

HEALTHCARE – REAL ESTATE – CAPITAL

Ventas, Inc. (NYSE:VTR) is a \$10 billion Chicago-based S&P 500 company dedicated exclusively to investing in healthcare real estate. As a leading healthcare real estate investment trust (REIT), Ventas was the best performing publicly traded financial stock for the last decade, delivering total shareholder return of over 2,000 percent. Since its inception in 1998, Ventas has grown to become a highly diversified, high productive, cash-flowing company with a reputation for producing superior and reliable returns.

SIZE, SCALE AND DIVERSIFICATION

With 505 healthcare assets located in 43 states and two Canadian provinces, Ventas is recognized for its highly diversified portfolio – by asset type, tenant / operator, geography, and operating model. (Most recently published data – June 2010)

ASSET CLASS

	NUMBER	Net Operating Income (NOI)
Seniors Housing	244	49 percent
Skilled Nursing Facilities (SNF)	187	28 percent
Hospitals	40	15 percent
Medical Office Buildings (MOB)	34	5 percent
Loan Investments		2 percent

TENANTS / OPERATORS

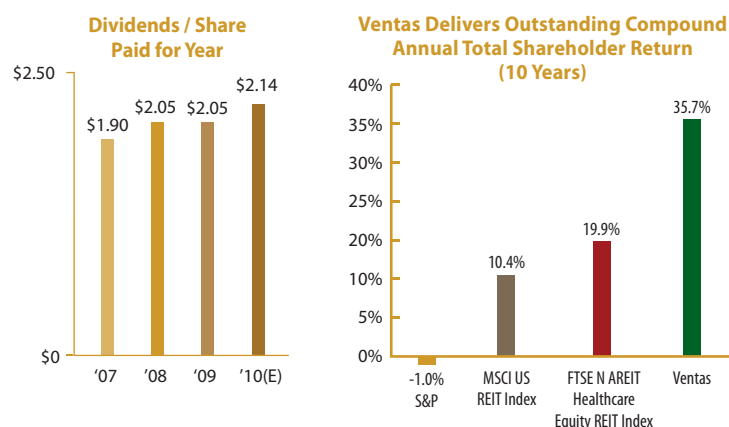
	NOI
Kindred Healthcare (NYSE: KND)	39 percent
Brookdale Senior Living (NYSE: BKD)	19 percent
Sunrise Senior Living (NYSE: SRZ)	18 percent
MOBs	5 percent
All other tenants and other sources	19 percent

INVESTMENT STRUCTURE

	NOI
Triple Net Leases	77 percent
Operating Assets	23 percent

OUTSTANDING FINANCIAL PERFORMANCE (2009)

Normalized FFO	\$409 million
Normalized FFO Per Share (diluted)	\$2.68
Dividends (2010)	\$2.14 / share
Shares Outstanding	156,612,000
Debt to Total Capitalization	28 percent
Total Shareholder Return	39 percent
Credit ratings / investment grade ratings from –	
▪ Standard and Poor's (BBB-)	
▪ Moody's (Baa3)	
▪ Fitch (BBB)	



Contact

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Ventas, Inc. (NYSE: VTR)

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Senior Management

Chairman, President, CEO – Debra A. Cafaro

EVP / Chief Financial Officer – Richard A. Schweinhart

EVP / Chief Investment Officer – Raymond J. Lewis

EVP / Chief Administrative Officer and

General Counsel – T. Richard Riney

SVP, Asset Management – Timothy A. Doman

Additional Information

Eighth largest REIT (by equity cap)

Second largest Healthcare REIT

62 Employees

VENTAS PROPERTY TENANT-MANAGERS ARE NATIONAL LEADERS



Sunrise offers a full range of personalized senior living services in the United States, Canada, Germany and the United Kingdom, with a combined capacity of approximately 39,000 residents.



Kindred Healthcare, Inc. is a healthcare services company that through its subsidiaries operates hospitals, nursing centers and a contract rehabilitation services business across the United States.



Brookdale is the nation's largest owner and operator of senior living communities operating more than 565 senior living and retirement communities. Brookdale offers the full spectrum of senior living options, including independent living, Personalized assisted living, Alzheimer's and dementia care, rehabilitation and skilled nursing.



Lillibridge provides hospitals and health systems an integrated solution for all their healthcare real estate needs. National footprint built on over 30 years of local experience and strong relationships with physicians. (Definitive acquisition signed June 2010, expect to close second half of 2010.)

GEOGRAPHIC SCOPE – 43 STATES AND 2 CANADIAN PROVINCES



	Seniors Housing	244
	Skilled Nursing Facilities	187
	Hospitals	40
	Medical Office and Other Facilities	34
Total Owned Facilities		505