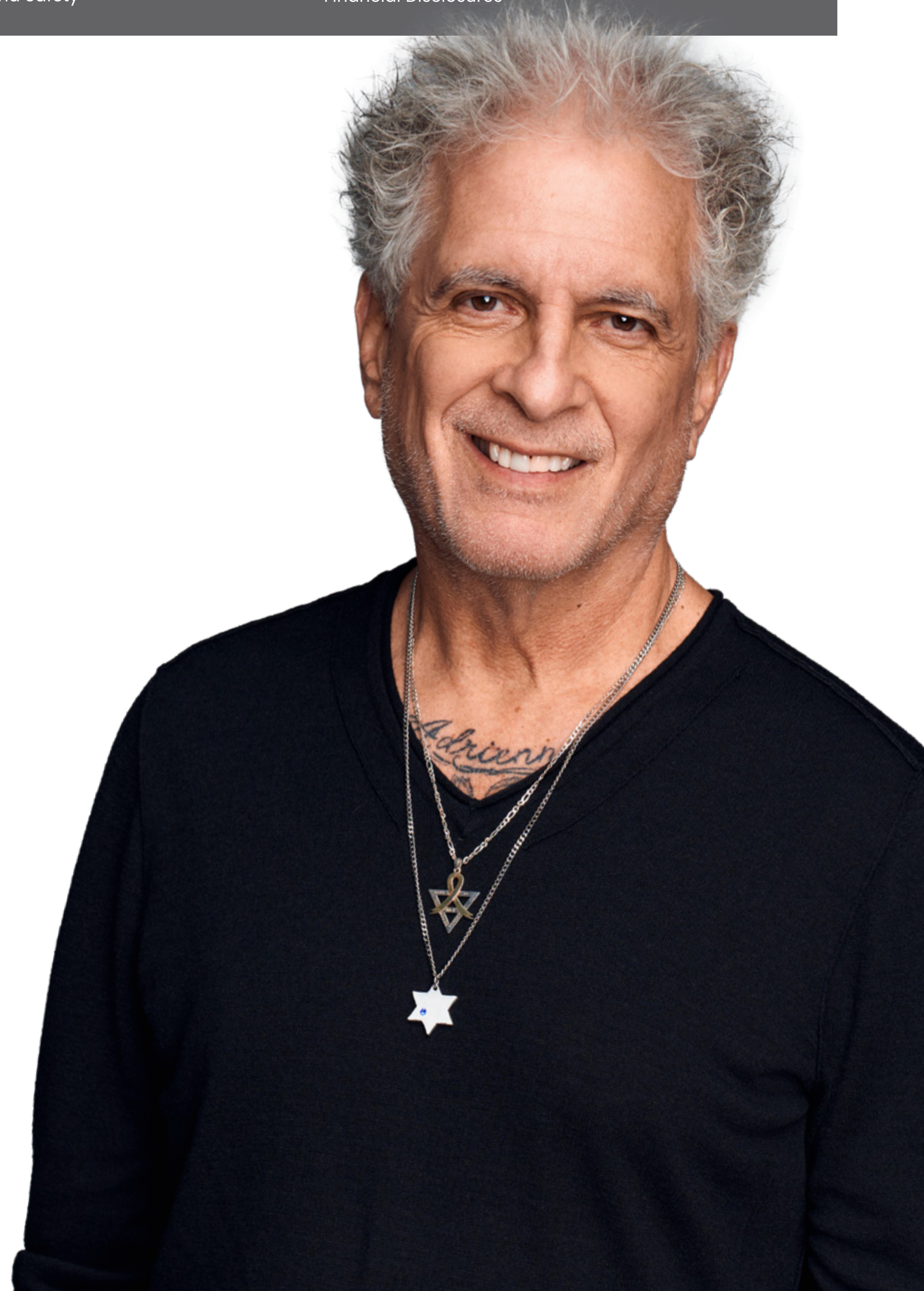
2025 Sustainability Report

Contents

About Sabra

"Our sustainability approach is aligned with our broader corporate strategy: close engagement with operators; flexibility and creativity in how we solve challenges; investment in innovative technologies that support people and performance; and a continuous cycle of evaluating new solutions that drive long-term value."

Rick Matros
Chief Executive Officer

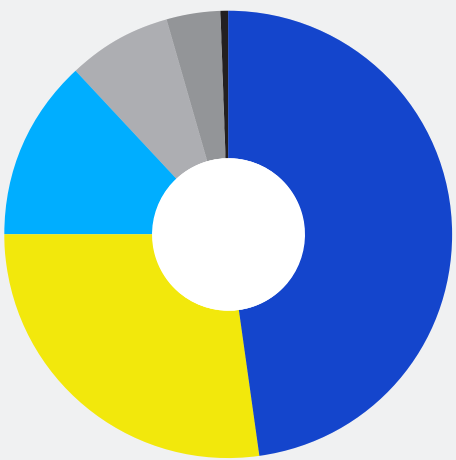


Sabra is a leading healthcare REIT that owns and invests in real estate serving the healthcare industry across the United States and Canada. We align ourselves with tenants and operators who share our passion for high-quality care and supporting the communities we serve. Our diverse portfolio of needs-based, NNN-leased skilled nursing, senior housing and behavioral health facilities, combined with our focus on high-demand asset classes and our strong balance sheet, provides durable income streams across market cycles and positions us to capitalize on both organic growth and strategic investment opportunities.

Property Types

- Skilled Nursing / Transitional Care – **47.8%**
- Senior Housing (Managed) – **27.4%**
- Behavioral Health – **12.9%**
- Senior Housing (Leased) – **7.7%**
- Specialty Hospital and Other – **3.7%**
- Interest Income and Other – **0.5%**

As of December 31, 2025



$7.2B
Enterprise Value

$1.2B
Liquidity

61
Operator Relationships

7.8%
Max Relationship Concentration

Letter From the Chief Executive Officer and Corporate Responsibility and Governance Committee Chair

In 2025, Sabra remained focused on what matters most: supporting high-quality care, engaging with our operators and continuing to find practical ways to create long-term value.

During the year, we moved from evaluating innovative technologies to putting them into practice at a greater scale. We assessed a broad range of care, operations and property technologies and advanced several solutions focused on fall management, remote monitoring and clinical workflow efficiency. By advancing many of these technologies from pilot to deployment, we helped operators improve responsiveness, return time to caregivers and strengthen day-to-day performance.

At the same time, we moved decisively from initial pilots and deployments to execution and scaling on sustainability initiatives. Through our E-Playbook, we deployed proven energy, water and building system solutions, building on more than $104 million invested in portfolio modernization since 2022. These efforts delivered measurable efficiency gains and reinforced a repeatable approach to identifying opportunities, testing solutions and expanding those that deliver results.

Our sustainability approach is aligned with our broader corporate strategy and reflects how we work. By engaging with operators, vendors and research partners, we continue to refine a cycle of innovation that supports care, greater efficiency and long-term asset quality across diverse care settings.

As we look ahead and grow our portfolio, we remain committed to our work at the intersection of care, innovation and value creation. We believe this approach helps us respond to change, support our operators and communities and build value for the long term.

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

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

2025 Sustainability At-a-Glance

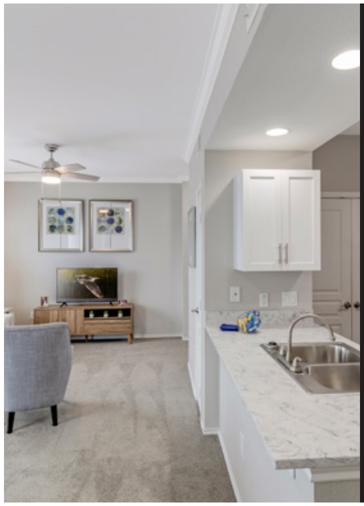
Environmental Stewardship | Health, Wellness and Safety | Social Commitment

"Through strong relationships with our operators and tenants, we are advancing sustainability in ways that improve care delivery, operational performance and long-term asset value."

Peter Nyland
Executive Vice President, Strategic Initiatives

2025 Sustainability At-a-Glance (continued)

Environmental Stewardship



Heat Pump Retrofits Drive Efficiency

Achieved 30-44% unit level efficiency gains and reduced Scope 2 emissions, grid strain and operating costs by scaling inverter heat pump retrofits across three managed senior housing properties in Texas.

$5.6M+

deployed in efficiency projects in 2025 alone

Autonomous Cleaning Saves Thousands of Hours

SoftBank Robotics autonomous cleaning systems operating across all managed senior housing properties have logged 24,530 hours and covered more than 98.5 million square feet.

$104M+

invested in portfolio modernization since 2022

Water Efficiency with AquaMizer and HydroPoint

Following successful pilots, both programs are now being expanded to additional managed senior housing properties.

3.3M+

gallons of water saved annually through four buildings with AquaMizer pilots in 2025

2025 Sustainability At-a-Glance (continued)

Health, Wellness and Safety

91,000+

error-free vitals captured

77 hrs

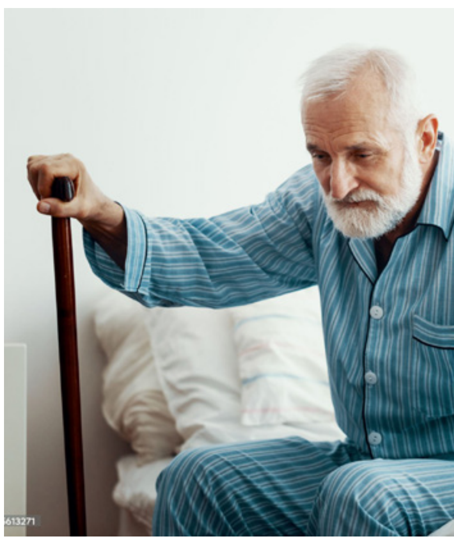
saved monthly

Deployed DS Smart Vitals Across 35 Properties

DS Smart vital signs technology deployed across managed assisted living, with continued rollout planned through 2026.

4

emergency call notification systems being piloted



Expanded Fall Detection Technology

Fall detection technology expanded to 15 communities to support staff and caregivers in managing falls and injuries.

Kicked off an IRB-waived fall study with the Well Living Lab

Streamlining Critical Workflows

Collaborated with technology device companies and electronic health record solutions to provide APIs and other approaches for data exchanges and interoperability between solutions.

2025 Sustainability At-a-Glance (continued)

Social Commitment

89% of teammates recommend Sabra as a great place to work, and 91% report feeling proud to work here, reflecting strong engagement across a team that grew to 58 full-time teammates in 2025.

Sustained total turnover of just 3.4% in 2025—supported by investments in benefits, culture and leadership development, including **90% employer coverage of health insurance premiums.**

Sustainability Framework

What Sustainability Means at Sabra | Sustainability Oversight

"We believe sustainability is about building stronger communities, supporting our operators and creating lasting value for our stakeholders."

Michael Costa
Chief Financial Officer

What Sustainability Means at Sabra

At Sabra, sustainability reflects who we are and how we do business. We believe what happens inside our buildings matters most, which is why our approach starts with people—the residents, patients, caregivers, operators and communities connected to our properties. We are committed to doing the right thing because it is the right thing to do, and we have embedded that commitment into the way we manage our business, govern our company, plan for the long term and drive value for our stakeholders.

Our eight sustainability priorities reflect the areas where we believe we can make the greatest impact for our stakeholders and our business, providing a practical framework for how we approach sustainability across our organization.

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

Sustainability Oversight

Our sustainability governance structure reflects a clear allocation of responsibilities across the Board and management. Our Board of Directors oversees sustainability strategy and enterprise risk management, with the Corporate Responsibility and Governance Committee providing oversight of climate-related disclosures and environmental practices. The Compensation Committee addresses human capital management, including culture; talent development; diversity, equity and inclusion; and employee health and safety.

Implementation is coordinated through our cross-functional Sustainability Steering Committee, which includes representatives from environmental, health and safety, facilities, investor relations, finance, IT and human resources and is responsible for tracking progress and aligning efforts across the organization.

Our disclosures are informed by leading frameworks, including the Sustainability Accounting Standards Board (SASB), the Global Real Estate Sustainability Benchmark (GRESB) and the Task Force on Climate-related Financial Disclosures (TCFD).

What Happens Inside Our Buildings Matters Most

Social Commitment

Human Capital Management | Diversity, Equity and Inclusion | Community Service

"We foster a people-first culture that values diverse perspectives, open dialogue and an environment where people can thrive."

Anna Mohr
Vice President, Human Resources

Human Capital Management

Our Workforce and Culture

89%
recommend Sabra as a great place to work

91%
proud to work at Sabra

4%
match to 401(k)

90%
employer contribution to health insurance premiums

12
weeks of parental leave

96.6%
retention rate

Employees receive 10 paid holidays, 5 sick days and a minimum of 15 vacation days

Teammate Engagement

At Sabra, a collaborative culture and engaged workforce are central to how we operate and how we deliver results. We ensure teammates feel valued and committed to shared goals, establishing clear direction through purpose-driven motivation while fostering autonomy and trust. In 2025, we conducted our second annual engagement survey, with results that reflect the strength of that foundation: 89 percent of teammates recommend Sabra as a great place to work, and 91 percent report feeling proud to work here.

In 2025, teammate engagement and team building emerged as a particular area of focus, with the Sabra Culture Club taking a central role in driving those efforts. Our quarterly Board dinners remain a valued tradition, bringing teammates and directors together in a relaxed, personal setting that fosters connection, open communication and mutual understanding, both professionally and personally. The Culture Club built on that same spirit throughout the year, helping shape the experiences and initiatives that keep our team engaged, recognized and connected.

Teammate Experience, Development and Retention

Sabra's Culture Club and the Sabra Way

Now in its second year, the Sabra Culture Club continued to shape the employee experience in meaningful ways. This rotating collective of top-performing teammates is charged with driving organizational engagement and performance, giving employees a voice and supporting diversity and inclusion. In 2025, the Culture Club took the lead on many of the team-building and experience initiatives that define what we call the Sabra Way. The rotation of membership creates ongoing opportunities to recognize top performers and bring fresh, diverse perspectives to the work of building culture, while also giving selected teammates direct visibility with the Board of Directors.

The Culture Club's fingerprints were on some of the year's most memorable moments, including a summer BBQ with team-building activities and a company outing to a Los Angeles Angels baseball game. These events reflect a broader commitment to connection that runs throughout the organization: monthly birthday celebrations, lunch and learn events, holiday parties, life event celebrations and an annual all-teammates retreat. Management teammates also dedicated funding to organize team-building activities within their own teams, reinforcing engagement at every level.

Investing in Our People

At Sabra, we empower teammates by providing a positive and supportive work environment. We promote 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 and a lounge for relaxation.

Our performance management strategy reviews evolving roles to address current and future business needs, including upward feedback on managers to ensure comprehensive development. Annual performance reviews, conducted through Culture Amp's platform, include self-assessments and 360-degree feedback, fostering recognition, goal setting and awareness of blind spots, and facilitating career pathing and development discussions. In 2025, Sabra also launched the worksmart Advantage Leadership Canvas training program.

Talent Recruitment

To plan for and meet future talent needs, we seek to attract and retain talent through fair, transparent and inclusive hiring practices, with a strong focus on equal opportunity and merit-based selection. We work with recruiters and other partners to ensure our job opportunities reach diverse talent pools of skilled candidates. In our internal procedures and work with external resources, we strive to remove any potential bias from processes or tools.

"Our approach to human capital is grounded in accountability, transparency and development. By setting clear expectations, investing in leadership training and listening to our teammates, we create an environment where people perform at their best and the organization remains resilient through change. This is the Sabra Way: a culture built on trust, fresh perspectives and a genuine commitment to ensuring every teammate feels valued, heard and empowered to grow."

Anna Mohr
Vice President,
Human Resources

Compensation and Benefits

We attract and retain talent by treating people right and by offering superior benefits, competitive compensation and career growth opportunities. One of the clearest expressions of that commitment is our decision to continue covering 90 percent of health insurance costs for teammates and their dependents despite a sharp rise in premiums industry-wide. We offer our teammates comprehensive health benefits including medical, vision and dental care; long- and short-term disability supplemental pay; health savings accounts; flexible spending accounts; supplemental health benefits; and a teammate assistance program. To support mental health, our Employee Assistance Program offers free mental health sessions and other confidential services.

Our teammates receive competitive salaries and attractive benefits, including annual bonuses, restricted stock awards and a 4 percent 401(k) match. We also invest in our teammates' long-term growth through a tuition reimbursement program that provides up to $3,500 per year for those with under three years of service and up to $5,250 per year for those with three or more years, with a lifetime maximum of $30,000. Additional benefits include continuing education and conference attendance, travel assistance and corporate discounts.

All eligible employees receive 10 paid holidays, 5 sick days and a minimum of 15 vacation days. Additionally, paid leave is available for bereavement, jury duty and up to 12 weeks of pay for parental leave for all eligible employees, giving 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 commitment to work-life balance, which we believe results in increased engagement, focus and retention.

Diversity, Equity and Inclusion

An inclusive and diverse workforce remains fundamental to our sustainability and our success. We view diversity of background, experience and perspective as essential to thoughtful decision-making and long-term resilience, and that commitment is reflected in how we recruit, develop and support our teammates, as well as how we foster a culture of respect and accountability. Our commitment starts at the top, with our Board and leadership actively supporting diversity, equity and inclusion efforts throughout the organization.

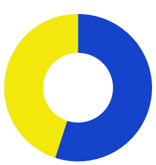
In our hiring practices, we take deliberate steps to ensure our recruitment process reaches diverse talent pools and remains free from bias, whether human or algorithmic. We work closely with external recruiters to confirm they have processes in place to access candidates who may not be reachable through mainstream channels, and we require that they maintain audit systems to identify and address bias in their procedures, including in AI-assisted screening tools. We also provide training to recognize and reduce unconscious bias and integrate these values throughout 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, teammates feel safe to share information critical for maintaining an engaged, collaborative and positive work environment, one where differences are valued as a source of strength. This is the Sabra Way.

As of December 31, 2025, women represented 55 percent of our 58 full-time teammates and held 57 percent of our management and 45 percent of executive team roles. Additionally, 34 percent of our teammates self-identify as being non-white.

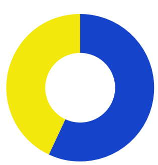
Sabra Diversity by the Numbers

Teammates by Gender



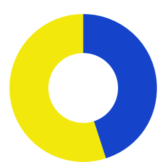
- Female 55%
- Male 45%

Management by Gender



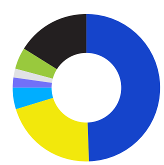
- Female 57%
- Male 43%

Executive Team by Gender



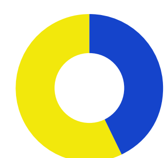
- Female 45%
- Male 55%

Teammates by Race and Ethnicity



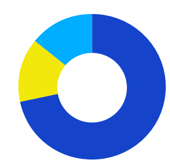
- White 50%
- Asian 21%
- Hispanic or Latino 5%
- Native Hawaiian or Pacific Islander 2%
- American Indian or Alaska Native 2%
- Multiracial/Multiethnic 5%
- Not specified 16%

Board by Gender



- Female 43%
- Male 57%

Board by Race and Ethnicity



- White 71%
- Asian 14%
- Jewish 14%

As of December 31, 2025
May not sum to 100% due to rounding.

Community Service

We have long believed 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 embody the belief 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 to give back together. We also donate to our tenants' staff, patients and residents every holiday season, a tradition that reflects the care we have for the people connected to our properties.

In 2025, we donated $250,000 to a range of organizations that align with our corporate values and serve our local community, including the Girls Inc. of Orange County College Bound Luncheon, the Children's Hospital of Orange County and the UC Irvine Foundation.

Sabra is also a proud ongoing supporter of A Thousand Summers, a nonprofit organization that fosters the development of youth across the United States through culturally responsive programs centered around a multiyear adventure summer camp experience. By funding multiyear scholarships, called "camperships," Sabra helps remove barriers to participation in a high-impact program proven to advance low-income youth toward a successful future. In 2025, Sabra teammates went beyond financial support, personally mentoring campers throughout their summer camp experience.

Overall, our giving spans social services, senior healthcare, education, arts and culture and other causes we hold near and dear. Through volunteerism and philanthropic efforts like these, Sabra remains dedicated to contributing to the health and vitality of the communities in which we operate.

Supporting Health, Wellness and Safety

Corporate Office | Improving the Quality of Care | Engaging with Innovation

"We work with operators who are committed to quality care, operational excellence and continuous innovation."

Darrin Smith
Chief Investment Officer

Corporate Office

Sabra completed its second 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 state-of-the-art space embodies the Sabra Way, providing a flexible configuration to support our current and future growth and reflects our inclusive and innovative culture. The dynamic indoor and outdoor environments support teammate engagement, collaboration and productivity, while headquarters features also include highly efficient VFD HVAC equipment, low-e glass curtain walls, recycled water usage, electric vehicle charging stations, abundant green space, an on-site health club and cafeteria and proximity to major public transportation connections, which reflect our commitment to operating sustainably.

Demonstrating our commitment to the solutions we deploy across our portfolio, Sabra has implemented advanced environmental monitoring and cleaning technologies in our corporate headquarters. The WellCube Air+ purification and monitoring system, initiated in fall 2024 in collaboration with Delos and the Well Living Lab, continues operating at our headquarters. The system provides HEPA air purification and monitors eight environmental indicators, including particulate matter, Total Volatile Organic Compounds (TVOC), temperature, humidity, CO2, light, noise and occupancy, giving us continuous visibility into the health of our office environment. Sabra also began the process of implementing the SoftBank Phantas robotic hard-floor scrubber in our corporate office in the fourth quarter of 2025, with full implementation occurring in the first quarter of 2026.

Improving the Quality of Care

Sabra's dedication to supporting operators in providing high-quality resident and patient care is among our 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 and proptech that progress and evolve quickly. That is why we continuously explore and evaluate solutions to share with our operators, enabling resident-driven decision support and outcomes at select senior living and care centers.

From Pilots to Scaled Impact

2025 marked a meaningful shift in how we pursue that mission: from pilots to scaled impact. In total, seven technologies moved from pilot to full implementation during the year, reflecting growing confidence in the solutions we have identified and the infrastructure needed to deploy them effectively. Seven additional technologies were actively piloted, keeping our pipeline of innovation moving forward. One significant achievement in 2025 was the broad rollout of DS Smart vital signs technology, which encouraged our operators to reevaluate systems and processes, train staff and in many cases collaborate with electronic health record providers to develop data exchanges. Adoption was initially gradual, but within three months, utilization was optimized across participating communities, and operators increasingly embraced the value of electronic data transfer, replacing legacy devices with Bluetooth-enabled equipment to further extend the system's capabilities. Sabra continues to install the DS Smart solution in all new managed assisted living and memory care acquisitions. Sabra also deepened its partnership with the Well Living Lab during the year, launching a collaborative research study on falls and the built environment that will inform technology selection going forward. This work is explored more fully later in this section.

Engaging with Healthtech and Proptech Solutions

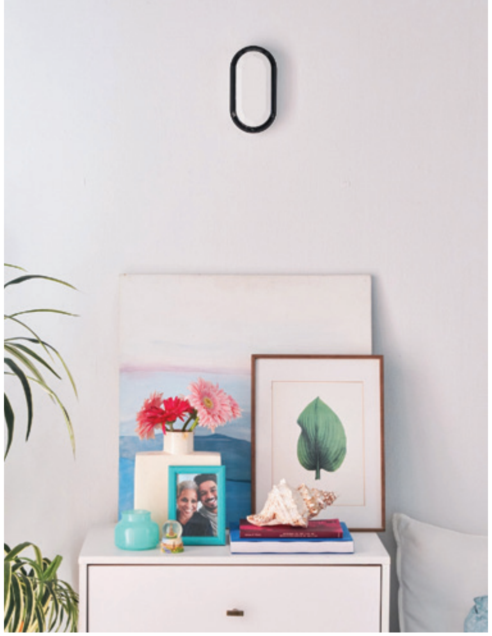
With the help of third-party expertise and resources, Sabra diligently examines advancements in care technology and collaboratively curates options so that operators can pilot, adopt and scale those that they believe will make a difference for their staff and residents. Through training, streamlined technology integrated into existing workflows and on-site and remote care support, our operators' staff can detect changes in residents earlier, reduce adverse outcomes and take timely action. A consistent finding across our technological work has been the power of real-time information: solutions that once required hours of manual data compilation now surface insights instantly, returning time to caregivers so they can focus on being present with residents. AI-powered platforms like SAIVA exemplify this shift, using algorithms to analyze electronic health record documentation and identify residents who may

> "We greatly value Sabra's leadership and investment in sustainability across the assets we manage. Sabra's committed approach has led to meaningful improvements in energy and water efficiency across our communities. Sabra's willingness to evaluate and approve forward-thinking projects demonstrates a genuine commitment to innovation. These efforts make a real difference in supporting ESG objectives while enhancing the quality and resilience of the communities we operate."
>
> **Lisa Lothrop**
> Vice President of Asset Management, Sunshine Retirement Living

be experiencing a change in condition before it becomes clinically evident, enabling earlier interventions.

Improving care and caregiver experience not only benefits residents, families and staff, but can also enhance asset performance, benefiting both operators and Sabra. Often, the healthtech solutions our operators pilot go hand in hand with proptech and environmental improvements, such as enhanced lighting, smart thermostats and air monitors. Upgraded HVAC systems that prioritize fresh air circulation improve indoor air quality in ways that benefit both residents and staff. Enhanced lighting supports fall prevention and has been noted by nurses and caregivers to assist with the delivery of care and medication administration. These cross-cutting benefits reinforce our view that environmental stewardship and resident wellness are deeply connected priorities.

One area of particular focus has been fall management, detection and reduction, a significant challenge for the elderly. Falls remain a leading cause of death among older adults, and the financial and human costs to communities are substantial. In 2025, 15 communities in our portfolio utilized fall detection technology as part of their fall management programs, with five fall technology solutions moving from pilot to full implementation during the year. Understanding the root causes of these events has created new opportunities for operators to collaborate with residents and their healthcare providers on early interventions to help prevent future falls. Looking ahead, Sabra will expand its fall work with certain operators in 2026 to include pilots of gait measurement technologies, with a goal of selecting two to three fall management solutions for longer-term portfolio-wide deployment to operators in our managed assisted living and memory care facilities by late 2026.



"This AI-powered Inspiren fall technology is a brand new program for me. Boy, is it impressive! I never would have imagined something so detailed and helpful."

Kelly Schmidt
Executive Director,
Stoney River of Ramsey

7 technologies moved to full implementation	**7** new technologies actively piloted
35 communities using DS Smart vital signs monitoring systems	**15** communities with fall detection technology

Technology Alignment and Synergy

A key focus of 2025 was addressing a challenge common to technology-forward environments: software fatigue. When caregivers are managing too many independent systems, alarms and dashboards, utilization suffers. Significant effort was invested in working with technology vendors and electronic health record companies to develop APIs that allow for seamless data exchange between platforms, reducing documentation burden and consolidating information into fewer touchpoints. This work continues to be a priority as Sabra evaluates technologies going forward. Our operators have played an important role in this process, providing direct feedback to technology companies that has helped shape product development and improve interoperability. One example is Traditions of North Bend, which has collaborated with Sage to develop a bidirectional connection with the ALIS electronic health record system. The bidirectional feed has been completed, tested and is now being piloted in the community to identify if any additional modifications are needed.

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

"I have dedicated much of my career to improving the health and wellness of seniors while also working to ease the workload and burdens on those who deliver hands-on care. One of the high points of my career has been collaborating with Sabra, an organization committed to investing in technology solutions that support better outcomes for seniors and the caregivers who serve them. I am proud to work alongside operators who are willing to be pioneers in early technology adoption and who actively collaborate to provide feedback that helps shape and improve these solutions in meaningful ways."

– **Susan Coppola,** Senior Vice President, Clinical Services

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

DS smart

Vitals Monitoring

DS Smart – Active across 35 ALF/MC managed communities; 26 deployed in 2025

In 2025, DS Smart vital signs technology was rolled out to operators across 35 managed senior housing properties. The platform connects diagnostic equipment, including vital signs monitors, scales and pulse oximeters, directly to electronic health records, eliminating manual transcription and providing caregivers with immediate access to real-time resident data. Ninety percent of caregivers were trained on the system in under five minutes, and in 2025 alone, approximately 91,000 error-free vitals were recorded through DS Smart, saving caregivers an estimated 77 hours of manual documentation time.

The path to scale required meaningful investment from all parties. Participating operators reevaluated existing systems and processes, trained caregivers and collaborated with electronic health record providers to build the data exchanges that make the platform most effective. Integrations with Yardi and ALIS were completed in 2025; integrations with August Health and ECP are underway and expected to be finalized in 2026. Operators also expanded the ecosystem by replacing legacy devices with Bluetooth-enabled scales and other equipment that feed directly into DS Smart, further optimizing its value.

DS Smart is anticipated to be deployed to operators in an additional 26 communities in 2026, continuing to build out a connected vital signs infrastructure across Sabra's managed senior housing properties.

amba

Fall Management

Amba – Implemented across AgeWell portfolio; expanding to Sienna in 2026

Amba's discreet sensor system, which uses sleep mats, motion detectors and door sensors, passively and continuously analyzes changes in residents' sleep, activity and physiological patterns to deliver real-time health, safety and wellness insight. By identifying emerging risk earlier and prioritizing staff attention accordingly, the system has been associated with measurable improvements across four AgeWell senior living communities. Over a five-month period at The Monarch at Cedar Park, care responsiveness improved by 30 percent during the deployment, with alert response rates climbing from 52 percent in October 2024 to 67 percent by February 2025. Night shift falls, a persistent challenge in senior living when staffing is typically lower, dropped by 64 percent in January 2025 compared to June 2024, consistent with earlier identification of residents at rising risk.

Beyond safety, Amba's sleep-monitoring capabilities have supported earlier identification of conditions such as sleep apnea, enabling faster referrals and earlier interventions. According to a community executive director, the system "provides information that would otherwise not exist, which can be built directly into care planning." Amba augments existing nurse call and safety infrastructure rather than replacing it, shifting care delivery from reactive response toward earlier, prioritized intervention.

In the third quarter of 2025, Sabra began collaborating with Sienna to evaluate Amba at two Canadian communities serving residents with higher care needs. In early 2026, the integration with Sienna's nurse call system was completed, consolidating data and alerts into a single platform to reduce caregiver burden. Sabra is now finalizing the contract and deployment schedule.

Active at: The Monarch at Cedar Park and three additional AgeWell communities inspiren

Fall Management

AUGi – Implemented at Stoney River of Ramsey; expansion under evaluation

Inspiren's AI-powered ecosystem brings together fall detection, high-risk resident identification, care planning, staff optimization and emergency response into a single integrated platform. The system features two-way communication, privacy-protected live visual context and real-time alerts, with each community supported by a dedicated clinical specialist and remote clinical backup to ensure resident activity is continuously assessed and integrated into care workflows.

Sabra and Health Dimensions Group began evaluating Inspiren in 2024 and moved to full implementation at Stoney River of Ramsey in 2025. Throughout the year, Sabra worked closely with Inspiren to refine reporting and improve ease of use, reflecting the kind of active operator partnership that Sabra believes makes technology adoption succeed. At Stoney River of Ramsey, 80 potential resident falls were avoided in 2025. In one published case study, the Inspiren ecosystem was associated with an 83 percent reduction in fall-related 911 calls, underscoring its potential to prevent unnecessary and disruptive hospital transfers.

Sabra and Health Dimensions Group are currently evaluating further expansion based on community-level needs for 2026.

Active at: Stoney River of Ramsey (Health Dimensions Group)

nobi

Fall Management

Nobi – Implemented, expanding across Legacy Senior Living portfolio in 2026

Nobi takes a distinctive approach to fall prevention: rather than adding equipment to a resident's room, it replaces an ordinary ceiling light. The system combines optical sensors and AI within a discreet, well-designed fixture that gradually increases illumination as residents leave their beds, alerts staff in real time and monitors behavior and movement patterns for wellness insights, all while preserving privacy and the homelike feel of the room environment.

Tawas Retirement Village in Michigan, where Nobi was first deployed, is now managed by Priority Life Care. Since the rollout of the system, the community has seen an average staff response time of three minutes following an alert. The system's circadian rhythm lighting feature adjusts light throughout the day to support natural sleep-wake cycles. Sabra will continue to collaborate with its operators to evaluate Nobi for its impact on resident wellness in 2026.

Following the results at Tawas Retirement Village, Legacy Senior Living selected Nobi for four communities. Installation is underway at two sites, with two additional communities planning to incorporate Nobi as part of planned renovations and a new build process over the following year.

Active at: Tawas Retirement Village; expanding to four Legacy Senior Living communities, including a redevelopment project in Lexington, Kentucky

Fall Management

SafelyYou – Fully implemented across five managed and NNN senior housing properties

SafelyYou's AI-powered fall detection and prevention platform is now active across five of Sabra's managed and NNN senior housing properties, where it has become a cornerstone of fall management programs for memory care residents. The system detects falls with over 99 percent accuracy and delivers clear video reviews that allow caregivers to assess and respond quickly and confidently.

The results have been compelling. Communities using SafelyYou have seen a median incident response time of under two minutes, compared to a reported industry average of 40 minutes. Emergency room send-outs due to falls have dropped to 1.06 percent against a reported industry benchmark of 17 to 20 percent, and a 59 percent reduction in unique residents experiencing fall-related injuries was recorded within the first 90 days of implementation.

The platform has expanded beyond detection to support broader care delivery. SafelyYou Clarity and SafelyYou Aware give caregivers tools to optimize care workflows, monitor resident wellness and anticipate staffing needs, including support for overnight care and virtual check-ins that provide personalized attention without unnecessary disruptions.

Active at: Traditions of North Willow, Sun City West, The Claiborne at West Lake, Langdon Place of Nashua and Langdon Place of Exeter

Nurse and Emergency Call

PalCare – Implemented at Sinceri Senior Living communities and Traditions Management

PalCare offers a flexible suite of wireless nurse call, wander management and pendant fall management solutions designed around the practical realities of senior living, from standard emergency call pendants and watches to specialty devices that detect falls as they happen, allowing for immediate notification to caregivers that a resident requires assistance. The system's fall-detection pendants are designed to sense changes in a resident's movement patterns that may indicate a fall, notifying staff immediately.

The system collects data to provide extensive insight reports into resident needs and allow staff to identify interventions to support residents. PalCare has been deployed at properties operated by Sinceri Senior Living and a new Traditions Management community, where the system integrates with the ALIS electronic health record platform. Staff and residents have responded positively, and response times have improved.

Active at: Properties operated by Sinceri Senior Living and Traditions Management, including Amity Place, The Warren, The Monarch at Henderson, The Monarch at Cedar Park, Jurgens Park Senior Living, Ashley Pointe Senior Living, Morningside House of Sarasota, Morningside House of Fredericksburg, Shavano Park Senior Living, The Peaks at Old Laramie Trail, Faye Wright Senior Living and Traditions at Camargo. Deployment is planned at seven additional properties.

Nurse and Emergency Call

Sage and Sage Detect - Implemented at Traditions of North Bend; EHR integration completed

Sage's integrated care platform connects nurse call, data insights and fall management with an AI-powered software layer that gives caregivers real-time alerts, task management tools and a unified view of care delivery. Sage Core has been deployed at Traditions at North Bend, where the system's ability to track and compare planned versus actual care delivery provided valuable operational insights from day one. The Traditions staff became an active collaborator in the process, providing direct feedback to Sage that led to meaningful product improvements and a more intuitive experience for frontline staff.

A major milestone of 2025 was the completion of a bidirectional integration between Sage and the ALIS electronic health record system, a development that significantly reduces documentation burden and improves data consistency for caregivers. The bidirectional feed has been completed, tested and successfully advanced to the pilot stage.

In the latter part of 2025, Sage Detect, the company's new AI-powered fall management module, was also deployed at Traditions at North Bend. The system uses private, permission-based AI video capture to provide caregivers with the context needed to respond quickly and make informed decisions. Staff found deployment straightforward and minimally disruptive. Sabra will work with its operators to evaluate expanding both Sage and Sage Detect to additional communities based on need throughout 2026.

Active at: Traditions at North Bend

Cleaning and Environmental Technology

Viking Pure

Inspirit Senior Living implemented Viking Pure products at 14 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 volatile organic compounds—ideal for senior living environments. Across 14 communities, Viking Pure helped to avoid ~10,000+ gallons of toxic chemical alternatives and ~20,000 single-use containers. 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." Viking Pure products are also utilized in our Claiborne facilities in Augusta, Georgia, and Hattiesburg, Mississippi.

Active at: Inspirit Senior Living and Claiborne Senior Living communities

Total Life

Behavioral Health and Wellness

Total Life - Early-stage piloting; expansion under consideration

Total Life is a behavioral health and wellness platform designed specifically for older adults, offering Medicare-covered therapy, live daily wellness programs and an AI wellness companion that supports residents between sessions. In November 2025, Total Life was introduced at The Monarch at Richardson and Parkview in Allen, hosting resident round tables in December 2025 to gather direct feedback on the platform.

An early finding from those sessions has shaped how Sabra and Total Life are thinking about positioning: framing the platform around holistic wellness rather than mental health treatment resonated more positively with residents. Sabra and Total Life are collaborating on how best to promote the platform in a way that feels inviting and relevant to residents across independent and assisted living settings. Further analysis is underway to determine next steps for expansion.

Evaluated at: Parkview in Allen and The Monarch at Richardson

SAIVA

AI-Powered Risk Stratification

SAIVA - Active at Wachusett Healthcare; expanding across NNN portfolio

SAIVA brings artificial intelligence directly into the clinical documentation workflow, analyzing information already captured in residents' electronic health records to identify those who may be at risk of a change in condition before that change becomes clinically apparent. Rather than asking caregivers to do more, SAIVA works with the data they are already generating, surfacing prioritized alerts and personalized care recommendations that help licensed nurses focus their attention where it is most needed.

The outcomes associated with SAIVA have been notable. Licensed nurses using the platform have reduced time spent reviewing medical records by 37 percent. Reimbursement has improved by 21 percent, and resident days have increased by 34 percent, attributed to fewer rehospitalizations and earlier interventions that keep residents stable and in place.

Several of Sabra's NNN tenants have adopted SAIVA to advance proactive, data-driven care and support nursing satisfaction. As the platform demonstrates results across a broader range of communities, Sabra sees SAIVA as an important part of the larger technology ecosystem it is building to support operators in delivering higher-quality, more efficient care.

Active at: Wachusett Healthcare and across select NNN tenant communities

Engaging with Innovation

Sabra continues to be 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.

WLL Collaborations

Sabra's partnership with the Well Living Lab deepened meaningfully in 2025. In the third quarter, Sabra and the WLL launched a collaborative research study examining the relationship between falls and the built environment in senior living facilities, an area where surprisingly little comparative research exists. Data gathering began in the fourth quarter, and IRB approval was received shortly thereafter. The study will progress and be finalized in 2026, with findings expected to inform Sabra's selection of additional fall management solutions for longer-term deployment across its senior housing operating portfolio, as well as building aspects that may help to further prevent fall risk.

The study addresses a genuine gap in the field. While many long-term care facilities have adopted fall-related technologies, few have been able to directly compare different systems in operational settings, in part because facilities typically implement only one solution at a time. Sabra's portfolio, where multiple fall detection technologies are active simultaneously, creates a rare opportunity for meaningful comparison. The research goes beyond technology performance alone, incorporating environmental and architectural variables such as flooring material, lighting conditions, hallway layout and proximity to staff, factors that are increasingly recognized as significant moderators of fall risk but are rarely studied alongside technology data.

The study will draw on multiple data sources, including fall event records, outcomes and call pendant activations, while also evaluating building characteristics at each participating facility. Six technology vendors representing a range of detection methods, including camera systems, pendants and emergency call buttons, have agreed to participate and share de-identified fall data. By integrating building science and indoor environmental quality research with real-world technology performance data, Sabra and the WLL aim to generate practical insights that can inform both technology selection and facility design strategies going forward. The final study will be published in a peer-reviewed scientific journal.

From Evaluating Innovative Technologies to Putting Them Into Practice at a Greater Scale

Environmental Stewardship

"In 2025, we continued to advance our environmental stewardship from E-Roadmap to E-Playbook to E-Execution. Grounded in a crawl-walk-run approach that prioritizes disciplined deployment for long-term impact. In collaboration with our operators, we identified the right solutions and technologies, tested them, proved their value, and then began rolling them out strategically, with clear follow-through to ensure they're delivering real environmental impact. At its core, it was about doing what we said we were going to do."

Peter Nyland
Executive Vice President, Strategic Initiatives

E-Playbook

Turning Vision Into Action

We take a comprehensive, integrated and collaborative approach to environmental stewardship.

Executing the E-Playbook

Our E-Playbook brings environmental stewardship to life by translating strategic goals into clear, actionable initiatives. It serves as a roadmap for identifying, implementing and scaling energy-efficient and sustainable practices across our portfolio. Our objective is to transition toward a proactive approach to capital asset management, intentionally disrupting the traditional “fix-and-replace” cycle that often results in installing inefficient, “like-for-like” equipment.

Critically, this approach recognizes that environmental stewardship extends beyond our buildings’ carbon footprint to the health, safety and well-being of the residents and caregivers our operators serve. By embedding both environmental and human outcomes into our strategy, we ensure that every program we design, deploy and scale delivers a holistic impact.

Building upon the success of our initial pilots, Sabra has expanded into follow-on projects and portfolio-level deployments, reflecting our confidence in the performance, practicality and scalability of these selected technologies:

Targeted Retrofits: Through strategic HVAC and lighting upgrades, we are improving building performance while supporting positive resident outcomes.

Structured Scaling: Water-efficiency, autonomous cleaning and monitoring solutions (such as HydroPoint, SoftBank Robotics floor care equipment and AquaMizer) have progressed beyond the pilot phase and moved to structured, portfolio-wide rollouts.

Operational Accountability: We have placed significant emphasis on post-deployment tracking to ensure that every improvement delivers its intended savings, consistent usage and environmental impact.

Strategic Prioritization: To guide future investments, Sabra has initiated a formal E-Assessment process. This collaborative effort involves our internal team, operators, advisors and vendors in conducting on-site assessments of our managed senior housing properties to identify immediate needs and long-term sustainability opportunities.

Environmental Stewardship At-a-Glance

$104M+
invested in portfolio modernization since 2022

$5.6M+
deployed in efficiency projects in 2025 alone

3.3M+
gallons of water saved annually through AquaMizer pilots in 2025

E-Playbook in Action

Water Efficiency and Leak Detection

Throughout 2025, Sabra collaborated with its operators to pilot water technologies, reducing consumption and preventing leaks. One successful pilot featured AquaMizer, a toilet retrofit technology that helped reduce water usage by 50 percent at the unit level. Another pilot, HydroPoint, reduced irrigation water use by over 30 percent while identifying leaks in both irrigation and domestic water lines. Both technologies were piloted at multiple properties and, based on their success, are in the process of being rolled out to the majority of our eligible managed senior housing properties.

HVAC Inverter Heat Pump Retrofits

Following the success of our initial pilots, which showed up to a 30 percent efficiency improvement at the unit level, Sabra continued expanding its rollout of inverter heat pump units across its Texas portfolio in 2025. We retrofitted over 250 units across three separate properties, replacing older split systems that utilized inefficient electric resistance heating elements. In addition to the anticipated energy savings, these legacy 410A refrigerant units were replaced with new 454B units, which will save an additional 974 $MTCO_2e$ of emissions. Beyond the efficiency gains and environmental impact, these units continue to improve overall comfort for our residents and caregivers. These are substantial investments that go well beyond one-off replacements; we are targeting properties with a significant number of units near the end of their useful life and working with local utilities to maximize incentives. In addition to Texas, Sabra initiated similar programs in California and North Carolina and looks to expand into more states in 2026.

LED Lighting Retrofits

With most of Sabra's managed senior housing properties now incorporating LED lighting, our emphasis has shifted toward lighting quality, color and consistency. Numerous studies—including those we sponsor through our Alliance with the WLL—demonstrate that proper lighting is one of the most impactful ways to reduce falls in senior living environments and mitigate circadian challenges. In 2025, Sabra completed multiple lighting projects, including Desert Rose in Yuma, Arizona, Elan Westpointe in New Braunfels, Texas, Morningside House in Fredericksburg, Virginia, South Wind Heights in Jonesboro, Arkansas, Village at the Falls in Menomonee Falls, Wisconsin and Winter Village in Frankenmuth, Michigan. At these locations, we invested over $1,300,000 to complete second-generation lighting retrofits, improving color, uniformity and visibility in hallways, dining rooms, common areas and resident rooms. The results were well-received by residents, family members and staff alike.

Solar and Battery Storage Systems

Building on our HVAC, lighting and water upgrades, Sabra began piloting renewable solar and battery storage initiatives with operators in 2025. We launched our first community solar project at our Provincial Glenville community in Glenville, New York. By contracting for energy from a local community solar farm, Sabra is supporting renewable energy while reducing its energy costs by approximately 10 percent. At Las Brisas in San Luis Obispo, California, Sabra is launching its first on-site solar and battery energy storage systems (BESS). The project commenced in late 2025 and is expected to be operational by the fourth quarter of 2026. Once completed, it is expected to provide over 75 percent of the building's electrical power and over four hours of backup generation in the event of a grid outage.

Autonomous Cleaning Technology

SoftBank Robotics autonomous floor cleaning solutions continued to be scaled across Sabra managed senior housing properties in 2025. The technology enables consistent, high-quality cleaning while freeing staff to focus on higher-value tasks and providing trackable proof of performance to support operational oversight. As of May 29, 2026, our fleet of 110 Whiz robots has logged 24,530 hours of autonomous cleaning, covered more than 98.5 million square feet and completed 48,737 unique cleaning runs. These metrics demonstrate the successful integration of the system into daily operations, and Sabra continues to deploy this technology across new managed senior housing acquisitions.

Advancing Energy Resilience:

A Texas Case Study

The Challenge: Grid Strain and Legacy Inefficiency

In the Texas market, many multifamily and senior living facilities have historically relied on electric resistance heating, commonly known as heat strips. While standard for older builds, these systems are highly energy-intensive and place significant strain on the ERCOT grid during extreme cold weather events. For Sabra's Texas portfolio, these legacy systems represented a dual challenge: rising operating costs and increased exposure to grid instability.

The Solution: High-Efficiency Inverter Heat Pump Retrofits

To address these challenges, Sabra launched a strategic capital program focused on modernizing legacy HVAC infrastructure and reinforcing resilience across select Texas, North Carolina and California properties. Central to this initiative was the replacement of aging "on/off" systems with variable-speed inverter technology.

Unlike traditional systems that operate only at full capacity or not at all, inverter-driven heat pumps modulate their output to meet real-time demand. This allows for a complete transition away from inefficient heat strips, which can consume up to three times more energy in heating mode than modern inverters. By standardizing these upgrades across split systems, RTUs and PTACs, Sabra is creating a more maintainable, energy-lean building envelope while reducing Scope 2 emissions and peak demand on the local grid.

The Outcomes

These investments delivered a clear "triple win" for the environment, our operators and the broader community:

Energy Efficiency: Inverter retrofits achieved over 30 percent improvements in unit-level efficiency, significantly reducing overall electricity consumption, while the transition to lower-GWP (global warming potential) refrigerants from 410A to 454B further reduced potential emissions and the systems' overall climate impact by 974 $MTCO_2e$.

Grid Resilience: By lowering peak demand during winter surges, these upgrades support greater stability for the ERCOT grid and reduce the risk of power interruptions for our facilities.

Resident Wellness: Inverter systems provide more stable temperatures and operate at substantially lower sound levels, significantly improving comfort, sleep quality and the overall living environment for seniors.

Operational Savings: Reduced energy volatility and fewer maintenance demands allow our operators to redirect resources away from overhead and toward resident care.

> "By modernizing its HVAC infrastructure with inverter technology, Sabra is doing more than lowering its carbon footprint—it is actively supporting the stability of the Texas energy ecosystem. These investments ensure that Sabra's communities remain safe, comfortable and resilient, even when the regional grid is under extreme stress."
>
> **Darren Kowalske**
> Principal, Larkspur E-Advisory

Advancing Efficient Technologies

In addition to HVAC retrofits and LED lighting projects, Sabra continues to identify, evaluate and scale new technologies that support energy efficiency, water stewardship and operational performance across its portfolio. In 2025, these efforts increasingly shifted from pilot testing to broader deployment, guided by performance data, portfolio-level analysis and close collaboration with operators and technology partners.

AquaMizer is a toilet tank solution designed to reduce water usage and prevent leaks by optimizing flush cycles and controlling refill rates. Results from the four pilot buildings showed a 51 percent reduction in water consumption, representing 3.3 million gallons reduction of water usage on a year-over-year basis. Sabra started the planning and assessment process in Q4 2025 for full-scale implementation of AquaMizer in its managed senior housing properties in 2026, prioritizing applications where water savings and leak prevention can deliver the greatest impact. In addition to reducing water consumption, the system helps prevent overflows and flooding caused by malfunctioning toilets, lowering maintenance risk and potential property damage. As part of this deployment, Sabra will replace non-ADA-compliant toilets with ADA-compliant toilets, aligning water efficiency improvements with resident accessibility and safety needs.

HydroPoint provides smart water management solutions, including submeters and leak-detection technology for indoor applications and smart irrigation controls for outdoor use. In 2025, Sabra worked with its operators to advance HydroPoint pilots at Chateau McKinney and Parkview in Allen, which demonstrated a 31 percent reduction in water usage associated with landscape irrigation. The HydroPoint monitoring system also helps to identify water leaks quickly on irrigation and domestic water lines to prevent damage and increased costs. Sabra started the planning and assessment process in Q4 2025 for full-scale implementation at its managed senior housing properties with sprinkler irrigation systems. The assessment process helped identify where smart irrigation and water monitoring technologies make the most operational and economic sense, enabling Sabra to move from isolated pilots toward more targeted, scalable deployment.

SoftBank Robotics, as described on page 36, was scaled across Sabra-owned facilities in 2025 and continues to be deployed in any new managed senior housing acquisitions.

Advanced Energy Analytics and Site Assessments underpin Sabra's approach to identifying and scaling these technologies. Sabra leverages data-driven, property-level assessments—conducted by its internal sustainability team in collaboration with third-party advisors—to evaluate HVAC, lighting, water and infrastructure needs across managed senior housing properties. These assessments inform capital planning, qualify properties for utility incentives and help identify candidates for advanced solutions such as high-efficiency HVAC systems, water technologies, solar generation and battery storage. By embedding analytics into decision making, Sabra strengthens its ability to prioritize high-impact investments and scale proven technologies efficiently.

> **"Sabra is leading with innovative technologies that enhance residents' quality of life while promoting environmental responsibility. A strong example is the deployment of robotic vacuums from SoftBank Robotics, which has elevated cleanliness standards and improved air quality across our communities in a safe and efficient manner."**
>
> **Steve Flynt**
> President, Provincial Senior Living

AquaMizer

HydroPoint

SoftBank Robotics

Measuring Our Impact

Managed Senior Housing Properties

Sabra's managed senior housing properties continue to be the fastest-growing segment of the portfolio and a central focus of the E-Playbook. Reliable, timely utility data is essential to supporting value creation, managing risk and identifying efficiency opportunities across these assets. Since 2022, Sabra has collected electricity, fuel and water data across its managed senior housing properties, representing nearly all of its Scope 1 and Scope 2 greenhouse gas emissions.

In 2025, Sabra built on prior data-collection efforts by strengthening the systems and resources used to manage and apply utility information. While earlier processes supported emissions reporting, they offered limited visibility for benchmarking performance and prioritizing projects at scale. To address this, Sabra streamlined its utility management approach and enhanced internal oversight to better align with E-Playbook objectives.

All managed senior housing properties are now connected to Capturis, a centralized utility management platform providing consistent, real-time visibility into consumption across the portfolio. This improved transparency allows Sabra to more effectively compare performance, validate project outcomes and target high-impact efficiency initiatives. To support these efforts, Sabra added dedicated sustainability resources to help manage data quality, coordinate with operators and encourage broader adoption of similar practices among NNN tenants.

TOPIC	2022	2023	2024	2025[1]
Scope 1 ($MTCO_2e$)	6,903	6,663	6,694	7,280
Scope 2 ($MTCO_2e$)	17,331	16,826	14,798	17,027
Electricity Consumption (kWh)	48,719,256	46,614,296	46,357,163	52,616,620
Fuel Usage (therms)	1,294,244	1,248,804	1,252,450	1,361,883
Water Usage (1,000s gallons)	191,160	188,066	187,602	210,000
Square Footage (1,000s sq ft)[1]	5,339	5,339	5,339	5,825
Total Emissions ($MTCO_2e$) per SF (1,000s)	4.54	4.40	4.03	4.17

[1] Includes addition of 8 new properties acquired in 2024, with 12 months of 2025 utility details.

While 2025 utility metrics reflected portfolio-wide increases, these increases were driven primarily by aging equipment, weather conditions, rising occupancy and, most significantly, portfolio growth—including eight new properties added in 2024 with 12 months of 2025 utility details. These additions represented approximately 8 percent of managed senior housing property square footage but contributed roughly 10 percent of total emissions and accounted for the majority (87 percent) of the year-over-year variance. Several are located in grid markets with higher emissions factors and relied more heavily on less efficient systems such as packaged terminal air conditioners (PTACs) and electric resistance heating. Weather conditions amplified these dynamics across the broader portfolio: 2025 brought sharper winter cold snaps in the Northeast and Ohio Valley alongside a record warm spring and summer across much of the eastern and southern United States, producing a compounded heating and cooling load that fell most heavily on properties dependent on PTACs' electric resistance heat. To provide proper context for evaluating portfolio performance as it evolves, square footage has been added as a key metric, allowing for more accurate intensity-based comparisons going forward.

Sabra has undertaken deliberate equipment upgrades and efficiency improvements in 2025—including HVAC retrofits with lower-GWP refrigerants (which reduce emissions but are not yet reflected in Scope 1 accounting), LED lighting enhancements and water technologies such as AquaMizer and HydroPoint. These continued improvements are expected to deliver significant savings at the property level in 2026 and beyond. On a like-for-like basis—excluding the eight new additions and one facility recovering from a prior-year fire—emissions intensity was up 1.4 percent over 2024 even with occupancy growth, but remains approximately 9.8 percent below 2022 levels, reflecting the cumulative impact of these investments. These results demonstrate both the viability of E-Playbook solutions and the foundation being built for future intensity reductions, including initiatives such as solar deployment whose benefits will be realized in coming years. All reported Scope 1 and Scope 2 emissions originate from managed senior housing properties, as Sabra does not have operational control over NNN facilities. Reported Scope 1 and Scope 2 GHG emissions have been independently reviewed and verified by third parties, VCA Green and Cventure. The goal is to use this information to make concerted efforts to conserve natural resources, minimize our environmental impacts and decrease expenses.

Water usage across Sabra's managed senior housing properties reflects the needs of senior living and skilled nursing environments, including resident care, laundry, food service and landscaping. Through ongoing monitoring and targeted efficiency measures, Sabra seeks to promote responsible water stewardship. Similar to emissions, water usage increased primarily from new additions. On a per square foot basis, water usage increased 2.6 percent year over year, driven primarily by greater irrigation needs due to the warmer spring and summer trends. Excluding irrigation, water usage per square foot was down 1.5 percent in 2025, compared to 2024.

NNN Leases

The majority of Sabra's properties, more than three-quarters of the portfolio, are leased under long-term triple-net operating leases in which tenants retain control over day-to-day operations, environmental decision-making and capital investments. While this structure limits Sabra's direct influence over these assets, Sabra actively engages NNN tenants through our E-Playbook with best practices, practical guidance and preferred vendor relationships designed to support responsible property management and promote resident health, wellness and resource efficiency.

That engagement is backed by meaningful resources. Through the Green Links and Green Fund programs, Sabra can finance or reimburse up to 100 percent of the cost of approved energy- and water-efficiency projects, removing one of the most common barriers to action. Influencing outcomes across a portfolio of assets that we do not operate is not a simple undertaking, but we believe it is an essential part of what responsible stewardship looks like for a company in our position.

Creating Value Through Renovations, Repositioning and Repurposing

Sabra views reinvestment in existing, well-located properties as a disciplined, value-protective strategy that supports both environmental stewardship and long-term portfolio performance by reducing the need for demolition and new construction. With a significant share of senior housing and care assets between 20 and 40 years old, renovations, repositioning and repurposing remain central to Sabra's approach to managing aging infrastructure, strengthening resilience and sustaining positive community outcomes. In 2025, Sabra approved a major repurposing project of a closed asset in Lexington, Kentucky. The project is scheduled to be completed in early 2027.

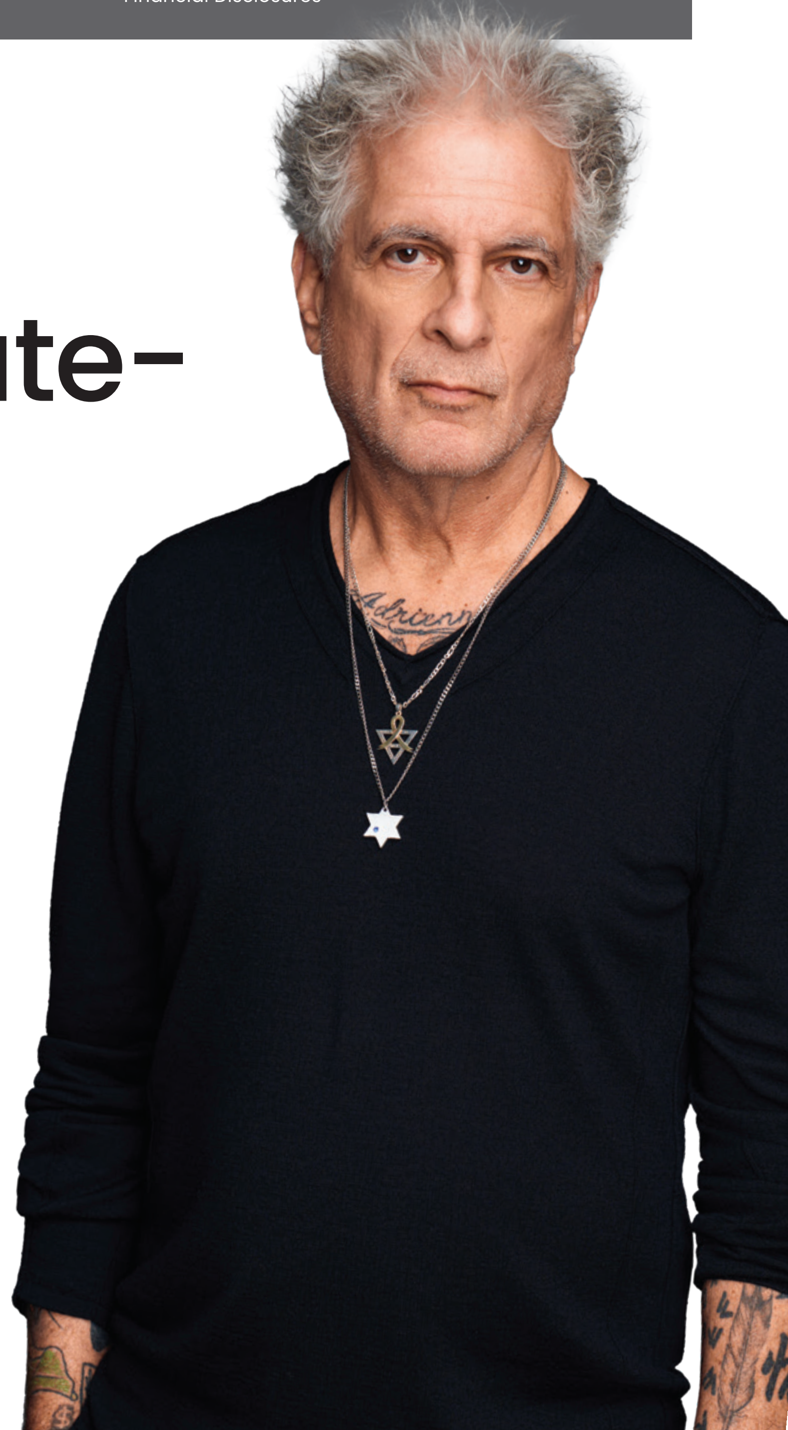
Since 2022, Sabra has invested more than $104 million in its managed senior housing properties, guided by structured, property-level assessments that help diagnose building conditions, identify infrastructure risks and prioritize capital where it can deliver the greatest impact. These investments span interior upgrades to common areas and resident rooms, as well as targeted improvements to energy, water and HVAC systems. By linking reinvestment decisions more directly to building performance, operational efficiency and asset life extension, Sabra's approach is intended to mitigate future replacement risk, enhance day-to-day operations and support the long-term viability and value of the communities it serves.

Task Force on Climate-Related Financial Disclosures (TCFD)

Governance | Strategy | Risk Management | Metrics and Targets

"Creating long-term value requires a clear understanding of climate-related risks, which is why these considerations are embedded in our oversight and decision-making processes."

Rick Matros
Chief Executive Officer



Governance

Board Oversight

Our Board of Directors monitors sustainability, including climate-related risks and opportunities, as part of its broader responsibility for corporate strategy and enterprise risk management. The Board receives regular updates from management and relevant committees and considers climate-related topics in the context of portfolio performance, risk and long-term value.

Oversight of sustainability is supported by the Corporate Responsibility and Governance Committee, which is responsible for overseeing Sabra's sustainability program, including climate-related disclosures and practices.

Management Oversight

At the management level, responsibility for climate-related risks and opportunities is supported through a cross-functional Sustainability Steering Committee. This group includes representatives from environmental, health and safety, facilities, investor relations, finance, human resources and IT, among others, and is responsible for gathering data, coordinating efforts and tracking progress across the organization.

The company has three full-time employees focused on sustainability, along with consultants who provide input and direction as necessary.

The EVP of Strategic Initiatives is responsible for the company's sustainability actions and providing updates to the Corporate Responsibility and Governance Committee of the Board.

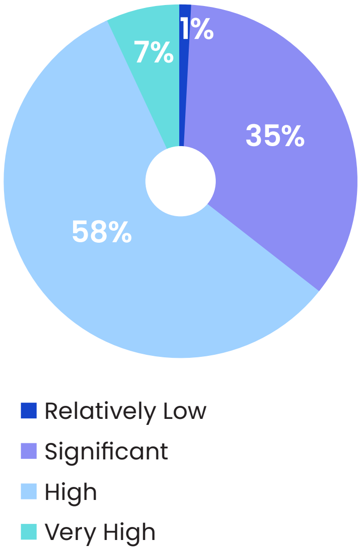
Strategy

Risk Mitigation Overview

As climate risks intensify, their impact on senior living and care communities is becoming increasingly felt. Rising insurance costs, extreme weather events and tenant displacements 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)
- Assisting operators with implementing energy efficiency and disaster mitigation measures
- Engaging with insurers to secure better terms
- Strengthening community resilience to maintain tenant stability

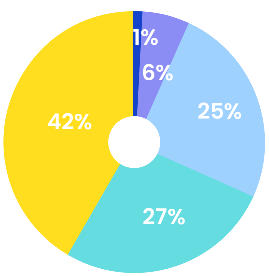
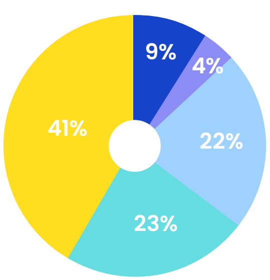
Average Climate Risk Severity[1,2]



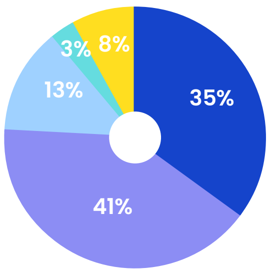
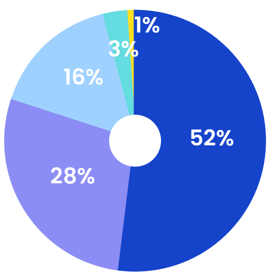
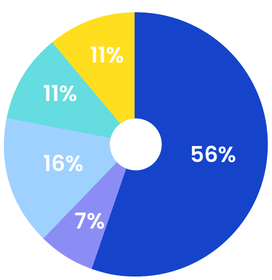
[1] Represents the average Climate Risk Rating across all five physical risks.
[2] May not sum to 100% due to rounding.

Average Property Exposure to Each Physical Climate Risk[1]

The tables below portray 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 at each risk level and does not take into account Sabra's proactive mitigation efforts or investments made to enhance the resilience of assets. Time horizons reflect the IPCC's guidance on when physical climate impacts are expected to intensify, with near-term defined as 0 to 5 years, medium-term as 5 to 10 years and long-term as beyond 10 years.

Physical Climate Risk	Average Risk Level	Time Horizon	Potential Business Impacts	Mitigation Strategy
 **Heat Risk**[2] Relatively Low Significant High Very High Extreme	Very high	Short-, medium- and long-term	• Increased energy costs • Heightened risk of power outages	• 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
 **Precipitation Risk**[2] Relatively Low Significant High Very High Extreme	Very high	Short-, medium- and long-term	• Loss of lives and property/value • Business interruptions • Higher insurance costs	• Diversify properties geographically • Utilize flood zone assessments and ClimateCheck to inform flood risk and response decisions • Invest in flood preparedness • Work with insurance companies to ensure adequate property coverage and mitigate financial losses

[1] Risk levels and time horizons are informed by ClimateCheck scenario analysis using the RCP 4.5 and RCP 8.5 pathways, which provide science-based forecasts of asset-level exposure to heat, precipitation, drought, fire and flood risk based on geographic location.
[2] May not sum to 100% due to rounding.

Physical Climate Risk	Average Risk Level	Time Horizon	Potential Business Impacts	Mitigation Strategy
 **Drought Risk** Relatively Low Significant High Very High Extreme	Significant	Medium- and long-term	• Reduced water supply • Heightened risk of power outages • Increased water expense	• Implement water-saving technologies, initiatives and awareness, including drought-resistant landscaping, smart watering technologies and efficient plumbing
 **Fire Risk** Relatively Low Significant High Very High Extreme	Significant	Short-, medium- and long-term	• Loss of lives and property/value • Business interruptions • Higher insurance costs	• Ensure fire preparedness practices in landscaping and maintenance • Proper inspection and maintenance of all fire detection and fire sprinkler systems • Invest in air-purifying technologies and embedded fire retardants • Work with insurance companies to ensure adequate property coverage and mitigate financial losses
 **Flood Risk**[1] Relatively Low Significant High Very High Extreme	Significant	Short-, medium- and long-term	• Loss of lives and property/value • Business interruptions • Higher insurance costs	• Diversify properties geographically • Utilize flood zone assessments and ClimateCheck to inform flood risk and response decisions • Invest in flood awareness and preparedness • Work with insurance companies to ensure adequate property coverage and mitigate financial losses

[1] May not sum to 100% due to rounding.

Transition Risk Exposure Overview[1]

The table below describes Sabra's exposure to key climate-related transition risks, including policy and legal developments, technological shifts and costs. As with physical risks, the exposure levels described reflect the broader landscape in which Sabra operates and do not account for the proactive steps the company has taken through its E-Playbook, Green Links program, tenant engagement efforts and ongoing investment in energy efficiency and resilience across the portfolio.

Transitional Climate Risk	Average Risk Level	Time Horizon	Potential Business Impacts	Mitigation Strategy
Policy and Legal: New or evolving legislation	Significant	Short- to medium-term	• Changing international, national or local environmental laws, cost and compliance • Specifically, enacted and emerging building performance standards (BPS) (such as Local Law 97) have been introduced to reduce carbon intensity in commercial buildings. Non-compliance could lead to significant financial penalties or forced, high-cost emergency retrofits	• Proactive replacement of legacy HVAC systems with high-efficiency heat pump inverter technology, reducing energy intensity by 30–44% and future-proofing assets against tightening carbon regulations • Property-level energy assessments prioritize assets at greatest regulatory risk • Green PCR process screens for compliance exposure before capital is committed • Active monitoring of state and local regulatory developments including California's SB 253 and enacted and emerging BPS frameworks • Pursue utility incentive programs to offset retrofit costs, including the Oncor program covering approximately 30% of project costs in Texas

[1] Risk levels and time horizons reflect Sabra's assessment of the pace and trajectory of policy, technology and market developments relevant to its portfolio, informed by current regulatory momentum, including emerging building performance standards, IPCC warming trajectories and observed shifts in investor and tenant preferences. Transition risks are generally concentrated in the near- to medium-term as the low-carbon economy transition accelerates, with policy and market risks considered most proximate given the current regulatory environment.

Transitional Climate Risk	Average Risk Level	Time Horizon	Potential Business Impacts	Mitigation Strategy
Technology: Cost of transition to new technologies at properties	Relatively low	Near- to medium-term	• The cost of new equipment, training and software in response to climate change and associated risks could increase operating costs	• Sabra is proactively managing this risk and turning it into an opportunity. The E-Playbook's crawl-walk-run approach tests technologies before portfolio-wide scaling, reducing costly missteps • Preferred vendor relationships such as Carrier, Bluesky and E3 Environmental reduce procurement and installation costs • Green Links and Green Fund programs finance or reimburse up to 100% of approved efficiency projects for managed senior housing properties
Market: Shift in operator and tenant preferences	Relatively low	Medium-term	• Buildings with high utility costs become less competitive, leading to higher vacancy or lower lease rates	• Inverter HVAC retrofits reduce energy intensity by 30–44%, lowering total occupancy costs and enhancing asset value • Healthtech and indoor air quality investments support differentiation as residents and families prioritize healthy environments

Opportunity Type	Time Horizon	Potential Business Impacts	Strategic Response
Resource Efficiency: Energy and water savings through HVAC, lighting and water technology upgrades	Near- to medium-term	• Reduced operating costs for managed senior housing properties • Improved NOI • Lower Scope 1 and 2 emissions • Enhanced asset value and marketability	• E-Playbook deployment of high-efficiency inverter HVAC systems, LED retrofits and smart thermostats • Water management technologies including HydroPoint and AquaMizer across managed senior housing properties
Energy Source: On-site renewable generation and battery storage	Medium- to long-term	• Reduced grid dependence and energy cost volatility • Improved operational resilience during grid disruptions • Lower Scope 2 emissions intensity	• Solar and battery storage deployment at select properties including Las Brisas • Integration with HVAC modernization program in TX, CA and NC assets • Evaluation of additional sites through property-level energy assessments
Products and Services: Differentiated, sustainability focused senior living assets	Near- to medium-term	• Stronger operator and tenant attraction and retention • Competitive advantage as residents and families increasingly prioritize healthy environments • Support for premium asset positioning	• WellCube Air+ indoor air quality monitoring at corporate headquarters • Healthtech and proptech investments that improve the resident environment
Markets: Access to ESG-conscious capital and favorable financing	Medium-term	• Improved access to institutional capital • Potential for green financing instruments	• Third-party verification of Scope 1 and 2 emissions by VCA Green and Cventure • Continued development of sustainability disclosures aligned with SASB, TCFD and other frameworks
Resilience: Proactive climate risk management protecting long-term asset value	Medium- to long-term	• Reduced insurance costs and improved coverage terms • Lower risk of stranded assets in climate-exposed markets • Stronger tenant stability during climate events	• Annual ClimateCheck-based portfolio risk assessments integrated into acquisition underwriting and asset management • Green PCR process for new transactions • Recently restructured insurance program broadening coverage for wind, flood and seismic risk • Incorporated drone flyovers as part of our standard due diligence process for acquisitions • Geographic diversification of portfolio

Opportunity Type	Time Horizon	Potential Business Impacts	Strategic Response
Tenant and operator engagement—supporting NNN tenants in improving efficiency and sustainability performance	Near- to medium-term	• Stronger tenant relationships • Reduced risk of regulatory non-compliance across the portfolio • Incremental NOI improvement through operational efficiency gains	• Green Links and Green Fund programs financing up to 100% of approved energy and water efficiency projects • Sharing of E-Playbook best practices and preferred vendor relationships with operators

Scenario Analysis

We acknowledge the need to understand how climate change will impact future vulnerabilities of the properties in our portfolio, including exposure to heat, precipitation, drought, fire and flooding. To support this understanding, we integrate ClimateCheck's climate risk analysis tools into our ongoing enterprise risk management program, using them to map, score and evaluate asset-level exposure to physical climate risks based on geographic location. These assessments inform origination due diligence, portfolio management and investment decision-making and are complemented by our Green PCR process for new transactions.

We evaluate our portfolio's exposure through two widely used scientific pathways: RCP 4.5, which assumes meaningful global action to moderate emissions over time; and RCP 8.5, which reflects a higher-emissions trajectory with more pronounced physical impacts. At a high level, under the more moderate RCP 4.5 scenario, we would expect manageable increases in heat-related operating costs, modestly higher insurance expense and continued pressure on water availability in select geographies. Under RCP 8.5, those pressures become more pronounced: more frequent and severe weather events could affect asset values and insurance availability in exposed markets, energy costs could rise materially in heat-stressed regions and the physical comfort and safety of residents in properties without modern climate controls could be affected.

We believe Sabra is well-positioned to navigate both scenarios. Our geographically diversified portfolio limits concentration in any single climate-exposed market. Our E-Playbook has already driven meaningful investment in the energy efficiency and resilience measures most relevant to physical climate risk, including high-efficiency HVAC systems, heat pump inverter technology, smart water management and solar and battery storage at select properties. These investments reduce operating cost exposure as energy prices rise and improve the resilience of our communities during grid stress events. Our active insurance program, which was recently restructured to broaden coverage and more precisely address physical climate risks, provides an additional layer of financial protection. And our use of ClimateCheck data in underwriting means that climate risk is a factor we assess before capital is committed, not after.

In certain cases, we have shared asset-specific climate risk data with NNN tenants and operators to help them understand and prepare for localized risks. We look forward to continued enhancement in how we use this information across our value chain, strengthening our resilience and that of the operators and communities we support.

Risk Management

Process for Identifying and Assessing Climate-Related Risks

Sabra's ongoing enterprise risk management (ERM) program consists of systematic activities designed to identify, assess, prioritize and manage risks and opportunities. The ERM process includes interviewing senior leaders, compiling risks into a registry, assigning ownership and monitoring mitigation effectiveness.

Climate-related risk identification is supported by:

- Asset-level climate risk analysis using tools such as ClimateCheck
- Environmental components within property condition reports (PCRs)
- Historical hazard tracking and geographic risk assessments
- Inputs from third-party experts and internal stakeholders

These processes help identify exposure to physical climate risks and inform investment and asset management decisions.

Process for Managing Climate-Related Risks

Sabra manages climate risk through physical climate risk and transition risk assessments, using the outputs to strategically manage and mitigate risks across a geographically diverse portfolio.

Key approaches include:

- Integrating climate risk considerations into acquisition and underwriting processes
- Conducting annual risk assessments across the portfolio
- Assisting operators with implementing energy efficiency and resilience measures at the property level
- Maintaining geographically diversified assets
- Utilizing property insurance to mitigate financial exposure

Sabra also manages risk through property insurance to offset potential liabilities associated with climate-related events. Sabra recently revamped its company-wide insurance program through a comprehensive review of both existing coverage and operator coverage. 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.

Through physical climate risk and transition risk assessments of each property, we strategically manage and mitigate risks across our geographically diverse portfolio.

Climate Risk Integration Into ERM

Our ongoing enterprise risk management consists of a systematic and coordinated set of activities and practices designed to identify, assess, prioritize and manage risks and opportunities that could affect our objectives. For instance, as 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, 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 part of our enterprise risk assessment, they are not currently rated for severity or likelihood.

Metrics and Targets

Our managed senior housing properties' utility data and environmental footprint are 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 senior housing properties' environmental footprint. This will help assess the potential for future reduction goals.

In addition, as an 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 our environmental and climate metrics on page 39 and find Sabra's Statement of Verification on GHG emissions in the Appendix.

Corporate Governance

"At Sabra, strong governance is not a compliance exercise. It is the foundation on which everything else is built. Our independent Board brings diverse expertise, a long-term perspective and a genuine commitment to accountability, working closely with management to ensure our strategy, our culture and our stewardship of capital all reflect the values and best interests of the stakeholders who depend on us."

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

Governance Highlights

Sabra remains committed to effective corporate governance that promotes the long-term interests of our stockholders and strengthens Board and management accountability. This section covers select corporate governance topics relevant to our sustainability program and Sabra's oversight structure for sustainability. For full corporate governance information, please see our most recent proxy statement, Form 10-K and corporate website.

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	Regular and Proactive Board and Management Succession Planning
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	Political Contribution Policy
Opted Out of the Maryland Control Share Acquisition Act, Which Provides Certain Takeover Defenses	Opted Out of the Provisions of the Maryland Unsolicited Takeover Act That Would Permit a Classified Board Without Stockholder Approval

Enterprise Risk Management and Risk Oversight

Sabra's approach to risk management, governance and business ethics has remained consistent by design, reflecting a framework we believe is working and a culture that continues to strengthen over time.

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 Governance section of our website at sabrahealth.com and in the TCFD section of this report.

Code of Conduct and Ethics

Our Code of Conduct and Ethics has remained a cornerstone of how we operate, providing a consistent framework for honest and ethical conduct, fair dealing and the deterrence of conflicts of interest across all directors, officers and employees. 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 that such groups directly or indirectly engage in on behalf of our industry. 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 Governance section of our website at 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 2025, all employees participated in the training and signed the Code of Conduct and Ethics 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.

Cybersecurity

Sabra's cybersecurity program continued to evolve in 2025, with our policies, standards and practices remaining fully integrated into our enterprise risk management framework and evaluated annually against leading industry standards. 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 that undergoes an annual System and Organization Controls (SOC 1) examination conducted under Statement on Standards for Attestation Engagements No. 18. 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.

Board of Directors

Effective governance starts with the right people around the table. Sabra's strong, independent and diverse Board brings together directors with deep, complementary expertise spanning healthcare, real estate, finance, leadership, portfolio management, sustainability, regulatory affairs, risk management and policy. This breadth of perspective enriches decision-making and strengthens our ability to navigate a complex and evolving operating environment.

What unites them is an unwavering commitment to ethics, integrity and corporate responsibility. Sabra's directors are accomplished in their respective fields, represent a diversity of backgrounds and experiences, and share a common purpose: ensuring that Sabra's strategy, culture and business conduct reflect the highest standards of governance and the long-term best interests of our stakeholders.

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

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

In addition to the diversity of experience illustrated on the previous page, our Board of Directors also represents a mix of tenures and ages and is highly independent, as illustrated below.[1]

	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)	15	15	5	15	7	5	8
Independence		●	●	●	●	●	●
Demographics							
Age	72	58	59	72	69	50	65
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, 2026.
[2] Mr. Matros does not self-identify with any of the listed categories and instead self-identifies as Jewish.

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

Darrin Smith
Chief Investment Officer, Secretary and Executive Vice President 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).

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, Strategic Initiatives 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.

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	2023	2024	2025
Properties (#) [IF-RE-000.A] [IF-RE-000.C]			
Skilled Nursing/Transitional Care	241	224	210
Senior Housing - Leased	43	39	32
Senior Housing - Managed	61	69	87
Behavioral Health	18	17	16
Specialty Hospitals and Other	15	15	15
Total	**378**	**364**	**360**
Units of real estate held for investment, by property subsector [IF-RE-000.B]			
Skilled Nursing/Transitional Care	26,769	25,492	23,537
Senior Housing - Leased	3,473	3,319	2,668
Senior Housing - Managed	6,041	6,680	8,677
Behavioral Health	1,159	1,164	1,138
Specialty Hospitals and Other	392	392	392
Total	**37,834**	**37,047**	**36,412**
Average occupancy rate, by property subsector [IF-RE-000.D][1]			
Skilled Nursing/Transitional Care	76.4%	80.9%	83.4%
Senior Housing - Leased	90.0%	89.6%	89.0%
Senior Housing - Managed	81.6%	85.2%	87.9%
Behavioral Health, Specialty Hospitals and Other[2]	80.7%	77.9%	76.5%

[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.

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

Social Commitment Metrics

CATEGORY	METRIC	MEASURE	FY 2024	FY 2025
Teammate Engagement	Engagement Survey Participation Rate	%	92%	85%

CATEGORY	METRIC	MEASURE	FY 2023	FY 2024	FY 2025
Human Capital	Full-time[1]	#	48	50	58
	Temporary	#	1	0	0
	New Hires	#	7	6	10
	Voluntary Terminations	#	1	2	1
	Involuntary Terminations	#	0	1	1
	Voluntary[2]	%	14.6%	4.0%	1.7%
	Involuntary	%	0.0%	2.0%	1.7%
	Total	**%**	**14.6%**	**6.0%**	**3.4%**

CATEGORY	METRIC	MEASURE	FY 2025
Diversity by the Numbers	**Teammates by Gender**		
	Female	%	55%
	Male	%	45%
	Management by Gender		
	Female	%	57%
	Male	%	43%
	Executive Team by Gender		
	Female	%	45%
	Male	%	55%
	Teammates by Race and Ethnicity[3]		
	White	%	50%
	Asian	%	21%
	Hispanic or Latino	%	5%
	Native Hawaiian or Pacific Islander	%	2%
	American Indian or Alaska Native	%	2%
	Multiracial/Multiethnic	%	5%
	Not Specified	%	16%

[1] As of December 31, 2025. [2] The percentages exclude temporary workers. [3] May not sum to 100% due to rounding.

Our Dynamic Workforce

	2023	2024	2025
New Hires	7	6	10
Voluntary Terminations	1	2	1
Involuntary Terminations	0	1	1

Teammate Turnover Rates

	2023	2024	2025
Voluntary	14.6%	4.0%	1.7%
Involuntary	0.0%	2.0%	1.7%
Total	14.6%	6.0%	3.4%

Environmental Stewardship Metrics

CATEGORY	METRIC	MEASURE	FY 2023	FY 2024	FY 2025
Scope 1 and Scope 2 Greenhouse Gas Emissions[1]	Scope 1	MTCO2e	6,663	6,694	7,280
	Scope 2	MTCO2e	16,826	14,798	17,027
	Scope 1 and 2 Per Square Foot	MTCO2e/Sq. ft.	0.0044	0.0040	0.0042
	Electricity Consumption	kWh	46,614,296	46,357,163	52,616,620
	Electricity Usage Per Square Foot	kWh/Sq. ft.	8.73	8.68	9.03
Managed Properties Environmental Metrics	Fuel Usage	Therms	1,248,804	1,252,450	1,361,883
	Fuel Usage Per Square Foot	Therms/Sq. ft.	0.23	0.23	0.23
	Water Usage	1000 Gallons	190,713	187,602	210,000
	Water Usage Per Square Foot	1000 Gallons/Sq. ft.	35.72	35.14	36.05

[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% of its managed portfolio by sq. ft. for energy and water.

Appendix (continued)

Statement of Verification on GHG emissions

Sabra Health Care REIT, Inc.
1781 Flight Way
Tustin, CA 92782

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 2025 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, 2025 to December 31, 2025 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] Emissions of CO_2, CH_4, and N_2O from combustion sources and electricity consumption were calculated. Sabra has no SF_6, PFC, or NF_3 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 assurance[2], 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 2025 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.

Brahim Diop

Daryl Whitt, PE, CEM
Lead Verifier
Cventure, LLC
Orangeburg, SC, USA

Brahim Diop
Staff Verifier
Cventure, LLC
Pooler, GA, USA

[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 2025.

[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 and resource 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 and deployment 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, including research studies; 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, including in Part I, Item 1A of our Annual Report on Form 10-K for the year ended December 31, 2025, 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.

SABRA