

2021 Sustainability Report



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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 our recent and pending investments, and our strategic and operational plans, our expectations regarding the industry’s recovery to pre-pandemic levels of financial health, our expectations regarding the results of our ESG initiatives, our expectations regarding Sabra’s role in the environmental initiatives across our properties and operators, our expectations regarding the expansion of proptech and healthtech solutions at our properties, our expectations regarding our membership in the Well Living Lab and our collaboration with the Delos Lab and Direct Supply Innovation & Technology Center, as well as all statements regarding expected future financial position, results of operations, cash flows, liquidity, financing plans, business strategy, projected expenses and capital expenditures, competitive position, growth opportunities and potential investments, plans and objectives for future operations. 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: the ongoing COVID-19 pandemic and measures intended to prevent its spread, and the related impact on our tenants, operators 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 and the possibility of environmental compliance costs and liabilities; 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 manmade disasters, the effects of climate change on our properties and a failure to implement sustainable and energy-efficient measures; increased operating costs for our tenants and operators, due to labor market challenges and macroeconomic factors such as inflation; increased healthcare regulation and enforcement; our tenants’ dependency on

reimbursement from governmental and other third-party payor programs; the effect of our tenants 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’ or operators’ failure to adhere to applicable privacy and data security laws, or a material breach of our or our tenants’ 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; increases in market interest rates; 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 in foreign currency exchange rates and other risks associated with our ownership of property outside the U.S.; the relatively illiquid nature of real estate investments; our ability to maintain our status as a real estate investment trust (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, 2021. Forward-looking statements made in this presentation 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. The Company 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.

Letter from the CEO

Letter from the CEO

I am proud to share with you our second annual environmental, social and governance (ESG) report. Since our inaugural report, we have continued to build the foundation for our long-term ESG plans. The strides we have taken since the beginning of our ESG journey are a testament to the dedication of our team and the strong relationships we have with our tenants and operators, our shareholders and the communities in which we live and work.

The pandemic dramatically changed the skilled nursing and senior housing industry and has had a devastating effect in human terms on staff, residents and patients. The primary focus of our ESG initiatives is to create a responsible, safe and healthy environment for all staff, residents and patients. The sacrifices they have all made through the pandemic are indescribable. As we now move into the endemic stage, we must take the lessons learned and the very real opportunities we see to improve their environment, quality of life and mental well-being.

It will still take time for the industry to approach pre-pandemic levels of financial health. The staffing shortages and all the social and environmental issues affecting staff, residents and patients must be approached creatively, boldly and collaboratively.

I am delighted to present some of the progress we made in 2021:

- Embarked on Sabra's E-Initiative Roadmap, laying the groundwork for environmental, health safety and wellness across our portfolios based on our six-pillar approach of Measure, Identify, Initiate, Innovate, Validate and Replicate.

- Established core processes for measuring and assessing utility usage, including energy, water and waste. While we anticipate the biggest impact at our managed portfolio, we have also reached out to the tenants at our triple-net (NNN) properties to offer these processes for their use.
- Identified innovative HVAC and water efficiency solutions that we are piloting and implementing across our managed portfolio.
- Explored nontraditional investment opportunities, including repurposing formerly underutilized or shuttered properties into productive assets.
- Joined the Well Living Lab as a proud Alliance Member to support the acceleration of scientific research on the impact of indoor environments on the health and well-being of older adults.
- Collaborated with the Delos Lab and Direct Supply Innovation & Technology Center on senior wellness studies and technologies.
- Became one of the first REITs to use WELL Health-Safety Ratings across our managed portfolio to promote greater standards of health and safety wellness.
- Broadened our diversity, equity and inclusion strategy to focus on enhancing our recruitment efforts and developing new training programs that we implemented in 2022.
- Provided leadership coaching for management-level team members to address personal goals and areas of improvement.
- Conducted a pay equity review to ensure that our team members receive competitive and appropriate compensation.

- Continued a cooperative program with PointRight, a provider of data-driven decision support solutions for skilled nursing facilities to manage and improve outcomes.

As we look ahead, our Board and management team remain committed to furthering and expanding Sabra's ESG initiatives to position us for even greater long-term success.

Sincerely,

Rick Matros (he/him)

"We endeavor to operate efficiently, sustainably and always in the best interest of our stakeholders."

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





Letter from the Board of Directors

Letter from the Board of Directors

At Sabra, we take a care-driven approach to our business. We invest in assets where the future of healthcare is being delivered and where leading operators are skillfully and compassionately caring for the residents and patients. We believe preserving, enhancing and repositioning healthcare assets is not only good business but also good for the environment by reducing unnecessary demolitions and new construction as well as reducing GHG emissions associated with new development. We also work actively with our operators and tenants to encourage and support best practices in sustainability, energy efficiency, health, safety and wellness.

We believe our commitment to corporate responsibility creates value and promotes the long-term interests of our stakeholders — our investors, tenants, team members and the communities in which we invest. **We further believe that environmentally and socially responsible operating practices go hand in hand with generating value for our stockholders, having a constructive relationship with our tenants, providing efficiency and comfort for our tenants and their patients, being good neighbors within our communities and being a good employer to our employees.** Corporate responsibility is governed from the most senior levels down to every one of our team members because we believe that achieving operational excellence is intrinsically tied to how responsibly we run our business.

As part of overseeing our corporate strategy and our enterprise risk management program, we

monitor our environmental and social practices as an entire Board and within specific committees. Internally, our sustainability working group, consisting of dedicated internal resources and external advisors, continues to address the ESG factors that were identified as material to our business. ESG risks and opportunities relevant for our company are evaluated based on the views held by our stockholders, leading ESG frameworks and ESG rating agencies. This working group has historically reported to the Board of Directors on a quarterly basis and will be reporting to the Nominating and Governance Committee on a quarterly basis.

The Board and management value the input of our stockholders and prioritize engaging with our stockholders to directly receive their feedback. The Board and management consider and evaluate the feedback and insights from our stockholder engagement, including board diversity, ESG disclosures, board composition, human capital management and culture. **In 2021, we engaged a third-party consulting firm to perform an investor perception study and continue to use the information from this study to inform our stockholder engagement.**

We are committed to disclosing information regarding our environmental, social and governance initiatives, and we are delighted to publish our second sustainability report to reflect our achievements, progress and goals over the course of the last year. Our reports and other disclosures can be found in the “Investors” section of our website at sabrahealth.com.



Sabra at a Glance

In this section

[Performance](#)[Portfolio](#)[Strategy](#)[Leadership Team](#)

Sabra at a Glance

Consistent Strategy. Deliberate Execution.

Our passion for quality care and deep industry experience uniquely position Sabra to succeed in the dynamic healthcare real estate market. We have the size, know-how and resilient balance sheet necessary to deliver long-term value to shareholders while investing in relationships with operators who are nimble and poised to deliver excellent care now and in the future.

Enterprise Value

\$5.4B

Liquidity

\$1.1B

Operator Relationships

76

Max Relationship Concentration

8.6%

December 31, 2021

Continue →

(Continued)

Sabra at a Glance

Well-Positioned Portfolio

- Senior Housing – Leased – 60
- Senior Housing – Managed – 49
- Skilled Nursing/Transitional Care – 279
- Behavioral Health – 13
- Specialty Hospitals and Other – 15

As of December 31, 2021

416
Properties

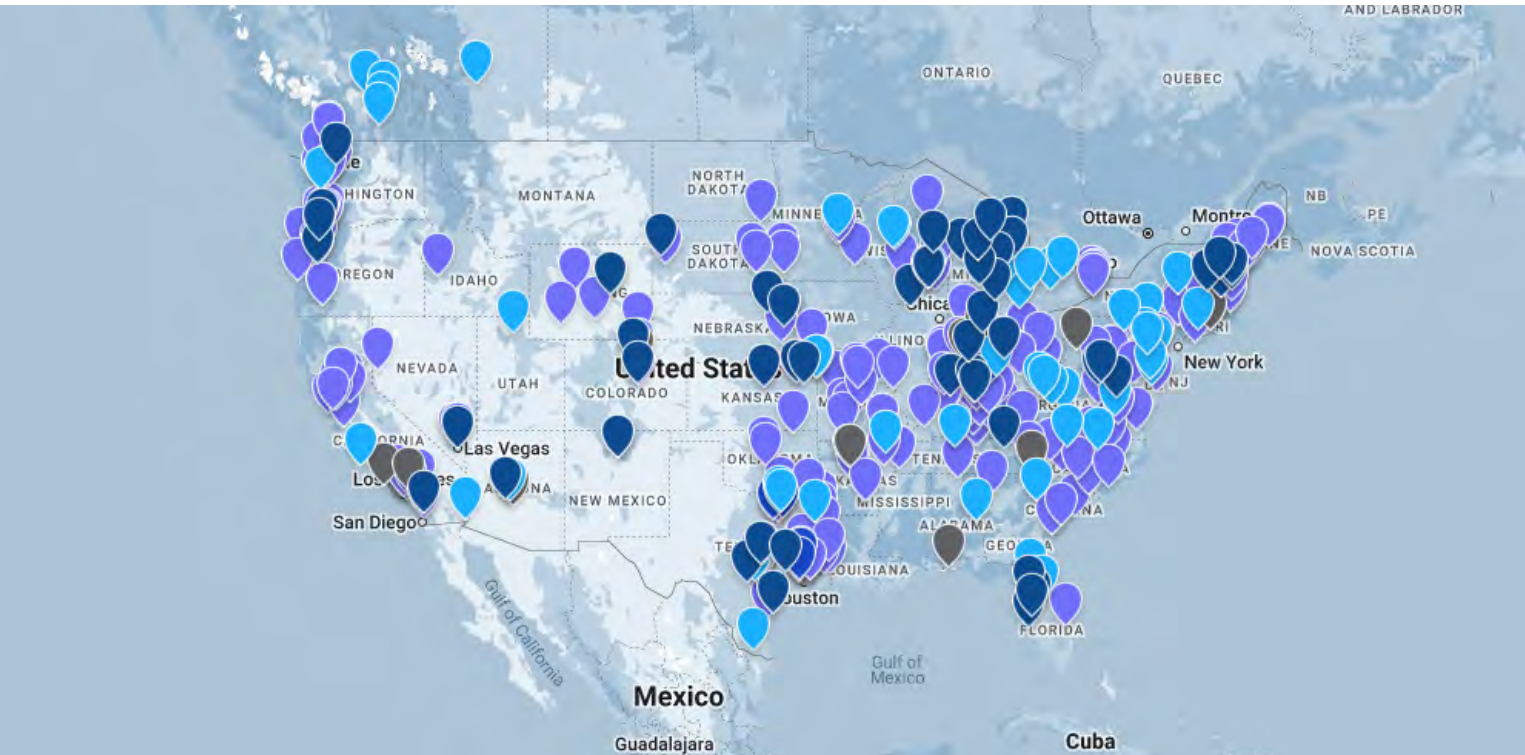
88%
NNN Lease

Continue →

“We are well positioned to capitalize on future growth opportunities.”

Michael Costa

Chief Financial Officer, Secretary and Executive Vice President



sabrahalth.com

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Sabra at a Glance

What Happens Inside Our Buildings Matters Most

Our management team has more than 100 years of combined operating experience and related expertise within the skilled nursing and senior housing industries. This firsthand experience as operators enables us to develop a close and extensive network of relationships with qualified local, regional and national operators of skilled nursing/transitional care facilities, senior housing communities and behavioral health facilities across the U.S. and Canada. These strong relationships with operators, established upon trust and respect, help us to both source investment opportunities and support our tenants and operators to best serve their communities.

“Sabra is an outstanding capital partner. Their continued support has enabled us to grow and offer services to those in need of addiction treatment. Sabra’s willingness to provide capital to purchase and repurpose existing buildings speeds up the development cycle, lowers our fixed costs and reduces the impact to the environment. Sabra’s support demonstrates their commitment to the environment, industry and the people who receive treatment in our facilities. They have become terrific friends as well as business partners.”

– **Brian O’Neill**, Founder and Chief Executive Officer of Recovery Centers of America

Continue →



(Continued)

Sabra at a Glance

Our Strategy – Passion Meets Know-How

- **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 and operating companies
- **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** – Given our current cost of equity, prioritize available liquidity and recycled capital over new equity issuances to fund investing activity

We believe we can enhance our stakeholders' interests through our operator relationships. We strive to be a reliable landlord for our tenants so that they can focus on their mission — *putting patient and resident care first*. As former operators ourselves, we are able to identify talented operators who possess local market knowledge, have proven track records, and emphasize patient and resident care and service. We offer resources to our operators to help improve operating and financial performance and promote sharing of best practices in the areas of staffing and retention, technology, marketing and more.

Continue →

“We know what happens inside our buildings matters most. That’s why we align ourselves with operators who skillfully and compassionately care for the residents and patients in the buildings we own.”



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

(Continued)

Sabra at a Glance

Senior Management



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



Michael Costa
Chief Financial Officer, Secretary
and Executive Vice President



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



Peter Nyland
Executive Vice President,
Asset Management



Darrin Smith
Executive Vice President, Investments

[Continue](#) →

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Sabra at a Glance

Board of Directors



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
Compensation Committee



Michael Foster
Director since 2010
Lead Director
Audit Committee, Nominating and
Governance Committee



Lynne Katzmann
Director since 2019
Nominating and Governance
Committee (Chair),
Compensation Committee



Anne Kono
Director since 2020
Audit Committee



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



Clifton (Clif) Porter II
Director since 2020
Compensation Committee, Nominating
and Governance Committee

ESG Framework

In this section

Approach

Priorities



ESG Framework

Approach

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

In 2020, we established a three-part process to identify the ESG issues that most impact our business and our stakeholders. In 2021, we’ve built on this process to further identify opportunities to make meaningful impacts. This includes utilizing aspects of the Sustainability Accounting Standards Board (SASB) Standards as well as industry issues identified by key ESG rating agencies to disclose our practices.

Sabra’s ESG Priorities



Environmental Stewardship



Diversity, Equity and Inclusion



Human Capital Management



Protection of Health, Wellness and Safety of Our Stakeholders



Engagement and Collaboration with Our Operators and Tenants



Cybersecurity



Corporate Governance



Community Service

Environmental Stewardship

In this section

[E-Initiative Roadmap](#)[NNN Leases](#)[Adaptive Reuse](#)[Well Living Lab](#)[WELL Health–Safety Rating](#)[Energy Conservation](#)[Measuring Our Impact](#)[Climate Resiliency](#)

Environmental Stewardship

Good for the Environment. Good for Our Operators. Good for Our Stakeholders.

As an environmentally responsible company, we believe in implementing measures that support healthy, sustainable and energy-efficient spaces. Environmental stewardship is intrinsically tied to supporting our operators and driving shareholder value by operating responsibly and with our stakeholders' best interests in mind. Our vision is to expand on opportunities that create a positive environmental impact across buildings within our portfolio, while enhancing their value and operating performance. We believe Sabra can play an important role in bringing scale, access, innovation and efficiency to impact environmental initiatives across our 400-plus investment properties and 75-plus operators.

Sabra's E-Initiative, our approach to environmental stewardship, is a continuous collaboration among Sabra, our operators, our advisors, innovation centers and preferred vendors to identify, measure, assess, implement, innovate and replicate energy-efficient health safety and

wellness solutions. To enhance these efforts, we have engaged third-party consultants to identify and evaluate opportunities for more sustainable and efficient practices across our business activities, giving initial priority to our senior housing-managed portfolio.

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Environmental Stewardship

Sabra's E-Initiative Roadmap

Throughout 2021, we embarked on our E-Initiative Roadmap with an operator mindset to develop, integrate and streamline environmentally focused initiatives and activities that drive the greatest impact to our environmental strategy while also curating a green and healthy portfolio. Indicated in the following sections are the ways in which we have executed our E-Initiative based on our six-pillar approach.

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Environmental Stewardship

Triple-Net Leases

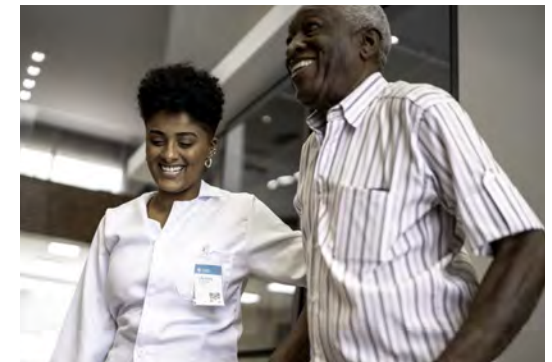
As the substantial majority of Sabra's properties are leased under long-term, triple-net operating leases, the implementation of environmental measures at these properties is managed by our tenants. Within each of our target markets, we regularly engage in and discuss sustainable practices with our tenants. We encourage our tenants to practice responsible property management that emphasizes health, safety, and energy and water conservation.



Our Shared Challenge

One of our greatest opportunities and pillars is to replicate our E-Initiative projects and innovations across our portfolio of properties, the majority of which are under NNN lease in which Sabra does not control management decisions or capital allocations. We are embracing this challenge by investing time, resources and capital up front with our senior housing-managed portfolio with the goal of expanding to our NNN leases through best practices, through affordable and scalable solutions, and with incentives or financing where applicable.

[Continue](#) →



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Environmental Stewardship

Creating Value Through Adaptive Reuse

Deals promoting adaptive reuse are good for our stockholders, support our operators' growth, create jobs for the surrounding community, provide much-needed services and are better for the environment than ground-up development. Our investment team sources deals that explore nontraditional investment opportunities, including repurposing formerly underutilized or shuttered properties into productive assets in addition to traditional development channels.

An excellent example of delivering on our commitment to grow our behavioral health portfolio and utilize adaptive reuse to source accretive deals is our March 2021 acquisition of a vacant senior housing facility in Gulf Breeze, Florida. We plan to fund up to \$3 million of construction costs to convert the facility into a 60-bed addiction treatment center. Given the location of this property, the facility is likely to serve members of our military. The lease has an initial 15-year term and an expected initial cash yield of 9.0 percent.

In the fourth quarter of 2021, we made an adaptive reuse investment of \$10.9 million in a previously shuttered hotel that will be converted to an addiction treatment center with a total expected investment of \$37.3 million at a 7.5 percent expected initial cash yield. We've also made a \$325 million mortgage loan investment at a 7.5 percent expected initial cash yield in Recovery Centers of America (RCA) that, when fully funded, will be secured by eight inpatient addiction treatment centers. We've worked with RCA on successful adaptive reuse projects in the past and

look forward to additional opportunities to expand our relationship.

Our adaptive reuse projects present us the opportunity to not only revitalize vacant spaces but also support the expansion of behavioral health services within our communities. By collaborating with organizations such as RCA and Landmark Recovery, we are investing in new treatment centers that are bringing needed care to those struggling with addiction. This reinforces our commitment to what happens inside our buildings being the issue that matters most and to being a landlord that allows our tenants to focus on their mission of serving others.

Continue →



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Environmental Stewardship

Additional Adaptive Reuse Projects

Recovery Centers of America Monroeville, PA

- Purchased a shuttered inpatient rehabilitation facility on a beautiful secluded wooded site
- Invested capital to renovate and reconfigure the building for a new use as an inpatient detox and substance use disorder facility
- RCA pre-leased the building under a long-term triple-net lease
- Facility opened in December 2020, during the pandemic
- Allowed RCA to continue its growth with minimal capital outlay
- Accretive transaction for Sabra

Recovery Centers of America Greenville, SC

- Closed on a 132-bed hotel on December 16, 2021 for conversion to an addiction treatment facility
- As in Monroeville, RCA pre-leased the building under a long-term triple-net lease
- Sabra purchased the hotel for \$10.9 million and has agreed to invest up to \$26.4 million in renovations to convert it to an addiction treatment facility

Landmark Recovery Aurora, CO

- Converted a 48-unit memory care community for use as an addiction treatment facility
- Committed \$3.5 million for capital improvements to the project with \$3.4 million spent as of June 30, 2022
- Began accepting patients at the Landmark Recovery net-leased building in 2022

Continue →

“Our strategy of turning obsolete properties into addiction treatment centers creates value for our stockholders and for the community while mitigating the greenhouse gas impact of new construction.”

Talya Nevo-Hacohen

Chief Investment Officer, Treasurer and Executive Vice President



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(Continued)

Environmental Stewardship

Engaging With Innovation – Well Living Lab

Sabra is a proud Alliance Member of the Well Living Lab (WLL), founded as a Delos and Mayo Clinic collaboration, and 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.

One such study includes how to improve skilled nursing facility (SNF) indoor air quality via portable air filtration. A second study aims to examine how building improvements may reduce SNF employee stress and burnout. The WISE initiative will leverage scientific research led by WLL in both simulated real-world environments and in the field, and will share practice findings that can be applied to

improving indoor spaces in senior living and skilled nursing communities.

As part of our participation with the Well Living Lab and WISE studies, our Rochester East, MN, skilled nursing facility is being used as an extended real-world environment for health and wellness impact.

[Continue →](#)



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Environmental Stewardship

Engaging With Innovation – Well Living Lab

We have also established ongoing relationships with the Delos Lab and Direct Supply Innovation & Technology Center to collaborate on continued senior wellness studies and technologies. We plan to share the data we collect to drive insights for future studies, as well as help evaluate both proptech and healthtech solutions we can pilot across our portfolio with our operators and tenants.

“Sabra has been an exemplary leader and thought partner since our initial discussions began over a year ago. While we shared a commitment to drive the WELL Health-Safety Rating program across senior living communities, Sabra has advanced this further by establishing a broad scope of collaborative initiatives with Delos, including partnering on cutting-edge research, driving Sabra’s own portfolio implementation of the WELL Health-Safety Rating and demonstrating a commitment to identify scalable wellness innovations within our technological, scientific and clinical ecosystem. **With a focus on converting ESG principles into action, Sabra has shown exceptional thought leadership in the convergence of the health and building sciences across all dimensions of wellness in senior living.**”

– **Peter Scialla**, President and Chief Operating Officer of Delos

Continue →



(Continued)

Environmental Stewardship

WELL Health-Safety Rating – Accelerating Health And Wellness In Senior Environments

Sabra is one of the first REITs to use the WELL Health-Safety Rating to promote greater standards of health and safety wellness as well as best practices.

Sabra is supporting and encouraging its operators to pursue the WELL Health-Safety Rating, an evidence-based, third-party-verified rating that recognizes commitments to promote safer and healthier environments for employees and residents.

Enlivant, one of Sabra’s largest operators, recently became the first senior living organization to achieve the WELL Health-Safety Rating for its entire portfolio.

We look forward to certifying more operators and advising on appropriate and cost-effective solutions that we expect will improve the living environment for residents and work environment for staff.

The WELL Health-Safety Rating for Facility Operations and Management is designed to empower owners and operators across large and small businesses to prioritize the health and safety of their staff, visitors and other stakeholders. The rating, which consists of a subset of relevant features from the WELL Building Standard™ (WELL™) adapted for facility operations and management, was informed by the COVID-19 pandemic but has broader applicability for supporting the long-term health and safety needs of people in a given space.

Continue →



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Environmental Stewardship

Sabra's Energy Conservation Measures

As part of its E-Initiative, Sabra has deployed a portfolio-focused energy efficiency approach analyzing cost-effective opportunities to incorporate energy conservation measures (ECM) into our capital asset management strategies. The scope of our ECM efforts, outlined below, includes energy, water and lighting, as well as sustainability and resiliency measures applicable to both our managed and NNN portfolios. Beyond maximizing property and portfolio values, Sabra believes that sustainable, energy-efficient operations are an important component of our ESG commitment.

Under Sabra's E-Initiative program, we have been establishing a compelling and comprehensive set of E-services that benefit our operators, tenants and properties:

- **Utility Tracking** – Collecting, benchmarking and analyzing utilities on behalf of our operators and tenants to better track and manage energy efficiency opportunities as well as ESG reporting
- **Energy Efficiency Assessment** – Providing preliminary energy efficiency assessments to our operators and tenants to identify energy efficiency opportunities along with cost-benefit analysis
- **Consultation and Project Assistance** – Ongoing support and consultation to identify, discuss and scope energy efficiency opportunities including lighting, water, HVAC and others

- **Preferred Vendors** – Identifying, evaluating and tracking preferred vendors for energy efficiency services and implementation

We continued expanding the ECM program to additional properties in our portfolio in 2021. Specifically, we have taken more deliberate steps to include breakouts of capital budgeting aimed at energy efficiency while tracking our investment spend to identify even more opportunities to improve living environments and improve efficiency. We also are exploring financing opportunities using green financing and incentives to help fund energy efficiency improvements while addressing rising utility costs.

Continue →

“Our goal is to identify proven and practical property and health technology that we can bring to our operators and the healthcare industry, efficiently and at scale.”

Peter Nyland

Executive Vice President,
Asset Management



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Environmental Stewardship

Sabra's Energy Conservation Measures

Another strategic aim of our E-Initiative is our ability to continuously identify and innovate solutions for our operators, tenants and the patients and residents they care for. We prioritize practical and affordable solutions that support existing infrastructure and can be more easily scaled across our managed and NNN portfolios. Through our capital asset budgeting initiative in 2021, we identified areas of innovative capital expenditures across our Holiday portfolio.

LED Lighting – A Nexus for “E” and “S”

One of the areas we identified in 2021 for allocation of more capital is LED lighting. We specifically identified 18 additional properties that lacked LED lighting controls and therefore allocated funding in 2022 for the implementation of those efforts and any subsequent retrofitting within acquired properties. We allocated approximately \$1 million in 2021 for our Enlivant and Holiday properties alone.

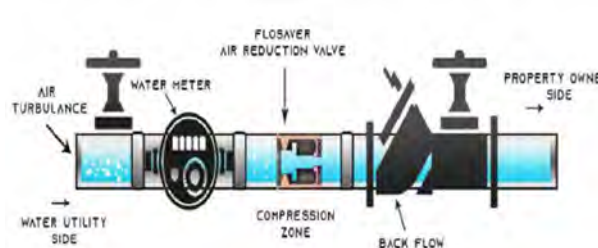
In addition to its impact on energy efficiency and carbon emissions, LED lighting delivers significant benefits to senior wellness. We understand that light quality has a tremendous role in the quality of life of our seniors. Without balanced lighting that helps enable depth perception, seniors can face challenges contributing to falls and other physical harm. LED lighting plays an important part in both a sustainable environmental and social well-being.

\$1 million

allocated for LED lighting at our Enlivant and Holiday properties alone

Flosavor's Air Reduction Valves

At our Holiday Las Brisas property, we are evaluating Flosavor's air reduction valves that are designed to improve water efficiency while reducing cost up to 25 percent. Each valve is custom built for a specific property. Upon successful piloting at the Las Brisas location, we plan to expand to other facilities.



up to 25%

in cost reduction

Aircosaver Control Unit for AC Systems

At our Holiday Madison Meadows property, we have piloted and are installing the Aircosaver control unit for AC systems, a sensor-driven software powered by algorithms designed to detect thermodynamic saturation and optimize AC compressors accordingly. When overcapacity is detected, the Aircosaver turns the compressor off and avoids inefficient cooling. The purpose of the pilot was to determine what energy savings would be achieved; the results show an energy savings of 20–25 percent kWh. Sabra is in the process of installing Aircosaver technology on all 140 air conditioning units at the Phoenix location.

20–25% kWh

in energy savings

Continue →

“We are measuring, benchmarking, implementing and innovating our senior housing–managed assets with the goal of supporting our NNN portfolio with best practices, preferred vendors and financial support where applicable.”

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

Continue →

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Environmental Stewardship

Measuring Our Impact

A key element of our E-Initiative is measuring data that helps us analyze our progress while highlighting areas of additional focus. To that end, we began collecting utility details on our managed portfolio of properties, including energy, water and waste. Sabra recognizes the importance of segmenting portfolios and analyzing their utility usage to identify opportunities and best practices. We are expanding this process, including benchmarking tools such as ENERGY STAR® Portfolio Manager and other third-party services that will aid us in auditing our energy use. These elements contributed to the first official review of a select portfolio of our properties, a process that we expect to expand across all our remaining managed properties.

As a follow-on to our benchmarking, analysis, and data collection process, we also identify preferred vendors and suppliers to aid in our efforts to create meaningful efficiencies for lighting, water, HVAC and O&M, among others.

Climate Resiliency And The TCFD

Sabra understands that within the real estate industry assets are at an increased risk of impact from extreme weather hazards due to climate change. We acknowledge the urgent 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 integrated climate risk analysis tools by ClimateCheck, in conjunction with our ongoing enterprise risk management program, to support origination due diligence and select portfolio management.

We assess these climate-related risks as a part of our enterprise risk assessment, which is overseen by our Board of Directors. In addition, the Nominating and Governance Committee oversees the

company's corporate responsibility, environmental and sustainability policies and practices.

Across our environmental initiatives, Sabra has not completed a scenario-based climate impact analysis for this current report; however, our Board and management evaluate ESG 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. As we grow and further develop our ESG program, we intend to collect data and then determine the relevance of disclosure related to the quantifiable financial impact to our company under various global warming scenarios.

Climate Change Risk Analysis

Properties by Flood Risk

Risk	Properties	
Lower	225	58%
Higher	98	25%
Extreme	68	17%

These ratings reflect hazard risk at a property relative to the rest of the conterminous U.S. based on projected 2050 risk and the change from historical risk. Includes 391 Sabra U.S. located properties as of May 2022.

ClimateCheck provides detailed climate risk data and reports for individual properties, portfolios and geographic corridors so we can assess our exposure to extreme weather events now and up to 40 years into the future under multiple scenarios including RCP4.5 and RCP8.5.



Social Commitment

In this section

Diversity, Equity & Inclusion

Employee Engagement

Employee Experience,
Development & Retention

Employee Benefits

Stakeholder Engagement

Cybersecurity

Social Commitment

Diversity At Sabra

We believe that a diverse workforce is essential to our continued success and is a competitive advantage. While research shows that a diverse workforce consistently outperforms those that are less diverse, women and minorities remain underrepresented in the real estate sector. We strive to maintain a fair, healthy and safe workplace, while creating a work environment that promotes diversity, equity and inclusion (DE&I) for our team members. As of December 31, 2021, women represented approximately 57 percent of our 42 full-time team members, and filled 61 percent of our management-level/leadership roles. Additionally, 26 percent of our team members self-identify as being members of one or more ethnic groups. We believe our ethnic diversity is higher than reported because another 26 percent of our team members chose not to self-identify. Through our engagement efforts, we strive to create a work environment that promotes diversity, equity and inclusion for all our team members and seek to increase reporting from our team members on issues related to race and ethnicity.

In 2021, we pivoted our DE&I strategy to focus on planning our recruiting efforts as well as setting the stage for our future training programs. **To promote our culture of inclusion, we believe DE&I must be integrated into the hiring process in order for us to achieve our aspirations for a more diverse and culturally inclusive team.** We are laying the foundation to market Sabra as an employer of choice with a broader geographic and talent pool reach and with subsequent practices embedded into our interviewing strategies. Further, we committed to several recruiting and marketing relationships in 2021, including donating to and participating in the Black Management Association (BMA) Conference at the Paul Merage School of Business at the University of California Irvine to mentor and promote underrepresented groups, that we expect to see realized in 2022.

In order to achieve the greatest potential for an inclusive and open environment, we dedicated resources to expand our training and education programs to provide a deeper understanding and acceptance of diversity of all kinds. Several of our programs are focused on topics such as understanding and preventing “grouping,” recognizing exclusive situations and determining how the Board can promote inclusivity. Through a third party, we initiated the scoping for upcoming training sessions that focus on personal experiences of exclusion and those impacts at the Board-, management- and employee-levels. We are working with the same vendor to conduct trainings for all new hires during onboarding as well as more frequent and recurring sessions throughout the year for all employees.

“Sabra’s leadership is committed to a people-first approach and values diversity of thought, which contributes to its unique culture and high level of engagement.”

Anna Mohr
Director, Human Resources



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Social Commitment

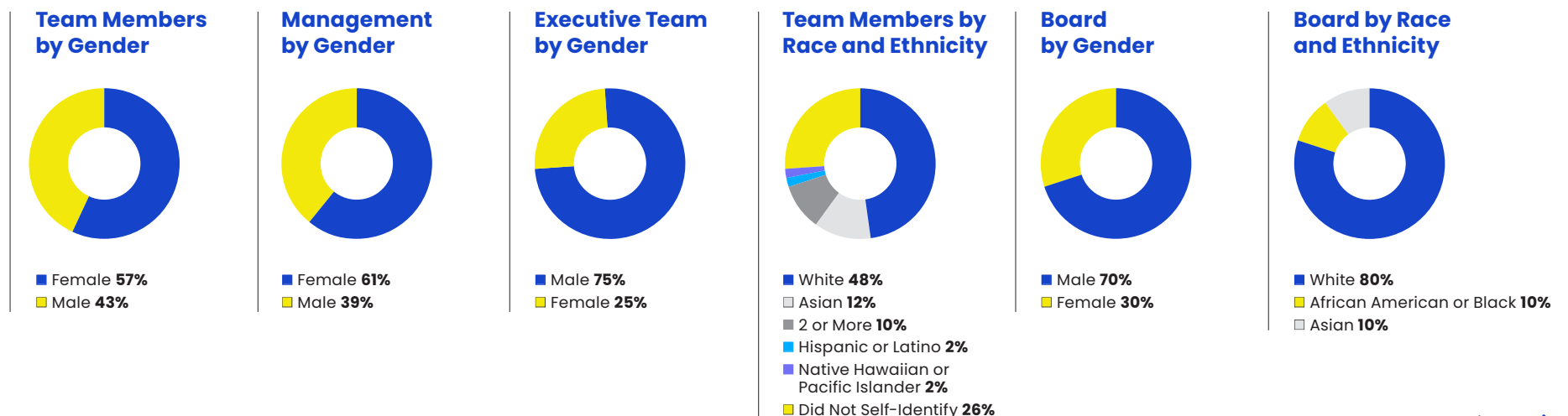
Diversity At Sabra

Sabra is committed to an open-door policy and encourages all of our employees to reach out to our Human Resources department, management and CEO to voice their concerns and ideas on creating a more inclusive environment. Our Board of Directors and leadership teams support our efforts through educating and training our employees on reducing unconscious bias as well as recruiting new advocates for an open and inclusive environment.

We are also committed through the responsibilities of the Board's Nominating and Governance Committee to actively seek qualified women and individuals from minority groups to represent our stockholders, as articulated in our Corporate Governance Guidelines. In addition to their significant business acumen and industry expertise, their appointments have enhanced our current Board's gender, racial and ethnic composition to 38 percent diverse by gender and 25 percent diverse by race and ethnicity, an increase of 10 percent and 7 percent, respectively. On an annual basis, as part of the performance evaluation of the Board of Directors, the Nominating and Governance Committee seeks feedback from members of the Board of Directors concerning whether the overall mix and diversity of board members is appropriate for our company.

Sabra Diversity by the Numbers

December 31, 2021



Continue →

(Continued)

Social Commitment

Employee Engagement

We believe that when we create a workplace where our team members are engaged, committed and empowered for the long term, we are better positioned to create value for all of our stakeholders. We evaluate our team members' level of engagement and satisfaction through annual surveys as well as subject-driven focus surveys regarding topics including company culture, the impact of the COVID-19 pandemic and working from home. These efforts encourage team building and support our culture of honesty, respect, open communication and trust. Based on feedback received, we identify areas for improvement and action items to be implemented. We also seek to ensure that our team members have opportunities to interact with our accomplished Board and accordingly invite all of our team members to our quarterly Board of Directors dinner events. Our Board receives annual updates and periodic feedback on our employee engagement efforts as well.

Employee Experience, Development And Retention

At Sabra, we are focused on empowering our team members and providing a supportive work environment. We promote a sustainable work-life balance and invest in our team members through high-quality benefits and health and wellness initiatives. We have created a work environment that supports a positive and healthy atmosphere and lifestyle by providing gym access, healthy snacks and drinks, and a shuffleboard table and putting green, as well as ergonomic standing desks, a lactation room and schedule flexibility. Recent investments in our IT capabilities have enabled our flexible working arrangements to proceed seamlessly.

To foster employee engagement and team building, Sabra holds monthly birthday celebrations, a monthly "lunch and learn" and scheduled departmental activities. Additionally, Sabra team members enjoyed a three-day retreat in 2021 to share our appreciation for all of our employees' contributions during the year and to celebrate our postponed 10-year anniversary in 2020. The retreat included various celebrations uniting people from across the organization. Other annual events include a Summer Day Trip for Sabra team members and their families, holiday parties and ad hoc events including life celebrations and a nighttime Los Angeles Lakers opening game watch party.



A Sabra Tradition: Our Quarterly Board Dinners

All of our team members and directors come together to get to know one another.

- Everyone is able to meet on both a personal and a professional basis
- These dinners further enhance our team-centric culture
- They also encourage direct communication between our team members and our Board



Continue →

(Continued)

Social Commitment

Employee Experience, Development And Retention

Our performance management initiative helps us proactively plan for our team members' evolving roles and address the current and future needs of our business. We invest in them so they can invest in us. The initiative employs annual 360-degree assessments and focuses on aligning our talent strategy with our business strategy, identifies skills that may be required and adapts to new organizational changes to maintain institutional knowledge. These assessments are intended to raise awareness of blind spots, include career pathing and development, measure and identify talent and skills development opportunities and, ultimately, increase engagement and productivity. Each of the 360-degree performance reviews is completed by three to five co-workers, peers and/or non-direct reporting managers. Once the reviews are submitted, management conducts one-on-one meetings with team members to discuss the findings.

We have provided leadership coaching for select Sabra management-level team members with an external group of professionals to address personal goals and areas of improvement as they relate to leadership skills and development. For example, several management-level team members have engaged in mentorship courses focused on communicating and interacting with C-Suite and Board-level professionals as well as skills-based courses dedicated to preparing for future roles.

Our team member development efforts are focused on aligning our talent strategy with our business strategy. Sabra recognizes the strategic link between what existing and prospective team members value and what we offer in exchange for their services. For example, our annual internship program enables an analyst to

join our team and gain skills from communicating with investors, developing research and engaging in other hands-on learning opportunities, with the intent that the employee could be a great fit if hired full-time. By improving employee retention and engagement strategies, we improve our ability to serve our stakeholders and further our business success.

"I believe everyone here is integral to our success. I'm proud of the culture we've created here at Sabra where the work environment is as fun and rewarding as it is challenging."

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

"With access to coaching sessions and the guidance provided by the executive team, I have been able to grow in my role, to elevate my skill set and to prepare for any challenge. Sabra strives to operate with a 'flat' organizational structure, which enables all of us to see the many different parts of the business. Coupled with 'lunch and learns' hosted by the company, it creates a culture that values growth and continuous improvement. These values allow us to deliver on the vision that internal talent is our best asset."

Jessica Flores,
Senior Vice President,
Finance and Controller

Continue →

(Continued)

Social Commitment

Employee Benefits

We recognize that attracting and retaining talent at all levels is vital to continuing our success and, in many ways, is our most critical task. We ensure that our team members receive competitive salaries and benefits, and we aim to attract professionals who will uphold our values of social and environmental stewardship.

Sabra's competitive employee benefits plan includes a healthcare savings account; a flexible spending account; a dependent care assistance plan; bereavement leave; health, vision and dental care; long- and short-term disability supplemental pay; an employee assistance program; a tuition reimbursement program; travel assistance; and corporate discounts.

During the last two weeks of the year, we shut down the office so employees can fully enjoy the holidays with their loved ones. This reinforces our value of work-life balance, resulting in increased engagement and retention. Additionally, **Sabra provides all team members up to six weeks of supplemental pay during parental leave to enable all new parents to care for and bond with their**

child while ensuring 100 percent of salary pay during that time.

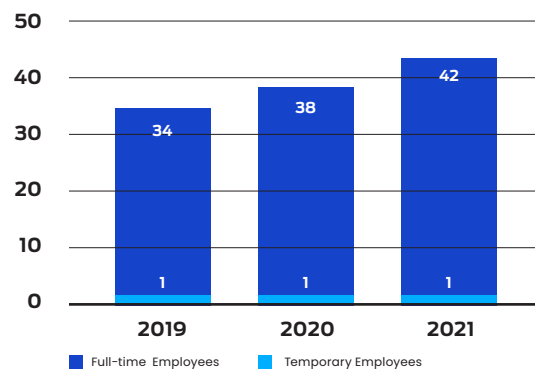
Because we specialize in the elder care industry, it is key to Sabra's culture that our benefits reflect what is most important to our business. To that end, in 2021, we provided a generous 4 percent match to our 401(k) program with the intent to align our goals for healthcare and retirement planning for our tenants with the goals of our team members.

To ensure we are providing competitive compensation, we conduct pay equity reviews and further include equity awards in the compensation design for full-time team members. We also encourage a sustainable work-life balance by providing 10 paid holidays per year in addition to 5 sick days and a minimum of 15 vacation days.

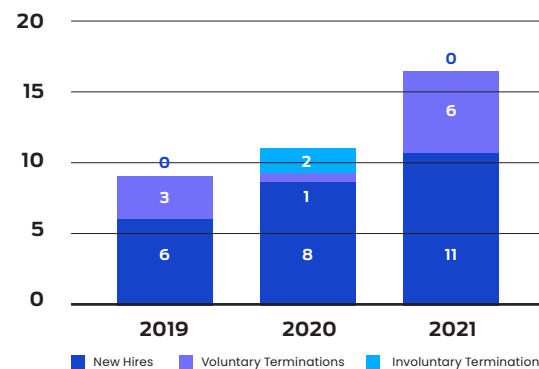
The health and safety of our team members is an important consideration for us, and in light of the COVID-19 pandemic, we have accommodated flexible work-from-home arrangements, extended hardship benefits and provided assistance for dependent care costs to preserve the health and well-being of our team members and their families.

Turnover is a useful barometer to gauge the health of our workforce culture. We monitor this measure carefully for insights into employee satisfaction and productivity. Our proactive and structural efforts to motivate and engage our team members have contributed to our success in attracting and retaining talent.

Sabra's Team



Our Dynamic Workforce



4%
match to
our 401(k)

10
paid
holidays

Continue →

(Continued)

Social Commitment

Stakeholder Engagement At Sabra

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. That is why our engagement strategies extend from our valued employees to the all-important tenants and operators who manage our properties, and the patients and residents they serve. We measure tenant satisfaction through surveys and closely monitor the results through metrics-based analysis.



Improving The Quality Of Care

Sabra has developed a cooperative program with PointRight, a provider of data-driven decision support solutions for skilled nursing facilities. PointRight is endorsed by both the American Health Care Association (AHCA) and the National Quality Forum (NQF) for its industry-leading analytics. Its web-based tools and resources support Sabra operators' teams to manage and improve outcomes through three key solutions:

- 1. Data Integrity Audit with Audit Assist.** Minimum Data Set (MDS) verification tool used to determine the accuracy of data submitted to the Centers for Medicare & Medicaid Services (CMS) along with auditing for logical and/or clinical coding accuracy
- 2. PointRight® Pro 30™ Rehospitalization.** Rehospitalization management tool used to visualize a center's observed and risk-adjusted 30-day rehospitalization rates compared to the PointRight national average and clinical cohort-specific rates with trending and drilldown capability to evaluate a specific resident's rehospitalization data
- 3. Five-Star Fasttrack.** Performance management solution that calculates a facility's CMS Five-Star Quality Rating across health inspections, quality measures and staffing



Sabra Operator Conference

We host our 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 are provided opportunities to gain practical insights, network with peers, engage with Sabra management and directors and hear from industry experts. We look forward to engaging with our operators and hosting our upcoming conference again in 2023.



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Social Commitment

Cybersecurity

As a measure of protecting the interests of our stakeholders, cybersecurity is one of our top focus areas. Our security team is committed to implementing a certified information security management system that complies with the National Institute of Standards and Technology (NIST) framework; International Organization for Standardization (ISO) standards; and all federal, state and international regulatory requirements.

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. In addition, an internal audit was performed in 2021 by a third party to evaluate the strength of our cybersecurity systems via a series of penetration tests to ensure appropriate levels of security.

Sabra hosts its technology infrastructure in a secured and fluid hybrid environment heavily focused 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 (SaaS) environment that is maintained and administered by a third party, and is subject to annual audits under Statement on Standards for Attestation Engagements (SSAE) 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.

Given the importance of maintaining strong cybersecurity measures, our Board oversees our information security protocols and implementation of the cybersecurity program. Additionally, all team members are expected to comply with company policies regarding electronic communications and the protection of confidential and proprietary information, as stated under the terms of Sabra's employee handbook.

A warm-toned photograph of two business people shaking hands over a desk. The desk is covered with various documents, including one with a line graph and another with a bar chart. A pen and a tablet are also visible on the desk. The background is softly blurred, showing more of the office environment.

Corporate Governance

In this section

Governance Highlights

Enterprise Risk Management

Board of Directors

Management Team

Corporate Governance

We are committed to effective corporate governance that promotes the long-term interests of our stockholders and strengthens our Board’s and management’s accountability. Sabra’s Corporate Governance Guidelines provide the framework through which our Board conducts its business and exercises its responsibilities. A current copy of our Corporate Governance Guidelines is posted in the Corporate Governance section of our website at sabrahealth.com.

Governance Highlights

✓ Annual Election of Directors	✓ Active Stockholder Engagement Practices
✓ Highly Independent Board and Fully Independent Committees	✓ Policies and Practices to Align Executive Compensation with Long-Term Stockholder Interests
✓ Four New Independent Directors since March 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
✓ Overboarding Policy: No More than Four Additional Public Company Boards	✓ Audit Committee Overboarding Policy: No More than Two Additional Public Company Audit Committees
✓ Independent Board Committee Oversight of Cybersecurity Risks, Corporate Responsibility and Environmental and Sustainability Matters	

“The Board is dedicated to maintaining best-in-class governance practices and policies that reflect our commitment to ethics, integrity and corporate responsibility.”

Lynne Katzmann
 Director
 Nominating and Governance
 Committee Chair and Compensation
 Committee Member



Continue →

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Corporate Governance

Enterprise Risk Management And Board Oversight Of Risk

Risk management, governance and business ethics underpin our ability to build a more successful future and enable us to deliver on the promises we make to our tenants and operators, team members and stockholders. Our Board oversees Sabra's enterprise-wide risks and works closely with our management team to instill a culture where every employee 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 Corporate 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 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 experts. The Board has delegated oversight for specific areas of risk exposure to Board committees as follows:

1. The Audit Committee is responsible for periodically discussing Sabra's overall risk assessment and risk management policies as well as Sabra's plans to monitor, control and minimize any risk exposure with management, our internal auditors and our independent registered public accounting firm. In addition, the Audit Committee periodically reviews Sabra's risk exposure related to the Audit Committee's areas of responsibility, including financial reporting, accounting and internal controls, legal and regulatory compliance, and information and cybersecurity. The Audit Committee is also responsible for primary risk oversight related to our financial reporting, accounting and internal controls and oversees risks related to our compliance with legal and regulatory requirements.

2. The Compensation Committee oversees, among other things, the assessment and management of risks related to Sabra's compensation plans, policies and overall philosophy; equity-based incentive plans; and human capital matters, including Sabra's culture, talent development, employee retention and DE&I.

3. The Nominating and Governance Committee oversees the assessment and management of risks related to our governance structure, including our Board leadership structure and management and director succession, as well as our corporate

responsibility, environmental and sustainability policies and practices.

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.

In 2021, our Board of Directors met 10 times. 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.

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Corporate Governance

Sabra Board Of Directors

Sabra believes that its 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. The disclosure below identifies and describes the key experience, qualifications and skills that are important for persons who serve on our Board in light of our business and structure:

- 1. Leadership Experience.** Our Board believes that directors with experience in a significant leadership position, such as having served as chief executive officer of another entity, will provide the Board with special insights. These individuals generally possess extraordinary leadership qualities and the ability to identify and develop those qualities in others. They demonstrate a practical understanding of organizations, processes, strategy, risk management and the methods to drive change and growth.
- 2. Finance Experience.** Our Board believes that an understanding of finance and financial reporting processes is important for its directors and therefore it seeks directors who are financially knowledgeable. We measure our operating and strategic performance primarily by reference to financial measures. In addition, accurate financial reporting and robust auditing are critical to our success.
- 3. Industry Experience.** We seek directors with experience as executives or directors or in other leadership positions in the industries in which we operate. Our Board believes that such experience is important to the director's understanding of our operations, risks and opportunities.
- 4. Public Company Experience.** Our Board believes that directors with experience as executives or directors in publicly owned corporations, including as members of the key standing board committees of those corporations, will be more familiar with the securities laws and other issues faced by public companies that do not affect privately owned corporations.
- 5. Other Experience.** We seek directors who bring diverse, yet relevant, experience to the Board.

Continue →

As a fiduciary for our shareholders, 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.



(Continued)

Corporate Governance

Sabra Board Of Directors

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 below:

	Matros	Barbarosh	Cusack	Foster	Katzmann	Kono	Malehorn	Porter
Leadership Experience								
CEO / Business Head	✓			✓	✓	✓	✓	
Senior Management	✓		✓	✓	✓	✓	✓	✓
Finance Experience								
Financial Literacy/Accounting	✓	✓	✓	✓	✓	✓	✓	✓
Financial/Capital Markets	✓	✓	✓	✓		✓	✓	
Investment Expertise	✓		✓	✓	✓	✓	✓	
Industry Experience								
REIT / Real Estate	✓	✓					✓	
Healthcare	✓	✓	✓	✓	✓		✓	✓
Portfolio and Operations Mgmt.	✓		✓		✓	✓	✓	✓
Public Company Experience								
Executive	✓		✓					✓
Board/Committee	✓	✓		✓		✓	✓	
Other Experience								
Risk Oversight/Mgmt.	✓	✓	✓	✓	✓	✓	✓	✓
Legal/Regulatory		✓		✓				✓
Professional Accred./Education		✓	✓	✓	✓	✓		✓
Information Security			✓	✓		✓		

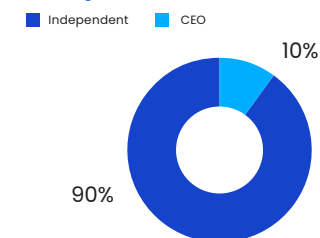
As of March 31, 2022.

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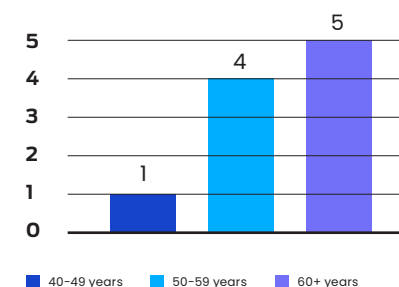
Sabra Board Composition By the Numbers

December 31, 2021*

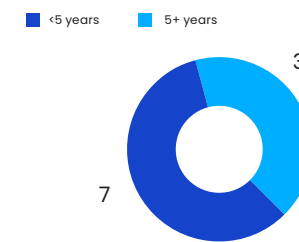
Independence



Age



Director Tenure



* Directors Ronald Geary and Raymond Lewis resigned from the Board of Directors on January 24, 2022 and February 7, 2022, respectively.

(Continued)

Corporate Governance

Experienced Management Team

Our management team has extensive healthcare and real estate experience.

Through years of public company experience, our management team also has extensive experience accessing both debt and equity capital markets to fund growth and maintain a flexible capital structure.

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 professional with over 20 years of experience in commercial real estate 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.



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Community Service

Our mission to advance the quality of care lies at the core of Sabra's business strategy. We believe that serving the communities in which we operate not only promotes our business success, but also further engages our team members and stakeholders in support of our corporate mission. We support volunteerism and organize opportunities for our team members as a group to volunteer within the community.

In 2021, we donated funds to organizations including HMG Cares and United in Care, and we sponsored two scholarship funds advancing efforts in gerontological care and promoting DE&I within leading healthcare enterprises. In addition, our employees donate to our tenants' employees, patients and residents every holiday season. Through both volunteerism and philanthropic efforts, Sabra is dedicated to contributing to the communities in which we operate.

\$91K

Donated in 2021

Appendix

Sustainable Accounting Standards Board (SASB) Standards for Real Estate

TOPIC	ACCOUNTING METRIC	SABRA ALIGNMENT
Energy Management	Energy consumption data coverage as a percentage of total floor area, by property subsector	We are preparing to disclose information on this topic in future reports.
	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	We are preparing to disclose information on this topic in future reports.
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	We are preparing to disclose information on this topic in future reports.
	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR®, by property subsector	We are preparing to disclose information on this topic in future reports.
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	See environmental stewardship section (p. 18-29)
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 subsector	We are preparing to disclose information on this topic in future reports.
	(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 subsector	We are preparing to disclose information on this topic in future reports.
	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	We are preparing to disclose information on this topic in future reports.
	Description of water management risks and discussion of strategies and practices to mitigate those risks	See environmental stewardship section (p. 18-29)
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 subsector	We are preparing to disclose information on this topic in future reports.
	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	We are preparing to disclose information on this topic in future reports.
	Discussion of approach to measuring, incentivizing and improving sustainability impacts of tenants	See environmental stewardship section (p. 18 -29)
Climate Change	Area of properties located in 100-year flood zones, by property subsector	We are preparing to disclose information on this topic in future reports.
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks	See climate resiliency section (p. 29)

