NEWS RELEASE

Sabra Acquires Two Skilled Nursing Facilities; Makes Mezzanine Loan Investment

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IRVINE, Calif., April 3, 2012 (GLOBE NEWSWIRE) -- Sabra Health Care REIT, Inc. ("Sabra," the "Company" or "we") (Nasdaq:SBRA) today announced the acquisition of two skilled nursing facilities and the funding of a mezzanine loan investment.

Pennsylvania Subacute Portfolio

On March 30, 2012, we closed the purchase of two specialized skilled nursing facilities (the "Pennsylvania Subacute Portfolio") in a sale-leaseback transaction with affiliates of the sellers for $29.9 million. Each facility has 60 licensed beds and one facility was most recently renovated in 1990, while the other facility was most recently renovated in 2008. In connection with the acquisition, we, through an indirect wholly owned subsidiary, entered into a single 15-year triple-net master lease agreement with the sellers with two five-year renewal options. The Pennsylvania Subacute Portfolio lease provides for annual rent escalators equal to the greater of the change in the Consumer Price Index or 2.5%, resulting in annual lease revenues determined in accordance with GAAP of $3.4 million and an initial yield on cash rent of 9.50%. The purchase price was funded with available cash.

Commenting on the Pennsylvania Subacute Portfolio acquisition, Rick Matros, CEO and Chairman, said, "These two subacute facilities are unique in a number of ways. They are skilled nursing facilities in name only. These are subacute ventilator facilities. The population in one is primarily young adult while the other is middle aged to elderly. They do a negligible amount of Medicare business and therefore the CMS final rule did not impact this business. The primary source of revenue is state-funded Medicaid and Managed Care through specialized rates for ventilator and other complex conditions. States are recognizing that there needs to be an alternative to the acute-care setting for these patients and the cost is appreciably less in the skilled nursing setting than in any other

institutional setting. Most importantly, this management team takes a programmatic approach to provide quality outcomes to the population it serves which is what truly is important to both the state and the managed care companies. These facilities also treat other diseases such as MS and ACLS although the patient population consists primarily of ventilator dependent individuals. Now that Medicare has increased reimbursement for these types of patients these facilities may see increased Medicare revenues over time. We are pleased to be associated with such a forward looking management team. Their business model is ahead of the curve but clearly where the industry is headed. We appreciate the opportunity to be aligned with them."

Meridian Mezzanine Loan

On March 15, 2012, we entered into a $10.0 million mezzanine loan agreement ("Meridian Mezzanine Loan") with affiliates of Meridian Equity Investors, L.P. (the "Borrowers"), with an option to purchase three skilled nursing facilities and one assisted living facility located in Texas and owned by the Borrowers (the "Meridian Facilities") before March 31, 2013 for up to an aggregate purchase price of $43.0 million and increasing by 2.5% for each of the two years thereafter. The Meridian Mezzanine Loan is secured by the Borrowers' equity interests in four entities that own and operate the Meridian Facilities. The Meridian Mezzanine Loan has a five year term and bears interest at a fixed rate of 11.0% per annum. Upon execution of the purchase option we would expect to enter into a new 15 year master lease having 2 five-year renewal options at an initial cash yield of the greater of 9.25% or fair market rent as determined at the start of the lease. The facilities range in age from 9 to 17 years and have a total of 394 licensed beds. Commenting on the transaction, Mr. Matros said, "The Meridian Mezzanine Loan is an opportunistic investment that should generate an attractive yield for our shareholders while providing us with the flexibility to purchase the properties and add to our increasing list of operator relationships. We are excited to begin a relationship with the Meridian team. They have a strong track record in the industry and this investment gives us an opportunity to fund their capital needs and, in time, expand our portfolio with quality skilled nursing and assisted living assets."

ABOUT SABRA

Sabra Health Care REIT, Inc. (Nasdaq:SBRA), a Maryland corporation, is a self-administered, self-managed real estate investment trust (a "REIT") that, through its subsidiaries, owns and invests in real estate serving the healthcare industry. Sabra leases properties to tenants and operators throughout the United States. As of March 30, 2012, and after giving effect to Sabra's acquisition of the Pennsylvania Subacute Portfolio, Sabra's investment portfolio consisted of 99 properties ((i) 78 skilled nursing facilities, (ii) ten combined skilled nursing, assisted living and independent living facilities, (iii) six assisted living facilities, (iv) two mental health facilities, (v) one independent living facility, (vi) one continuing care retirement community, and (vii) one acute care hospital) and 1 mezzanine loan investment. As of March 30, 2012, Sabra's properties were located in 24 states and included 10,997 licensed beds.

The Sabra Health Care REIT, Inc. logo is available at **http://www.globenewswire.com/newsroom/prs/?pkgid=8563**

Statements made in this release that are not historical or current facts are "forward-looking" statements (as defined in the Private Securities Litigation Reform Act of 1995 and the federal securities laws). These statements may be identified, without limitation, by the use of "expects," "believes," "intends," "should" or comparable terms or the negative thereof. Forward-looking statements in this release include all statements regarding our expectations concerning (i) our acquisition of the Pennsylvania Subacute Portfolio and the future performance of those facilities, and (ii) the Meridian Mezzanine Loan that we made and our option to purchase the Meridian Facilities, including our expectations regarding the future performance of those facilities should we determine to exercise our purchase option.

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: our dependence on Sun Healthcare Group, Inc. until we are able to further diversify our portfolio; our dependence on the operating success of our tenants; changes in general economic conditions and volatility in financial and credit markets; the dependence of our tenants on reimbursement from governmental and other third-party payors; the significant amount of and our ability to service our indebtedness; covenants in our debt agreements that may restrict our ability to make acquisitions, incur additional indebtedness and refinance indebtedness on favorable terms; increases in market interest rates; our ability to raise capital through equity financings; the relatively illiquid nature of real estate investments; competitive conditions in our industry; the loss of key management personnel or other employees; the impact of litigation and rising insurance costs on the business of our tenants; uninsured or underinsured losses affecting our properties and the possibility of environmental compliance costs and liabilities; our ability to qualify and maintain our status as a REIT; compliance with REIT requirements and certain tax matters related to status as a REIT; and other factors discussed from time to time in our news releases, public statements and/or filings with the Securities and Exchange Commission, especially the "Risk Factors" sections of our Annual and Quarterly Reports on Forms 10-K and 10-Q. We assume no, and hereby disclaim 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.

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