NEWS RELEASE

# Sabra Hires Darrin Smith as Executive Vice President – Investments

2020-03-30

IRVINE, Calif.--(BUSINESS WIRE)-- Sabra Health Care REIT, Inc. (NASDAQ: SBRA) announced today that Darrin Smith has joined the Company as Executive Vice President – Investments effective March 23, 2020. In this capacity, Mr. Smith will oversee the investment team and assist the Sabra leadership team on business development opportunities.

With over 25 years of real estate experience including 14 years in healthcare real estate, Mr. Smith brings a wealth of knowledge, expertise and industry contacts to the Company's already strong bench of seasoned healthcare real estate professionals led by Talya Nevo-Hacohen, the Company's Chief Investment Officer. Mr. Smith most recently served as Senior Vice President – Senior Housing Investments at HCP, Inc. (now Healthpeak Properties, Inc.) from January 2010 to December 2018. Prior to joining HCP, Inc. in 2005, he worked for GE Capital Real Estate for six years. Before that he spent over 5 years in the real estate group of Ernst & Young, LLP.

"We are excited for the opportunity to expand our management team with someone of Darrin's knowledge and experience," said Talya. "Darrin's breadth of experience in health care, real estate and finance will expand and enhance the capabilities of our investment team," she added.

"I am excited to join the highly-regarded Sabra team and look forward to collaborating with them during this dynamic time in the Company's history," said Darrin.

ABOUT SABRA

Sabra Health Care REIT, Inc. (Nasdaq: SBRA), a Maryland corporation, operates as 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 throughout the United States and Canada.

FORWARD-LOOKING STATEMENTS SAFE HARBOR

This release contains “forward-looking” statements as defined in the Private Securities Litigation Reform Act of 1995. These statements may be identified, without limitation, by the use of “expects,” “believes,” “intends,” “should” or comparable terms or the negative thereof.

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 the operating success of our tenants; the potential variability of our reported rental and related revenues following the adoption of Accounting Standards Update (“ASU”) 2016-02, Leases, as amended by subsequent ASUs (“Topic 842”) on January 1, 2019; operational risks with respect to our Senior Housing - Managed communities; the effect of our tenants declaring bankruptcy or becoming insolvent; our ability to find replacement tenants and the impact of unforeseen costs in acquiring new properties; the impact of litigation and rising insurance costs on the business of our tenants; the possibility that Sabra may not acquire the remaining majority interest in the Enlivant joint venture; risks associated with our investments in joint ventures; changes in healthcare regulation and political or economic conditions; the impact of required regulatory approvals of transfers of healthcare properties; competitive conditions in our industry; our concentration in the healthcare property sector, particularly in skilled nursing/transitional care facilities and senior housing communities, which makes our profitability more vulnerable to a downturn in a specific sector than if we were investing in multiple industries; the significant amount of and our ability to service our indebtedness; covenants in our debt agreements that may restrict our ability to pay dividends, make investments, incur additional indebtedness and refinance indebtedness on favorable terms; increases in market interest rates; the potential phasing out of the London Interbank Offered Rate (“LIBOR”) benchmark after 2021; our ability to raise capital through equity and debt financings; changes in foreign currency exchange rates; the relatively illiquid nature of real estate investments; the loss of key management personnel; uninsured or underinsured losses affecting our properties and the possibility of environmental compliance costs and liabilities; the impact of a failure or security breach of information technology in our operations; our ability to maintain our status as a real estate investment trust (“REIT”) under the federal tax laws; changes in tax laws and regulations affecting REITs (including the potential effects of the Tax Cuts and Jobs Act); compliance with REIT requirements and certain tax and tax regulatory matters related to our status as a REIT; and the ownership limits and takeover defenses in our governing documents and under Maryland law, which may restrict change of control or business combination opportunities.

Additional information concerning risks and uncertainties that could affect our business can be found in our filings with the Securities and Exchange Commission (the “SEC”), including in Part I, Item 1A of our Annual Report on Form

10-K for the year ended December 31, 2019. We do not intend, and we undertake no obligation, to update any forward-looking information to reflect events or circumstances after the date of this release or to reflect the occurrence of unanticipated events, unless required by law to do so.

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