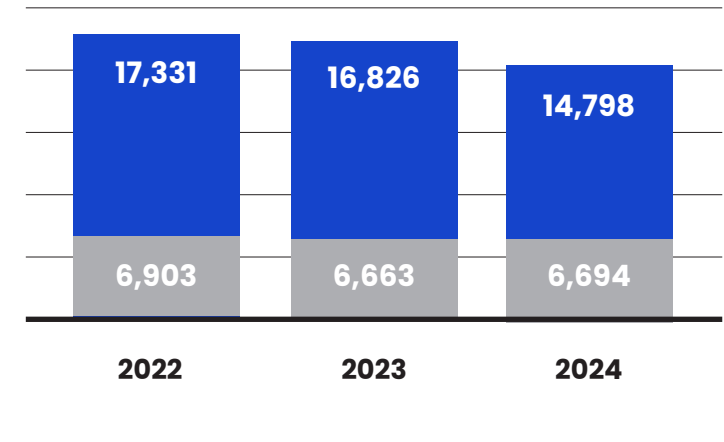
According to NOAA, the contiguous U.S. had its warmest year on record in 2024, with an annual average temperature of 55.5°F, which is 3.5°F above the 20th-century average. 2024 was also one of the most active years in terms of extreme weather events, ranging from hurricanes to tornadoes to wildfires.

Despite these events and our managed portfolio occupancy increasing 150 bps, our Scope 1 and 2 GHG emissions intensity, which measures total emissions per square foot of total managed property assets, decreased by 8.5 percent over 2023 and by 11.3 percent since 2022.

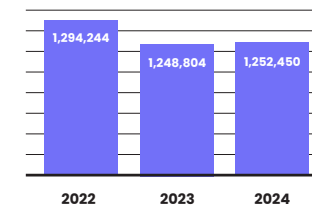
Scope 1 change was largely a function of fuel usage for on-site equipment, whereas Scope 2 change was due to the quantity of electricity purchased and the power mix in various regional utility grids. Reported Scope 1 and 2 GHG emissions have been independently reviewed and verified by third parties GreenEconome and Cventure. The goal is to use this information to make concerted efforts to conserve natural resources, minimize our environmental impacts and decrease expenses.

Scope 1 and 2 Emissions

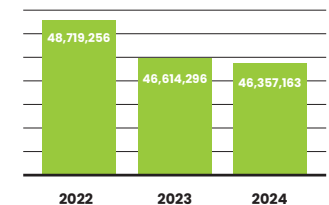
■ Scope 1 (MTCO₂e) ■ Scope 2 (MTCO₂e)



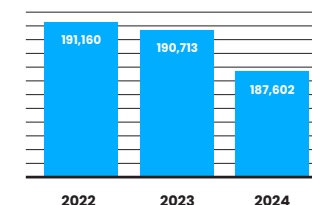
Fuel Usage (therms)



Electricity Consumption (kWh)



Water Usage (1,000s gallons)



Water usage at Sabra managed properties reflects the operational demands typical of senior living and skilled nursing care environments. These facilities rely heavily on water for essential services such as resident hygiene, laundry, kitchen operations and landscape irrigation. By monitoring usage patterns and implementing efficiency measures where feasible, Sabra aims to ensure responsible water stewardship across its directly managed portfolio. As shown, water usage decreased by 1.9 percent since 2022.

(Continued)

Environmental Stewardship

NNN Leases

While our managed portfolio has continued and will continue to grow, more than three-quarters of our properties are leased under long-term NNN operating leases where our tenants control implementation of environmental measures. Although we do not control implementation, Sabra actively discusses sustainable practices with our tenants and shares information and best practices relating to sustainability developments. We provide the full resources of our E-Playbook team and encourage, support and incentivize our tenants to practice responsible property management that fosters health and wellness, as well as energy and water conservation.

Sabra has allocated resources and labor to collect, verify and analyze utility data to support our NNN energy efficiency efforts. To date, we have collected utility data from over 175 of our NNN tenants. We also provide financial incentives to encourage energy and water efficiency improvements through our Green Links and Green Fund programs, which will finance and reimburse tenants for up to 100 percent of the approved improvement cost. It's not easy, but it's the right thing to do.

“We have always enjoyed the partnership and support of Sabra REIT. It has a depth of knowledge in our industry and has been by our side when we have needed additional funds invested on our campuses to address aging building concerns and energy efficiency opportunities. Our mission is to serve our customers with an unparalleled level of excellence and Sabra’s investment on our campuses helps us deliver on that commitment.”

Russ Peterson, Chief Executive Officer, Nye Health Services



(Continued)

Environmental Stewardship

CREATING VALUE THROUGH RENOVATIONS, REPOSITIONING AND REPURPOSING

Sabra recognizes that maintaining existing, well-positioned properties is not only good business but also good for the environment by avoiding unnecessary demolition and reconstruction. With a significant portion of senior housing and care properties 20 to 40 years old, Sabra considers renovations, repositioning and repurposing a core business strategy, not only from a portfolio quality, growth and performance perspective, but also from environmental and community impact. While we continue to acquire, finance and develop newer senior housing properties, we have invested over \$70 million since 2022, refreshing and maintaining our existing managed portfolio of independent and assisted living communities. These refreshes and renovations range from updated interiors in the common areas and resident rooms to implementing energy-efficient lighting, water and HVAC improvements described above. Sabra is committed to enhancing these facilities' longevity and economic viability, which is accretive to our portfolio and vital to their communities.

Metrics

Our managed properties' utility data and environmental footprint is utilized to make concerted efforts to prioritize energy and water efficiency opportunities, conserve natural resources, minimize our environmental impacts, mitigate climate risk exposure and decrease expenses. As our historical record for this information is still relatively short, we are actively gathering a more robust history of our managed portfolio's environmental footprint. This will help assess the potential for future reduction goals.

In addition, as a NNN lessor, the vast majority of our emissions are Scope 3 emissions emanating from our downstream (leased) assets. While Sabra proactively encourages and supports our operators' efforts, as exemplified by our E-Playbook and Green Links program, we do not directly control the timing or percentage of our tenants' reporting on utilities and emissions.

For more information, see Sabra's Statement of Verification for its GHG emissions in the [Appendix](#).



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Environmental Stewardship

CLIMATE RESILIENCY AND THE TCFD

As climate risks intensify, their impact on senior living and care communities is becoming increasingly felt. Rising insurance costs, extreme weather events and tenant displacement are ongoing and annual occurrences, making proactive enterprise risk management crucial for long-term value. Key strategies we pursue to mitigate these risks include:

- Conducting annual risk assessments on the portfolio
- Performing thorough climate risk due diligence during acquisitions, including our Green PCR (property condition report)
- Implementing energy efficiency and disaster mitigation measures
- Engaging with insurers to secure better terms
- Strengthening community resilience to maintain tenant stability

Governance

Our Board and management evaluate sustainability risks and opportunities, including those related to climate change, utilizing the following aspects of the framework that the Task Force on Climate-related Financial Disclosures (TCFD) recommends: (i) governance, (ii) strategy, (iii) risk management and (iv) metrics and targets.

Governance, Risk Management and Strategy

The Board oversees the risk management process, including sustainability matters, informed by regular updates from the committees and management. Our ongoing enterprise risk management (ERM) program consists of a systematic and coordinated set of activities and practices designed to identify, assess, prioritize and manage risks and opportunities that could affect an organization’s objectives. For instance, as a part of our risk governance framework, internal and external third-party experts interview senior leaders from across the organization to identify various risk exposures. The identified risks are collated to make up a risk registry by an internal, cross-functional group of subject matter experts. For these top-priority risks, we seek to develop effective strategies and plans to manage, mitigate,



(Continued)

Environmental Stewardship

reduce or accept their impacts. These risks, along with mitigation effectiveness, are monitored and reported after having assigned risk ownership to the relevant constituents. Although we assess climate-related risks as a part of our enterprise risk assessment, they are not currently rated for severity or likelihood.

We recently revamped our company-wide insurance program through a comprehensive review of both our existing coverage and that of our operators. This review enabled us to evaluate a broader range of risks—such as wind and seismic activity—during due diligence, while also optimizing our coverage to better address physical climate risks and eliminate redundancies across our policies and those of our capital partners. This process reflects our hands-on approach to working constructively with vendors and operators to more effectively mitigate and manage risk. By leveraging our understanding of physical and transition climate-related risks in discussions with our insurance broker, Marsh, we were able to reduce the overall cost of our insurance program while enhancing the scope of our coverage.

Scenario Analysis

Through physical climate risk and transition risk assessments of each property, we strategically manage and mitigate risks across our geographically diverse portfolio. We also manage risk through property insurance to offset potential liabilities associated with climate-related events.

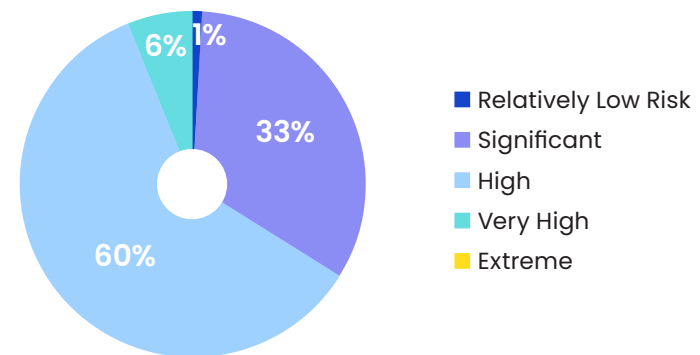
We acknowledge the need to understand how climate change will impact future vulnerabilities of the properties in our portfolio, such as exposure to flood, heat, storm, fire, drought and other natural disasters. Therefore, we integrate climate risk analysis tools by ClimateCheck, in conjunction with our ongoing enterprise risk management program, to support origination due diligence and select portfolio management functions.

Sabra utilizes third-party inputs and scenarios that allow us to map, score and evaluate the exposure of assets based on geographic

location to current natural hazards and climate-related physical risks through these climate-related scenarios, such as RCP4.5 and RCP8.5. These pathways provide science-based forecasts on potential impacts from variances in heat index, precipitation, drought, fire and flooding over time.

Using these tools, we seek to identify, monitor and manage the impacts of physical climate-change risks. In addition, we integrate these physical climate risks into our due diligence, acquisition and investment-related decision-making processes, as well as prioritizing energy efficiency opportunities related to climate transition risks such as rising heat and drought. We also utilize our Green PCRs to identify and manage these current and future physical climate risks in new transactions. In certain cases, we have used the results of these analyses and live data to keep NNN tenants and operators abreast of asset-specific threats and inform risk mitigation responses. We look forward to continued enhancement and sophistication in how we use this data and incorporate it into our value chain to mutually strengthen our resilience and that of NNN tenants and operators.

Average Climate Risk Severity¹



¹ Represents the average Climate Risk Rating across all five physical climate risks.

(Continued)

Environmental Stewardship

Average Property Exposure to Each Physical Climate Risk

The tables below portrays information regarding the average current risk exposures to each physical risk such as heat index, precipitation, drought, fire and flooding over time. Importantly, the composite risk level focuses on the number of properties categorized as each risk level and does not take into account Sabra’s proactive mitigation efforts or investments made to enhance the resilience of assets.

“Physical climate risk and transition risk assessments of each property help us strategically manage and mitigate risks across our portfolio. It’s solidly embedded in our due diligence and portfolio management process.”

Peter Nyland, Executive Vice President, Asset Management

Physical Climate Risk	Average Risk Level	Potential Business Impacts	Mitigation Strategy
<p>Heat Risk¹</p> <ul style="list-style-type: none"> Relatively Low Risk Significant High Very High Extreme 	Very High	<ul style="list-style-type: none"> Increased energy costs Heightened risk of power outages 	<ul style="list-style-type: none"> Diversify properties geographically Implement energy-saving technologies throughout properties, including LED lighting retrofits, energy-efficient HVAC systems and smart thermostats Utilize renewable energy such as wind and solar power
<p>Precipitation Risk¹</p> <ul style="list-style-type: none"> Relatively Low Risk Significant High Very High Extreme 	Very High	<ul style="list-style-type: none"> Loss of lives and property/value Business interruptions Higher insurance costs 	<ul style="list-style-type: none"> Diversify properties geographically Utilize flood zone assessments and ClimateCheck to inform flood risk and response decisions Investments in flood preparedness Work with insurance companies to ensure adequate property coverage and mitigate financial losses

¹ May not sum to exactly 100% due to rounding.

(Continued)

Environmental Stewardship

Physical Climate Risk	Average Risk Level	Potential Business Impacts	Mitigation Strategy
<p>Drought Risk</p> <p>■ Relatively Low Risk ■ Significant ■ High ■ Very High ■ Extreme</p>	Significant	<ul style="list-style-type: none"> • Reduced water supply • Heightened risk of power outages • Increased water expense 	<ul style="list-style-type: none"> • initiatives and awareness, including drought-resistant landscaping, smart watering technologies and efficient plumbing
<p>Fire Risk</p> <p>■ Relatively Low Risk ■ Significant ■ High ■ Very High ■ Extreme</p>	Significant	<ul style="list-style-type: none"> • Loss of lives and property/value • Business interruptions • Higher insurance costs 	<ul style="list-style-type: none"> • Ensure fire preparedness practices in landscaping and maintenance • Proper inspection and maintenance of all fire detection and fire sprinkler systems • Investments in air-purifying technologies and embedded fire retardants • Work with insurance companies to ensure adequate property coverage and mitigate financial losses
<p>Flood Risk</p> <p>■ Relatively Low Risk ■ Significant ■ High ■ Very High ■ Extreme</p>	Significant	<ul style="list-style-type: none"> • Loss of lives and property/value • Business interruptions • Higher insurance costs 	<ul style="list-style-type: none"> • Diversify properties geographically • Utilize flood zone assessments and ClimateCheck to inform flood risk and response decisions • Investments in flood awareness preparedness • Work with insurance companies to ensure adequate property coverage and mitigate financial losses

³ As of December 2024, per ClimateCheck ratings relative to the U.S. and Canada coverage area.

(Continued)

Environmental Stewardship

Hurricane Preparedness

The 2024 hurricane season was one of the most active and costly in recent history. Hurricane Helene became the costliest event of the year from an economic loss perspective, with an estimated \$75 billion in total direct damage. On a price-inflated basis, Helene ranks among the 15 costliest natural disasters globally since 1900 and among the eight costliest tropical cyclones.

In preparation for these significant climate events, Sabra takes several proactive measures to protect our properties, ensure the safety of our operators’ residents and ensure continuity of care. Impacted operators are provided with updates on a storm’s path and potential impact on properties, including weather forecasts for specific cities. Concerns about specific locations are addressed, confirming whether some areas are outside a storm’s cone. The expected landfall and the subsequent weakening of a storm are also discussed.

During Hurricanes Francine, Helene and Milton, Sabra experienced no material financial impact. However, in anticipation of heavy winds, precipitation and potential flash flooding, Sabra implemented active adaptation and mitigation measures, collaborating with our operators to help them ensure the safety of residents in affected facilities. These measures included the proactive evacuation by our operators of residents from facilities impacted by the hurricanes and securing emergency generators and pumps where needed. Sabra’s proactive approach not only helped its operators safeguard the well-being of their residents and staff but also helped protect Sabra’s assets during these natural disasters, demonstrating Sabra’s commitment to collaborative relationships with our tenants and preservation of our assets.

“Integrating ClimateCheck’s tools into its enterprise risk management and due diligence process enables Sabra to navigate physical and transitional climate risks while empowering its operators to prepare for and mitigate those challenges. Sabra sets a standard for responsible corporate stewardship with its forward-thinking approach. Sabra’s dedication inspires us.”

Sam Eckhouse, Co-founder and Chief Technology Officer, ClimateCheck

In this section

Governance Highlights

Enterprise Risk Management and Risk Oversight

Code of Conduct and Ethics

Cybersecurity

Board of Directors

Management Team



CORPORATE GOVERNANCE

(Continued)

Corporate Governance

GOVERNANCE HIGHLIGHTS

We are committed to effective corporate governance that promotes the long-term interests of our stockholders and strengthens Board and management accountability.

Annual Election of Directors	Active Stockholder Engagement Practices
Highly Independent Board (6 of 7 Directors) and Fully Independent Committees*	Policies and Practices to Align Executive Compensation With Long-Term Stockholder Interests
Three New Independent Directors Since 2019	Lead Independent Director With a Well-Defined Role and Robust Responsibilities Appointed Annually by Independent Directors
Comprehensive New Director Orientation Process	Annual Review of CEO and Management Succession Plans
Majority Voting for Directors in Uncontested Elections, With a Director Resignation Policy	Commitment to Consider Qualified Female and Minority Director Candidates
No Supermajority Vote Requirements	Written Related Person Transaction Policy
Robust Stock Ownership Requirements for Executives and Directors	Anti-Hedging and Anti-Pledging Policies
Annual Board and Committee Evaluations	Clawback Policy
Regular Executive Sessions of Independent Directors	Stockholder Proxy Access Right Reflecting Market Standard Terms
Stockholder Right to Amend Bylaws by Majority Vote	No Stockholder Rights Plan
Policy on Director Time Commitments: No More Than Three Additional Public Company Boards or One Additional Public Company Board for CEO or Equivalent Positions	Audit Committee Time Commitment Policy: No More Than Two Additional Public Company Audit Committees
Independent Board Committee Oversight of Cybersecurity Risks, Human Capital, and Environmental, Social and Governance Matters	Opted Out of the Provisions of the Maryland Unsolicited Takeover Act That would Permit a Classified Board Without Stockholder Approval
Opted Out of the Maryland Control Share Acquisition Act, Which Provides Certain Takeover Defenses	Regular and Proactive Board and Management Succession Planning

“Our independent Board serves as a thoughtful and engaged partner to management, fostering transparency, accountability and collaboration. We are committed to ensuring Sabra’s decisions reflect the best interests of our stakeholders.”

Lynne Katzmann, Director, Corporate Responsibility and Governance Committee Chair and Compensation Committee Member



(Continued)

Corporate Governance

ENTERPRISE RISK MANAGEMENT AND RISK OVERSIGHT

Risk management, governance and business ethics underpin our ability to build a more successful future and enable us to support our tenants and operators, empower our teammates and create long-term value for our stockholders. Our Board oversees Sabra’s enterprise-wide risks and works closely with our management team to instill a culture where every teammate takes responsibility for their role in managing risk. To this end, Sabra has established a Code of Conduct and Ethics, which can be found under the Investors—Governance section of our website at sabrahealth.com. The Board of Directors is involved in risk oversight through approval authority with respect to fundamental financial and business strategies and major corporate activities, including material acquisitions and financings, as well as through its oversight of management and the committees of the Board of Directors. As part of overseeing our corporate strategy and our enterprise risk management program, our Board of Directors also monitors our environmental practices and sustainability, including climate-related risks and human capital management.

Management is responsible for identifying the material short-, intermediate- and long-term risks facing Sabra, implementing appropriate risk management strategies and ensuring that information with respect to material risks is shared with the Board of Directors or the appropriate Board committee. In connection with this responsibility, members of management provide regular reports to the Board of Directors regarding business operations and strategic planning, financial planning and budgeting, regulatory matters and information systems and cybersecurity, including any material risk to Sabra relating to such matters. Where appropriate, the Board of Directors also receives input on these topics from third-party advisors and experts who report from time to time to the Board on various risk topics within their area of expertise, including with respect to potential

future threats and trends. The Board has delegated oversight for specific areas of risk exposure to Board committees as discussed in the proxy statement for our 2025 annual meeting of stockholders, which can be found under the Investors—Financials section of our website at sabrahealth.com.

All members of our Board of Directors are invited to attend our regularly scheduled committee meetings and most directors do so attend. Our chief executive officer, chief financial officer and outside legal counsel also regularly attend meetings of our standing committees when they are not in executive session and often report on matters that may not be otherwise addressed at these meetings. In addition, our directors are encouraged to communicate directly with members of management regarding matters of interest, including matters related to risk, at times when meetings are not being held.

Our Board of Directors believes that the processes it has established to administer the Board’s risk oversight function would be effective under a variety of leadership frameworks and, therefore, do not have a material effect on Sabra’s leadership structure.

“Managing risk isn’t about just avoiding it—it’s about anticipating, understanding and addressing it in a way that strengthens our business. At Sabra, risk management is a shared responsibility across every level of the organization.”

Rick Matros, Chief Executive Officer, President and Chair of the Board

(Continued)

Corporate Governance

CODE OF CONDUCT AND ETHICS

We have adopted a Code of Conduct and Ethics that applies to all of our directors, officers and employees, which provides a framework to promote honest and ethical conduct and fair dealing and deter conflicts of interest. Our Code of Conduct and Ethics also establishes policies and practices with respect to political contributions and lobbying activities, including a prohibition of any direct monetary contributions by or on behalf of Sabra to any political campaign or political advocacy group. This prohibition does not include any contributions made by Sabra to industry advocacy groups, which may include lobbying activities such groups directly or indirectly engage in on behalf of our industry. Our Code of Conduct can be found in the Investors—Governance section of our website at sabrahealth.com. Waivers from, and amendments to, our Code of Conduct and Ethics that apply to our directors, executive officers or persons performing similar functions will be posted in the Investors—Governance section of our website at www.sabrahealth.com as required by applicable law.

Any employee, officer or director who believes that violations of this Code or other illegal or unethical conduct by employees, officers or directors of Sabra have occurred or may occur, must promptly contact such individual's supervisor or a member of the Audit Committee or they can make an anonymous report using Sabra's Ethics Hotline at (888) 845-0819. All reports to the Ethics Hotline are treated confidentially and without reprisal, retaliation or punishment.

In 2024, Sabra enhanced its Code and implemented ethics training. All employees participated in the training and all remitted the Code of Conduct and Ethics annually to acknowledge their understanding and commitment. Sabra's overarching legal and regulatory compliance function, including its ethics and compliance program, is overseen by the Corporate Responsibility and Governance Committee.



(Continued)

Corporate Governance

CYBERSECURITY

As a measure of protecting the interests of our stakeholders, cybersecurity is one of our focus areas. To assess and identify material risks from cybersecurity threats, our enterprise risk management (ERM) program considers cybersecurity threat risks alongside other risks to the company as part of our overall risk assessment process. Our cybersecurity policies, standards, processes and practices are fully integrated into Sabra’s ERM program and are evaluated annually against recognized frameworks established by the National Institute of Standards and Technology (NIST), the International Organization for Standardization (ISO) and other applicable industry standards.

Our approach is focused on preserving the confidentiality, security and availability of our data and systems. Sabra’s primary data security risk relates to data stored on our networks and financial data contained within our accounting systems. Sabra does not manage any HIPAA-protected information of its tenants or operators. Risks are reviewed at least annually with Sabra’s internal and external auditors in conjunction with our internal controls audit.

Sabra hosts its technology infrastructure in a secured and hybrid environment focused heavily in the cloud space with technology leaders such as Microsoft, which comply with security standards and follow a routine audit schedule.

Sabra’s accounting system is in a software-as-a-service environment that is maintained and administered by a third party and is subject to annual audits under Statement on Standards for Attestation Engagements No. 16, “Reporting on Controls at a Service Organization.” Sabra’s network is evaluated annually against ISO 27001, NIST CSF and NIST 800-53 frameworks.

Our Board of Directors, through direction of the Audit Committee, oversees our ERM process, including the management of risks arising from cybersecurity threats. At least annually, the Board receives a report on cybersecurity risks that addresses topics including current and emerging threat risks and our ability to mitigate such risks, recent developments, evolving standards, vulnerability assessments and third-party reviews.

Our cybersecurity risk management and strategy processes are led by our chief executive officer and chief financial officer in conjunction with our dedicated, outsourced IT team. These members of management are responsible for the operation of our incident response plan and, through ongoing communication with our IT team, are informed about and monitor the prevention, detection, mitigation and remediation of cybersecurity threats and incidents.



(Continued)

Corporate Governance

BOARD OF DIRECTORS

Our Board is focused on cultivating exemplary corporate governance through a commitment to ethics, integrity and corporate responsibility to ensure that Sabra’s corporate strategy aligns with our values, our culture and how we run our business.



Rick Matros

Chief Executive Officer, President and Chair of the Board



Craig Barbarosh

Director since 2010, Audit Committee (Chair), Compensation Committee



Katie Cusack

Director since 2021, Audit Committee, Compensation Committee, Corporate Responsibility and Governance Committee



Michael Foster

Director since 2010, Lead Independent Director, Audit Committee, Corporate Responsibility and Governance Committee



Lynne Katzmann

Director since 2019, Corporate Responsibility and Governance Committee (Chair), Compensation Committee



Ann Kono

Director since 2020, Audit Committee, Compensation Committee, Corporate Responsibility and Governance Committee



Jeffrey Malehorn

Director since 2017, Compensation Committee (Chair), Audit Committee

Sabra believes that our directors should be of high character and integrity, be accomplished in their respective fields, have relevant expertise and experience and collectively represent a diversity of backgrounds and experiences.

(Continued)

Corporate Governance

BOARD OF DIRECTORS

Our strong, independent and diverse Board brings unique skill sets and relevant experience that enrich our decision making.



Healthcare



Real Estate



Finance



Leadership



Portfolio Management



Sustainability



Regulatory



Risk Management



Policy

(Continued)

Corporate Governance

In addition to the diversity of experience illustrated above, our Board of Directors also represents a mix of tenures and ages and is highly independent, as illustrated below¹:

	Matros	Barbarosh	Cusack	Foster	Katzmann	Kono	Malehorn
Leadership experience							
CEO/Business Head	●			●	●	●	●
Senior Management	●	●	●	●	●	●	●
Industry experience							
REIT / Real Estate	●	●					●
Healthcare	●	●	●	●	●		●
Portfolio and Operations Management	●	●	●		●	●	●
Financial experience							
Financial Literacy/Accounting	●	●	●	●	●	●	●
Financial/ Capital Markets	●	●	●	●		●	●
Investment Expertise	●		●	●	●		●
Public company experience							
Executive	●		●				
Board/Committee	●	●		●		●	●
Other experience							
Risk Oversight/Management	●	●	●	●	●	●	●
Legal/Regulatory		●		●			
Professional Accreditation/Education		●	●	●	●	●	
Information Security			●	●		●	
Tenure and independence							
Tenure (years)	14	14	4	14	6	4	7
Independence		●	●	●	●	●	●
Demographics							
Age	71	57	58	71	68	49	64
Gender Identity	M	M	F	M	F	F	M
African American or Black							
Alaskan Native or Native American							
Asian						●	
Hispanic or Latinx							
Native Hawaiian or Pacific Islander							
White		●	●	●	●		●
Two or More Races or Ethnicities							
LGBTQ+							
Did Not Disclose Demographic Background	● ²						

¹ As of June 12, 2025.

² Mr. Matros does not self-identify with any of the listed categories and instead self-identifies as Jewish.

(Continued)

Corporate Governance

EXPERIENCED MANAGEMENT TEAM

Our senior management team has extensive healthcare and real estate experience. With decades of experience and diverse skill sets, we are adept at tackling the challenges at hand while maintaining our focus on the fundamentals.

Rick Matros

Chief Executive Officer, President and Chair of Sabra, has more than 40 years of experience in the acquisition, development and disposition of healthcare assets, including nine years at Sun Healthcare Group, Inc.



Michael Costa

Chief Financial Officer, Secretary and Executive Vice President of Sabra, is a finance executive with over 20 years of experience in commercial real estate investment, finance and accounting.



Talya Nevo-Hacohen

Chief Investment Officer, Treasurer and Executive Vice President of Sabra, is a real estate finance executive with more than 25 years of experience in real estate finance, acquisition and development, including three years of experience managing and implementing the capital markets strategy of an S&P 500 healthcare REIT.



Jessica Flores

Chief Accounting Officer and Executive Vice President of Sabra, has more than 15 years of experience in accounting, finance and real estate investments and oversees the company's key accounting and financial reporting functions. Ms. Flores graduated from UCLA with a Bachelor of Arts in Business Economics and is a Certified Public Accountant.



Lukas Hartwich

Executive Vice President, Finance of Sabra, was previously a Managing Director at Green Street, a leading commercial real estate intelligence firm, where he spent over 15 years in various capacities, including managing the lodging and healthcare research teams. Mr. Hartwich graduated *summa cum laude* from the University of Arizona with a Bachelor of Science in Finance and is a Chartered Financial Analyst (CFA) Charterholder.



Peter Nyland

Executive Vice President, Asset Management of Sabra, is an accomplished executive with extensive asset management expertise. As Sabra's Executive Vice President since January 2013, he previously held senior roles at Sun Healthcare Group and Americare Health Services.



Darrin Smith

Executive Vice President, Investments of Sabra, brings a wealth of expertise to the role, having served as Senior Vice President—Senior Housing Investments at HCP, Inc. (now Healthpeak Properties, Inc.) from 2010 to 2018 and having spent several years at GE Capital Real Estate and Ernst & Young, LLP; additionally, he holds the designation of Certified Public Accountant (inactive status).



APPENDIX

Activity Metrics

The IFRS Foundation’s SASB Standards provide consistent, comparable standards for the disclosure of relevant sustainability information. The following index details Sabra’s alignment to the sustainability topics and metrics relevant to our business and as identified by the Real Estate standard. Importantly, as the majority of our portfolio is NNN leases, our third-party operators have control and responsibility for the real estate on a day-to-day basis.

Portfolio Metrics

ACTIVITY METRICS	2022	2023	2024
Properties (#) [IF-RE-000.A] [IF-RE-000.C]			
Skilled Nursing/Transitional Care	264	241	224
Senior Housing - Leased	47	43	39
Senior Housing - Managed	59	61	69
Behavioral Health	17	18	17
Specialty Hospitals and Other	15	15	15
Total	402	378	364
Units of real estate held for investment, by property subsector [IF-RE-000.B]			
Skilled Nursing/Transitional Care	29,136	26,769	25,492
Senior Housing - Leased	3,550	3,473	3,319
Senior Housing - Managed	5,942	6,041	6,680
Behavioral Health	965	1,159	1,164
Specialty Hospitals and Other	392	392	392
Total	39,985	37,834	37,047
Average occupancy rate, by property subsector [IF-RE-000.D] ¹			
Skilled Nursing/Transitional Care	73.5%	76.4%	80.9%
Senior Housing - Leased	84.4%	90.0%	89.6%
Senior Housing - Managed	82.1%	81.6%	85.2%
Behavioral Health, Specialty Hospitals and Other ²	82.2%	80.7%	77.9%

¹ Occupancy percentage represents the facilities’ average operating occupancy for the period indicated and is calculated by dividing the actual census from the period presented by the available beds/units for the same period. Occupancy percentage includes only facilities owned by Sabra as of the end of the respective period for the duration that such facilities were classified as stabilized facilities and excludes facilities for which data is not available or meaningful. Occupancy is included only in periods subsequent to our acquisition and is presented for the trailing 12-month period and one quarter in arrears, except for Senior Housing - Managed, which is presented for the period indicated on a trailing three-month basis. All facility financial performance information was provided by, or derived solely from information provided by, our tenants and operators without independent verification by us.

² Sabra has combined the “Behavioral Health” and “Specialty Hospitals” segments starting in 1Q24.

(Continued)

Appendix

Environmental Footprint Metrics

TOPIC	ACCOUNTING METRIC	CODE	DISCLOSURE
Energy Management	Energy consumption data coverage as a percentage of total floor area, by property sector	IF-RE-130a.1	Environmental Stewardship
	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	IF-RE-130a.2	Environmental Stewardship
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	IF-RE-130a.3	Environmental Stewardship
	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	IF-RE-130a.4	Environmental Stewardship
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.5	Environmental Stewardship
Water Management	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	IF-RE-140a.1	Environmental Stewardship
	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	IF-RE-140a.2	Environmental Stewardship
	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	IF-RE-140a.3	Environmental Stewardship
	Description of water management risks and discussion of strategies and practices to mitigate those risks	IF-RE-140a.4	Environmental Stewardship
Management of Tenant Sustainability Impacts	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	IF-RE-410a.1	Environmental Stewardship
	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	IF-RE-410a.2	0%. This is included as part of the operator's rent expense.
	Discussion of approach to measuring, incentivizing and improving sustainability impacts of tenants	IF-RE-410a.3	Environmental Stewardship
Climate Change	Area of properties located in 100-year flood zones, by property sector	IF-RE-450a.1	Climate Resiliency and the TCFD
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks	IF-RE-450a.2	Climate Resiliency and the TCFD

(Continued)

Appendix

Social Commitment Metrics

CATEGORY (COMPANY-WIDE)	METRIC	MEASURE	FY 2024		
Teammate Engagement	Engagement Survey Participation Rate	%	92%		
			FY 2022	FY 2023	FY 2024
Human Capital	Full-time ¹	#	42	48	50
	Temporary	#	1	1	0
	New Hires				
	New Hires	#	7	7	6
	Voluntary Terminations	#	5	1	2
	Involuntary Terminations	#	2	0	1
	Termination Rates				
	Voluntary ²	%	11.9%	14.6%	4.0%
	Involuntary	%	4.8%	0.0%	2.0%
	Total	%	16.7%	14.6%	6.0%
Teammates by Gender			FY 2024		
Female	%	56%			
Male	%	44%			
Management by Gender					
Female	%	64%			
Male	%	36%			
Executive Team by Gender					
Female	%	40%			
Male	%	60%			
Teammates by Race and Ethnicity					
White	%	52%			
Asian	%	18%			
African American or Black	%	2%			
Hispanic or Latino	%	6%			
Native Hawaiian or Pacific Islander	%	2%			
Other (2 or more)	%	6%			
Not Specified	%	14%			

¹ As of December 31, 2024.

² The percentages exclude temporary workers.

(Continued)

Appendix

Environmental Stewardship Metrics

CATEGORY	METRIC	MEASURE	FY 2022	FY 2023	FY 2024
Scope 1 and Scope 2 Greenhouse Gas Emissions ¹	Scope 1	MTCO ₂ e	6,903	6,663	6,694
	Scope 2	MTCO ₂ e	17,331	16,826	14,798
	Scope 1 and 2 Per Square Foot	MTCO ₂ e / Sq. ft.	0.0045	0.0044	0.0040
Managed Properties Environmental Metrics	Electricity Consumption	kWh	48,719,256	46,614,296	46,357,163
	Electricity Usage Per Square Foot	kWh / Sq. ft.	9.12	8.73	8.68
	Fuel Usage	Therms	1,294,244	1,248,804	1,252,450
	Fuel Usage Per Square Foot	Therms / Sq. ft.	0.24	0.23	0.23
	Water Usage	1000 Gallons	191,160	190,713	187,602
	Water Usage Per Square Foot	1000 Gallons / Sq. ft.	35.80	35.72	35.14

¹ Activity data utilized in the calculation of Scope 1 and Scope 2 GHG emissions is obtained from either utility invoices or estimates. Sabra obtained invoice data for most months from nearly 100% percent of its managed portfolio by sq. ft. for energy and water.



STATEMENT OF VERIFICATION ON GHG EMISSIONS

Scope

Sabra Health Care REIT, Inc. (also referred to as “Sabra”, or “Responsible Party”) engaged Cventure LLC (also referred to as “Verifier”) to conduct a verification review of Sabra’s 2024 corporate Greenhouse Gas (GHG) emissions inventory data reported. This verification review included the underlying supporting evidence detailing the Scope 1 and Scope 2 GHG emissions, in associated source documents over the period of January 1, 2024 to December 31, 2024 inclusive. These elements are collectively referred to as the “GHG Assertion” for the purposes of this statement. Sabra’s organizational boundaries determination is based on a control approach, consisting of all Senior Housing-Managed facilities.¹ CO₂, CH₄, and N₂O emissions from combustion sources and electricity consumption were calculated. Sabra has no SF₆, PFC, or NF₃ emissions.

The Responsible Party is responsible for the preparation and presentation of the information within the Assertion. The Verifier’s responsibility is to express a conclusion as to whether anything has come to our attention to suggest that the Assertion is not fairly stated, as measured against suitable criteria; in this case, in accordance with generally accepted GHG accounting and reporting standards (i.e., *The Greenhouse Gas Protocol, A Corporate Accounting and Reporting Standard, Revised Edition, WRI/WBCSD, March 2004*).

Independence

Cventure’s managers are independent, experienced verification practitioners who were not involved in the preparation of any of Sabra’s GHG emissions results, as reported in the Assertion. We did not participate in any associated GHG emissions activity and characteristic data collection, management, or reporting activities; nor did we develop any fuel/energy usage or GHG emissions estimates; or any GHG assertions made by Sabra. Cventure has not provided any services to the Responsible Party that could compromise our independence as a third party verifier. Cventure disclaims any liability for any decision made by third parties based on this Verification Statement.

Methodology

We conducted our verification review of the GHG emissions inventory in accordance with Tier II of the ERT standard, “*Corporate Greenhouse Gas Verification Guideline*”, a GRESB- and CDP-approved verification standard. This included its modules for verifying GHG emissions, activity data, characteristic data, calculation methodologies, and associated organizational and operational boundary conditions determinations, including Direct (Scope 1) and Indirect (Scope 2: Location-Based) GHG emissions.

This verification level is appropriate for basic voluntary reporting purposes, including stakeholder reporting and other external communications, and voluntary efforts for which there are no regulatory requirements for GHG emissions compliance, as is the position for Sabra. The intended users of this statement include Sabra stakeholders and members of the public.

We planned and performed our GHG inventory verification work in order to provide a limited level of assurance², that the GHG emissions data in the Assertion are materially correct, with respect to the quality and reliability of disclosed information on GHG emissions performance, and their respective underlying data. Cventure reviewed Sabra’s GHG Assertion and associated underlying data and supporting documentation, with review criteria based on *The Greenhouse Gas Protocol*; and we believe that our work provides a sound basis for our conclusion.

Conclusion

Based on our overall GHG inventory verification and specific assessment procedures undertaken, Cventure finds that Sabra has the GHG emissions inventory data reporting systems and associated data collection and management processes in place, that are necessary to demonstrate the reliability of their GHG emissions performance information: including the degree of disclosure transparency, and accuracy of calculations and reporting. We also find that the Sabra 2024 GHG emissions inventory conforms to generally accepted GHG accounting standards, and that their GHG emissions inventory information is complete and accurate. No material errors/omissions or potential discrepancies were identified by Cventure during the course of this verification program.

Nothing has come to our attention that causes us to believe that the Assertion is materially misstated. The GHG emissions estimates were calculated and presented in a consistent and transparent manner, and were found to be a fair and accurate representation of Sabra’s actual conditions and are free from material misstatements and omissions. Cventure has found no evidence that the GHG emissions data reported are not materially correct, and no evidence that the Assertion is not consistent with Sabra’s actual corporate GHG emissions position, with a limited level of assurance.

Kevin L. Johnson
Lead Verifier, Manager Member
Cventure LLC
July 2025



¹ All GHG emissions are calculated in accordance with guidance set out by WRI/WBCSD in “*The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (March 2004)*”, based on an operational control approach for the Sabra-managed portfolio with 12 months of continuous managed operations in 2024.

² At a 10 percent materiality threshold.

FORWARD-LOOKING STATEMENTS

This report contains “forward-looking” statements as defined in the Private Securities Litigation Reform Act of 1995. Any statements that do not relate to historical or current facts or matters are forward-looking statements. These statements may be identified, without limitation, by the use of “expects,” “believes,” “intends,” “should” or comparable terms or the negative thereof. Examples of forward-looking statements include all statements regarding our expectations regarding earnings growth; population and demand growth; our expectations regarding prospective acquisitions and investment opportunities; our expectations regarding the results of our sustainability initiatives including, but not limited to, the effect on sourcing investments, patient and resident care, employee engagement, energy efficiency and asset management; our expectations regarding the E-Playbook, its potential business impacts and Sabra’s role in the environmental initiatives across our properties and operators; our expectations regarding the expansion of healthtech and proptech solutions at our properties; our expectations regarding the use and benefits of artificial intelligence in certain of our corporate functions and decision-making; our expectations and plans regarding our Code of Conduct and Ethics and related compliance practices; our expectations regarding our membership in the Well Living Lab and our collaboration with the Delos Lab; our other expectations regarding our future financial position, results of operations; and our expectations regarding cash flows, liquidity, business strategy, growth opportunities, potential investments and dispositions, plans and objectives for future operations and capital raising activity.

Our actual results may differ materially from those projected or contemplated by our forward-looking statements as a result of various factors, including, among others, the following: increased labor costs and labor shortages; increases in market interest rates and inflation; pandemics or epidemics, such as COVID-19 and the related impact on our tenants, borrowers and senior housing - managed communities; operational risks with respect to our senior housing - managed communities; competitive conditions in our industry; the loss of key management personnel; uninsured or underinsured losses affecting our properties; potential impairment charges and adjustments related to the accounting of our assets; the potential variability of our reported rental and related revenues as a result of Accounting Standards Update (“ASU”) 2016-02, Leases, as amended by subsequent ASUs; risks associated with our investment in our unconsolidated joint ventures; catastrophic weather and other natural or man-made disasters; the effects of climate change on our properties and a failure to implement sustainable and energy-efficient measures; increased operating costs and competition for our tenants, borrowers and senior housing - managed communities;

increased healthcare regulation and enforcement; our tenants’ dependency on reimbursement from governmental and other third-party payor programs; the effect of our tenants, operators or borrowers declaring bankruptcy or becoming insolvent; our ability to find replacement tenants and the impact of unforeseen costs in acquiring new properties; the impact of litigation and rising insurance costs on the business of our tenants; the impact of required regulatory approvals of transfers of healthcare properties; environmental compliance costs and liabilities associated with real estate properties we own; our tenants’, borrowers’ or operators’ failure to adhere to applicable privacy and data security laws, or a material breach of our or our tenants’, borrowers’ or operators’ information technology; our concentration in the healthcare property sector, particularly in skilled nursing/transitional care facilities and senior housing communities, which makes our profitability more vulnerable to a downturn in a specific sector than if we were investing in multiple industries; the significant amount of and our ability to service our indebtedness; covenants in our debt agreements that may restrict our ability to pay dividends, make investments, incur additional indebtedness and refinance indebtedness on favorable terms; adverse changes in our credit ratings; our ability to make dividend distributions at expected levels; our ability to raise capital through equity and debt financings; changes and uncertainty in macroeconomic conditions and disruptions in the financial markets; risks associated with our ownership of property outside the U.S., including currency fluctuations; the relatively illiquid nature of real estate investments; our ability to maintain our status as a REIT under the federal tax laws; compliance with REIT requirements and certain tax and tax regulatory matters related to our status as a REIT; changes in tax laws and regulations affecting REITs; the ownership limits and takeover defenses in our governing documents and under Maryland law, which may restrict change of control or business combination opportunities; and the exclusive forum provisions in our bylaws.

Additional information concerning risks and uncertainties that could affect our business can be found in our filings with the Securities and Exchange Commission (the “SEC”), including in Part I, Item 1A of our Annual Report on Form 10-K for the year ended December 31, 2024, as further supplemented by subsequent Quarterly Reports on Form 10-Q. Forward-looking statements made in this report are not guarantees of future performance, events or results and you should not place undue reliance on these forward-looking statements, which speak only as of the date hereof. Sabra assumes no and hereby disclaims any, obligation to update any of the foregoing or any other forward-looking statements as a result of new information or new or future developments, except as otherwise required by law.

