

Ventas, Inc. (VTR)

Real Estate / REIT - Healthcare Facilities · New York Stock Exchange

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE	MARKET CAP	52-WK HIGH	TRAILING PE	GROSS MARGIN	ROE	PIOTROSKI	1-YR RETURN
\$85.86	\$44.0B	\$101.60	156.1	-2.6%	2%	6/9	+23.4%
2026-10-16	VOLUME	52-WK LOW	P/S	NET MARGIN	ROIC	ALTMAN Z	5-YR RETURN
	3.9M	\$68.15	6.84	4.1%	22%	1.8	+51.9%

Ventas, Inc. is an S&P 500 company enabling exceptional environments that benefit a large and growing aging population. With approximately 1,450 properties in North America and the United Kingdom, Ventas occupies an essential role in the longevity economy. The Company's growth is fueled by its more than 900 senior housing communities, which provide valuable services to residents and enable them to thrive in supported environments. Ventas aims to deliver outsized performance by leveraging its operational expertise, data-driven insights from its Ventas OITM platform, extensive relationships and strong financial position. The Ventas portfolio also includes outpatient medical buildings, research centers and healthcare facilities. Ventas, Inc. is based in Illinois, Chicago. Ventas, Inc. was incorporated in 1983 in Maryland.

SECTOR Real Estate INDUSTRY REIT - Healthcare Facilities EXCHANGE NYSE MARKET CAP \$44.0B EMPLOYEES 542 (SEC-filed) CEO Debra A. Cafaro
IPO 1997-05-05 COUNTRY US
353 North Clark Street, Chicago, IL 60654 · Tel 877-483-6827 · [ventasreit.com](https://www.ventasreit.com)

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

53 / 100

Street mean \$101.50 (8 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

NET BUYING

\$0.2M open-market purchases vs \$0.1M sales / 6 mo

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE
53
OF 100

Score Breakdown

Profitability	25/100
Growth	72/100
Momentum	98/100
Quality	64/100
Earnings Quality	78/100
Balance Sheet	33/100
Value	42/100
Risk (safety)	30/100
Overall	53.3/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
OHI	69
AHR	62
WELL	66
PEAK	53
CTRE	81
HR	32
VTR	53

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 53 in 26 Q2, latest 53 — +0 since. Fell in 2 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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3 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · VTR +23.4% · S&P 500 +15.9% · spread +7.6pp



7 Years vs S&P 500 · VTR +51.9% · S&P 500 +189.9% · spread -137.9pp



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

4 TWO READINGS

business vs price

BUSINESS QUALITY

53 / 100

IS Score 53.3 / 100 · +0.0 from peak of 53

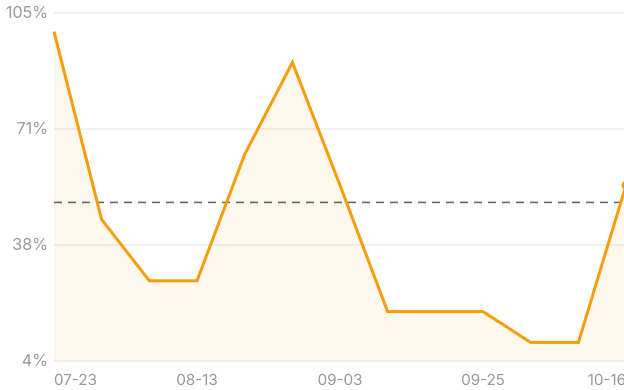


Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

LEAN BULLISH

Technical Score 58 / 100 · Power +15 · 14 of 22 indicator votes bullish



Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

Both readings sit above the midpoint — business quality at 53 and price structure at 58 out of 100 — so they are not in conflict. The fundamentals and the tape are saying the same thing, which is the case in which either one alone would have been enough.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 55 and holds two consecutive quarters	now 53.3	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 51 → 49 → 42 → 53	the direction matters more than the level
Technical vote share back above 50%	now 55%	price structure no longer broken
Institutional holder count rises two quarters running	peak 955 → now 955	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

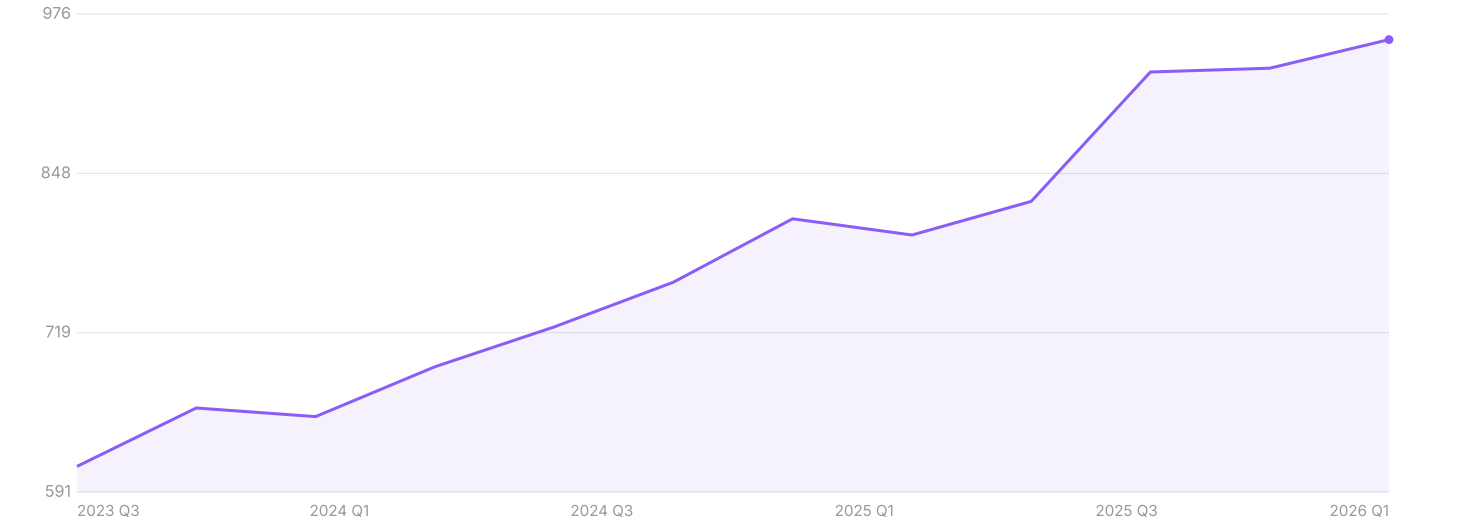
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 4 of 4 top 0% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 1 buys 2026-03-27	INSIDER BUYS (180D) 1 \$0.2M	
ETF FUNDS (30D) 1332 up / 917 down net +415 funds	INSTITUTIONS ADDED (13F) 23 managers opening or increasing			

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND	13F · filed 45 days after quarter end
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Institutions holding — 12 quarters



Peak 955 · latest 955 (+0 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	955	528.0M	\$45.5B	109.4%	ex-outlier 97.8%
2026 Q1	932	497.6M	\$39.1B	103.1%	ex-outlier 91.3%
2025 Q4	929	487.0M	\$36.4B	100.9%	
2025 Q3	825	451.1M	\$30.8B	93.4%	
2025 Q2	798	447.2M	\$27.6B	92.6%	
2025 Q1	811	438.3M	\$29.4B	90.8%	
2024 Q4	760	421.9M	\$24.4B	87.4%	
2024 Q3	724	400.2M	\$25.1B	82.9%	
2024 Q2	692	386.6M	\$19.5B	80.1%	
2024 Q1	652	379.7M	\$16.3B	78.6%	
2023 Q4	659	379.8M	\$18.7B	78.7%	
2023 Q3	612	380.6M	\$15.9B	78.8%	

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

Why 2026-06 reads 109.37%. Institutions cannot hold more of a company than exists. The reported 528.0M shares exceed the 482.8M outstanding, and a single filer accounts for the excess: **BlackRock, Inc.** reports 55,781,968 shares against 56,582,774 the prior quarter, a 1x jump, which alone would be 11.6% of the company. Excluding that filing, ownership is 97.8%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

Why 2026-03 reads 103.06%. Institutions cannot hold more of a company than exists. The reported 497.6M shares exceed the 482.8M outstanding, and a single filer accounts for the excess: **BlackRock, Inc.** reports 56,582,774 shares against 55,092,985 the prior quarter, a 1x jump, which alone would be 11.7% of the company. Excluding that filing, ownership is 91.3%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

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8 INSIDER ACTIVITY

live Form 4 data

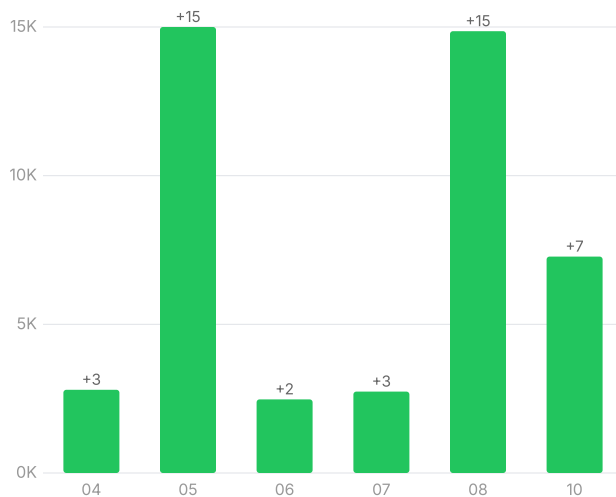
INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Smith Maurice S	director	2026-10-15	A-Award	66	\$0.01M	31,891
Smith Maurice S	director	2026-10-15	A-Award	81	\$0.01M	31,972
Roy Sumit	director	2026-10-15	A-Award	55	\$0.00M	25,300
Roy Sumit	director	2026-10-15	A-Award	81	\$0.01M	25,381
Rodriguez Joe Vasquez Jr.	director	2026-10-15	A-Award	55	\$0.00M	9,998
Nader Marguerite M	director	2026-10-15	A-Award	81	\$0.01M	23,624
Martino Roxanne M	director	2026-10-15	A-Award	199	\$0.02M	67,663
Lustig Matthew J	director	2026-10-15	A-Award	239	\$0.02M	96,421

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY

EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	1	1,152	\$0.1M	Counted
P — Open-market purchases	1	2,500	\$0.2M	Counted
F — Tax withholding	3	6,214	\$0.5M	None — compensation

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL Net Buying	OPEN-MARKET SELLS \$0.1M 1 txns / 6 mo	OPEN-MARKET BUYS \$0.2M 1 txns / 6 mo	CLUSTER None active 3+ insiders / 21 days
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10 FORM 144 PLANNED-SALE PIPELINE

live EDGAR data

FILED	FILER	SHARES REGISTERED	EST. PROCEEDS
2026-03-02	Gregory Liebbe	17,248	\$1.5M
2026-02-11	Carey Shea Roberts	35,532	\$3.0M
2026-02-06	Cafaro Debra A	10,322	\$0.8M
2026-02-02	Cafaro Debra A	10,322	\$0.8M
Trailing 12 mo	26 filings	822,910	\$62M

11 13D / 13G STAKES

COND

FILED	FORM	REPORTING PERSON	% OF CLASS	SHARES
2026-07-27	SCHEDULE 13G/A	JPMORGAN CHASE & CO.	8.70%	42.6M sh
2026-05-12	SCHEDULE 13G/A	JPMORGAN CHASE & CO	7.10%	33.9M sh
2026-05-04	SCHEDULE 13G/A	JPMORGAN CHASE & CO.	7.10%	33.9M sh
2026-04-30	SCHEDULE 13G	Vanguard Capital Management	7.55%	35.9M sh

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12 CONGRESSIONAL TRADING					EDGE · STOCK Act
MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Gilbert Cisneros	House	SELL	\$1,001 - \$15,000	2026-01-09	2026-02-13
Gilbert Ray Cisneros	House	SELL	\$1,001 - \$15,000	2026-01-08	2026-02-13
Gilbert Cisneros	House	BUY	\$1,001 - \$15,000	2025-11-12	2025-12-15
Alan Armstrong	Senate	BUY	\$1,001 - \$15,000	2026-03-27	2026-07-21
Kelly Loeffler	Senate	SELL	\$100,001 - \$250,000	2020-04-07	2020-05-01
Kelly Loeffler	Senate	SELL	\$100,001 - \$250,000	2020-04-07	2020-04-30
HOUSE 12-MO 5 trades 2 purchases		SENATE 12-MO 1 trades 1 purchases		COVERAGE STOCK Act filings 30-45 day disclosure lag	

13 INSTITUTIONAL OWNERSHIP & 13F FLOW				live 13F data
13F FILERS (LAST COMPLETE Q) 932	13F SHARES 498M 103.1% of shares out	NEW / CLOSED 114 / 93 positions, QoQ	INCREASED / REDUCED 402 / 280 positions, QoQ	
PUT/CALL (13F) 0.73 option positions	FREE FLOAT 99.5% 510M sh			

2.8 · Largest Reporting 13F Managers

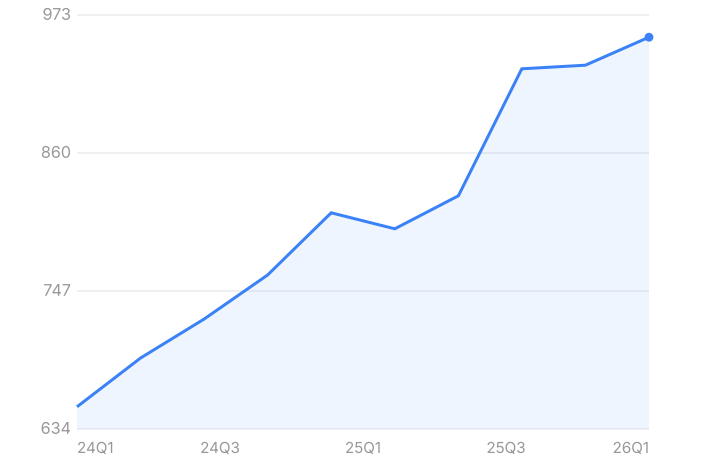
MANAGER	SHARES	VALUE
Congress Asset Management Co	502,287	\$43M
Ifm Investors Pty Ltd	219,280	\$19M
State Of Alaska, Department Of Rev	214,605	\$18M
Ninety One Uk Ltd	199,382	\$17M
Fjarde Ap-Fonden /Fourth Swedish N	159,406	\$14M
Czech National Bank	147,382	\$13M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

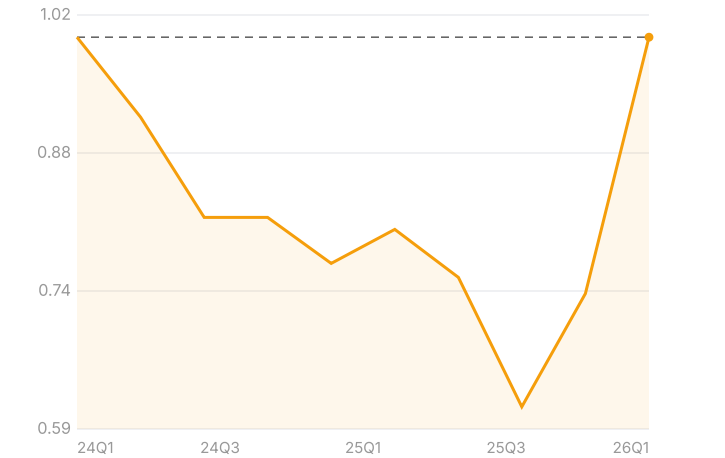
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VNQ	2.3%	\$1.6B
VGSLX	2.3%	\$1.6B
VGSNX	2.3%	\$1.6B
VITSX	0.1%	\$1.4B
VTI	0.1%	\$1.4B
VSMPX	0.1%	\$1.4B

13F Filers Holding VTR — quarterly



Institutional Put/Call — quarterly

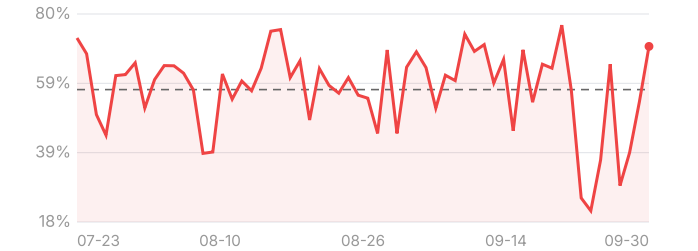


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14 SHORT VOLUME — DAILY, 60 SESSIONS

EDGE · live FINRA feed

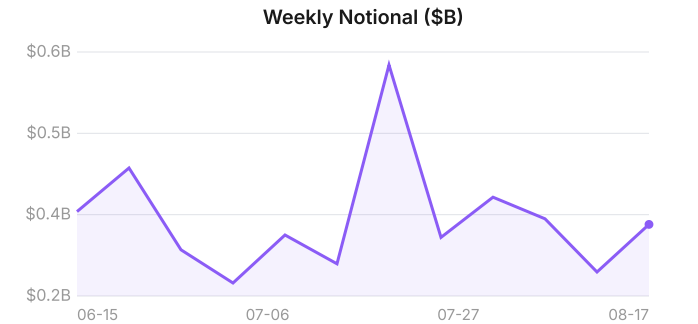


Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

LATEST SESSION 70.3% 2026-10-15	20-DAY AVG 55.5% 50-day 57.5%	TREND Falling 20d vs 50d	BY MARKET CENTER Q: 70% · N: 67% · B: 26% latest session
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15 DARK POOL ACTIVITY

EDGE · live ATS data

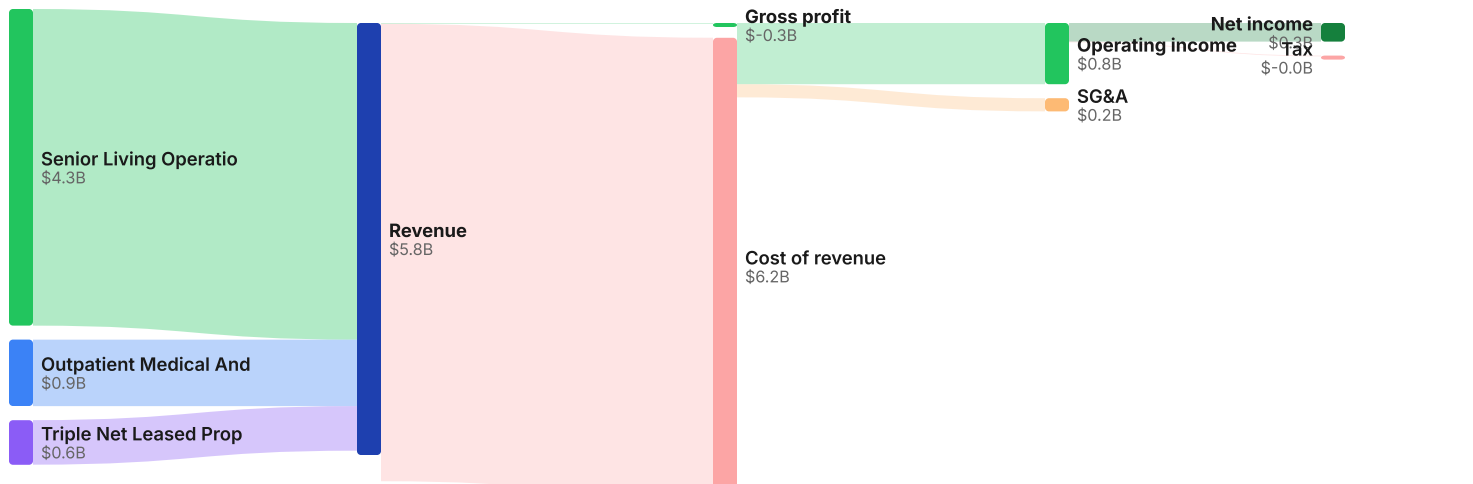


Where VTR Trades in the Dark

ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	2.7M	51 sh
Ubsa Ubs Ats	2.6M	58 sh
Ebxl Level Ats	2.1M	34 sh
Sgmt Sigma X2	1.4M	46 sh
Pure Purestream	1.4M	31 sh
Mstx Ms Trajectory Cross (Ats - 1)	1.2M	47 sh

16 REVENUE FLOW — FY2025

live segmentation + income data



Where a dollar of Ventas, Inc. revenue goes. All values FY2025 filings, live.

17 GEOGRAPHIC REVENUE

live segmentation

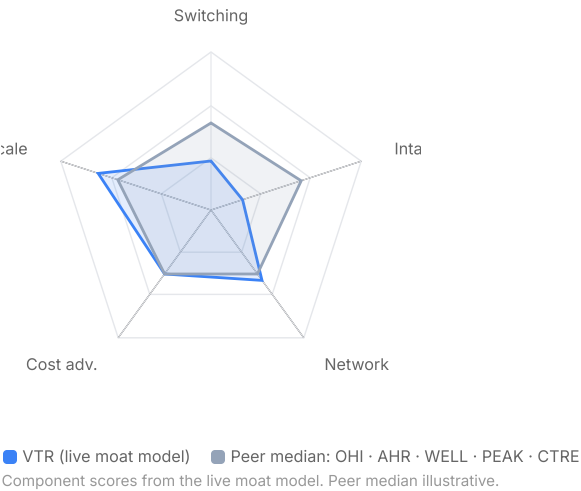
REGION	REVENUE	SHARE
UNITED STATES	\$5.2B	89%
CANADA	\$553M	9%
UNITED KINGDOM	\$71M	1%

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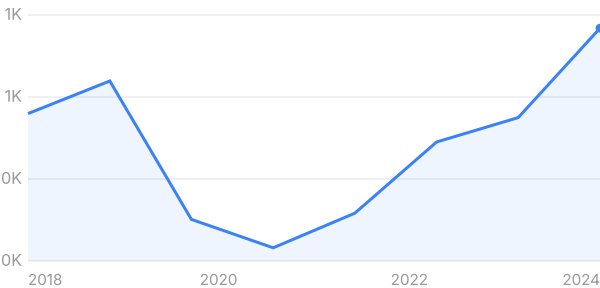
18 MOAT & COMPETITIVE POSITION

LIVE MODEL · 42/100 WEAK

Moat score 42/100 — Weak; primary source Efficient Scale.



3.8 · Employees (SEC filings)



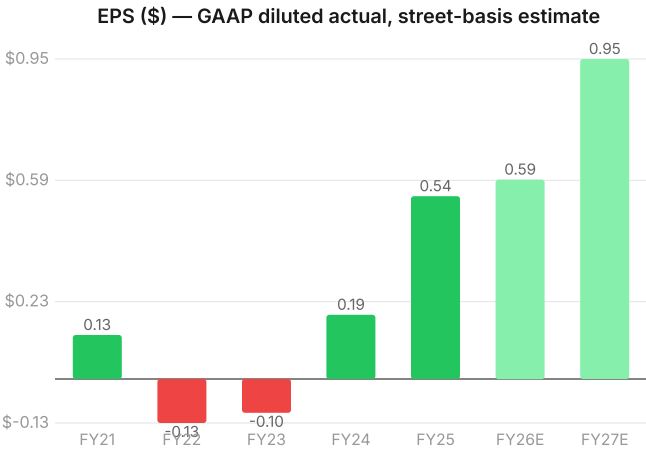
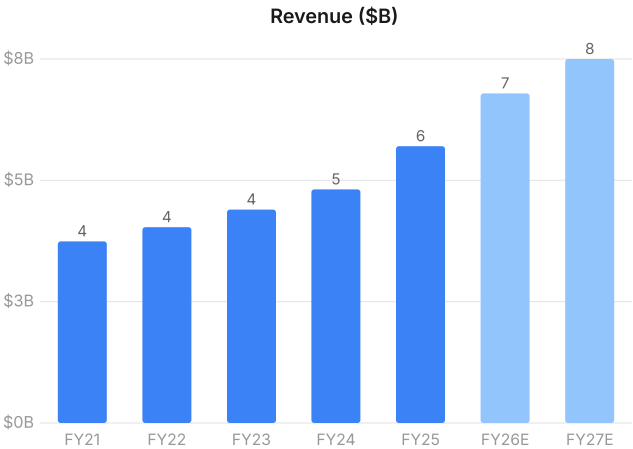
19 CORPORATE INFORMATION — KEY OFFICERS

542 employees

OFFICER	TITLE
Debra A. Cafaro	Chairman & Chief Executive Officer
Robert F. Probst	Executive Vice President & Chief Financial Officer
James Justin Hutchens	Executive Vice President of Senior Housing & Chief Investment Officer
T. Richard Riney	Senior Advisor

20 REVENUE & EPS — HISTORY AND ESTIMATES

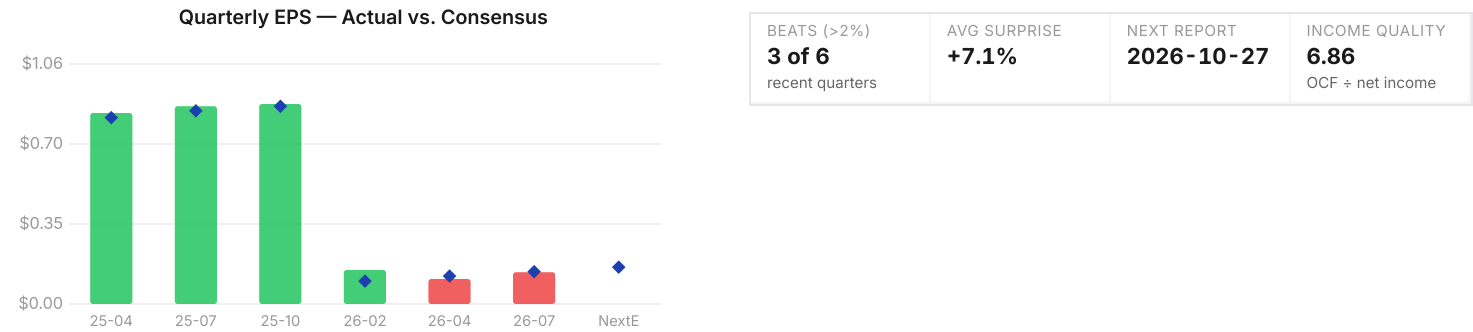
live consensus



Actual bars are GAAP diluted EPS from the filed income statement; the lighter forward bars are street-basis consensus. The two are different measures and are not comparable quarter to quarter.

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21 ESTIMATE VS. ACTUAL & SURPRISES live data



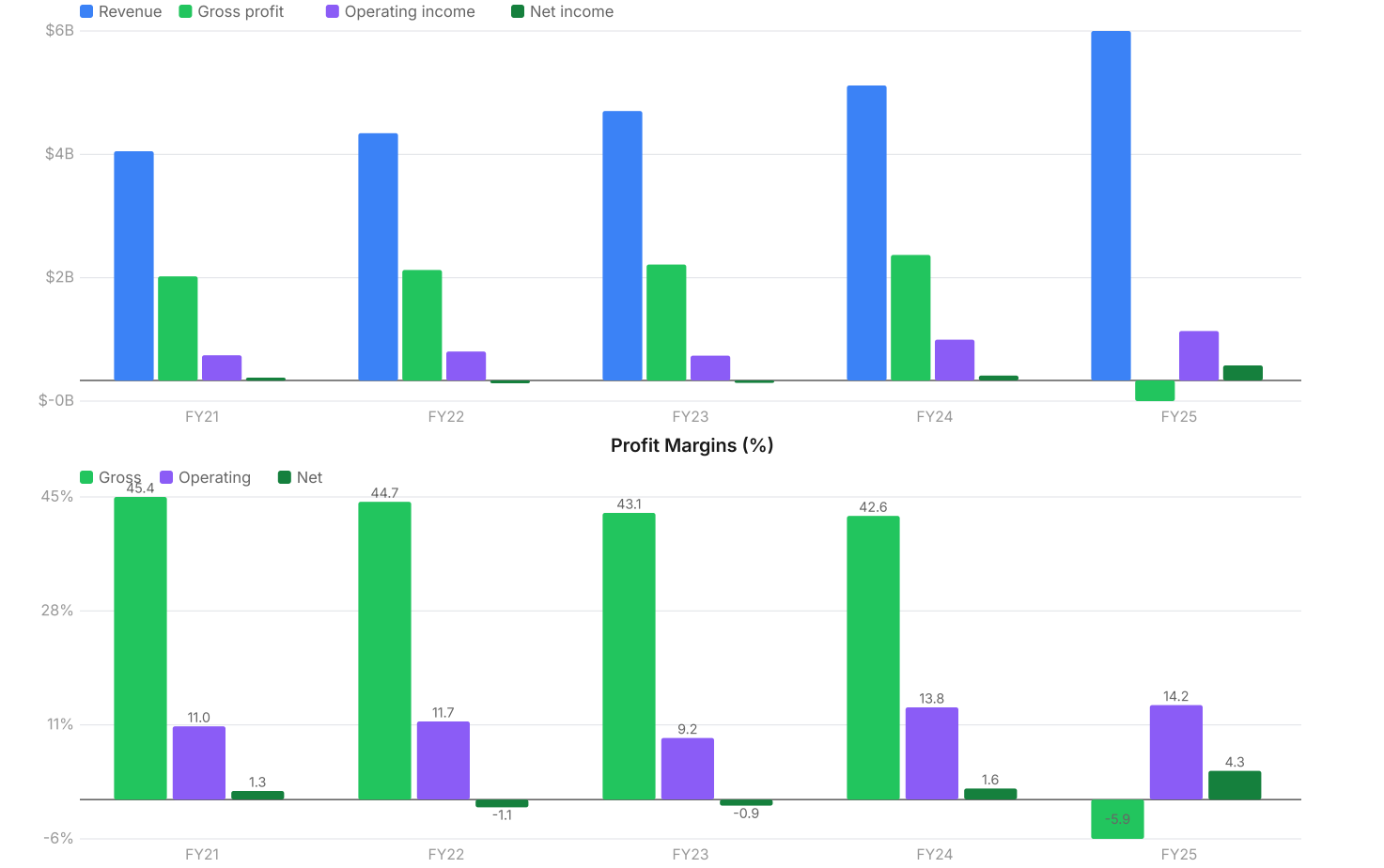
22 REPORTED VS. CONSENSUS — FULL HISTORY 0 quarters · live data

BEAT RATE —% 0 of 0 quarters	CURRENT STREAK 0 longest 0	AVG EPS SURPRISE —% median —%	SURPRISE TREND — last 4 vs prior 4
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PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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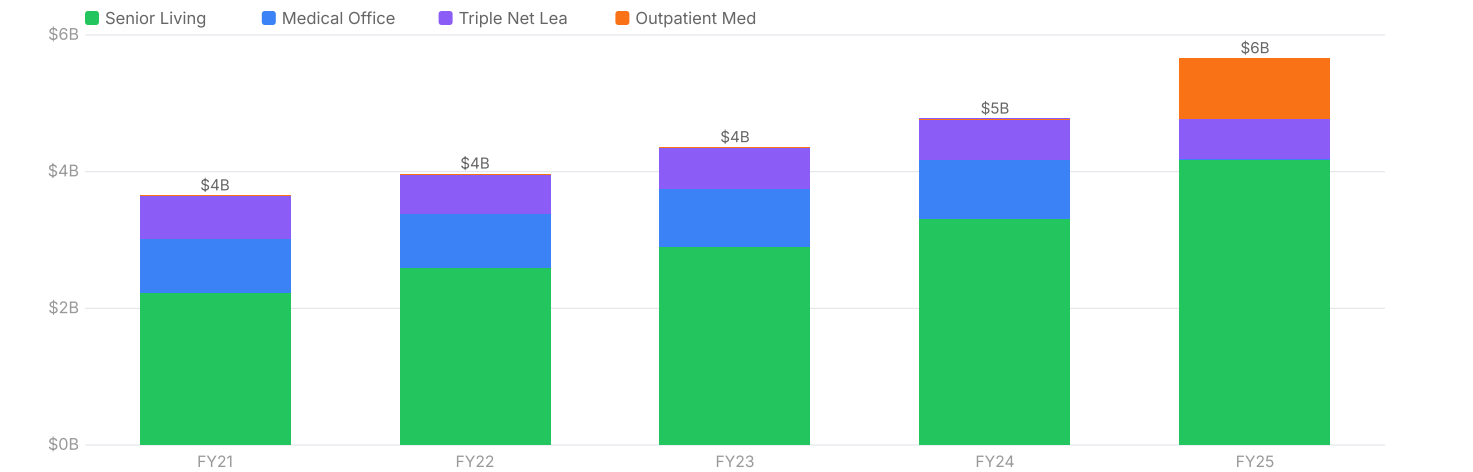
Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

INCOME TRENDS — 5 YEAR live financials



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Revenue by Segment — Stacked



Live segmentation data.

YoY Growth Heatmap — Income Lines

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+0.9%	+7.9%	+8.9%	+9.5%	+18.5%
Gross profit	-6.3%	+6.1%	+4.9%	+8.3%	-116.4%
Operating income	-28.7%	+14.8%	-14.1%	+63.9%	+21.4%
Net income	-88.8%	-196.8%	-13.6%	-298.1%	+209.8%

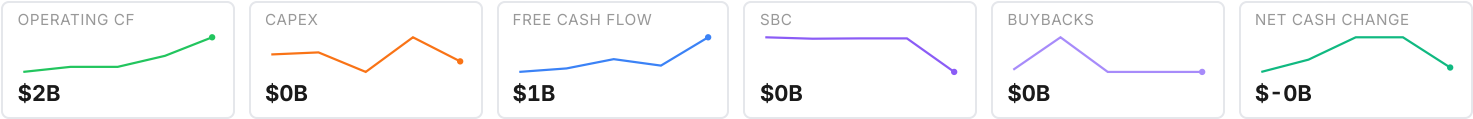
23 INCOME STATEMENT — FULL

live financials

\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	3.8	4.1	4.5	4.9	5.8	
Cost of revenue	2.1	2.3	2.6	2.8	6.2	
Gross profit	1.7	1.8	1.9	2.1	-0.3	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.1	0.1	0.1	0.2	0.2	
Operating income	0.4	0.5	0.4	0.7	0.8	
EBITDA	1.7	1.6	1.9	1.9	2.2	
D&A	1.2	1.2	1.4	1.3	1.4	
Pretax income	0.1	-0.1	-0.0	0.1	0.2	
Income tax	0.0	-0.0	-0.0	-0.0	-0.0	
Net income	0.0	-0.0	-0.0	0.1	0.3	
Diluted EPS (\$)	0.13	-0.13	-0.10	0.19	0.54	
Diluted shares (M)	386	373	406	416	463	

CASH FLOW TRENDS

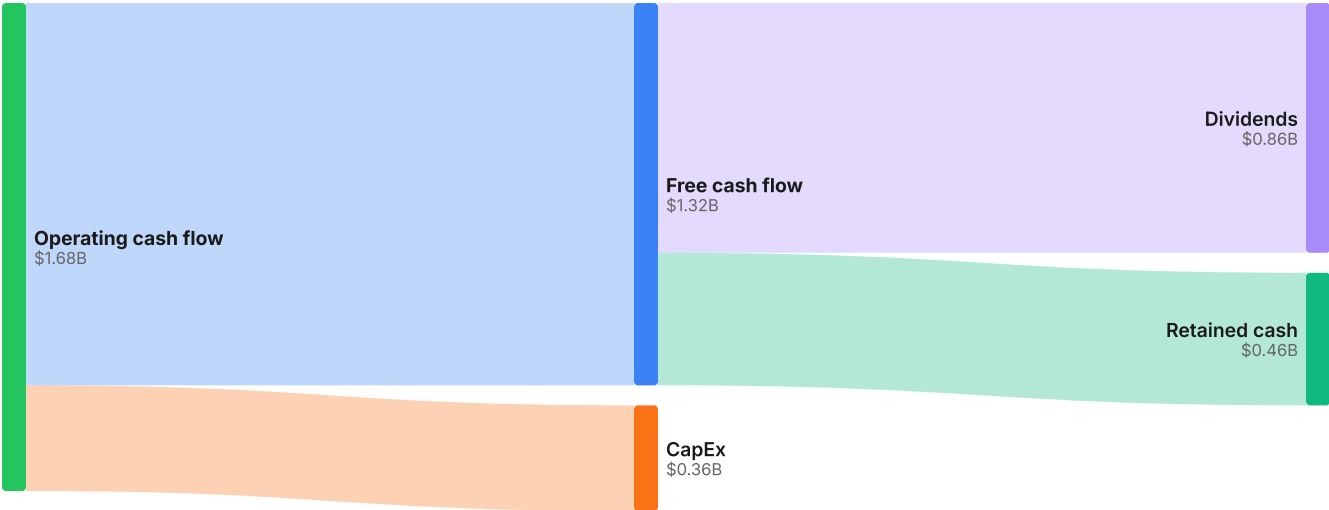
live data



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WHERE THE CASH WENT — FY2025

cash Sankey, live data



Balance Sheet — Full

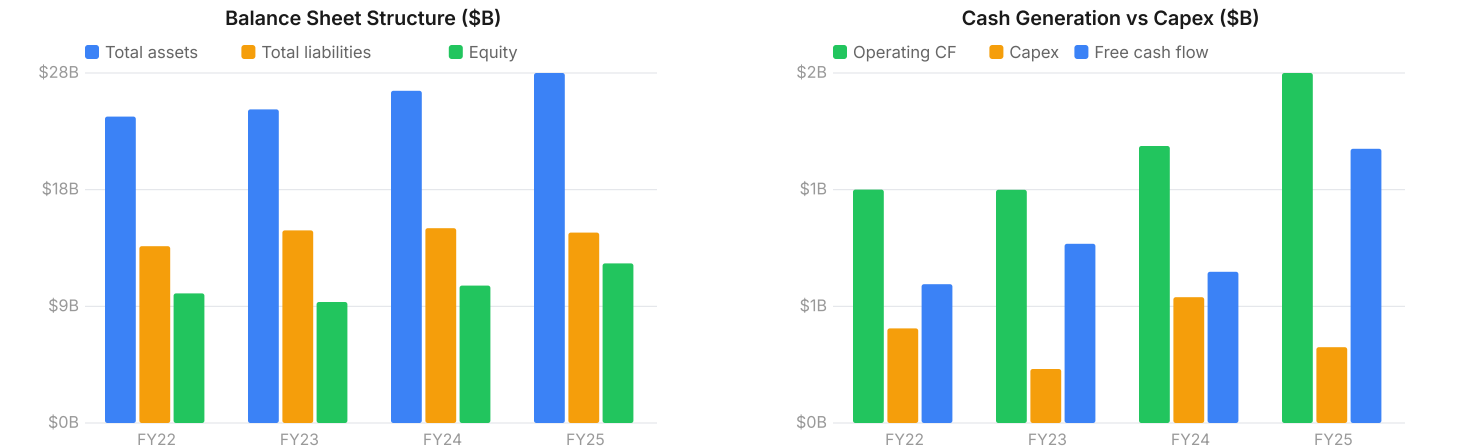
\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.1	0.5	0.9	0.7	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	0.7	0.2	0.4	0.4	
Total current assets	1.0	0.9	1.4	1.3	
PP&E (net)	0.0	0.0	0.0	0.0	
Goodwill + intangibles	1.1	1.1	1.1	1.1	
Total assets	24.2	24.7	26.2	27.6	
Accounts payable	1.0	1.0	1.2	1.2	
Short-term debt	0.4	0.0	0.0	0.0	
Deferred revenue	0.0	0.0	0.0	0.0	
Total current liabilities	1.6	1.2	1.3	1.4	
Long-term debt	11.9	13.5	13.5	13.0	
Total liabilities	13.9	15.2	15.4	15.0	
Shareholders' equity	10.2	9.5	10.8	12.6	

Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	(0.0)	(0.0)	0.1	0.3	
D&A	1.2	1.4	1.3	1.3	
Stock-based compensation	0.0	0.0	0.0	0.0	
Working capital change	(0.0)	(0.1)	0.0	0.0	
Operating cash flow	1.1	1.1	1.3	1.7	
Capital expenditures	(0.5)	(0.3)	(0.6)	(0.4)	
Investing cash flow	(0.9)	(0.2)	(2.4)	(2.7)	
Buybacks	(0.0)	0.0	0.0	0.0	
Dividends paid	(0.7)	(0.7)	(0.7)	(0.9)	
Debt issuance / (repay)	0.5	0.1	0.3	(0.7)	
Financing cash flow	(0.3)	(0.5)	1.4	0.9	
Free cash flow	0.7	0.9	0.7	1.3	

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Left: what the balance sheet is made of — the gap between the assets bar and the liabilities bar is book equity. Right: whether the capex bar is covered by the operating-cash bar; where it is not, the difference was funded externally and free cash flow goes negative.

24 EXPANDED RATIO ANALYSIS (I)

live ratio engine · profitability · valuation

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	0.5%	-0.5%	-0.4%	0.8%	2.2%	2%	
ROA	0.2%	-0.2%	-0.2%	0.3%	0.9%	0.9%	
ROIC	1.7%	1.7%	1.4%	5.0%	3.5%	22.3%	
Gross margin	45.4%	44.7%	43.1%	42.6%	-5.9%	-2.6%	
Operating margin	11.0%	11.7%	9.2%	13.8%	14.2%	12.9%	
Net margin	1.3%	-1.1%	-0.9%	1.6%	4.3%	4.1%	
EBITDA margin	44.8%	39.2%	43.3%	39.3%	38.4%	38.5%	
FCF margin	15.5%	16.1%	13.8%	16.4%	22.6%	—	
VALUATION							
P/E	368.41	-345.18	-468.43	303.66	147.99	156.1	
P/B	1.66	1.61	2.02	2.29	2.97	2.8	
P/S	4.72	3.97	4.27	5.00	6.38	6.84	
P/FCF	30.44	24.59	30.92	30.58	28.26	27.4	
EV/EBITDA	17.55	17.74	16.61	19.53	22.19	23.2	
EV/Revenue	7.87	6.96	7.20	7.61	8.52	8.9	
Earnings yield	0.3%	-0.3%	-0.2%	0.3%	0.7%	0.64%	
FCF yield	3.3%	4.1%	3.2%	3.3%	3.5%	3.64%	

EXPANDED RATIO ANALYSIS (II)

leverage · solvency

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	0.62	0.61	0.73	1.04	0.96	0.27	
Quick ratio	0.62	0.61	0.73	1.04	0.96	0.27	
Debt / equity	1.13	1.23	1.44	1.28	1.06	0.93	
Debt / assets	49.5%	51.7%	55.4%	52.5%	47.9%	46.0%	
Net debt / EBITDA	7.03	7.63	6.76	6.69	5.57	5.43	
Interest coverage	1.14	0.88	0.93	1.10	1.14	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.16	0.17	0.18	0.19	0.22	0.22	
Receivables turnover	22.09	22.66	23.57	24.82	25.73	9.0	
DSO (days)	17	16	15	15	14	40	
DPO (days)	194	170	148	142	71	75	
Cash conversion cycle	-178	-154	-132	-127	-57	-34	
GROWTH (YoY)							
Revenue growth	0.9%	7.9%	8.9%	9.5%	18.5%	—	
Net income growth	-88.8%	-196.8%	13.6%	298.1%	209.8%	—	
EPS growth	-89.5%	-197.7%	15.2%	288.5%	175.5%	—	
FCF growth	-35.6%	12.3%	-6.8%	29.8%	63.4%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	0.12	-0.12	-0.10	0.19	0.52	0.55	
Book value / share	26.93	25.40	23.31	25.19	26.06	31.51	
Revenue / share	9.50	10.33	11.05	11.52	12.13	13.34	
FCF / share	1.47	1.67	1.53	1.88	2.74	3.32	
Cash / share	0.37	0.31	1.25	2.10	1.54	0.41	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.0%	0.0%	0.0%	0.0%	—	
Altman Z-Score	0.71	0.59	1.00	1.24	1.80	1.8	
Piotroski F-Score	4	5	5	7	6	6/9	
Beneish M-Score	-2.68	-2.72	-3.22	-2.26	-3.26	-2.09	

25 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	6 / 9	Middling		
Altman Z-Score	1.8	Distress (<1.81)	Distress	
Income quality	6.86	Cash-backed	OCF ÷ net income	
Beneish M-Score	-2.09	Elevated	vs -2.22 threshold	

26 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		1.17	Revenue stability	0.91
Interest burden		0.23	Earnings stability	0.09
Operating margin		15.7%	Earnings persistence	0.50
Asset turnover		0.23×	Revenue CAGR 3y	14.7%
Financial leverage		2.14×	EPS CAGR 3y	41.5%
= ROE		2%	FCF CAGR 3y	38.8%

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SHAREHOLDER RETURN PROFILE

live

BUYBACK YIELD 0.00%	DIVIDEND YIELD 2.38%	TOTAL SHAREHOLDER RETURN -6.85% cash yield	SBC / REVENUE 0.5% dilution pressure
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28 PEER COMPARISON

live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
OHI	\$13.8B	15.8	17%	—	+15.9%	6/9	+14.9%
AHR	\$11.6B	78.2	4%	4.5%	+16.4%	6/9	+25.4%
WELL	\$169.2B	121.7	3%	6.8%	+38.1%	6/9	+37.1%
PEAK	\$9.4B	48.9	6%	6.8%	-6.1%	6/9	—
CTRE	\$8.6B	22.7	9%	55.2%	+96.2%	6/9	+8.2%
HR	\$6.1B	-66.6	-2%	-15.4%	-4.8%	6/9	—
SBRA	\$4.9B	73.3	2%	-10.7%	+17.3%	5/9	—
CBRE	\$38.5B	30.3	16%	1.8%	+14.5%	7/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

29 ANALYST CONSENSUS & ESTIMATES

live consensus

Buy

32 Analysts

Str Sell (0)

Sell (2)

Hold (12)

Buy (18)

Str Buy (0)

MEAN TARGET (QTR)
\$101.50
8 targets

TARGET VS. PRICE
+18.2%
last-quarter mean

NEXT REPORT
2026-10-27
street \$0.16

CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$6.95B	\$7.03B / \$6.84B	\$0.59	\$0.60 / \$0.59	5
FY2027	\$7.67B	\$7.80B / \$7.51B	\$0.95	\$0.98 / \$0.90	6
FY2028	\$8.46B	\$8.52B / \$8.34B	\$1.27	\$1.50 / \$0.94	5

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30 STREET TARGETS & THIRD-PARTY RATING live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$95.50	+11.2%	2
Last Quarter	\$101.50	+18.2%	8
Last Year	\$95.42	+11.1%	33
All Time	\$77.91	-9.3%	69

Rolling mean of published targets vs. last close \$85.86. Aggregated from StreetInsider, Benzinga.

Third-Party Composite Rating

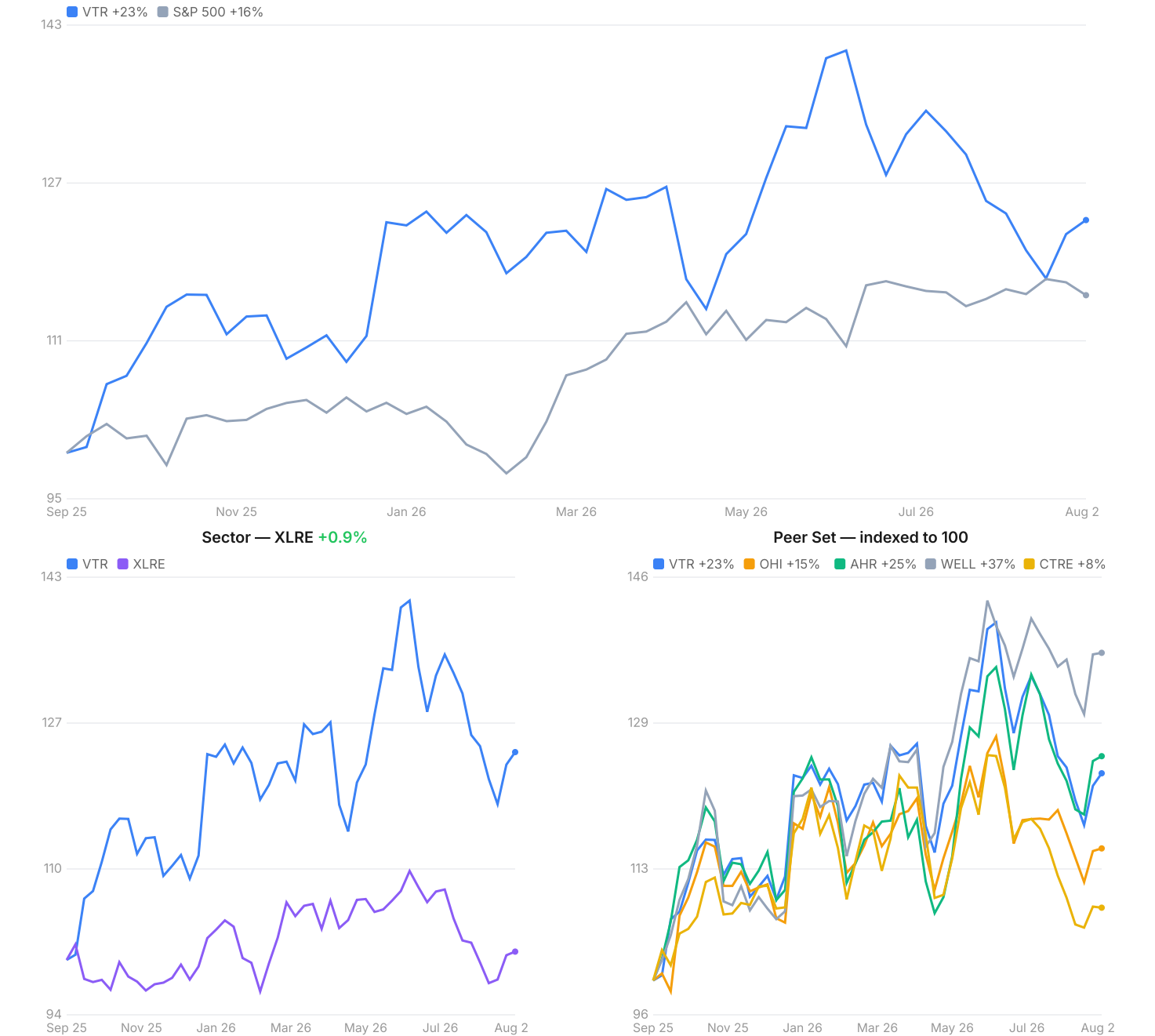
C+

DCF4/5ROE2/5ROA1/5DEBT/EQ3/5P/E1/5P/B2/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

31 PRICE PERFORMANCE — INDEXED, 12 MO live prices · benchmark + sector + peer set

VTR +23.4% vs S&P 500 +15.9% — spread +7.6pp



All series indexed to 100 at the start of the window, adjusted closes.

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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$84.32	+1.54	+1.83%	Above
SMA 50	\$88.21	-2.35	-2.66%	Below
SMA 200	\$86.02	-0.16	-0.19%	Below
EMA 9	\$84.10	+1.76	+2.09%	Above
EMA 21	\$84.85	+1.01	+1.19%	Above
EMA 50	\$87.02	-1.16	-1.33%	Below
EMA 200	\$84.99	+0.87	+1.02%	Above

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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32 TECHNICAL POWER SCORE

EDGE · site engine · 58/100 composite

TECHNICAL VERDICT

LEAN BULLISH

Power Score +15

14 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%

Momentum 25%

Volume 20%

Volatility 10%

Patterns 15%

33

80

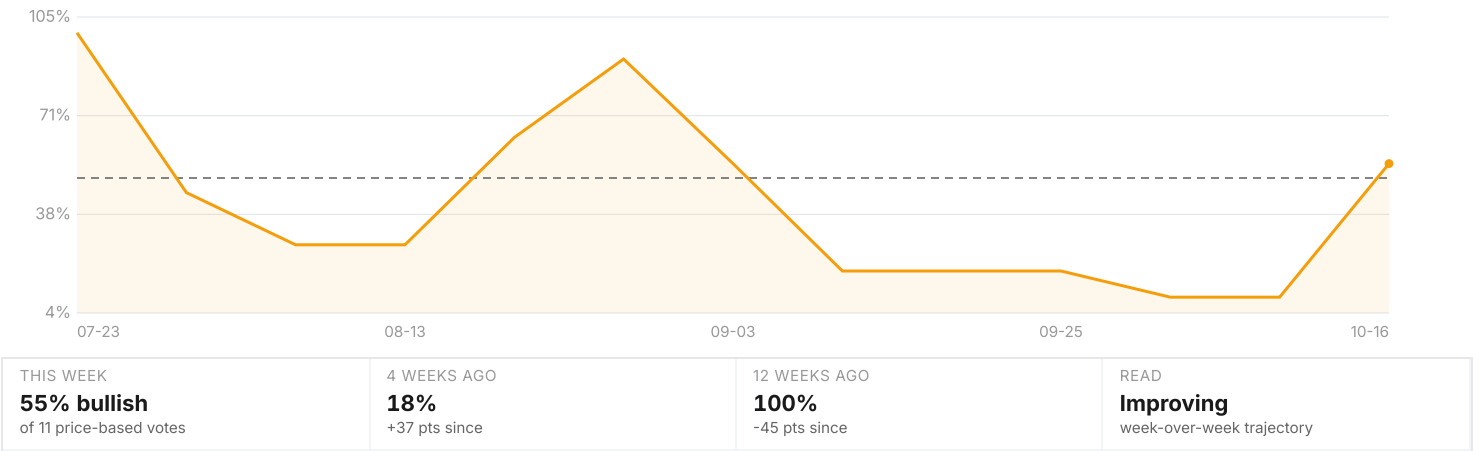
75

33

62

LEAN BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



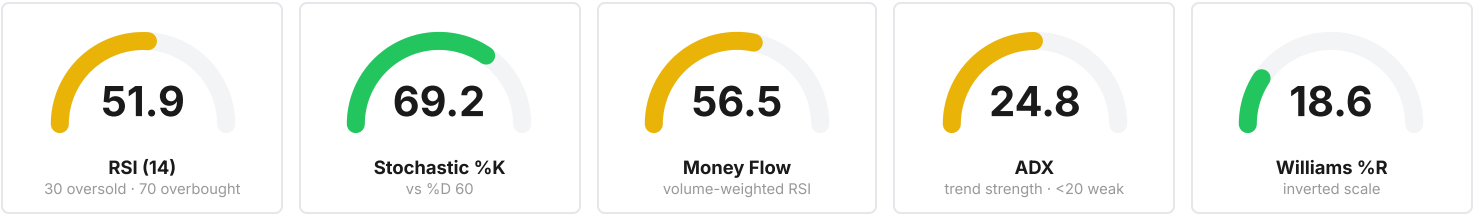
INDICATOR VOTE GRID

14 bull / 8 bear

● Price vs SMA 20	\$84.32	● Price vs SMA 50	\$88.21	● Price vs SMA 200	\$86.02
● EMA 9/21 Cross	84.1/84.8	● SMA 50/200	Golden	● ADX Direction	ADX 25
● Supertrend	\$86	● Parabolic SAR	\$81	● SMA Slope	-0.020
● RSI	51.9	● Stochastic K/D	69/60	● StochRSI K/D	100/100
● Williams %R	-19	● CCI	42	● TSI vs Signal	-21.7
● CMO	3.8	● ROC	2.19%	● OBV Signal	Accum
● Chaikin MF	-0.080	● MFI	56	● Force Index	1M
● Elder Ray Bull	1.23				

INDICATOR GAUGES

site technicals-tab style



33 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$85.26 / \$85.96 / \$87.05	S1 / S2	\$84.17 / \$83.47
Bollinger (20,2)	\$80.39 – \$88.26	Squeeze	Off
52-wk range	\$68.15 – \$101.60	Off 52-wk high	-15.5%
ATR (14)	\$1.81 (2.1%)	Historical vol	20.3%

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34

SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+2.0% Jan 60%	-1.1% Feb 50%	+0.6% Mar 57%	+4.8% Apr 65%	+1.4% May 55%	+1.0% Jun 60%	+2.4% Jul 70%	+1.8% Aug 55%	-0.2% Sep 40%	+0.1% Oct 60%	-0.1% Nov 55%	+7.0% Dec 75%
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Sample: 20 years — treat short histories as suggestive, not statistical.

35

RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	VTR	S&P 500
Weekly volatility (σ , 1y)	3.21%	1.83%
Best / worst week (1y)	+10.2% / -7.3%	—
Max drawdown (5y, monthly)	-69.9%	—
1-week VaR (95%)	-4.4%	—
Beta (5y)	0.72	1.00

36

EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

VTR EQUITY WEATHER (LIVE)

RAINY · -18

Trend

Momentum

Volume

Volatility

Breadth

-46

+20

+24

-60

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed

Bearish

SPY / QQQ TSI

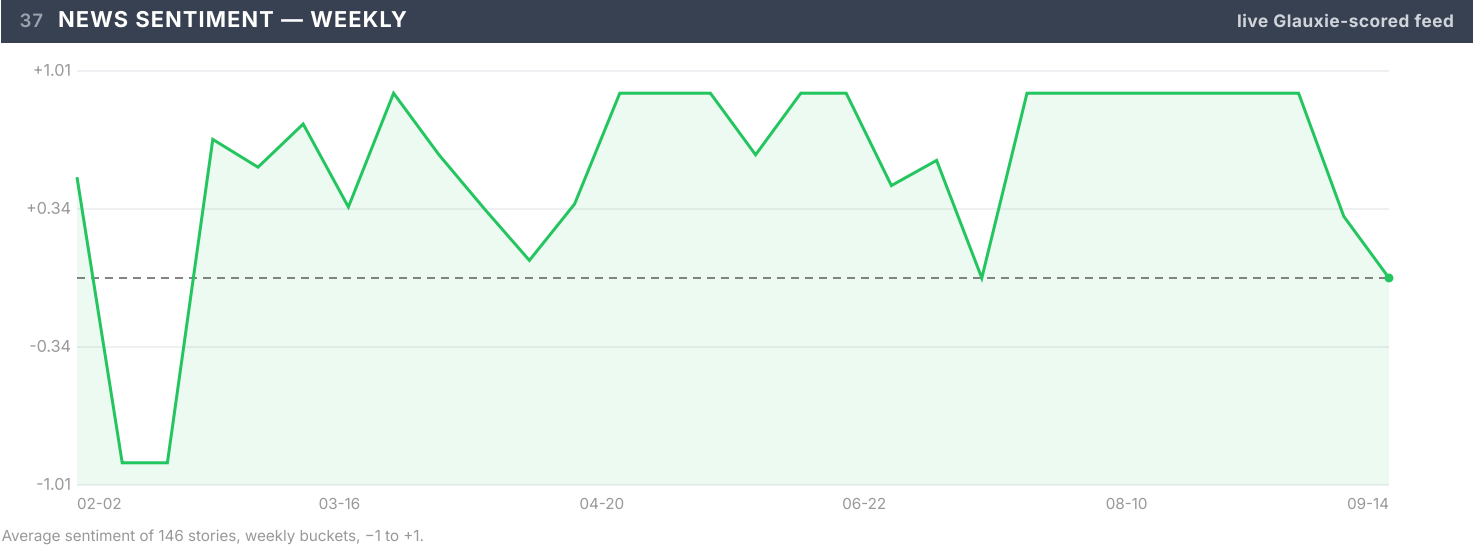
7.2 / 4.7

trend strength

SECTOR STRENGTH

46/100

breadth average



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38 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Rainy

OVERALL -18.0 +5.5 vs industry	TREND -45.8 -2.7 vs industry	MOMENTUM +19.6 +17.4 vs industry	VOLUME +24.1 +49.1 vs industry
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READING	VTR	REIT - HEALTHCARE FACILITIES N=43	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-18.0	-23.5	-28.0	-20.5
Trend	-45.8	-43.1	-37.3	-21.3
Momentum	+19.6	+2.2	-17.0	-15.8
Volume	+24.1	-25.0	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

39 EXECUTIVE COMPENSATION

live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
Debra A. Cafaro Chairman and Chief Executive	\$17.5M	92% equity+incentive
Robert F. Probst Executive Vice President an	\$6.5M	88% equity+incentive
J. Justin Hutchens Executive Vice President,	\$6.3M	88% equity+incentive
Carey S. Roberts Executive Vice President, G	\$4.2M	85% equity+incentive
Peter J. Bulgarelli Executive Vice President	\$4.2M	84% equity+incentive

40 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	57
Social	59
Governance	65
Composite ESG	60



41 8-K MATERIAL EVENTS

live EDGAR feed

FILED	8-K CONTENTS	ITEMS
2026-09-15	Officer/Director Change	5.02
2026-07-29	Earnings Release; Exhibits	2.02,9.01
2026-06-15	Officer/Director Change; Other Events	5.02,8.01
2026-05-15	Officer/Director Change; Shareholder Vote; Other Events; Exhibits	5.02,5.07,8.01,9.01
2026-04-27	Earnings Release; Exhibits	2.02,9.01
2026-02-20	Departure/Election of Directors; Appointment of Officers	5.02
2026-02-09	Other Events; Financial Statements and Exhibits	8.01,9.01
2026-02-05	Results of Operations and Financial Condition; Financial Statements an	2.02,9.01

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42 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

43 DISCLOSURES

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44 DATA PROVENANCE FOR THIS REPORT sources · coverage · method

DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT
Price & volume	market_db.historical_prices	52 rows
Fundamentals	income_statements_annual	6 rows · 2020 to 2025
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-11-06 to 2026-07-29
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	113 rows · 1998 to 2026
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-10-13 to 2026-10-15
Proposed sales (Form 144)	edgar/form144	1 record
Beneficial ownership (13D/G)	edgar/13dg	4 rows · 2026-04-30 to 2026-07-27
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31
ETF & fund holding	etf_holdings_changelog (30d)	1 record
Peer set	stock_peers_dynamic	8 rows
Industry medians	industry_medians	1 record
Congressional trades	congress_db (House + Senate)	1 record
ESG	fact/esg_disclosures	1 record

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.