

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

Form 10-Q

☒ **QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the quarterly period ended June 30, 2021

or

☐ **TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934**

For the transition period from _____ to _____

Commission File Number: 001-32641

BROOKDALE SENIOR LIVING INC.

(Exact name of registrant as specified in its charter)

Delaware

*(State or other jurisdiction
of incorporation or organization)*

20-3068069

(I.R.S. Employer Identification No.)

111 Westwood Place, Suite 400, Brentwood, Tennessee
(Address of principal executive offices)

37027
(Zip Code)

(Registrant's telephone number, including area code) **(615) 221-2250**

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, \$0.01 Par Value Per Share	BKD	New York Stock Exchange

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes ☒ No ☐

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes ☒ No ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, a smaller reporting company, or an emerging growth company. See the definitions of "large accelerated filer," "accelerated filer," "smaller reporting company," and "emerging growth company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer ☐
Non-accelerated filer ☐

Accelerated filer ☒
Smaller reporting company ☐
Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes ☐ No ☒

As of August 4, 2021, 185,304,026 shares of the registrant's common stock, \$0.01 par value, were outstanding (excluding restricted stock and restricted stock units).

TABLE OF CONTENTS
BROOKDALE SENIOR LIVING INC.

FORM 10-Q

FOR THE QUARTER ENDED JUNE 30, 2021

	PAGE
PART I.	<u>FINANCIAL INFORMATION</u>
Item 1.	<u>Financial Statements</u>
	<u>Condensed Consolidated Balance Sheets -</u>
	<u>As of June 30, 2021 (Unaudited) and December 31, 2020</u>
	<u>4</u>
	<u>Condensed Consolidated Statements of Operations -</u>
	<u>Three and six months ended June 30, 2021 and 2020 (Unaudited)</u>
	<u>5</u>
	<u>Condensed Consolidated Statements of Equity -</u>
	<u>Three and six months ended June 30, 2021 and 2020 (Unaudited)</u>
	<u>6</u>
	<u>Condensed Consolidated Statements of Cash Flows -</u>
	<u>Six months ended June 30, 2021 and 2020 (Unaudited)</u>
	<u>7</u>
	<u>Notes to Condensed Consolidated Financial Statements (Unaudited)</u>
	<u>8</u>
Item 2.	<u>Management's Discussion and Analysis of Financial Condition and Results of Operations</u>
	<u>25</u>
Item 3.	<u>Quantitative and Qualitative Disclosures About Market Risk</u>
	<u>53</u>
Item 4.	<u>Controls and Procedures</u>
	<u>54</u>
PART II.	<u>OTHER INFORMATION</u>
Item 1.	<u>Legal Proceedings</u>
	<u>54</u>
Item 1A.	<u>Risk Factors</u>
	<u>54</u>
Item 2.	<u>Unregistered Sales of Equity Securities and Use of Proceeds</u>
	<u>54</u>
Item 6.	<u>Exhibits</u>
	<u>55</u>
Signatures	<u>56</u>

PART I. FINANCIAL INFORMATION

Item 1. Financial Statements

BROOKDALE SENIOR LIVING INC. CONDENSED CONSOLIDATED BALANCE SHEETS (In thousands, except stock amounts)

	June 30, 2021 (Unaudited)	December 31, 2020
Assets		
Current assets		
Cash and cash equivalents	\$ 280,675	\$ 380,420
Marketable securities	99,977	172,905
Restricted cash	30,766	28,059
Accounts receivable, net	52,906	109,221
Assets held for sale	238,357	16,061
Prepaid expenses and other current assets, net	78,250	66,937
Total current assets	780,931	773,603
Property, plant and equipment and leasehold intangibles, net	4,984,864	5,068,060
Operating lease right-of-use assets	706,357	788,138
Restricted cash	74,461	56,669
Investment in unconsolidated ventures	8,190	4,898
Goodwill	27,321	154,131
Other assets, net	20,825	56,259
Total assets	\$ 6,602,949	\$ 6,901,758
Liabilities and Equity		
Current liabilities		
Current portion of long-term debt	\$ 218,332	\$ 68,885
Current portion of financing lease obligations	21,055	19,543
Current portion of operating lease obligations	143,053	146,226
Trade accounts payable	74,558	71,233
Liabilities held for sale	102,545	—
Accrued expenses	269,926	287,851
Refundable fees and deferred revenue	67,853	96,995
Total current liabilities	897,322	690,733
Long-term debt, less current portion	3,655,441	3,847,103
Financing lease obligations, less current portion	536,720	543,764
Operating lease obligations, less current portion	761,587	819,429
Deferred tax liability	8,853	9,557
Other liabilities	126,891	188,443
Total liabilities	5,986,814	6,099,029
Preferred stock, \$0.01 par value, 50,000,000 shares authorized at June 30, 2021 and December 31, 2020; no shares issued and outstanding	—	—
Common stock, \$0.01 par value, 400,000,000 shares authorized at June 30, 2021 and December 31, 2020; 197,666,451 and 198,331,663 shares issued and 187,138,926 and 187,804,138 shares outstanding (including 1,907,463 and 4,349,421 unvested restricted shares), respectively	1,977	1,983
Additional paid-in-capital	4,217,728	4,212,409
Treasury stock, at cost; 10,527,525 shares at June 30, 2021 and December 31, 2020	(102,774)	(102,774)
Accumulated deficit	(3,503,054)	(3,311,184)
Total Brookdale Senior Living Inc. stockholders' equity	613,877	800,434
Noncontrolling interest	2,258	2,295
Total equity	616,135	802,729
Total liabilities and equity	\$ 6,602,949	\$ 6,901,758

See accompanying notes to condensed consolidated financial statements.

BROOKDALE SENIOR LIVING INC.
CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS
(Unaudited, in thousands, except per share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
Revenue				
Resident fees	\$ 673,978	\$ 731,629	\$ 1,338,328	\$ 1,514,336
Management fees	4,998	6,076	13,564	114,791
Reimbursed costs incurred on behalf of managed communities	43,008	101,511	108,802	224,228
Other operating income	1,308	26,693	12,043	26,693
Total revenue and other operating income	<u>723,292</u>	<u>865,909</u>	<u>1,472,737</u>	<u>1,880,048</u>
Expense				
Facility operating expense (excluding facility depreciation and amortization of \$77,921, \$86,971, \$155,195, and \$171,272, respectively)	550,846	606,034	1,107,158	1,194,516
General and administrative expense (including non-cash stock-based compensation expense of \$4,527, \$6,119, \$9,310, and \$12,076, respectively)	52,400	52,518	102,343	107,113
Facility operating lease expense	43,864	62,379	88,282	126,860
Depreciation and amortization	83,591	93,154	167,482	183,892
Asset impairment	2,078	10,290	12,755	88,516
Costs incurred on behalf of managed communities	43,008	101,511	108,802	224,228
Total operating expense	<u>775,787</u>	<u>925,886</u>	<u>1,586,822</u>	<u>1,925,125</u>
Income (loss) from operations	<u>(52,495)</u>	<u>(59,977)</u>	<u>(114,085)</u>	<u>(45,077)</u>
Interest income	341	2,243	762	3,698
Interest expense:				
Debt	(35,425)	(38,974)	(70,776)	(80,737)
Financing lease obligations	(11,492)	(11,892)	(22,875)	(25,174)
Amortization of deferred financing costs and debt discount	(2,140)	(1,556)	(4,013)	(2,871)
Gain (loss) on debt modification and extinguishment, net	—	(157)	—	19,024
Equity in earnings (loss) of unconsolidated ventures	13,946	438	13,415	(570)
Gain (loss) on sale of assets, net	(79)	(1,029)	1,033	371,810
Other non-operating income (loss)	2,948	988	4,592	3,650
Income (loss) before income taxes	<u>(84,396)</u>	<u>(109,916)</u>	<u>(191,947)</u>	<u>243,753</u>
Benefit (provision) for income taxes	792	(8,504)	40	7,324
Net income (loss)	<u>(83,604)</u>	<u>(118,420)</u>	<u>(191,907)</u>	<u>251,077</u>
Net (income) loss attributable to noncontrolling interest	19	19	37	37
Net income (loss) attributable to Brookdale Senior Living Inc. common stockholders	<u>\$ (83,585)</u>	<u>\$ (118,401)</u>	<u>\$ (191,870)</u>	<u>\$ 251,114</u>
Net income (loss) per share attributable to Brookdale Senior Living Inc. common stockholders:				
Basic	<u>\$ (0.45)</u>	<u>\$ (0.65)</u>	<u>\$ (1.04)</u>	<u>\$ 1.37</u>
Diluted	<u>\$ (0.45)</u>	<u>\$ (0.65)</u>	<u>\$ (1.04)</u>	<u>\$ 1.37</u>
Weighted average common shares outstanding:				
Basic	<u>185,182</u>	<u>183,178</u>	<u>184,600</u>	<u>183,682</u>
Diluted	<u>185,182</u>	<u>183,178</u>	<u>184,600</u>	<u>183,862</u>

See accompanying notes to condensed consolidated financial statements.

BROOKDALE SENIOR LIVING INC.
CONDENSED CONSOLIDATED STATEMENTS OF EQUITY
(Unaudited, in thousands)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
Total equity, balance at beginning of period	\$ 695,107	\$ 1,052,230	\$ 802,729	\$ 698,725
Common stock:				
Balance at beginning of period	\$ 1,978	\$ 1,985	\$ 1,983	\$ 1,996
Issuance of common stock under Associate Stock Purchase Plan	—	—	—	1
Restricted stock and restricted stock units, net	(1)	(1)	1	(7)
Shares withheld for employee taxes	—	—	(7)	(6)
Balance at end of period	\$ 1,977	\$ 1,984	\$ 1,977	\$ 1,984
Additional paid-in-capital:				
Balance at beginning of period	\$ 4,213,095	\$ 4,174,356	\$ 4,212,409	\$ 4,172,099
Non-cash stock-based compensation expense	4,527	6,119	9,310	12,076
Issuance of common stock under Associate Stock Purchase Plan	213	—	437	168
Restricted stock and restricted stock units, net	1	1	(1)	7
Shares withheld for employee taxes	(115)	(59)	(4,437)	(3,951)
Other, net	7	19	10	37
Balance at end of period	\$ 4,217,728	\$ 4,180,436	\$ 4,217,728	\$ 4,180,436
Treasury stock:				
Balance at beginning of period	\$ (102,774)	\$ (102,774)	\$ (102,774)	\$ (84,651)
Purchase of treasury stock	—	—	—	(18,123)
Balance at end of period	\$ (102,774)	\$ (102,774)	\$ (102,774)	\$ (102,774)
Accumulated deficit:				
Balance at beginning of period	\$ (3,419,469)	\$ (3,023,688)	\$ (3,311,184)	\$ (3,393,088)
Cumulative effect of change in accounting principle	—	—	—	(115)
Net income (loss)	(83,585)	(118,401)	(191,870)	251,114
Balance at end of period	\$ (3,503,054)	\$ (3,142,089)	\$ (3,503,054)	\$ (3,142,089)
Noncontrolling interest:				
Balance at beginning of period	\$ 2,277	\$ 2,351	\$ 2,295	\$ 2,369
Net income (loss) attributable to noncontrolling interest	(19)	(19)	(37)	(37)
Balance at end of period	\$ 2,258	\$ 2,332	\$ 2,258	\$ 2,332
Total equity, balance at end of period	<u>\$ 616,135</u>	<u>\$ 939,889</u>	<u>\$ 616,135</u>	<u>\$ 939,889</u>
Common stock share activity				
Outstanding shares of common stock:				
Balance at beginning of period	187,230	188,012	187,804	192,129
Issuance of common stock under Associate Stock Purchase Plan	30	—	73	61
Restricted stock and restricted stock units, net	(104)	(75)	23	(579)
Shares withheld for employee taxes	(17)	(17)	(761)	(628)
Purchase of treasury stock	—	—	—	(3,063)
Balance at end of period	<u>187,139</u>	<u>187,920</u>	<u>187,139</u>	<u>187,920</u>

See accompanying notes to condensed consolidated financial statements.

BROOKDALE SENIOR LIVING INC.
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
(Unaudited, in thousands)

	Six Months Ended June 30,	
	2021	2020
Cash Flows from Operating Activities		
Net income (loss)	\$ (191,907)	\$ 251,077
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities:		
Loss (gain) on debt modification and extinguishment, net	—	(19,024)
Depreciation and amortization, net	171,495	186,763
Asset impairment	12,755	88,516
Equity in (earnings) loss of unconsolidated ventures	(13,415)	570
Distributions from unconsolidated ventures from cumulative share of net earnings	5,355	—
Amortization of entrance fees	(876)	(925)
Proceeds from deferred entrance fee revenue	2,298	85
Deferred income tax (benefit) provision	(704)	(15,253)
Operating lease expense adjustment	(9,990)	(14,954)
Loss (gain) on sale of assets, net	(1,033)	(371,810)
Non-cash stock-based compensation expense	9,310	12,076
Other	(4,007)	(1,800)
Changes in operating assets and liabilities:		
Accounts receivable, net	(1,267)	12,995
Prepaid expenses and other assets, net	1,605	20,162
Prepaid insurance premiums financed with notes payable	(8,785)	(11,664)
Trade accounts payable and accrued expenses	2,131	(18,692)
Refundable fees and deferred revenue	(8,918)	80,688
Operating lease assets and liabilities for lessor capital expenditure reimbursements	15,506	10,509
Net cash provided by (used in) operating activities	(20,447)	209,319
Cash Flows from Investing Activities		
Change in lease security deposits and lease acquisition deposits, net	(75)	3,304
Purchase of marketable securities	(119,914)	(149,236)
Sale and maturities of marketable securities	192,995	108,750
Capital expenditures, net of related payables	(79,538)	(112,863)
Acquisition of assets, net of related payables and cash received	—	(446,688)
Investment in unconsolidated ventures	(5,359)	(356)
Proceeds from sale of assets, net	9,646	300,539
Proceeds from notes receivable	—	1,140
Net cash provided by (used in) investing activities	(2,245)	(295,410)
Cash Flows from Financing Activities		
Proceeds from debt	21,022	473,460
Repayment of debt and financing lease obligations	(72,970)	(303,920)
Proceeds from line of credit	—	166,381
Purchase of treasury stock, net of related payables	—	(18,123)
Payment of financing costs, net of related payables	(172)	(7,469)
Payments of employee taxes for withheld shares	(4,444)	(3,951)
Other	10	146
Net cash provided by (used in) financing activities	(56,554)	306,524
Net increase (decrease) in cash, cash equivalents, and restricted cash	(79,246)	220,433
Cash, cash equivalents, and restricted cash at beginning of period	465,148	301,697
Cash, cash equivalents, and restricted cash at end of period	\$ 385,902	\$ 522,130

See accompanying notes to condensed consolidated financial statements.

BROOKDALE SENIOR LIVING INC.
NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
(Unaudited)

1. Description of Business

Brookdale Senior Living Inc. ("Brookdale" or the "Company") is an operator of 685 senior living communities throughout the United States. The Company is committed to its mission of enriching the lives of the people it serves with compassion, respect, excellence, and integrity. The Company operates and manages independent living, assisted living, memory care, and continuing care retirement communities ("CCRCs"). The Company's senior living communities and its comprehensive network of services help to provide seniors with care and services to support their lifestyle in an environment that feels like home.

The Company has five reportable segments: Independent Living; Assisted Living and Memory Care; CCRCs; Health Care Services; and Management Services. On July 1, 2021, the Company sold 80% of its equity in its Health Care Services segment, as described in Note 4. The accompanying unaudited condensed consolidated financial statements include the financial position, results of operations, and cash flows of the Health Care Services segment. For periods beginning July 1, 2021, the Company expects that the results and financial position of its Health Care Services segment will be deconsolidated from its consolidated financial statements and its 20% equity interest in the Health Care Services venture will be accounted for under the equity method of accounting.

2. Summary of Significant Accounting Policies

Basis of Presentation

The accompanying unaudited condensed consolidated financial statements have been prepared in accordance with generally accepted accounting principles in the United States ("GAAP") and pursuant to the rules and regulations of the Securities and Exchange Commission ("SEC") for quarterly reports on Form 10-Q. In the opinion of management, these financial statements include all adjustments, which are of a normal and recurring nature, necessary to present fairly the financial position, results of operations, and cash flows of the Company for all periods presented. Certain information and footnote disclosures included in annual financial statements have been condensed or omitted. The Company believes that the disclosures included are adequate and provide a fair presentation of interim period results. Interim financial statements are not necessarily indicative of the financial position or operating results for an entire year. These interim financial statements should be read in conjunction with the audited financial statements and the notes thereto included in the Company's Annual Report on Form 10-K for the year ended December 31, 2020 filed with the SEC on February 25, 2021.

Principles of Consolidation

The condensed consolidated financial statements include the accounts of Brookdale and its consolidated subsidiaries. The ownership interest of consolidated entities not wholly-owned by the Company are presented as noncontrolling interests in the accompanying condensed consolidated financial statements. Intercompany balances and transactions have been eliminated in consolidation, and net income (loss) is reduced by the portion of net income (loss) attributable to noncontrolling interests. The Company reports investments in unconsolidated entities over whose operating and financial policies it has the ability to exercise significant influence under the equity method of accounting.

Use of Estimates

The preparation of the condensed consolidated financial statements and related disclosures in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the condensed consolidated financial statements and accompanying notes. Estimates are used for, but not limited to, revenue, other operating income, asset impairments, self-insurance reserves, performance-based compensation, the allowance for credit losses, depreciation and amortization, leasing transactions, income taxes, and other contingencies. Although these estimates are based on management's best knowledge of current events and actions that the Company may undertake in the future, actual results may differ from the original estimates.

Lease Accounting

The Company, as lessee, recognizes a right-of-use asset and a lease liability on the Company's condensed consolidated balance sheet for its community, office, and equipment leases. As of the commencement date of a lease, a lease liability and corresponding right-of-use asset is established on the Company's condensed consolidated balance sheet at the present value of

future minimum lease payments. The Company's community leases generally contain fixed annual rent escalators or annual rent escalators based on an index, such as the consumer price index. The future minimum lease payments recognized on the condensed consolidated balance sheet include fixed payments (including in-substance fixed payments) and variable payments estimated utilizing the index or rate on the lease commencement date. The Company recognizes lease expense as incurred for additional variable payments. For the Company's leases that do not contain an implicit rate, the Company utilizes its estimated incremental borrowing rate to determine the present value of lease payments based on information available at commencement of the lease. The Company's estimated incremental borrowing rate reflects the fixed rate at which the Company could borrow a similar amount for the same term on a collateralized basis. The Company elected the short-term lease exception policy which permits leases with an initial term of 12 months or less to not be recorded on the Company's condensed consolidated balance sheet and instead to be recognized as lease expense as incurred.

The Company, as lessee, makes a determination with respect to each of its community, office, and equipment leases as to whether each should be accounted for as an operating lease or financing lease. The classification criteria is based on estimates regarding the fair value of the leased asset, minimum lease payments, effective cost of funds, economic life of the asset, and certain other terms in the lease agreements.

Lease right-of-use assets are reviewed for impairment whenever changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of right-of-use assets are assessed by a comparison of the carrying amount of the asset to the estimated future undiscounted net cash flows expected to be generated by the asset, calculated utilizing the lowest level of identifiable cash flows. If estimated future undiscounted net cash flows are less than the carrying amount of the asset then the fair value of the asset is estimated. The impairment expense is determined by comparing the estimated fair value of the asset to its carrying amount, with any amount in excess of fair value recognized as an expense in the current period. Undiscounted cash flow projections and estimates of fair value amounts are based on a number of assumptions such as revenue and expense growth rates and estimated lease coverage ratios (Level 3).

Operating Leases

The Company recognizes operating lease expense for actual rent paid, generally plus or minus a straight-line adjustment for estimated minimum lease escalators if applicable. The right-of-use asset is generally reduced each period by an amount equal to the difference between the operating lease expense and the amount of expense on the lease liability utilizing the effective interest method. Subsequent to the impairment of an operating lease right-of-use asset, the Company recognizes operating lease expense consisting of the reduction of the right-of-use asset on a straight-line basis over the remaining lease term and the amount of expense on the lease liability utilizing the effective interest method.

Financing Leases

Financing lease right-of-use assets are recognized within property, plant and equipment and leasehold intangibles, net on the Company's condensed consolidated balance sheets. The Company recognizes interest expense on the financing lease liabilities utilizing the effective interest method. The right-of-use asset is generally amortized to depreciation and amortization expense on a straight-line basis over the lease term unless the lease contains an option to purchase the underlying asset that the Company is reasonably certain to exercise. If the Company is reasonably certain to exercise the purchase option, the asset is amortized over the useful life.

Sale-Leaseback Transactions

For transactions in which an owned community is sold and leased back from the buyer (sale-leaseback transactions), the Company recognizes an asset sale and lease accounting is applied if the Company has transferred control of the community. For such transactions, the Company removes the transferred assets from the condensed consolidated balance sheet and a gain or loss on the sale is recognized for the difference between the carrying amount of the asset and the transaction price for the sale transaction.

For sale-leaseback transactions in which the Company has not transferred control of the underlying asset, the Company does not recognize an asset sale or derecognize the underlying asset until control is transferred. For such transactions, the Company recognizes the underlying assets within assets under financing leases as a component of property, plant and equipment and leasehold intangibles, net on the condensed consolidated balance sheets and continues to depreciate the assets over their useful lives.

Additionally, the Company accounts for any amounts received as a financing lease liability and the Company recognizes interest expense on the financing lease liability utilizing the effective interest method with the interest expense limited to an amount that is not greater than the cash payments on the financing lease liability over the term of the lease.

Property, Plant and Equipment and Leasehold Intangibles, Net

Long-lived assets are reviewed for impairment whenever events or changes in circumstances indicate the carrying amount of an asset group may not be recoverable. Recoverability of an asset group is assessed by comparing its carrying amount to the estimated future undiscounted net cash flows expected to be generated by the asset group through operation or disposition, calculated utilizing the lowest level of identifiable cash flows. If this comparison indicates that the carrying amount of an asset group is not recoverable, the Company is required to recognize an impairment loss. The impairment loss is measured by the amount by which the carrying amount of the asset exceeds its estimated fair value, with any amount in excess of fair value recognized as an expense in the current period. Undiscounted cash flow projections and estimates of fair value amounts are based on a number of assumptions such as revenue and expense growth rates, estimated holding periods, and estimated capitalization rates (Level 3).

Goodwill

The Company tests goodwill for impairment annually during the fourth quarter or more frequently if indicators of impairment arise. Factors the Company considers important in its analysis of whether an indicator of impairment exists include a significant decline in the Company's stock price or market capitalization for a sustained period since the last testing date, significant underperformance relative to historical or projected future operating results, and significant negative industry or economic trends. The Company first assesses qualitative factors to determine if it is more likely than not that the fair value of a reporting unit is less than its carrying amount. If so, the Company performs a quantitative goodwill impairment test based upon a comparison of the estimated fair value of the reporting unit to which the goodwill has been assigned with the reporting unit's carrying amount. The fair values used in the quantitative goodwill impairment test are estimated using Level 3 inputs based upon discounted future cash flow projections for the reporting unit. These cash flow projections are based upon a number of estimates and assumptions such as revenue and expense growth rates, capitalization rates, and discount rates. The Company also considers market-based measures such as earnings multiples in its analysis of estimated fair values of its reporting units. If the quantitative goodwill impairment test results in a reporting unit's carrying amount exceeding its estimated fair value, an impairment charge will be recorded based on the difference, with the impairment charge limited to the amount of goodwill allocated to the reporting unit.

3. COVID-19 Pandemic

The COVID-19 pandemic has significantly disrupted the senior living industry and the Company's business. The health and wellbeing of the Company's residents, patients, and associates is and has been its highest priority as it continues to serve and care for seniors through the COVID-19 pandemic. During the second quarter of 2021 substantially all, and as of July 31, 2021 all, of the Company's communities were open for visitors, new resident move-ins, and prospective residents. The Company may revert to more restrictive measures at its communities, including restrictions on visitors and move-ins, if the pandemic worsens, as necessary to comply with regulatory requirements, or at the direction of state or local health authorities.

Pandemic-Related Expenses. For the three and six months ended June 30, 2021, the Company recognized \$9.7 million and \$37.1 million, respectively, of facility operating expense for incremental direct costs to respond to the pandemic. For the three and six months ended June 30, 2020, the Company recognized \$60.6 million and \$70.6 million, respectively, of such facility operating expense. The direct costs include those for: acquisition of additional personal protective equipment ("PPE"), medical equipment, and cleaning and disposable food service supplies; enhanced cleaning and environmental sanitation; increased employee-related costs, including labor, workers compensation, and health plan expense; increased expense for general liability claims; and COVID-19 testing of residents and associates where not otherwise covered by government payor or third-party insurance sources. On a cumulative basis through June 30, 2021, the Company has incurred \$162.6 million of pandemic related facility operating expense since the beginning of fiscal 2020. For the three and six months ended June 30, 2021, the Company recorded \$1.5 million and \$10.5 million, respectively, of non-cash impairment charges in its operating results for its operating lease right-of-use assets, primarily due to the COVID-19 pandemic and lower than expected operating performance at communities with impaired assets. For the three and six months ended June 30, 2020, the Company recorded \$6.6 million and \$72.3 million, respectively, of such non-cash impairment charges.

Liquidity. The Company has taken, and continues to take, actions to enhance and preserve its liquidity in response to the pandemic. As of June 30, 2021, the Company's total liquidity was \$387.8 million, consisting of \$280.7 million of unrestricted cash and cash equivalents, \$100.0 million of marketable securities, and \$7.1 million of availability on its secured credit facility. As described in Note 4, the Company received net cash proceeds of \$305.8 million at closing for the sale of 80% of its equity in

its Health Care Services segment on July 1, 2021, which further enhanced its liquidity. The Company continues to seek opportunities to enhance and preserve its liquidity, including through increasing occupancy and maintaining expense discipline, continuing to evaluate its financing structure and the state of debt markets, and seeking further government-sponsored financial relief related to the pandemic. There is no assurance that debt financing will continue to be available on terms consistent with the Company's expectations or at all, or that its efforts will be successful in seeking further government-sponsored financial relief or regarding the amount of, or conditions required to qualify for, any such relief.

Financial Relief. The Coronavirus Aid, Relief, and Economic Security Act of 2020 ("CARES Act"), signed into law on March 27, 2020, and Paycheck Protection Program and Health Care Enhancement Act, signed into law on April 24, 2020, provide liquidity and financial relief to certain businesses, among other things. Certain impacts of such programs are provided below.

- During the six months ended June 30, 2021, the Company accepted \$0.8 million of cash from grants from the Public Health and Social Services Emergency Fund ("Provider Relief Fund") administered by the U.S. Department of Health and Human Services ("HHS"), under which grants have been made available to eligible healthcare providers for healthcare related expenses or lost revenues attributable to COVID-19. The grants received in the six months ended June 30, 2021 represented incentive payments made pursuant to the Nursing Home Infection Control Distribution, which related to the Company's skilled nursing care provided through its CCRCs. HHS continues to evaluate future allocations under the Provider Relief Fund and the regulation and guidance regarding grants made under the Provider Relief Fund. The Company intends to pursue additional funding that may become available. There can be no assurance that the Company will qualify for, or receive, such future grants in the amount it expects, that additional restrictions on the permissible uses or terms and conditions of the grants will not be imposed by HHS, or that future funding programs will be made available for which it qualifies.
- During the year ended December 31, 2020, the Company received \$87.5 million under the Accelerated and Advance Payment Program administered by the Centers for Medicare & Medicaid Services ("CMS"), \$75.2 million of which related to its Health Care Services segment and \$12.3 million related to its CCRCs segment and of which \$85.0 million was received in the three and six months ended June 30, 2020. Recoupment of advanced payments began one year after payments were issued at a rate of 25% of Medicare payments for the first eleven months following the anniversary of issuance and at a rate of 50% of Medicare payments for the next six months. Any outstanding balance of advanced payments will be due following such recoupment period. During both the three and six months ended June 30, 2021, \$14.3 million of the advanced payments were recouped. Pursuant to the sale of 80% of the Company's equity in its Health Care Services segment (as described in Note 4), \$63.6 million of such obligations related to its Health Care Services segment were retained by the unconsolidated Health Care Services venture. As of June 30, 2021, the outstanding balance of advanced payments related to its CCRCs segment was \$9.7 million.
- During the year ended December 31, 2020, the Company deferred payment of \$72.7 million of the employer portion of social security payroll taxes incurred from March 27, 2020 through December 31, 2020 pursuant to the CARES Act. One-half of such deferral amount will become due on each of December 31, 2021 and December 31, 2022. Pursuant to the sale of 80% the Company's equity in its Health Care Services segment, \$8.9 million of such obligations related to its Health Care Services segment were retained by the unconsolidated Health Care Services venture. The Company expects to pay approximately \$32 million of the deferred payments in both December 2021 and 2022.
- The Company is eligible to claim the employee retention credit for certain of its associates under the CARES Act. The credit for 2020 is available to employers that fully or partially suspended operations during any calendar quarter in 2020 due to orders from an appropriate governmental authority limiting commerce, travel, or group meetings due to COVID-19, and is equal to 50% of qualified wages paid after March 12, 2020 through December 31, 2020 to qualified employees, with a maximum credit of \$5,000 per employee. During the three and six months ended June 30, 2021, the Company recognized \$0.9 million and \$9.9 million, respectively, of employee retention credits on wages paid from March 12, 2020 to December 31, 2020 within other operating income. The credit was modified and extended by subsequent legislation for wages paid from January 1, 2021 through December 31, 2021, and the Company is assessing its eligibility to claim such credit. There can be no assurance that the Company will qualify for, or receive, credits in the amount or on the timing it expects.

In addition to the grants described above, during the three and six months ended June 30, 2021, the Company received and recognized \$0.4 million and \$1.3 million, respectively, of other operating income from grants from other government sources.

The Company cannot predict with reasonable certainty the impacts that COVID-19 ultimately will have on its business, results of operations, cash flow, and liquidity, and its response efforts may continue to delay or negatively impact its strategic

initiatives, including plans for future growth. The ultimate impacts of COVID-19 will depend on many factors, some of which cannot be foreseen, including the duration, severity, and breadth of the pandemic and any resurgence or variants of the disease; the impact of COVID-19 on the nation's economy and debt and equity markets and the local economies in the Company's markets; the development, availability, utilization, and efficacy of COVID-19 testing, therapeutic agents, and vaccines and the prioritization of such resources among businesses and demographic groups; government financial and regulatory relief efforts that may become available to business and individuals, including the Company's ability to qualify for and satisfy the terms and conditions of financial relief; perceptions regarding the safety of senior living communities during and after the pandemic; changes in demand for senior living communities and the Company's ability to adapt its sales and marketing efforts to meet that demand; the impact of COVID-19 on the Company's residents' and their families' ability to afford its resident fees, including due to changes in unemployment rates, consumer confidence, housing markets, and equity markets caused by COVID-19; changes in the acuity levels of the Company's new residents; the disproportionate impact of COVID-19 on seniors generally and those residing in the Company's communities; the duration and costs of the Company's response efforts, including increased equipment, supplies, labor, litigation, testing, vaccination clinic, and other expenses; potentially greater associate attrition and use of contract labor due to the Company's associate vaccine mandate; the impact of COVID-19 on the Company's ability to complete financings and refinancings of various assets or other transactions or to generate sufficient cash flow to cover required debt, interest, and lease payments and to satisfy financial and other covenants in its debt and lease documents; increased regulatory requirements, including unfunded, mandatory testing; increased enforcement actions resulting from COVID-19; government action that may limit the Company's collection or discharge efforts for delinquent accounts; and the frequency and magnitude of legal actions and liability claims that may arise due to COVID-19 or the Company's response efforts.

4. Acquisitions, Dispositions and Other Transactions

During the period from January 1, 2020 through June 30, 2021, the Company acquired 27 communities that the Company formerly leased, disposed of nine owned communities (including the conveyance of five communities to Ventas, Inc. ("Ventas")), and sold its ownership interest in its unconsolidated entry fee CCRC Venture (the "CCRC Venture") with Healthpeak Properties, Inc. ("Healthpeak"), and the Company's triple-net lease obligations on six communities were terminated. Additionally, the Company sold 80% of its equity in its Health Care Services segment on July 1, 2021, as described below.

One unencumbered community in the CCRCs segment was classified as held for sale, resulting in \$8.1 million being recorded as assets held for sale for senior housing communities within the condensed consolidated balance sheet as of June 30, 2021. The closing of the sale of the community is subject to the satisfaction of various closing conditions, including the receipt of regulatory approvals. There can be no assurance that the transaction will close or, if it does, when the actual closing will occur.

Completed Dispositions of Owned Communities

During the six months ended June 30, 2021, the Company completed the sale of two owned communities for cash proceeds of \$8.5 million, net of transaction costs, and recognized a net gain on sale of assets of \$0.5 million.

In addition to the conveyance of five communities to Ventas, during the year ended December 31, 2020, the Company completed the sale of two owned communities for cash proceeds of \$38.1 million, net of transaction costs, and recognized a net gain on sale of assets of \$2.7 million. These dispositions included the sale of one owned community during the six months ended June 30, 2020 for which the Company received cash proceeds of \$5.5 million, net of transaction costs, and recognized a net gain on sale of assets of \$0.2 million.

Completed Dispositions of Entry Fee CCRCs by Unconsolidated Venture

Prior to the January 31, 2020 closing of the Company's sale of its ownership interest in the CCRC Venture, the Company and Healthpeak moved the remaining two entry fee CCRCs into a new unconsolidated entry fee CCRC venture on substantially the same terms as the CCRC Venture to accommodate the sale of such two communities. During the three months ended June 30, 2021, the new unconsolidated entry fee CCRC venture completed the sale of the two remaining entry fee CCRCs for cash proceeds of \$14.0 million, net of associated mortgage debt repayments and transaction costs. Subsequent to the sale transaction, the new unconsolidated entry fee CCRC venture has no continuing operations. During the three months ended June 30, 2021, the Company received \$5.4 million of cash distributions from the new unconsolidated entry fee CCRC venture and recognized \$13.9 million of equity in earnings of unconsolidated ventures for the Company's proportionate share of the net income of the new unconsolidated entry fee CCRC venture, which was primarily comprised of a gain on sale of assets for the sale of the two remaining entry fee CCRCs.

Sale of Health Care Services

On February 24, 2021, the Company entered into the Securities Purchase Agreement (the "Purchase Agreement") with affiliates of HCA Healthcare, Inc., providing for the sale of 80% of the Company's equity in its Health Care Services segment for a purchase price of \$400 million in cash, subject to certain adjustments set forth in the Purchase Agreement, including a reduction for the remaining outstanding balance as of the closing of Medicare advance payments and deferred payroll tax payments related to the Health Care Services segment, which were \$63.6 million and \$8.9 million, respectively, as of June 30, 2021. The Purchase Agreement also contains certain agreed upon indemnities for the benefit of the purchaser.

The closing of the sale transaction was completed on July 1, 2021. The Company received net cash proceeds of \$305.8 million at closing, which remains subject to a post-closing net working capital adjustment as set forth in the Purchase Agreement. Additionally, \$10.0 million of the purchase price was deposited into an escrow account as set forth in the Purchase Agreement, the majority of which is expected to be released to the Company upon completion of the post-closing net working capital adjustment. Pursuant to the Purchase Agreement, at closing of the transaction, the Company retained a non-controlling 20% equity interest in the business. The Company expects that the results and financial position of its Health Care Services segment will be deconsolidated from its consolidated financial statements as of July 1, 2021 and that its 20% equity interest in the Health Care Services venture will be accounted for under the equity method of accounting. The Company estimates that it will recognize an approximate \$288 million gain on sale, net of transaction costs, within its condensed consolidated statement of operations for the three months ended September 30, 2021 for the sale transaction.

The assets and liabilities of the Health Care Services segment are included within assets held for sale and liabilities held for sale, respectively, within the Company's condensed consolidated balance sheet as of June 30, 2021. As of June 30, 2021, assets held for sale and liabilities held for sale of the Health Care Services segment consisted of the following:

(in thousands)

Accounts receivable, net	\$	57,582
Property, plant and equipment and leasehold intangibles, net		1,806
Operating lease right-of-use assets		8,145
Goodwill		126,810
Prepaid expenses and other assets, net		35,888
Assets held for sale	\$	230,231
Trade accounts payable	\$	1,387
Accrued expenses		29,402
Refundable fees and deferred revenue		63,611
Operating lease obligations		8,145
Liabilities held for sale	\$	102,545

Refer to Note 16 for selected financial data for the Health Care Services segment.

5. Fair Value Measurements

Marketable Securities

As of June 30, 2021, marketable securities of \$100.0 million are stated at fair value based on valuations provided by third-party pricing services and are classified within Level 2 of the valuation hierarchy.

Debt

The Company estimates the fair value of its debt using a discounted cash flow analysis based upon the Company's current borrowing rate for debt with similar maturities and collateral securing the indebtedness. The Company had outstanding long-term debt with a carrying amount of approximately \$3.9 billion as of both June 30, 2021 and December 31, 2020. Fair value of the long-term debt approximates carrying amount in all periods presented. The Company's fair value of long-term debt disclosure is classified within Level 2 of the valuation hierarchy.

Asset Impairment Expense

The following is a summary of asset impairment expense.

	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
<i>(in millions)</i>				
Operating lease right-of-use assets	\$ 1.5	\$ 6.6	\$ 10.5	\$ 72.3
Property, plant and equipment and leasehold intangibles, net	0.6	3.7	2.3	14.7
Investment in unconsolidated ventures	—	—	—	1.5
Asset impairment	\$ 2.1	\$ 10.3	\$ 12.8	\$ 88.5

6. Revenue

Disaggregation of Revenue

The Company disaggregates its revenue from contracts with customers by payor source as the Company believes it best depicts how the nature, amount, timing, and uncertainty of its revenue and cash flows are affected by economic factors. Resident fee revenue by payor source and reportable segment is as follows:

Three Months Ended June 30, 2021					
<i>(in thousands)</i>	Independent Living	Assisted Living and Memory Care	CCRCs	Health Care Services	Total
Private pay	\$ 117,537	\$ 374,688	\$ 53,526	\$ 264	\$ 546,015
Government reimbursement	468	17,030	14,426	66,618	98,542
Other third-party payor programs	—	—	8,990	20,431	29,421
Total resident fee revenue	\$ 118,005	\$ 391,718	\$ 76,942	\$ 87,313	\$ 673,978

Three Months Ended June 30, 2020					
<i>(in thousands)</i>	Independent Living	Assisted Living and Memory Care	CCRCs	Health Care Services	Total
Private pay	\$ 129,678	\$ 414,276	\$ 59,980	\$ 258	\$ 604,192
Government reimbursement	600	17,880	13,744	70,566	102,790
Other third-party payor programs	—	—	5,301	19,346	24,647
Total resident fee revenue	\$ 130,278	\$ 432,156	\$ 79,025	\$ 90,170	\$ 731,629

Six Months Ended June 30, 2021

<i>(in thousands)</i>	Independent Living	Assisted Living and Memory Care	CCRCs	Health Care Services	Total
Private pay	\$ 235,859	\$ 745,182	\$ 105,739	\$ 601	\$ 1,087,381
Government reimbursement	928	33,474	26,913	134,083	195,398
Other third-party payor programs	—	—	16,069	39,480	55,549
Total resident fee revenue	<u>\$ 236,787</u>	<u>\$ 778,656</u>	<u>\$ 148,721</u>	<u>\$ 174,164</u>	<u>\$ 1,338,328</u>

Six Months Ended June 30, 2020

<i>(in thousands)</i>	Independent Living	Assisted Living and Memory Care	CCRCs	Health Care Services	Total
Private pay	\$ 264,968	\$ 854,889	\$ 124,683	\$ 428	\$ 1,244,968
Government reimbursement	1,172	34,746	33,149	144,255	213,322
Other third-party payor programs	—	—	15,740	40,306	56,046
Total resident fee revenue	<u>\$ 266,140</u>	<u>\$ 889,635</u>	<u>\$ 173,572</u>	<u>\$ 184,989</u>	<u>\$ 1,514,336</u>

Contract Balances

The payment terms and conditions within the Company's revenue-generating contracts vary by contract type and payor source, although terms generally include payment to be made within 30 days. Resident fee revenue for recurring and routine monthly services is generally billed monthly in advance under the Company's independent living, assisted living, and memory care residency agreements. Resident fee revenue for standalone or certain healthcare services is generally billed monthly in arrears. A portion of the Company's reimbursement from Medicare for certain healthcare services is billed near the start of each period of care, and cash is generally received before all services are rendered. The amount of revenue recognized for periods of care which are incomplete at period end is based on the Company's historical average percentage of days complete on each period of care and any unearned amounts are deferred and recognized when the service is performed. Additionally, non-refundable community fees are generally billed and collected in advance or upon move-in of a resident under the Company's independent living, assisted living, and memory care residency agreements. Amounts of revenue that are collected from residents in advance are recognized as deferred revenue until the performance obligations are satisfied.

The Company had total deferred revenue (included within refundable fees and deferred revenue, liabilities held for sale, and other liabilities within the condensed consolidated balance sheets) of \$131.8 million and \$138.3 million, including \$25.7 million and \$21.1 million of monthly resident fees billed and received in advance, as of June 30, 2021 and December 31, 2020, respectively. Such amount of total deferred revenue as of June 30, 2021 and December 31, 2020 also included \$73.3 million and \$87.5 million, respectively, received in the year ended December 31, 2020 under a temporary expansion of the Accelerated and Advance Payment Program administered by CMS. Refer to Note 3 for additional information on such program. For the six months ended June 30, 2021 and 2020, the Company recognized \$46.2 million and \$55.2 million, respectively, of revenue that was included in the deferred revenue balance as of January 1, 2021 and 2020, respectively.

7. Property, Plant and Equipment and Leasehold Intangibles, Net

As of June 30, 2021 and December 31, 2020, net property, plant and equipment and leasehold intangibles, which include assets under financing leases, consisted of the following:

<i>(in thousands)</i>	June 30, 2021	December 31, 2020
Land	\$ 504,698	\$ 505,298
Buildings and improvements	5,241,059	5,215,460
Furniture and equipment	964,407	945,783
Resident and leasehold operating intangibles	305,857	307,071
Construction in progress	56,610	61,491
Assets under financing leases and leasehold improvements	1,561,285	1,523,055
Property, plant and equipment and leasehold intangibles	8,633,916	8,558,158
Accumulated depreciation and amortization	(3,649,052)	(3,490,098)
Property, plant and equipment and leasehold intangibles, net	\$ 4,984,864	\$ 5,068,060

Assets under financing leases and leasehold improvements includes \$0.3 billion and \$0.4 billion of financing lease right-of-use assets, net of accumulated amortization, as of June 30, 2021 and December 31, 2020, respectively. Refer to Note 10 for further information on the Company's financing leases.

Long-lived assets with definite useful lives are depreciated or amortized on a straight-line basis over their estimated useful lives (or, in certain cases, the shorter of their estimated useful lives or the lease term) and are tested for impairment whenever indicators of impairment arise. The Company recognized depreciation and amortization expense on its property, plant and equipment and leasehold intangibles of \$83.6 million and \$93.2 million for the three months ended June 30, 2021 and 2020, respectively, and \$167.5 million and \$183.9 million for the six months ended June 30, 2021 and 2020, respectively.

8. Goodwill

The Company's Independent Living and Health Care Services segments had a carrying value of goodwill of \$27.3 million and \$126.8 million, respectively, as of both June 30, 2021 and December 31, 2020. The goodwill of the Health Care Services segment is included within assets held for sale within the Company's condensed consolidated balance sheet as of June 30, 2021.

9. Debt

Long-term debt consists of the following:

<i>(in thousands)</i>	June 30, 2021	December 31, 2020
Fixed mortgage notes payable due 2022 through 2047; weighted average interest rate of 4.17% and 4.18% as of June 30, 2021 and December 31, 2020, respectively	\$ 2,328,423	\$ 2,366,996
Variable mortgage notes payable due 2022 through 2030, weighted average interest rate of 2.45% and 2.49% as of June 30, 2021 and December 31, 2020, respectively	1,519,063	1,529,935
Other notes payable due 2021 to 2025; weighted average interest rate of 8.29% and 8.98% as of June 30, 2021 and December 31, 2020, respectively	51,408	46,557
Debt discount and deferred financing costs, net	(25,121)	(27,500)
Total long-term debt	3,873,773	3,915,988
Current portion	218,332	68,885
Total long-term debt, less current portion	\$ 3,655,441	\$ 3,847,103

As of June 30, 2021, 98.1%, or \$3.8 billion, of the Company's total debt obligations represented non-recourse property-level mortgage financings.

As of June 30, 2021, \$70.3 million of letters of credit and no cash borrowings were outstanding under the Company's \$80.0 million secured credit facility. The Company also had a separate secured letter of credit facility providing up to \$15.0 million of letters of credit as of June 30, 2021 under which \$13.6 million had been issued as of that date.

Financial Covenants

Certain of the Company's debt documents contain restrictions and financial covenants, such as those requiring the Company to maintain prescribed minimum liquidity, net worth, and stockholders' equity levels and debt service ratios, in each case on a consolidated, portfolio-wide, multi-community, single-community, and/or entity basis. In addition, the Company's debt documents generally contain non-financial covenants, such as those requiring the Company to comply with Medicare or Medicaid provider requirements and maintain insurance coverage.

The Company's failure to comply with applicable covenants could constitute an event of default under the applicable debt documents. Many of the Company's debt documents contain cross-default provisions so that a default under one of these instruments could cause a default under other debt and lease documents (including documents with other lenders and lessors). Furthermore, the Company's debt is secured by its communities and, in certain cases, a guaranty by the Company and/or one or more of its subsidiaries.

As of June 30, 2021, the Company is in compliance with the financial covenants of its debt agreements.

10. Leases

As of June 30, 2021, the Company operated 300 communities under long-term leases (234 operating leases and 66 financing leases). The substantial majority of the Company's lease arrangements are structured as master leases. Under a master lease, numerous communities are leased through an indivisible lease. The Company typically guarantees the performance and lease payment obligations of its subsidiary lessees under the master leases. An event of default related to an individual property or limited number of properties within a master lease portfolio may result in a default on the entire master lease portfolio.

The leases relating to these communities are generally fixed rate leases with annual escalators that are either fixed or based upon changes in the consumer price index or the leased property revenue. The Company is responsible for all operating costs, including repairs, property taxes, and insurance. The leases generally provide for renewal or extension options from 5 to 20 years and in some instances, purchase options.

The community leases contain other customary terms, which may include assignment and change of control restrictions, maintenance and capital expenditure obligations, termination provisions and financial covenants, such as those requiring the Company to maintain prescribed minimum liquidity, net worth, and stockholders' equity levels and lease coverage ratios, in each case on a consolidated, portfolio-wide, multi-community, single-community and/or entity basis. In addition, the Company's lease documents generally contain non-financial covenants, such as those requiring the Company to comply with Medicare or Medicaid provider requirements and maintain insurance coverage.

The Company's failure to comply with applicable covenants could constitute an event of default under the applicable lease documents. Many of the Company's debt and lease documents contain cross-default provisions so that a default under one of these instruments could cause a default under other debt and lease documents (including documents with other lenders and lessors). Certain leases contain cure provisions, which generally allow the Company to post an additional lease security deposit if the required covenant is not met. Furthermore, the Company's leases are secured by its communities and, in certain cases, a guaranty by the Company and/or one or more of its subsidiaries.

As of June 30, 2021, the Company is in compliance with the financial covenants of its long-term leases.

A summary of operating and financing lease expense (including the respective presentation on the condensed consolidated statements of operations) and net cash outflows from leases is as follows:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
Operating Leases (in thousands)				
Facility operating expense	\$ 4,520	\$ 4,935	\$ 9,362	\$ 9,785
Facility lease expense	43,864	62,379	88,282	126,860
Operating lease expense	48,384	67,314	97,644	136,645
Operating lease expense adjustment ⁽¹⁾	5,326	8,221	9,990	14,954
Changes in operating lease assets and liabilities for lessor capital expenditure reimbursements	(7,943)	(6,421)	(15,506)	(10,509)
Operating net cash outflows from operating leases	\$ 45,767	\$ 69,114	\$ 92,128	\$ 141,090

(1) Represents the difference between the amount of cash operating lease payments and the amount of operating lease expense recognized in accordance with Accounting Standards Codification 842, *Leases* ("ASC 842").

	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
Financing Leases (in thousands)				
Depreciation and amortization	\$ 7,594	\$ 8,037	\$ 15,224	\$ 17,181
Interest expense: financing lease obligations	11,492	11,892	22,875	25,174
Financing lease expense	\$ 19,086	\$ 19,929	\$ 38,099	\$ 42,355
Operating cash flows from financing leases	\$ 11,492	\$ 11,892	\$ 22,875	\$ 25,174
Financing cash flows from financing leases	4,864	4,677	9,653	9,764
Changes in financing lease assets and liabilities for lessor capital expenditure reimbursement	(2,057)	(1,675)	(3,446)	(3,414)
Total net cash outflows from financing leases	\$ 14,299	\$ 14,894	\$ 29,082	\$ 31,524

The aggregate amounts of future minimum lease payments, including community, office, and equipment leases (excluding minimum lease payments related to \$8.1 million of operating lease obligations included within liabilities held for sale) recognized on the condensed consolidated balance sheet as of June 30, 2021 are as follows (in thousands):

Year Ending December 31,	Operating Leases	Financing Leases
2021 (six months)	\$ 101,163	\$ 32,833
2022	204,469	66,225
2023	193,071	66,942
2024	193,820	68,138
2025	191,576	58,163
Thereafter	282,806	110,239
Total lease payments	1,166,905	402,540
Purchase option liability and non-cash gain on future sale of property	—	414,442
Imputed interest and variable lease payments	(262,265)	(259,207)
Total lease obligations	\$ 904,640	\$ 557,775

11. Litigation

The Company has been and is currently involved in litigation and claims incidental to the conduct of its business, which it believes are generally comparable to other companies in the senior living and healthcare industries, including, but not limited to, putative class action claims from time to time regarding staffing at the Company's communities and compliance with consumer protection laws and the Americans with Disabilities Act. Certain claims and lawsuits allege large damage amounts

and may require significant costs to defend and resolve. As a result, the Company maintains general liability, professional liability, and other insurance policies in amounts and with coverage and deductibles the Company believes are appropriate, based on the nature and risks of its business, historical experience, availability, and industry standards. The Company's current policies provide for deductibles for each claim and contain various exclusions from coverage. Accordingly, the Company is, in effect, self-insured for claims that are less than the deductible amounts and for claims or portions of claims that are not covered by such policies and/or exceed the policy limits.

Similarly, the senior living and healthcare industries are continuously subject to scrutiny by governmental regulators, which could result in reviews, audits, investigations, enforcement activities or litigation related to regulatory compliance matters. In addition, as a result of the Company's participation in the Medicare and Medicaid programs, the Company is subject to various governmental reviews, audits and investigations, including but not limited to audits under various government programs, such as the Recovery Audit Contractors (RAC), Zone Program Integrity Contractors (ZPIC), and Unified Program Integrity Contractors (UPIC) programs. The costs to respond to and defend such reviews, audits, and investigations may be significant, and an adverse determination could result in citations, sanctions and other criminal or civil fines and penalties, the refund of overpayments, payment suspensions, termination of participation in Medicare and Medicaid programs, and/or damage to the Company's business reputation.

In June 2020, the Company and several current and former executive officers were named as defendants in a putative class action lawsuit alleging violations of the federal securities laws filed in the federal court for the Middle District of Tennessee. The lawsuit asserts that the defendants made material misstatements and omissions concerning the Company's business, operational and compliance policies that caused the Company's stock price to be artificially inflated between August 2016 and April 2020. While the Company cannot predict with certainty the result of this or any other legal proceedings, the Company believes the allegations in the suit are without merit and does not expect this matter to have a material adverse effect on the Company's financial condition, results of operations, or cash flows. Between October 2020 and June 2021, alleged stockholders of the Company filed several stockholder derivative lawsuits in the federal courts for the Middle District of Tennessee and the District of Delaware, asserting claims on behalf of the Company against certain current and former officers and directors for alleged breaches of duties owed to the Company. The complaints refer to the securities lawsuit described above and incorporate substantively similar allegations.

12. Stock-Based Compensation

Grants of restricted stock and restricted stock units under the Company's 2014 Omnibus Incentive Plan were as follows:

<i>(in thousands, except weighted average amounts)</i>	Restricted Stock Unit and Stock Award Grants	Weighted Average Grant Date Fair Value	Total Grant Date Fair Value
Three months ended March 31, 2021	1,961	\$ 5.09	\$ 9,988
Three months ended June 30, 2021	20	\$ 6.62	\$ 130

13. Earnings Per Share

Basic earnings per share ("EPS") is calculated by dividing net income (loss) by the weighted average number of shares of common stock outstanding. Diluted EPS includes the components of basic EPS and also gives effect to dilutive common stock equivalents. Under the treasury stock method, diluted EPS reflects the potential dilution that could occur if securities or other instruments that are convertible into common stock were exercised or could result in the issuance of common stock. Potentially dilutive common stock equivalents include unvested restricted stock, restricted stock units, and warrants.

The following table summarizes the computation of basic and diluted earnings (loss) per share amounts presented in the condensed consolidated statement of operations:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
<i>(in thousands, except for per share amounts)</i>				
Income attributable to common stockholders:				
Net income (loss)	\$ (83,585)	\$ (118,401)	\$ (191,870)	\$ 251,114
Weighted average shares outstanding - basic	185,182	183,178	184,600	183,682
Effect of dilutive securities - Unvested restricted stock, restricted stock units, and warrants	—	—	—	180
Weighted average shares outstanding - diluted	185,182	183,178	184,600	183,862
Basic earnings (loss) per common share:				
Net income (loss) per share attributable to common stockholders	\$ (0.45)	\$ (0.65)	\$ (1.04)	\$ 1.37
Diluted earnings (loss) per common share:				
Net income (loss) per share attributable to common stockholders	\$ (0.45)	\$ (0.65)	\$ (1.04)	\$ 1.37

For the purposes of computing diluted EPS, weighted average shares outstanding do not include potentially dilutive securities that are anti-dilutive under the treasury stock method, and performance-based equity awards are included based on the attainment of the applicable performance metrics as of the end of the reporting period. The following potentially dilutive securities were excluded from the computation of diluted EPS:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2021 ⁽¹⁾	2020 ⁽¹⁾	2021 ⁽¹⁾	2020
<i>(in millions)</i>				
Non-performance-based restricted stock and restricted stock units	5.8	7.3	5.8	7.1
Performance-based restricted stock and restricted stock units	0.3	1.8	0.3	1.8
Warrants	16.3	—	16.3	—

(1) As a result of the net loss reported for the period, all unvested restricted stock, restricted stock units, and potential shares issuable under warrants were antidilutive for the period and as such were not included in the computation of diluted weighted average shares outstanding.

14. Income Taxes

The difference between the Company's effective tax rate for the three and six months ended June 30, 2021 and 2020 was primarily due to the tax impact of the multi-part transaction with Healthpeak that occurred in the three months ended March 31, 2020. The impact represented the tax expense recorded on the gain of the sale of the Company's interest in the CCRC Venture offset by a decrease in the valuation allowance that was a direct result of the multi-part transaction with Healthpeak.

The Company recorded an aggregate deferred federal, state, and local tax benefit of \$20.8 million as a result of the operating loss for the three months ended June 30, 2021, which was offset by a proportionate increase in the valuation allowance of \$19.8 million. The Company recorded an aggregate deferred federal, state, and local tax benefit of \$46.0 million as a result of the operating loss for the six months ended June 30, 2021, which was offset by a proportionate increase in the valuation allowance of \$45.3 million. The Company recorded an aggregate deferred federal, state, and local tax benefit of \$26.7 million for the three months ended June 30, 2020 and an aggregate deferred federal, state, and local tax expense of \$64.2 million for the six months ended June 30, 2020. The expense included \$93.1 million as a result of the gain on the sale of the Company's interest in the CCRC Venture offset by a benefit of \$28.9 million as a result of the operating losses (exclusive of the CCRC Venture sale) for the six months ended June 30, 2020. The benefit for the three months ended June 30, 2020 was offset by additional valuation allowance of \$33.2 million. The tax expense for the six months ended June 30, 2020 was offset by a reduction in valuation allowance of \$79.5 million.

The Company evaluates its deferred tax assets each quarter to determine if a valuation allowance is required based on whether it is more likely than not that some portion of the deferred tax asset would not be realized. The Company's valuation allowance as of June 30, 2021 and December 31, 2020 was \$426.3 million and \$381.0 million, respectively.

The increase in the valuation allowance for the six months ended June 30, 2021 is the result of current operating losses during the six months ended June 30, 2021. The change in the valuation allowance for the six months ended June 30, 2020 was primarily the result of a reduction in the Company's valuation allowance of \$117.6 million as a result of the Healthpeak transaction offset by the anticipated reversal of future tax liabilities offset by future tax deductions.

The Company recorded interest charges related to its tax contingency reserve for cash tax positions for the three and six months ended June 30, 2021 and 2020 which are included in income tax expense or benefit for the period. As of June 30, 2021, tax returns for years 2016 through 2019 are subject to future examination by tax authorities. In addition, the net operating losses from prior years are subject to adjustment under examination.

15. Supplemental Disclosure of Cash Flow Information

	Six Months Ended June 30,	
	2021	2020
<i>(in thousands)</i>		
Supplemental Disclosure of Cash Flow Information:		
Interest paid	\$ 94,683	\$ 107,854
Income taxes paid, net of refunds	2,963	1,388
Capital expenditures, net of related payables:		
Capital expenditures - non-development, net	\$ 63,245	\$ 82,077
Capital expenditures - development, net	2,118	6,823
Capital expenditures - non-development - reimbursable	18,952	13,923
Trade accounts payable	(4,777)	10,040
Net cash paid	<u>\$ 79,538</u>	<u>\$ 112,863</u>
Acquisition of communities from Healthpeak:		
Property, plant and equipment and leasehold intangibles, net	\$ —	\$ 286,734
Operating lease right-of-use assets	—	(63,285)
Financing lease obligations	—	129,196
Operating lease obligations	—	74,335
Loss (gain) on debt modification and extinguishment, net	—	(19,731)
Net cash paid	<u>\$ —</u>	<u>\$ 407,249</u>
Acquisition of other assets, net of related payables and cash received:		
Property, plant and equipment and leasehold intangibles, net	\$ —	\$ 179
Financing lease obligations	—	39,260
Net cash paid	<u>\$ —</u>	<u>\$ 39,439</u>
Proceeds from sale of CCRC Venture, net:		
Investments in unconsolidated ventures	\$ —	\$ (14,848)
Current portion of long-term debt	—	34,706
Other liabilities	—	60,748
Loss (gain) on sale of assets, net	—	(369,831)
Net cash received	<u>\$ —</u>	<u>\$ (289,225)</u>

Proceeds from sale of other assets, net:		
Prepaid expenses and other assets, net	\$ —	\$ (1,261)
Assets held for sale	(8,040)	(5,274)
Property, plant and equipment and leasehold intangibles, net	(568)	(938)
Other liabilities	(5)	(1,862)
Loss (gain) on sale of assets, net	(1,033)	(1,979)
Net cash received	<u>\$ (9,646)</u>	<u>\$ (11,314)</u>

Supplemental Schedule of Non-cash Operating, Investing, and Financing Activities:

Healthpeak master lease modification:		
Property, plant and equipment and leasehold intangibles, net	\$ —	\$ (57,462)
Operating lease right-of-use assets	—	88,044
Financing lease obligations	—	70,874
Operating lease obligations	—	(101,456)
Net	<u>\$ —</u>	<u>\$ —</u>
Other non-cash lease transactions, net:		
Property, plant and equipment and leasehold intangibles, net	\$ 2,534	\$ 13,548
Operating lease right-of-use assets	16,733	1,350
Financing lease obligations	(2,534)	(15,483)
Operating lease obligations	(16,733)	606
Other liabilities	—	(21)
Net	<u>\$ —</u>	<u>\$ —</u>

Restricted cash consists principally of deposits for letters of credit, escrow deposits for real estate taxes, property insurance, and capital expenditures, debt service reserve accounts required by certain lenders under mortgage debt agreements, and deposits as security for self-insured retention risk under workers' compensation programs and property insurance programs. The following table provides a reconciliation of cash, cash equivalents, and restricted cash reported within the condensed consolidated balance sheets that sums to the total of the same such amounts shown in the condensed consolidated statements of cash flows.

(in thousands)

	June 30, 2021	December 31, 2020
Reconciliation of cash, cash equivalents, and restricted cash:		
Cash and cash equivalents	\$ 280,675	\$ 380,420
Restricted cash	30,766	28,059
Long-term restricted cash	74,461	56,669
Total cash, cash equivalents, and restricted cash	<u>\$ 385,902</u>	<u>\$ 465,148</u>

16. Segment Information

The Company has five reportable segments: Independent Living; Assisted Living and Memory Care; CCRCs; Health Care Services; and Management Services. Operating segments are defined as components of an enterprise that engage in business activities from which it may earn revenues and incur expenses; for which separate financial information is available; and whose operating results are regularly reviewed by the chief operating decision maker to assess the performance of the individual segment and make decisions about resources to be allocated to the segment.

Independent Living. The Company's Independent Living segment includes owned or leased communities that are primarily designed for middle to upper income seniors who desire to live in a residential setting that feels like home, without the efforts of ownership. The majority of the Company's independent living communities consist of both independent and assisted living units in a single community, which allows residents to age-in-place by providing them with a broad continuum of senior independent and assisted living services to accommodate their changing needs.

Assisted Living and Memory Care. The Company's Assisted Living and Memory Care segment includes owned or leased communities that offer housing and 24-hour assistance with activities of daily living for mid-acuity and frail elderly residents. The Company's assisted living and memory care communities include both freestanding, multi-story communities, as well as

smaller freestanding, single story communities. The Company also provides memory care services at freestanding memory care communities that are specially designed for residents with Alzheimer's disease and other dementias.

CCRCs. The Company's CCRCs segment includes large owned or leased communities that offer a variety of living arrangements and services to accommodate a broad spectrum of physical ability and healthcare needs. Most of the Company's CCRCs have independent living, assisted living, memory care, and skilled nursing available on one campus or within the immediate area.

Health Care Services. The Company's Health Care Services segment includes the home health, hospice, and outpatient therapy services provided to residents of many of its communities and to seniors living outside its communities. The Health Care Services segment does not include the skilled nursing and inpatient healthcare services provided in the Company's skilled nursing units, which are included in the Company's CCRCs segment. On July 1, 2021, the Company sold 80% of its equity in its Health Care Services segment, as described in Note 4. For periods beginning July 1, 2021, the Company expects that the results and financial position of its Health Care Services segment will be deconsolidated from its consolidated financial statements and its 20% equity interest in the Health Care Services venture will be accounted for under the equity method of accounting.

Management Services. The Company's Management Services segment includes communities operated by the Company pursuant to management agreements. In some of the cases, the controlling financial interest in the community is held by third parties and, in other cases, the community is owned in a venture structure in which the Company has an ownership interest. Under the management agreements for these communities, the Company receives management fees as well as reimbursed expenses, which represent the reimbursement of expenses it incurs on behalf of the owners.

The following table sets forth selected segment financial data:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
<i>(in thousands)</i>				
Revenue and other operating income ⁽¹⁾ :				
Independent Living ⁽²⁾	\$ 118,116	\$ 130,278	\$ 238,262	\$ 266,140
Assisted Living and Memory Care ⁽²⁾	392,347	432,308	784,389	889,787
CCRCs ⁽²⁾	76,988	88,571	150,451	183,118
Health Care Services ⁽²⁾	87,835	107,165	177,269	201,984
Management Services ⁽³⁾	48,006	107,587	122,366	339,019
Total revenue and other operating income	\$ 723,292	\$ 865,909	\$ 1,472,737	\$ 1,880,048
Segment operating income: ⁽⁴⁾				
Independent Living	\$ 35,292	\$ 41,038	\$ 72,621	\$ 92,452
Assisted Living and Memory Care	77,062	87,708	148,495	219,709
CCRCs	8,673	13,850	16,281	33,781
Health Care Services	3,413	9,692	5,816	571
Management Services	4,998	6,076	13,564	114,791
Total segment operating income	129,438	158,364	256,777	461,304
General and administrative expense (including non-cash stock-based compensation expense)	52,400	52,518	102,343	107,113
Facility operating lease expense	43,864	62,379	88,282	126,860
Depreciation and amortization	83,591	93,154	167,482	183,892
Asset impairment:				
Independent Living	1,364	—	1,884	31,317
Assisted Living and Memory Care	479	10,290	10,121	43,088
CCRCs	235	—	750	12,173
Corporate and Management Services	—	—	—	1,938
Income (loss) from operations	\$ (52,495)	\$ (59,977)	\$ (114,085)	\$ (45,077)

<i>(in thousands)</i>	As of	
	June 30, 2021	December 31, 2020
Total assets:		
Independent Living	\$ 1,382,619	\$ 1,419,838
Assisted Living and Memory Care	3,692,143	3,787,611
CCRCs	723,942	738,121
Health Care Services	230,231	233,178
Corporate and Management Services	574,014	723,010
Total assets	<u>\$ 6,602,949</u>	<u>\$ 6,901,758</u>

- (1) All revenue and other operating income is earned from external third parties in the United States.
- (2) Includes other operating income recognized for the credits or grants pursuant to the employee retention credit, Provider Relief Fund, and other government sources, as described in Note 3. Allocations to the applicable segment generally reflect the credits earned by the segment, the segment's receipt and acceptance of the grant, or the segment's proportional utilization of the grant. Other operating income by segment is as follows:

<i>(in thousands)</i>	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
Independent Living	\$ 111	\$ —	\$ 1,475	\$ —
Assisted Living and Memory Care	629	152	5,733	—
CCRCs	46	9,546	1,730	—
Health Care Services	522	16,995	3,105	—
Total other operating income	<u>\$ 1,308</u>	<u>\$ 26,693</u>	<u>\$ 12,043</u>	<u>\$ —</u>

- (3) Management services segment revenue includes management fees and reimbursements of costs incurred on behalf of managed communities.
- (4) Segment operating income is defined as segment revenues and other operating income less segment facility operating expenses (excluding facility depreciation and amortization) and costs incurred on behalf of managed communities.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

SAFE HARBOR STATEMENT UNDER THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995

Certain statements in this Quarterly Report on Form 10-Q may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. These forward-looking statements are subject to various risks and uncertainties and include all statements that are not historical statements of fact and those regarding our intent, belief or expectations. Forward-looking statements are generally identifiable by use of forward-looking terminology such as "may," "will," "should," "could," "would," "potential," "intend," "expect," "endeavor," "seek," "anticipate," "estimate," "believe," "project," "predict," "continue," "plan," "target," or other similar words or expressions. These forward-looking statements are based on certain assumptions and expectations, and our ability to predict results or the actual effect of future plans or strategies is inherently uncertain. Although we believe that expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance that our assumptions or expectations will be attained and actual results and performance could differ materially from those projected. Factors which could have a material adverse effect on our operations and future prospects or which could cause events or circumstances to differ from the forward-looking statements include, but are not limited to, the impacts of the COVID-19 pandemic, including the response efforts of federal, state, and local government authorities, businesses, individuals, and us on our business, results of operations, cash flow, liquidity, and our strategic initiatives, including plans for future growth, which will depend on many factors, some of which cannot be foreseen, including the duration, severity, and breadth of the pandemic and any resurgence or variants of the disease, the impact of COVID-19 on the nation's economy and debt and equity markets and the local economies in our markets, the development, availability, utilization, and efficacy of COVID-19 testing, therapeutic agents, and vaccines and the prioritization of such resources among businesses and demographic groups, government financial and regulatory relief efforts that may become available to business and individuals, including our ability to qualify for and satisfy the terms and conditions of financial relief, perceptions regarding the safety of senior living communities during and after the pandemic, changes in demand for senior living communities and our ability to adapt our sales and marketing efforts to meet that demand, the impact of COVID-19 on our residents' and their families' ability to afford our resident fees, including due to changes in unemployment rates, consumer confidence, housing markets, and equity markets caused by COVID-19, changes in the acuity levels of our new residents, the disproportionate impact of COVID-19 on seniors generally and those residing in our communities, the duration and costs of our response efforts, including increased equipment, supplies, labor, litigation, testing, vaccination clinic, and other expenses, potentially greater associate attrition and use of contract labor due to our associate vaccine mandate, the impact of COVID-19 on our ability to complete financings and refinancings of various assets, or other transactions or to generate sufficient cash flow to cover required interest and lease payments and to satisfy financial and other covenants in our debt and lease documents, increased regulatory requirements, including unfunded, mandatory testing, increased enforcement actions resulting from COVID-19, government action that may limit our collection or discharge efforts for delinquent accounts, and the frequency and magnitude of legal actions and liability claims that may arise due to COVID-19 or our response efforts; events which adversely affect the ability of seniors to afford resident fees, including downturns in the economy, housing market, consumer confidence, or the equity markets and unemployment among resident family members; changes in reimbursement rates, methods, or timing under governmental reimbursement programs including the Medicare and Medicaid programs; the impact of ongoing healthcare reform efforts; the effects of senior housing construction and development, lower industry occupancy (including due to the pandemic), and increased competition; conditions of housing markets, regulatory changes, acts of nature, and the effects of climate change in geographic areas where we are concentrated; terminations of our resident agreements and vacancies in the living spaces we lease, including due to the pandemic; limits on our ability to use net operating loss carryovers to reduce future tax payments; failure to maintain the security and functionality of our information systems, to prevent a cybersecurity attack or breach, or to comply with applicable privacy and consumer protection laws, including HIPAA; our ability to complete our capital expenditures in accordance with our plans; our ability to identify and pursue development, investment and acquisition opportunities and our ability to successfully integrate acquisitions; competition for the acquisition of assets; our ability to complete pending or expected disposition, acquisition, or other transactions on agreed upon terms or at all, including in respect of the satisfaction of closing conditions, the risk that regulatory approvals are not obtained or are subject to unanticipated conditions, and uncertainties as to the timing of closing, and our ability to identify and pursue any such opportunities in the future; risks related to the implementation of our strategy, including initiatives undertaken to execute on our strategic priorities and their effect on our results; delays in obtaining regulatory approvals; disruptions in the financial markets or decreases in the appraised values or performance of our communities that affect our ability to obtain financing or extend or refinance debt as it matures and our financing costs; our ability to generate sufficient cash flow to cover required interest and long-term lease payments and to fund our planned capital projects; the effect of our non-compliance with any of our debt or lease agreements (including the financial covenants contained therein), including the risk of lenders or lessors declaring a cross default in the event of our non-compliance with any such agreements and the risk of loss of our property securing leases and indebtedness due to any resulting lease terminations and foreclosure actions; the effect of our indebtedness and long-term leases on our liquidity; the potential phasing out of LIBOR which may increase the costs of our debt obligations; our ability to obtain additional capital on terms acceptable to us; departures of key officers and potential disruption caused by changes in management; increased

competition for or a shortage of personnel (including due to the pandemic), wage pressures resulting from increased competition, low unemployment levels, minimum wage increases and changes in overtime laws, and union activity; environmental contamination at any of our communities; failure to comply with existing environmental laws; an adverse determination or resolution of complaints filed against us, including class action and stockholder derivative complaints; the cost and difficulty of complying with increasing and evolving regulation; costs to respond to, and adverse determinations resulting from, government reviews, audits and investigations; unanticipated costs to comply with legislative or regulatory developments; the risks associated with current global economic conditions and general economic factors such as inflation, the consumer price index, commodity costs, fuel and other energy costs, costs of salaries, wages, benefits, and insurance, interest rates, and tax rates; the impact of seasonal contagious illness or an outbreak of COVID-19 or other contagious disease in the markets in which we operate; actions of activist stockholders, including a proxy contest; as well as other risks detailed from time to time in our filings with the Securities and Exchange Commission, including those set forth under "Item 1A. Risk Factors" contained in our Annual Report on Form 10-K for the year ended December 31, 2020 and Part II, "Item 1A. Risk Factors" and elsewhere in this Quarterly Report on Form 10-Q. When considering forward-looking statements, you should keep in mind the risk factors and other cautionary statements in such SEC filings. Readers are cautioned not to place undue reliance on any of these forward-looking statements, which reflect management's views as of the date of this Quarterly Report on Form 10-Q. We cannot guarantee future results, levels of activity, performance or achievements, and, except as required by law, we expressly disclaim any obligation to release publicly any updates or revisions to any forward-looking statements contained in this Quarterly Report on Form 10-Q to reflect any change in our expectations with regard thereto or change in events, conditions or circumstances on which any statement is based.

Overview

As of June 30, 2021, we are the nation's premier operator of senior living communities, operating and managing 685 communities in 41 states, with the ability to serve over 60,000 residents. We offer our residents access to a broad continuum of services across the most attractive sectors of the senior living industry. We operate and manage independent living, assisted living, memory care, and continuing care retirement communities ("CCRCs").

Our goal is to be the first choice in senior living by being the nation's most trusted and effective senior living provider and employer. Our senior living communities and our comprehensive network of services help to provide seniors with care and services to support their lifestyle in an environment that feels like home. Our expertise in healthcare, hospitality, and real estate provides our residents with opportunities to improve wellness, pursue passions, and stay connected with friends and loved ones. By providing residents with a range of service options as their needs change, we provide greater continuity of care, enabling seniors to age-in-place, which we believe enables them to maintain residency with us for a longer period of time. The ability of residents to age-in-place is also beneficial to our residents and their families who are concerned with care decisions for their elderly relatives.

COVID-19 Pandemic Update

The COVID-19 pandemic has significantly disrupted the senior living industry and our business. The health and wellbeing of our residents, patients, and associates is and has been our highest priority as we continue to serve and care for seniors through the COVID-19 pandemic. In addition to the updates below, readers are directed to the "COVID-19 Pandemic" section of Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations included in our Annual Report on Form 10-K for the year ended December 31, 2020 filed with the SEC on February 25, 2021 for more information about the impact of the pandemic and our response efforts on our business, results of operations, and financial condition.

Vaccine Update. By April 9, 2021, we completed at least three rounds of COVID-19 vaccine clinics at all of our approximately 700 communities through the Pharmacy Partnership for Long-Term Care Program offered through the U.S. Centers for Disease Control and Prevention ("CDC"). Upon completion of at least three vaccine clinics at all of our communities by April 2021, our resident vaccine acceptance rate was 93%, and our COVID-19 positive resident caseload had decreased by 97% since the peak in mid-December 2020. We continue to promote vaccine acceptance among our residents and associates and to work with state and local resources, including local health departments and pharmacies, to ensure our residents and associates can access the vaccine. We recently have adopted a policy requiring our associates to be vaccinated against COVID-19, subject to limited exceptions, which we will implement in a phased approach beginning with our corporate associates and field and community leadership. We also continue to monitor guidance of the CDC and U.S. Food and Drug Administration regarding the potential need for booster doses of COVID-19 vaccines.

Rebuilding Occupancy. We continue to execute on key initiatives to rebuild occupancy lost due to the pandemic. During the second quarter of 2021 substantially all, and as of July 31, 2021 all, of our communities were open for visitors, new resident move-ins, and prospective residents. Our consolidated senior housing monthly net move-ins and move-outs turned positive in March 2021 for the first time since the pandemic began. Beginning in March 2021, we have achieved five consecutive months of weighted average consolidated senior housing occupancy growth on a sequential basis. According to data from the National Investment Center for the Seniors Housing & Care Industry ("NIC"), seniors housing occupancy increased 10 basis points from the first quarter to the second quarter of 2021 for stabilized portfolios. Our weighted average consolidated senior housing occupancy increased 90 basis points sequentially for the second quarter of 2021 compared to the first quarter of 2021. The table below sets forth our consolidated occupancy trend during the pandemic.

	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021
Weighted average occupancy	83.2 %	78.7 %	75.3 %	72.7 %	69.6 %	70.5 %
Quarter-end occupancy	82.2 %	77.8 %	75.0 %	71.5 %	70.6 %	72.6 %

	January 2021	February 2021	March 2021	April 2021	May 2021	June 2021	July 2021
Weighted average occupancy	70.0 %	69.4 %	69.4 %	69.9 %	70.5 %	71.2 %	72.0 %
Month-end occupancy	70.4 %	70.1 %	70.6 %	71.1 %	71.6 %	72.6 %	73.3 %

We may revert to more restrictive measures at our communities, including restrictions on visitors and move-ins, if the pandemic worsens, as necessary to comply with regulatory requirements, or at the direction of state or local health authorities. We cannot predict with reasonable certainty whether or when demand for senior living communities will return to pre-COVID-19 pandemic levels or the extent to which the pandemic's effect on demand may adversely affect the amount of resident fees we are able to collect from our residents.

Revenue and Expense Impacts. Compared to our pre-pandemic expectations for fiscal 2020, we estimate that the pandemic resulted in \$109.5 million and \$227.0 million of lost resident fee revenue for the three and six months ended June 30, 2021, respectively. Estimated lost resident fee revenue includes \$81.8 million and \$176.0 million in our consolidated senior housing portfolio and \$27.7 million and \$51.0 million in our Health Care Services segment for the three and six months ended June 30, 2021, respectively. On a cumulative basis through June 30, 2021, we estimate that the pandemic has resulted in approximately \$510 million of lost resident fee revenue. The estimated lost revenue represents the difference between the actual resident fee revenue for the period and our pre-pandemic expectations for the 2020 period.

For the three and six months ended June 30, 2021, we recognized \$9.7 million and \$37.1 million, respectively, of facility operating expense for incremental direct costs to respond to the pandemic. For the three and six months ended June 30, 2020, we recognized \$60.6 million and \$70.6 million, respectively, of such facility operating expense. The direct costs include those for: acquisition of additional personal protective equipment ("PPE"), medical equipment, and cleaning and disposable food service supplies; enhanced cleaning and environmental sanitation; increased employee-related costs, including labor, workers compensation, and health plan expense; increased expense for general liability claims; and COVID-19 testing of residents and associates where not otherwise covered by government payor or third-party insurance sources. On a cumulative basis through June 30, 2021, we have incurred \$162.6 million of pandemic related facility operating expense since the beginning of fiscal 2020. For the three and six months ended June 30, 2021, we recorded \$1.5 million and \$10.5 million, respectively, of non-cash impairment charges in our operating results for our operating lease right-of-use assets, primarily due to the COVID-19 pandemic and lower than expected operating performance at communities with impaired assets. For the three and six months ended June 30, 2020, we recorded \$6.6 million and \$72.3 million, respectively, of such non-cash impairment charges.

Liquidity. We have taken, and continue to take, actions to enhance and preserve our liquidity in response to the pandemic. As of June 30, 2021, our total liquidity was \$387.8 million, consisting of \$280.7 million of unrestricted cash and cash equivalents, \$100.0 million of marketable securities, and \$7.1 million of availability on our secured credit facility. As described below, we received net cash proceeds of \$305.8 million at closing for the sale of 80% of our equity in our Health Care Services segment on July 1, 2021, which further enhanced our liquidity. We continue to seek opportunities to enhance and preserve our liquidity, including through increasing occupancy and maintaining expense discipline, continuing to evaluate our financing structure and the state of debt markets, and seeking further government-sponsored financial relief related to the pandemic. There is no assurance that debt financing will continue to be available on terms consistent with our expectations or at all, or that our efforts will be successful in seeking further government-sponsored financial relief or regarding the amount of, or conditions required to qualify for, any such relief.

Financial Relief. The Coronavirus Aid, Relief, and Economic Security Act of 2020 ("CARES Act"), signed into law on March 27, 2020, and Paycheck Protection Program and Health Care Enhancement Act, signed into law on April 24, 2020, provide liquidity and financial relief to certain businesses, among other things. Certain impacts of such programs are provided below.

- During the six months ended June 30, 2021, we accepted \$0.8 million of cash from grants from the Public Health and Social Services Emergency Fund ("Provider Relief Fund") administered by the U.S. Department of Health and Human Services ("HHS"), under which grants have been made available to eligible healthcare providers for healthcare related expenses or lost revenues attributable to COVID-19. The grants received in the six months ended June 30, 2021 represented incentive payments made pursuant to the Nursing Home Infection Control Distribution, which related to our skilled nursing care provided through our CCRCs. HHS continues to evaluate future allocations under the Provider Relief Fund and the regulation and guidance regarding grants made under the Provider Relief Fund. We intend to pursue additional funding that may become available. There can be no assurance that we will qualify for, or receive, such future grants in the amount we expect, that additional restrictions on the permissible uses or terms and conditions of the grants will not be imposed by HHS, or that future funding programs will be made available for which we qualify.
- During the year ended December 31, 2020, we received \$87.5 million under the Accelerated and Advance Payment Program administered by the Centers for Medicare and Medicaid ("CMS"), \$75.2 million of which related to our Health Care Services segment and \$12.3 million related to our CCRCs segment and of which \$85.0 million was received in the three and six months ended June 30, 2020. Recoupment of advanced payments began one year after payments were issued at a rate of 25% of Medicare payments for the first eleven months following the anniversary of issuance and at a rate of 50% of Medicare payments for the next six months. Any outstanding balance of advanced payments will be due following such recoupment period. During both the three and six months ended June 30, 2021, \$14.3 million of the advanced payments were recouped. Pursuant to the sale of 80% of our equity in our Health Care Services segment (as described below), \$63.6 million of such obligations related to our Health Care Services segment were retained by the unconsolidated Health Care Services venture. As of June 30, 2021, the outstanding balance of advanced payments related to our CCRCs segment was \$9.7 million, of which we expect recoupment of approximately \$5 million during the second half of 2021 and the remainder in 2022.

- During the year ended December 31, 2020, we deferred payment of \$72.7 million of the employer portion of social security payroll taxes incurred from March 27, 2020 through December 31, 2020 pursuant to the CARES Act. One-half of such deferral amount will become due on each of December 31, 2021 and December 31, 2022. Pursuant to the sale of 80% of our equity in our Health Care Services segment, \$8.9 million of such obligations related to our Health Care Services segment were retained by the unconsolidated Health Care Services venture. We expect to pay approximately \$32 million of the deferred payments in both December 2021 and 2022.
- We are eligible to claim the employee retention credit for certain of our associates under the CARES Act. The credit for 2020 is available to employers that fully or partially suspended operations during any calendar quarter in 2020 due to orders from an appropriate governmental authority limiting commerce, travel, or group meetings due to COVID-19, and is equal to 50% of qualified wages paid after March 12, 2020 through December 31, 2020 to qualified employees, with a maximum credit of \$5,000 per employee. During the three and six months ended June 30, 2021, we recognized \$0.9 million and \$9.9 million, respectively, of employee retention credits on wages paid from March 12, 2020 to December 31, 2020 within other operating income. The credit was modified and extended by subsequent legislation for wages paid from January 1, 2021 through December 31, 2021, and we are assessing our eligibility to claim such credit. There can be no assurance that we will qualify for, or receive, credits in the amount or on the timing we expect.

In addition to the grants described above, during the three and six months ended June 30, 2021, we received and recognized \$0.4 million and \$1.3 million, respectively, of other operating income from grants from other government sources.

We cannot predict with reasonable certainty the impacts that COVID-19 ultimately will have on our business, results of operations, cash flow, and liquidity, and our response efforts may continue to delay or negatively impact our strategic initiatives, including plans for future growth. The ultimate impacts of COVID-19 will depend on many factors, some of which cannot be foreseen, including the duration, severity, and breadth of the pandemic and any resurgence or variants of the disease; the impact of COVID-19 on the nation's economy and debt and equity markets and the local economies in our markets; the development, availability, utilization, and efficacy of COVID-19 testing, therapeutic agents, and vaccines and the prioritization of such resources among businesses and demographic groups; government financial and regulatory relief efforts that may become available to business and individuals, including our ability to qualify for and satisfy the terms and conditions of financial relief; perceptions regarding the safety of senior living communities during and after the pandemic; changes in demand for senior living communities and our ability to adapt our sales and marketing efforts to meet that demand; the impact of COVID-19 on our residents' and their families' ability to afford our resident fees, including due to changes in unemployment rates, consumer confidence, housing markets, and equity markets caused by COVID-19; changes in the acuity levels of our new residents; the disproportionate impact of COVID-19 on seniors generally and those residing in our communities; the duration and costs of our response efforts, including increased equipment, supplies, labor, litigation, testing, vaccination clinic, and other expenses; potentially greater associate attrition and use of contract labor due to our associate vaccine mandate; the impact of COVID-19 on our ability to complete financings and refinancings of various assets or other transactions or to generate sufficient cash flow to cover required debt, interest, and lease payments and to satisfy financial and other covenants in our debt and lease documents; increased regulatory requirements, including unfunded, mandatory testing; increased enforcement actions resulting from COVID-19; government action that may limit our collection or discharge efforts for delinquent accounts; and the frequency and magnitude of legal actions and liability claims that may arise due to COVID-19 or our response efforts.

Transaction Activity

During the period from January 1, 2020 through June 30, 2021, we terminated triple-net obligations on an aggregate of 33 communities (2,978 units), including through the acquisition of 27 formerly leased communities (2,453 units), we sold four owned communities (504 units), and we sold our ownership interest in our unconsolidated entry fee CCRC venture (the "CCRC Venture") with Healthpeak Properties, Inc. ("Healthpeak"). On July 26, 2020, we entered into definitive agreements with Ventas, Inc. ("Ventas") to restructure our 120 community (10,174 units) triple-net master lease arrangements. In addition, we conveyed to Ventas five communities (471 units) and manage the communities following the closing. See Item 7. Management's Discussion and Analysis of Financial Condition and Results of Operations contained in our Annual Report on Form 10-K for the year ended December 31, 2020 filed with the SEC on February 25, 2021 for more details regarding the terms of significant transactions that occurred prior to 2021.

During the six months ended June 30, 2021, we completed the sale of two owned communities (129 units) for cash proceeds of \$8.5 million, net of transaction costs, and for which we recognized a net gain on sale of assets of \$0.5 million. Additionally, we sold 80% of our equity in our Health Care Services segment on July 1, 2021, as described below.

We expect to close on the disposition of one owned unencumbered community (120 units) classified as held for sale as of June 30, 2021. We also anticipate terminations of certain of our management arrangements with third parties as we transition to

new operators our management on certain communities. The closing of the sale of the community is subject to the satisfaction of various closing conditions, including the receipt of regulatory approvals. There can be no assurance that the transaction will close or, if it does, when the actual closing will occur.

Completed Dispositions of Entry Fee CCRCs by Unconsolidated Venture

Prior to the January 31, 2020 closing of our sale of our ownership interest in the CCRC Venture, we and Healthpeak moved the remaining two entry fee CCRCs into a new unconsolidated entry fee CCRC venture on substantially the same terms as the CCRC Venture to accommodate the sale of such two communities. During the three months ended June 30, 2021, the new unconsolidated entry fee CCRC venture completed the sale of the two remaining entry fee CCRCs for cash proceeds of \$14.0 million, net of associated mortgage debt repayments and transaction costs. Subsequent to the sale transaction, the new unconsolidated entry fee CCRC venture has no continuing operations. During the three months ended June 30, 2021, we received \$5.4 million of cash distributions from the new unconsolidated entry fee CCRC venture and recognized \$13.9 million of equity in earnings of unconsolidated ventures for our proportionate share of the net income of the new unconsolidated entry fee CCRC venture, which was primarily comprised of a gain on sale of assets for the sale of the two remaining entry fee CCRCs.

Sale of Health Care Services

On February 24, 2021, we entered into the Securities Purchase Agreement (the "Purchase Agreement") with affiliates of HCA Healthcare, Inc., providing for the sale of 80% of our equity in our Health Care Services segment for a purchase price of \$400 million in cash, subject to certain adjustments set forth in the Purchase Agreement, including a reduction for the remaining outstanding balance as of the closing of Medicare advance payments and deferred payroll tax payments related to the Health Care Services segment, which were \$63.6 million and \$8.9 million, respectively, as of June 30, 2021. The Purchase Agreement also contains certain agreed upon indemnities for the benefit of the purchaser.

The closing of the sale transaction was completed on July 1, 2021. We received net cash proceeds of \$305.8 million at closing, which remains subject to a post-closing net working capital adjustment as set forth in the Purchase Agreement. Additionally, \$10.0 million of the purchase price was deposited into an escrow account as set forth in the Purchase Agreement, the majority of which is expected to be released to us upon completion of the post-closing net working capital adjustment. Pursuant to the Purchase Agreement, at closing of the transaction, we retained a non-controlling 20% equity interest in the business. We expect that the results and financial position of our Health Care Services segment will be deconsolidated from our consolidated financial statements as of July 1, 2021 and that our 20% equity interest in the Health Care Services venture will be accounted for under the equity method of accounting. We expect to recognize an approximate \$288 million gain on sale, net of transaction costs, within our condensed consolidated statement of operations for the three months ended September 30, 2021 for the sale transaction. We expect any taxable gains recognized from the transaction to be fully offset by current year operational losses.

Results of Operations

As of June 30, 2021, our total operations included 685 communities with a capacity to serve over 60,000 residents. As of that date, we owned 348 communities (31,783 units), leased 300 communities (21,038 units), and managed 37 communities (6,157 units). The following discussion should be read in conjunction with our condensed consolidated financial statements and the related notes, which are included in "Item 1. Financial Statements" of this Quarterly Report on Form 10-Q. The results of operations for any particular period are not necessarily indicative of results for any future period. Transactions completed during the period of January 1, 2020 to June 30, 2021 affect the comparability of our results of operations.

We use the operating measures described below in connection with operating and managing our business and reporting our results of operations.

- Senior housing operating results and data presented on a **same community basis** reflect results and data of a consistent population of communities by excluding the impact of changes in the composition of our portfolio of communities. The operating results exclude natural disaster expense and related insurance recoveries. We define our same community portfolio as communities consolidated and operational for the full period in both comparison years. Consolidated communities excluded from the same community portfolio include communities acquired or disposed of since the beginning of the prior year, communities classified as assets held for sale, certain communities planned for disposition, certain communities that have undergone or are undergoing expansion, redevelopment, and repositioning projects, and certain communities that have experienced a casualty event that significantly impacts their operations. Our management uses same community operating results and data for decision making, and we believe such results and data provide useful information to investors, because it enables comparisons of revenue, expense, and other operating measures for a consistent

portfolio over time without giving effect to the impacts of communities that were not consolidated and operational for the comparison periods, communities acquired or disposed during the comparison periods (or planned for disposition), and communities with results that are or likely will be impacted by completed or in-process development-related capital expenditure projects. As presented herein, same community results include the direct costs incurred to respond to the COVID-19 pandemic.

- **RevPAR**, or average monthly senior housing resident fee revenue per available unit, is defined as resident fee revenue for the corresponding portfolio for the period (excluding Health Care Services segment revenue, revenue from private duty services provided to seniors living outside of our communities, and entrance fee amortization), divided by the weighted average number of available units in the corresponding portfolio for the period, divided by the number of months in the period. We measure RevPAR at the consolidated level, as well as at the segment level with respect to our Independent Living, Assisted Living and Memory Care, and CCRCs segments. Our management uses RevPAR for decision making, and we believe the measure provides useful information to investors, because the measure is an indicator of senior housing resident fee revenue performance that reflects the impact of both senior housing occupancy and rate.
- **RevPOR**, or average monthly senior housing resident fee revenue per occupied unit, is defined as resident fee revenue for the corresponding portfolio for the period (excluding Health Care Services segment revenue, revenue from private duty services provided to seniors living outside of our communities, and entrance fee amortization), divided by the weighted average number of occupied units in the corresponding portfolio for the period, divided by the number of months in the period. We measure RevPOR at the consolidated level, as well as at the segment level with respect to our Independent Living, Assisted Living and Memory Care, and CCRCs segments. Our management uses RevPOR for decision making, and we believe the measure provides useful information to investors, because it reflects the average amount of senior housing resident fee revenue we derive from an occupied unit per month without factoring occupancy rates. RevPOR is a significant driver of our senior housing revenue performance.
- Weighted average occupancy rate reflects the percentage of units at our owned and leased communities being utilized by residents over a reporting period. We measure occupancy rates with respect to our Independent Living, Assisted Living and Memory Care, and CCRCs segments, and also measure this metric both on a consolidated senior housing and a same community basis. Our management uses weighted average occupancy, and we believe the measure provides useful information to investors, because it is a significant driver of our senior housing revenue performance.

This section includes the non-GAAP performance measure Adjusted EBITDA. See "Non-GAAP Financial Measures" below for our definition of the measure and other important information regarding such measure, including reconciliations to the most comparable GAAP measure.

Comparison of Three Months Ended June 30, 2021 and 2020

Summary Operating Results

The following table summarizes our overall operating results for the three months ended June 30, 2021 and 2020.

(in thousands)	Three Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Total resident fees and management fees revenue	\$ 678,976	\$ 737,705	\$ (58,729)	(8.0)%
Other operating income	1,308	26,693	(25,385)	(95.1)%
Facility operating expense	550,846	606,034	(55,188)	(9.1)%
Net income (loss)	(83,604)	(118,420)	(34,816)	(29.4)%
Adjusted EBITDA	33,064	44,733	(11,669)	(26.1)%

The decrease in total resident fees and management fees revenue was primarily attributable to a \$57.7 million decrease in resident fees, including a 7.2% decrease in same community RevPAR, comprised of an 860 basis point decrease in same community weighted average occupancy and a 4.2% increase in same community RevPOR. Additionally, the disposition of 13 communities through sales and conveyances of owned communities and lease terminations since the beginning of the prior year period resulted in \$12.5 million less in resident fees during the three months ended June 30, 2021 compared to the prior year period. Revenue for the Health Care Services segment decreased \$2.9 million, as our home health average daily census decreased compared to the prior year period primarily due to the COVID-19 pandemic and lower occupancy in our

communities. Management fee revenue decreased \$1.1 million primarily due to the transition of management agreements on 43 net communities since the beginning of the prior year period.

During the three months ended June 30, 2021 and 2020, we recognized \$1.3 million and \$26.7 million, respectively, of government grants and employee retention credits as other operating income based on our estimates of our satisfaction of the conditions of the credits and grants during the period.

The decrease in facility operating expense was primarily attributable to a 6.1% decrease in same community facility operating expense, which was primarily due to a \$44.9 million decrease in incremental direct costs to respond to the COVID-19 pandemic and a decrease in food costs due to reduced occupancy during the period. These decreases in the segment's same community facility operating expense were partially offset by an increase in contract labor costs due to a competitive labor market and an increase in advertising costs as we scaled back advertising during the prior year period as a result of the pandemic. Facility operating expenses for the Health Care Services segment decreased \$13.1 million primarily attributable to a decrease in labor costs for home health services as a result of the lower census and a decrease in incremental direct costs to respond to the COVID-19 pandemic. Additionally, the disposition of communities since the beginning of the prior year period resulted in \$12.9 million less in facility operating expense during the three months ended June 30, 2021 compared to the prior year period. Facility operating expense for the three months ended June 30, 2021 and 2020 includes \$9.7 million and \$60.6 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

The decrease in net loss was primarily attributable to decreases in facility operating lease expense, depreciation and amortization expense, non-cash asset impairment expense, and provision for income taxes, as well as an increase in equity in earnings of unconsolidated ventures compared to the prior year period, partially offset by the net impact of the revenue, other operating income, and facility operating expense factors previously discussed.

The decrease in Adjusted EBITDA was primarily attributable to the net impact of the revenue, other operating income, and facility operating expense factors previously discussed and an increase in general and administrative expense (excluding non-cash stock based compensation expense and transaction and organizational restructuring costs), partially offset by a \$21.4 million decrease in cash facility operating lease payments, primarily reflecting reduced cash lease payments as a result of the lease restructuring transaction with Ventas on July 26, 2020.

Operating Results - Senior Housing Segments

The following table summarizes the operating results and data of our three senior housing segments (Independent Living, Assisted Living and Memory Care, and CCRCs) on a combined basis for the three months ended June 30, 2021 and 2020, including operating results and data on a same community basis. See management's discussion and analysis of the operating results on an individual segment basis on the following pages.

<i>(in thousands, except communities, units, occupancy, RevPAR, and RevPOR)</i>	Three Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 586,665	\$ 641,459	\$ (54,794)	(8.5)%
Other operating income	\$ 786	\$ 9,698	\$ (8,912)	(91.9)%
Facility operating expense	\$ 466,424	\$ 508,561	\$ (42,137)	(8.3)%
Number of communities (period end)	648	660	(12)	(1.8)%
Number of units (period end)	52,821	54,019	(1,198)	(2.2)%
Total average units	52,911	54,040	(1,129)	(2.1)%
RevPAR	\$ 3,692	\$ 3,954	\$ (262)	(6.6)%
Occupancy rate (weighted average)	70.5 %	78.7 %	(820) bps	n/a
RevPOR	\$ 5,237	\$ 5,022	\$ 215	4.3 %

Same Community Operating Results and Data

Resident fees	\$ 559,415	\$ 602,682	\$ (43,267)	(7.2)%
Other operating income	\$ 769	\$ 7,044	\$ (6,275)	(89.1)%
Facility operating expense	\$ 443,948	\$ 472,957	\$ (29,009)	(6.1)%
Number of communities	637	637	—	—
Total average units	50,455	50,451	4	—
RevPAR	\$ 3,696	\$ 3,982	\$ (286)	(7.2)%
Occupancy rate (weighted average)	70.4 %	79.0 %	(860) bps	n/a
RevPOR	\$ 5,252	\$ 5,040	\$ 212	4.2 %

Independent Living Segment

The following table summarizes the operating results and data for our Independent Living segment for the three months ended June 30, 2021 and 2020, including operating results and data on a same community basis.

(in thousands, except communities, units, occupancy, RevPAR, and RevPOR)	Three Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 118,005	\$ 130,278	\$ (12,273)	(9.4) %
Other operating income	\$ 111	\$ —	\$ 111	NM
Facility operating expense	\$ 82,824	\$ 89,240	\$ (6,416)	(7.2) %
Number of communities (period end)	68	68	—	—
Number of units (period end)	12,566	12,534	32	0.3 %
Total average units	12,552	12,534	18	0.1 %
RevPAR	\$ 3,134	\$ 3,465	\$ (331)	(9.6) %
Occupancy rate (weighted average)	73.5 %	83.5 %	(1,000) bps	n/a
RevPOR	\$ 4,266	\$ 4,147	\$ 119	2.9 %

Same Community Operating Results and Data

Resident fees	\$ 114,659	\$ 127,065	\$ (12,406)	(9.8) %
Other operating income	\$ 110	\$ —	\$ 110	NM
Facility operating expense	\$ 80,303	\$ 86,852	\$ (6,549)	(7.5) %
Number of communities	66	66	—	—
Total average units	12,164	12,156	8	0.1 %
RevPAR	\$ 3,142	\$ 3,484	\$ (342)	(9.8) %
Occupancy rate (weighted average)	73.4 %	83.6 %	(1,020) bps	n/a
RevPOR	\$ 4,280	\$ 4,170	\$ 110	2.6 %

The decrease in the segment's resident fees was primarily attributable to a decrease in the segment's same community RevPAR, comprised of a 1,020 basis point decrease in same community weighted average occupancy and a 2.6% increase in same community RevPOR. The decrease in the segment's same community weighted average occupancy primarily reflects the impact of the net move-in and move-out activity at our communities since the beginning of the prior year period. During the three months ended June 30, 2021, the segment's quarterly net move-ins and move-outs turned positive for the first time since the pandemic began. The increase in the segment's same community RevPOR was primarily the result of in-place rent increases.

The decrease in the segment's facility operating expense was primarily attributable to a decrease in the segment's same community facility operating expense, including an \$8.0 million decrease in incremental direct costs to respond to the COVID-19 pandemic and a decrease in food costs due to reduced occupancy during the period. These decreases in the segment's same community facility operating expense were partially offset by an increase in advertising costs as we scaled back advertising during the prior year period as a result of the pandemic. The segment's facility operating expense for the three months ended June 30, 2021 and 2020 includes \$1.4 million and \$9.6 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

Assisted Living and Memory Care Segment

The following table summarizes the operating results and data for our Assisted Living and Memory Care segment for the three months ended June 30, 2021 and 2020, including operating results and data on a same community basis.

(in thousands, except communities, units, occupancy, RevPAR, and RevPOR)	Three Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 391,718	\$ 432,156	\$ (40,438)	(9.4) %
Other operating income	\$ 629	\$ 152	\$ 477	NM
Facility operating expense	\$ 315,285	\$ 344,600	\$ (29,315)	(8.5) %
Number of communities (period end)	560	570	(10)	(1.8) %
Number of units (period end)	34,904	35,744	(840)	(2.4) %
Total average units	35,018	35,785	(767)	(2.1) %
RevPAR	\$ 3,728	\$ 4,025	\$ (297)	(7.4) %
Occupancy rate (weighted average)	69.5 %	77.8 %	(830) bps	n/a
RevPOR	\$ 5,365	\$ 5,172	\$ 193	3.7 %

Same Community Operating Results and Data

Resident fees	\$ 386,661	\$ 420,705	\$ (34,044)	(8.1) %
Other operating income	\$ 627	\$ 151	\$ 476	NM
Facility operating expense	\$ 311,186	\$ 334,006	\$ (22,820)	(6.8) %
Number of communities	556	556	—	—
Total average units	34,505	34,509	(4)	—
RevPAR	\$ 3,735	\$ 4,064	\$ (329)	(8.1) %
Occupancy rate (weighted average)	69.4 %	78.0 %	(860) bps	n/a
RevPOR	\$ 5,382	\$ 5,207	\$ 175	3.4 %

The decrease in the segment's resident fees was primarily attributable to a decrease in the segment's same community RevPAR, comprised of an 860 basis point decrease in same community weighted average occupancy and a 3.4% increase in same community RevPOR. The decrease in the segment's same community weighted average occupancy primarily reflects the impact of the net move-in and move-out activity at our communities since the beginning of the prior year period. During the three months ended June 30, 2021, the segment's quarterly net move-ins and move-outs turned positive for the first time since the pandemic began. The increase in the segment's same community RevPOR was primarily the result of in-place rent increases. Additionally, the disposition of 11 communities (877 units) since the beginning of the prior year period resulted in \$6.4 million less in resident fees during the three months ended June 30, 2021 compared to the prior year period.

The decrease in the segment's facility operating expense was primarily attributable to a decrease in the segment's same community facility operating expense, including a \$31.7 million decrease in incremental direct costs to respond to the COVID-19 pandemic and a decrease in food costs due to reduced occupancy during the period. These decreases in the segment's same community facility operating expense were partially offset by an increase in contract labor costs due to a competitive labor market and an increase in advertising costs as we scaled back advertising during the prior year period as a result of the pandemic. Additionally, the disposition of communities since the beginning of the prior year period resulted in \$6.3 million less in facility operating expense during the three months ended June 30, 2021 compared to the prior year period. The segment's facility operating expense for the three months ended June 30, 2021 and 2020 includes \$6.1 million and \$38.7 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

CCRCs Segment

The following table summarizes the operating results and data for our CCRCs segment for the three months ended June 30, 2021 and 2020, including operating results and data on a same community basis.

(in thousands, except communities, units, occupancy, RevPAR, and RevPOR)	Three Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 76,942	\$ 79,025	\$ (2,083)	(2.6)%
Other operating income	\$ 46	\$ 9,546	\$ (9,500)	(99.5)%
Facility operating expense	\$ 68,315	\$ 74,721	\$ (6,406)	(8.6)%
Number of communities (period end)	20	22	(2)	(9.1)%
Number of units (period end)	5,351	5,741	(390)	(6.8)%
Total average units	5,341	5,721	(380)	(6.6)%
RevPAR	\$ 4,770	\$ 4,572	\$ 198	4.3 %
Occupancy rate (weighted average)	70.2 %	74.0 %	(380) bps	n/a
RevPOR	\$ 6,790	\$ 6,181	\$ 609	9.9 %

Same Community Operating Results and Data

Resident fees	\$ 58,095	\$ 54,912	\$ 3,183	5.8 %
Other operating income	\$ 32	\$ 6,893	\$ (6,861)	(99.5)%
Facility operating expense	\$ 52,459	\$ 52,099	\$ 360	0.7 %
Number of communities	15	15	—	—
Total average units	3,786	3,786	—	—
RevPAR	\$ 5,115	\$ 4,835	\$ 280	5.8 %
Occupancy rate (weighted average)	69.4 %	73.2 %	(380) bps	n/a
RevPOR	\$ 7,374	\$ 6,605	\$ 769	11.6 %

The decrease in the segment's resident fees was primarily attributable to the disposition of two communities (456 units) since the beginning of the prior year period, which resulted in \$6.1 million less in resident fees during the three months ended June 30, 2021 compared to the prior year period. The decrease in resident fees was partially offset by the increase in the segment's same community RevPAR, comprised of an 11.6% increase in same community RevPOR and a 380 basis point decrease in same community weighted average occupancy. The increase in the segment's same community RevPOR was primarily the result of an occupancy mix shift from less independent living services to more skilled nursing services within the segment and in-place rent increases. The decrease in the segment's same community weighted average occupancy primarily reflects the impact of the net move-in and move-out activity at our communities since the beginning of the prior year period. The segment's period-end occupancy increased on a sequential basis for both the three months ended March 31, 2021 and June 30, 2021.

The decrease in the segment's facility operating expense was primarily attributable to the disposition of communities since the beginning of the prior year period, which resulted in \$6.6 million less in facility operating expense during the three months ended June 30, 2021 compared to the prior year period, partially offset by an increase in the segment's same community facility operating expense. The increase in the segment's same community facility operating expense was primarily attributable to an increase in labor expense arising from increased contract labor costs due to a competitive labor market and wage rate increases, an increase in healthcare supplies costs as we intentionally scaled back advertising during the prior year period for the reduced occupancy, an increase in repairs and maintenance costs due to more move-ins during the period, and an increase in advertising costs. These increases in the segment's same community facility operating expense were partially offset by a \$5.2 million decrease in incremental direct costs to respond to the COVID-19 pandemic. The segment's facility operating expense for the three months ended June 30, 2021 and 2020 includes \$1.4 million and \$9.3 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

Operating Results - Health Care Services Segment

The following table summarizes the operating results and data for our Health Care Services segment for the three months ended June 30, 2021 and 2020.

<i>(in thousands, except census)</i>	Three Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 87,313	\$ 90,170	\$ (2,857)	(3.2)%
Other operating income	\$ 522	\$ 16,995	\$ (16,473)	(96.9)%
Facility operating expense	\$ 84,422	\$ 97,473	\$ (13,051)	(13.4)%
Home health average daily census	11,174	12,980	(1,806)	(13.9)%
Hospice average daily census	1,467	1,646	(179)	(10.9)%

The decrease in the segment's resident fees was primarily attributable to a decrease in revenue for home health services, as our home health average daily census decreased compared to the prior year period primarily due to the COVID-19 pandemic and lower occupancy in our communities.

The decrease in the segment's facility operating expense was primarily attributable to a decrease in labor costs for home health services as a result of the lower census and a \$2.3 million decrease in incremental direct costs to respond to the COVID-19 pandemic. The segment's facility operating expense for the three months ended June 30, 2021 and 2020 includes \$0.8 million and \$3.1 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

As described above, we sold 80% of our equity in our Health Care Services segment pursuant to the Purchase Agreement with HCA Healthcare on July 1, 2021. For periods beginning July 1, 2021, we expect that the results and financial position of our Health Care Services segment will be deconsolidated from the consolidated financial statements and our 20% equity interest in the Health Care Services venture will be accounted for under the equity method of accounting.

Operating Results - Management Services Segment

The following table summarizes the operating results and data for our Management Services segment for the three months ended June 30, 2021 and 2020.

<i>(in thousands, except communities and units)</i>	Three Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Management fees	\$ 4,998	\$ 6,076	\$ (1,078)	(17.7)%
Reimbursed costs incurred on behalf of managed communities	\$ 43,008	\$ 101,511	\$ (58,503)	(57.6)%
Costs incurred on behalf of managed communities	\$ 43,008	\$ 101,511	\$ (58,503)	(57.6)%
Number of communities (period end)	37	77	(40)	(51.9)%
Number of units (period end)	6,157	10,694	(4,537)	(42.4)%
Total average units	6,354	10,905	(4,551)	(41.7)%

The decrease in management fees was primarily attributable to the transition of management arrangements on 43 net communities since the beginning of the prior year period generally for management arrangements on certain former unconsolidated ventures in which we sold our interest and interim management arrangements on formerly leased communities. Management fees of \$5.0 million for the three months ended June 30, 2021 include \$0.8 million of management fees attributable to communities for which our management agreements were terminated during such period. We expect the terminations of a significant majority of our remaining management agreements to occur in the next approximately 12 months.

The decrease in reimbursed costs and costs incurred on behalf of managed communities was primarily attributable to terminations of management agreements subsequent to the beginning of the prior year period.

Operating Results - Other Income and Expense Items

The following table summarizes other income and expense items in our operating results for the three months ended June 30, 2021 and 2020.

(in thousands)	Three Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
General and administrative expense	\$ 52,400	\$ 52,518	\$ (118)	(0.2)%
Facility operating lease expense	43,864	62,379	(18,515)	(29.7)%
Depreciation and amortization	83,591	93,154	(9,563)	(10.3)%
Asset impairment	2,078	10,290	(8,212)	(79.8)%
Interest income	341	2,243	(1,902)	(84.8)%
Interest expense	49,057	52,422	(3,365)	(6.4)%
Gain (loss) on debt modification and extinguishment, net	—	(157)	157	NM
Equity in earnings (loss) of unconsolidated ventures	13,946	438	13,508	NM
Gain (loss) on sale of assets, net	(79)	(1,029)	950	92.3 %
Other non-operating income (loss)	2,948	988	1,960	198.4 %
Benefit (provision) for income taxes	792	(8,504)	9,296	NM

General and Administrative Expense. The decrease in general and administrative expense was primarily attributable to decreases in transaction costs, non-cash stock-based compensation expense, and organizational restructuring costs, partially offset by an increase in incentive compensation costs. General and administrative expense includes transaction and organizational restructuring costs of \$0.7 million and \$3.4 million for the three months ended June 30, 2021 and 2020, respectively. Transaction costs include those directly related to acquisition, disposition, financing and leasing activity, and stockholder relations advisory matters, and are primarily comprised of legal, finance, consulting, professional fees, and other third party costs. Organizational restructuring costs include those related to our efforts to reduce general and administrative expense and our senior leadership changes, including severance costs. General and administrative expense of \$52.4 million for the three months ended June 30, 2021 includes direct general and administrative expense attributable to the Health Care Services segment, which was subsequently transitioned to the unconsolidated Health Care Services venture on July 1, 2021. Additionally, we expect reductions of general and administrative expense for indirect scaling initiatives, including initiatives completed prior to the date of this report.

Facility Operating Lease Expense. The decrease in facility operating lease expense was primarily due to the Ventas lease portfolio restructuring during the prior year and lease termination activity since the beginning of the prior year period.

Depreciation and Amortization. The decrease in depreciation and amortization expense was primarily due to disposition activity since the beginning of the prior year period and leasehold improvements for certain leased communities becoming fully depreciated since the beginning of the prior year period.

Asset Impairment. During the three months ended June 30, 2021 and 2020, we recorded \$2.1 million and \$10.3 million, respectively, of non-cash impairment charges, primarily for right-of-use assets for certain leased communities with decreased future cash flow estimates as a result of the COVID-19 pandemic.

Interest Expense. The decrease in interest expense was primarily due to a decrease in interest expense on long-term debt, reflecting the impact of lower interest rates.

Equity in Earnings (Loss) of Unconsolidated Ventures. The increase in equity in earnings of unconsolidated ventures was primarily due to the gain on sale of assets recognized by our unconsolidated entry fee CCRC venture for the sale of the two remaining entry fee CCRCs during the current year period.

Benefit (Provision) for Income Taxes. The difference between our effective tax rate for the three months ended June 30, 2021 and 2020 was primarily due to the annualized effective rate for 2021 as compared to 2020.

We recorded an aggregate deferred federal, state, and local tax benefit of \$20.8 million as a result of the operating loss for the three months ended June 30, 2021, which was offset by a proportionate increase in the valuation allowance of \$19.8 million. The change in the valuation allowance for the three months ended June 30, 2021 resulted from the anticipated reversal of future tax liabilities offset by future tax deductions. We recorded an aggregate deferred federal, state, and local tax benefit of \$26.7 million for the three months ended June 30, 2020, which was offset by an increase in the valuation allowance of \$33.2 million.

We evaluate our deferred tax assets each quarter to determine if a valuation allowance is required based on whether it is more likely than not that some portion of the deferred tax asset would not be realized. Our valuation allowance as of June 30, 2021 and December 31, 2020 was \$426.3 million and \$381.0 million, respectively.

Comparison of Six Months Ended June 30, 2021 and 2020

Summary Operating Results

The following table summarizes our overall operating results for the six months ended June 30, 2021 and 2020.

(in thousands)	Six Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Total resident fees and management fees revenue	\$ 1,351,892	\$ 1,629,127	\$ (277,235)	(17.0)%
Other operating income	12,043	26,693	(14,650)	(54.9)%
Facility operating expense	1,107,158	1,194,516	(87,358)	(7.3)%
Net income (loss)	(191,907)	251,077	(442,984)	NM
Adjusted EBITDA	68,045	229,802	(161,757)	(70.4)%

The decrease in total resident fees and management fees revenue was primarily attributable to a \$176.0 million decrease in resident fees, including a 10.8% decrease in same community RevPAR, comprised of an 1,130 basis point decrease in same community weighted average occupancy and a 3.5% increase in same community RevPOR. Additionally, the disposition of 15 communities through sales and conveyances of owned communities and lease terminations since the beginning of the prior year period resulted in \$27.9 million less in resident fees during the six months ended June 30, 2021 compared to the prior year period. Revenue for the Health Care Services segment decreased \$10.8 million, as our home health average daily census decreased compared to the prior year period primarily due to the COVID-19 pandemic and lower occupancy in our communities. Management fee revenue decreased \$101.2 million primarily due to \$100.0 million of management fee revenue during the three months ended March 31, 2020 for the management termination fee payment from Healthpeak and terminations of management agreements subsequent to the beginning of the prior year period.

During the six months ended June 30, 2021 and 2020, we recognized \$12.0 million and \$26.7 million, respectively, of government grants and employee retention credits as other operating income based on our estimates of our satisfaction of the conditions of the grants and credits during the period.

The decrease in facility operating expense was primarily attributable to a 3.6% decrease in same community facility operating expense which was primarily due to a \$28.9 million decrease in incremental direct costs to respond to the COVID-19 pandemic and a decrease in food costs due to reduced occupancy during the period. These decreases in the segment's same community facility operating expense were partially offset by an increase in contract labor costs due to a competitive labor market and an increase in advertising costs as we scaled back advertising during the prior year period due to the pandemic. Facility operating expenses for the Health Care Services segment decreased \$30.0 million primarily attributable to a decrease in labor costs for home health services as a result of lower census and as we adjusted our home health services operational structure to better align our facility operating expenses and business model with the new Patient-Driven Grouping Model ("PDGM"), an alternate home health case-mix adjustment methodology with a 30-day unit of payment, which became effective beginning January 1, 2020. Additionally, the disposition of communities since the beginning of the prior year period resulted in \$26.5 million less in facility operating expense during the six months ended June 30, 2021 compared to the prior year period. Facility operating expense for the six months ended June 30, 2021 and 2020 includes \$37.1 million and \$70.6 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

The change in net income (loss) was primarily attributable to a \$370.8 million decrease in net gain on sale of assets, primarily resulting from the sale of our interest in the CCRC Venture, as well as the net impact of the revenue, other operating income,

and facility operating expense factors previously discussed, offset by decreases in non-cash asset impairment expense and facility operating lease expense compared to the prior year period.

The decrease in Adjusted EBITDA was primarily attributable to the revenue, other operating income, and facility operating expense factors previously discussed, partially offset by a \$43.5 million decrease in cash facility operating lease payments, primarily reflecting reduced cash lease payments as a result of the lease restructuring transaction with Ventas on July 26, 2020.

Operating Results - Senior Housing Segments

The following table summarizes the operating results and data of our three senior housing segments (Independent Living, Assisted Living and Memory Care, and CCRCs) on a combined basis for the six months ended June 30, 2021 and 2020 including operating results and data on a same community basis. See management's discussion and analysis of the operating results on an individual segment basis on the following pages.

<i>(in thousands, except communities, units, occupancy, RevPAR, and RevPOR)</i>	Six Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 1,164,164	\$ 1,329,347	\$ (165,183)	(12.4)%
Other operating income	\$ 8,938	\$ 9,698	\$ (760)	(7.8)%
Facility operating expense	\$ 935,705	\$ 993,103	\$ (57,398)	(5.8)%
Number of communities (period end)	648	660	(12)	(1.8)%
Number of units (period end)	52,821	54,019	(1,198)	(2.2)%
Total average units	52,941	54,112	(1,171)	(2.2)%
RevPAR	\$ 3,662	\$ 4,092	\$ (430)	(10.5)%
Occupancy rate (weighted average)	70.0 %	81.0 %	(1,100) bps	n/a
RevPOR	\$ 5,228	\$ 5,054	\$ 174	3.4 %

Same Community Operating Results and Data

Resident fees	\$ 1,110,882	\$ 1,245,914	\$ (135,032)	(10.8)%
Other operating income	\$ 8,323	\$ 7,044	\$ 1,279	18.2 %
Facility operating expense	\$ 890,287	\$ 923,637	\$ (33,350)	(3.6)%
Number of communities	637	637	—	—
Total average units	50,455	50,455	—	—
RevPAR	\$ 3,670	\$ 4,116	\$ (446)	(10.8)%
Occupancy rate (weighted average)	69.9 %	81.2 %	(1,130) bps	n/a
RevPOR	\$ 5,248	\$ 5,069	\$ 179	3.5 %

Independent Living Segment

The following table summarizes the operating results and data for our Independent Living segment for the six months ended June 30, 2021 and 2020, including operating results and data on a same community basis.

(in thousands, except communities, units, occupancy, RevPAR, and RevPOR)	Six Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 236,787	\$ 266,140	\$ (29,353)	(11.0)%
Other operating income	\$ 1,475	\$ —	\$ 1,475	NM
Facility operating expense	\$ 165,641	\$ 173,688	\$ (8,047)	(4.6)%
Number of communities (period end)	68	68	—	—
Number of units (period end)	12,566	12,534	32	0.3 %
Total average units	12,546	12,532	14	0.1 %
RevPAR	\$ 3,146	\$ 3,540	\$ (394)	(11.1)%
Occupancy rate (weighted average)	73.5 %	85.3 %	(1,180) bps	n/a
RevPOR	\$ 4,278	\$ 4,149	\$ 129	3.1 %

Same Community Operating Results and Data

Resident fees	\$ 230,284	\$ 259,621	\$ (29,337)	(11.3)%
Other operating income	\$ 1,437	\$ —	\$ 1,437	NM
Facility operating expense	\$ 160,670	\$ 169,024	\$ (8,354)	(4.9)%
Number of communities	66	66	—	—
Total average units	12,163	12,158	5	—
RevPAR	\$ 3,156	\$ 3,559	\$ (403)	(11.3)%
Occupancy rate (weighted average)	73.5 %	85.3 %	(1,180) bps	n/a
RevPOR	\$ 4,294	\$ 4,172	\$ 122	2.9 %

The decrease in the segment's resident fees was primarily attributable to a decrease in the segment's same community RevPAR, comprised of a 1,180 basis points decrease in same community weighted average occupancy and a 2.9% increase in same community RevPOR. The decrease in the segment's same community weighted average occupancy primarily reflects the impact of the net move-in and move-out activity at our communities since the beginning of the prior year period. During the three months ended June 30, 2021, the segment's quarterly net move-ins and move-outs turned positive for the first time since the pandemic began. The increase in the segment's same community RevPOR was primarily the result of in-place rent increases.

The decrease in the segment's facility operating expense was primarily attributable to a decrease in the segment's same community facility operating expense, including a \$6.3 million decrease in incremental direct costs to respond to the COVID-19 pandemic and a decrease in food costs due to reduced occupancy during the period. These decreases in the segment's same community facility operating expense were partially offset by an increase in advertising costs as we scaled back advertising during the prior year period as a result of the pandemic. The segment's facility operating expense for the six months ended June 30, 2021 and 2020 includes \$4.5 million and \$10.8 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

Assisted Living and Memory Care Segment

The following table summarizes the operating results and data for our Assisted Living and Memory Care segment for the six months ended June 30, 2021 and 2020, including operating results and data on a same community basis.

(in thousands, except communities, units, occupancy, RevPAR, and RevPOR)	Six Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 778,656	\$ 889,635	\$ (110,979)	(12.5)%
Other operating income	\$ 5,733	\$ 152	\$ 5,581	NM
Facility operating expense	\$ 635,894	\$ 670,078	\$ (34,184)	(5.1)%
Number of communities (period end)	560	570	(10)	(1.8)%
Number of units (period end)	34,904	35,744	(840)	(2.4)%
Total average units	35,063	35,864	(801)	(2.2)%
RevPAR	\$ 3,700	\$ 4,134	\$ (434)	(10.5)%
Occupancy rate (weighted average)	68.9 %	79.9 %	(1,100) bps	n/a
RevPOR	\$ 5,371	\$ 5,175	\$ 196	3.8 %

Same Community Operating Results and Data

Resident fees	\$ 768,109	\$ 864,974	\$ (96,865)	(11.2)%
Other operating income	\$ 5,594	\$ 151	\$ 5,443	NM
Facility operating expense	\$ 626,195	\$ 650,344	\$ (24,149)	(3.7)%
Number of communities	556	556	—	—
Total average units	34,506	34,511	(5)	—
RevPAR	\$ 3,710	\$ 4,177	\$ (467)	(11.2)%
Occupancy rate (weighted average)	68.8 %	80.1 %	(1,130) bps	n/a
RevPOR	\$ 5,389	\$ 5,214	\$ 175	3.4 %

The decrease in the segment's resident fees was primarily attributable to a decrease in the segment's same community RevPAR, comprised of a 1,130 basis point decrease in same community weighted average occupancy and a 3.4% increase in same community RevPOR. The decrease in the segment's same community weighted average occupancy primarily reflects the impact of the net move-in and move-out activity at our communities since the beginning of the prior year period. During the three months ended June 30, 2021, the segment's quarterly net move-ins and move-outs turned positive for the first time since the pandemic began. The increase in the segment's same community RevPOR was primarily the result of in-place rent increases. Additionally, the disposition of 13 communities (1,044 units) since the beginning of the prior year period resulted in \$13.8 million less in resident fees during the six months ended June 30, 2021 compared to the prior year period.

The decrease in the segment's facility operating expense was primarily attributable to a decrease in the segment's same community facility operating expense, including a \$20.4 million decrease in incremental direct costs to respond to the COVID-19 pandemic, a decrease in labor costs arising from fewer hours worked, and a decrease in food costs due to reduced occupancy during the period. These decreases in the segment's same community facility operating expense were partially offset by an increase in contract labor costs due to a competitive labor market and an increase in advertising costs as we scaled back advertising during the prior year period as a result of the pandemic. Additionally, the disposition of communities since the beginning of the prior year period resulted in \$13.3 million less in facility operating expense during the six months ended June 30, 2021 compared to the prior year period. The segment's facility operating expense for the six months ended June 30, 2021 and 2020 includes \$25.0 million and \$46.4 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

CCRCs Segment

The following table summarizes the operating results and data for our CCRCs segment for the six months ended June 30, 2021 and 2020, including operating results and data on a same community basis.

(in thousands, except communities, units, occupancy, RevPAR, and RevPOR)	Six Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 148,721	\$ 173,572	\$ (24,851)	(14.3)%
Other operating income	\$ 1,730	\$ 9,546	\$ (7,816)	(81.9)%
Facility operating expense	\$ 134,170	\$ 149,337	\$ (15,167)	(10.2)%
Number of communities (period end)	20	22	(2)	(9.1)%
Number of units (period end)	5,351	5,741	(390)	(6.8)%
Total average units	5,332	5,716	(384)	(6.7)%
RevPAR	\$ 4,621	\$ 5,034	\$ (413)	(8.2)%
Occupancy rate (weighted average)	69.3 %	78.2 %	(890) bps	n/a
RevPOR	\$ 6,665	\$ 6,438	\$ 227	3.5 %

Same Community Operating Results and Data

Resident fees	\$ 112,489	\$ 121,319	\$ (8,830)	(7.3)%
Other operating income	\$ 1,292	\$ 6,893	\$ (5,601)	(81.3)%
Facility operating expense	\$ 103,422	\$ 104,269	\$ (847)	(0.8)%
Number of communities	15	15	—	—
Total average units	3,786	3,786	—	—
RevPAR	\$ 4,952	\$ 5,341	\$ (389)	(7.3)%
Occupancy rate (weighted average)	68.3 %	77.8 %	(950) bps	n/a
RevPOR	\$ 7,255	\$ 6,864	\$ 391	5.7 %

The decrease in the segment's resident fees was primarily attributable to the disposition of two communities (456 units) since the beginning of the prior year period which resulted in \$14.1 million less in resident fees during the six months ended June 30, 2021 compared to the prior year period. Additionally, there was a decrease in the segment's same community RevPAR, comprised of a 950 basis point decrease in same community weighted average occupancy and a 5.7% increase in same community RevPOR. The decrease in the segment's same community weighted average occupancy primarily reflects the impact of the net move-in and move-out activity at our communities since the beginning of the prior year period. The segment's period-end occupancy increased on a sequential basis for both the three months ended March 31, 2021 and June 30, 2021. The increase in the segment's same community RevPOR was primarily the result of in-place rent increases and an occupancy mix shift from less independent living services to more skilled nursing services within the segment.

The decrease in the segment's facility operating expense was primarily attributable to the disposition of communities since the beginning of the prior year period, which resulted in \$13.2 million less in facility operating expense during the six months ended June 30, 2021 compared to the prior year period and a decrease in the segment's same community facility operating expense. The decrease in the segment's same community facility operating expense was primarily attributable to a \$2.2 million decrease in incremental direct costs to respond to the COVID-19 pandemic and a decrease in food costs due to reduced occupancy during the period. These decreases in the segment's same community facility operating expense were partially offset by an increase in labor expense arising from increased contract labor costs due to a competitive labor market and wage rate increases. The segment's facility operating expense for the six months ended June 30, 2021 and 2020 includes \$5.4 million and \$9.9 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

Operating Results - Health Care Services Segment

The following table summarizes the operating results and data for our Health Care Services segment for the six months ended June 30, 2021 and 2020.

<i>(in thousands, except census)</i>	Six Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Resident fees	\$ 174,164	\$ 184,989	\$ (10,825)	(5.9)%
Other operating income	\$ 3,105	\$ 16,995	\$ (13,890)	(81.7)%
Facility operating expense	\$ 171,453	\$ 201,413	\$ (29,960)	(14.9)%
Home health average daily census	11,409	13,500	(2,091)	(15.5)%
Hospice average daily census	1,488	1,672	(184)	(11.0)%

The decrease in the segment's resident fees was primarily attributable to a decrease in revenue for home health services, as our home health average daily census decreased compared to the prior year period primarily due to the COVID-19 pandemic and lower occupancy in our communities.

The decrease in the segment's facility operating expense was primarily attributable to a decrease in labor costs for home health services as a result of the lower census and as we adjusted our home health services operational structure to better align our facility operating expenses and business model with the new payment model. The segment's facility operating expense for the six months ended June 30, 2021 and 2020 includes \$2.2 million and \$3.5 million, respectively, of incremental direct costs to respond to the COVID-19 pandemic.

As described above, we sold 80% of our equity in our Health Care Services segment pursuant to the Purchase Agreement with HCA Healthcare on July 1, 2021. For periods beginning July 1, 2021, we expect that the results and financial position of our Health Care Services segment will be deconsolidated from the consolidated financial statements and our 20% equity interest in the Health Care Services venture will be accounted for under the equity method of accounting.

Operating Results - Management Services Segment

The following table summarizes the operating results and data for our Management Services segment for the six months ended June 30, 2021 and 2020.

<i>(in thousands, except communities, units, and occupancy)</i>	Six Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
Management fees	\$ 13,564	\$ 114,791	\$ (101,227)	(88.2)%
Reimbursed costs incurred on behalf of managed communities	\$ 108,802	\$ 224,228	\$(115,426)	(51.5)%
Costs incurred on behalf of managed communities	\$ 108,802	\$ 224,228	\$(115,426)	(51.5)%
Number of communities (period end)	37	77	(40)	(51.9)%
Number of units (period end)	6,157	10,694	(4,537)	(42.4)%
Total average units	7,306	12,115	(4,809)	(39.7)%

The decrease in management fees was primarily attributable to \$100.0 million of management agreement termination fees recognized for the six months ended June 30, 2020 for the management agreement termination fee received from Healthpeak in connection with the sale of our ownership interest in the CCRC Venture. As of June 30, 2021, we have completed the transition of management arrangements on 63 net communities since the beginning of the prior year period, generally for management arrangements on certain former unconsolidated ventures in which we sold our interest and interim management arrangements on formerly leased communities. Management fees of \$13.6 million for the six months ended June 30, 2021 include \$5.2 million of management agreement termination fees and \$1.3 million of other management fees attributable to communities for which our management agreements were terminated during such period. We expect the terminations of a significant majority of our remaining management agreements to occur in the next approximately 12 months.

The decrease in reimbursed costs and costs incurred on behalf of managed communities was primarily attributable to terminations of management agreements subsequent to the beginning of the prior year period.

Operating Results - Other Income and Expense Items

The following table summarizes other income and expense items in our operating results for the six months ended June 30, 2021 and 2020.

(in thousands)	Six Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
General and administrative expense	\$ 102,343	\$ 107,113	\$ (4,770)	(4.5)%
Facility operating lease expense	88,282	126,860	(38,578)	(30.4)%
Depreciation and amortization	167,482	183,892	(16,410)	(8.9)%
Asset impairment	12,755	88,516	(75,761)	(85.6)%
Interest income	762	3,698	(2,936)	(79.4)%
Interest expense	97,664	108,782	(11,118)	(10.2)%
Gain (loss) on debt modification and extinguishment, net	—	19,024	(19,024)	(100.0)%
Equity in earnings (loss) of unconsolidated ventures	13,415	(570)	13,985	NM
Gain (loss) on sale of assets, net	1,033	371,810	(370,777)	(99.7)%
Other non-operating income (loss)	4,592	3,650	942	25.8 %
Benefit (provision) for income taxes	40	7,324	(7,284)	(99.5)%

General and Administrative Expense. The decrease in general and administrative expense was primarily attributable to a reduction in our corporate headcount as we scaled our general and administrative costs in connection with community dispositions, as well as decreases in non-cash stock-based compensation expense, transaction costs, organizational restructuring costs, and travel costs. These decreases were partially offset by an increase in incentive compensation costs. General and administrative expense includes transaction and organizational restructuring costs of \$2.6 million and \$5.3 million for the six months ended June 30, 2021 and 2020, respectively. Transaction costs include those directly related to acquisition, disposition, financing and leasing activity, and stockholder relations advisory matters, and are primarily comprised of legal, finance, consulting, professional fees and other third party costs. Organizational restructuring costs include those related to our efforts to reduce general and administrative expense and our senior leadership changes, including severance costs. General and administrative expense of \$102.3 million for the six months ended June 30, 2021 includes direct general and administrative expense attributable to the Health Care Services segment, which was subsequently transitioned to the unconsolidated Health Care Services venture on July 1, 2021. Additionally, we expect reductions of general and administrative expense for indirect scaling initiatives, including indirect initiatives completed prior to the date of this report.

Facility Operating Lease Expense. The decrease in facility operating lease expense was primarily due to the Ventas lease portfolio restructuring during the prior year and lease termination activity since the beginning of the prior year period.

Depreciation and Amortization. The decrease in depreciation and amortization expense was primarily due to disposition activity since the beginning of the prior year period and leasehold improvements for certain leased communities becoming fully depreciated since the beginning of the prior year period.

Asset Impairment. During the current year period, we recorded \$12.8 million of non-cash impairment charges, primarily for right-of-use assets for certain leased communities with decreased future cash flow estimates as a result of the COVID-19 pandemic and for natural disaster related property damage sustained at certain communities during the period. During the prior year period, we recorded \$88.5 million of non-cash impairment charges, primarily for right-of-use assets for certain leased communities with decreased future cash flow estimates as a result of the COVID-19 pandemic.

Interest Expense. The decrease in interest expense was primarily due to a decrease in interest expense on long-term debt, reflecting the impact of lower interest rates, and the acquisition of communities previously subject to financing leases since the beginning of the prior year period.

Equity in Earnings (Loss) of Unconsolidated Ventures. The change in equity in earnings (loss) of unconsolidated ventures was primarily due to the gain on sale of assets recognized by our unconsolidated entry fee CCRC venture for the sale of the two remaining entry fee CCRCs during the current year period.

Gain (Loss) on Sale of Assets, Net. The decrease in gain on sale of assets, net was primarily due to a \$369.8 million gain on sale of assets recognized for the sale of our ownership interest in the CCRC Venture during the prior year period.

Benefit (Provision) for Income Taxes. The difference between our effective tax rate for the six months ended June 30, 2021 and 2020 was primarily due to the impact of the multi-part transaction with Healthpeak that occurred in the three months ended March 31, 2020. The impact represented the tax expense recorded on the gain of the sale of our interest in the CCRC Venture offset by a decrease in the valuation allowance that was a direct result of the multi-part transaction with Healthpeak.

We recorded an aggregate deferred federal, state, and local tax benefit of \$46.0 million as a result of the operating loss for the six months ended June 30, 2021, which was offset by a proportionate increase in the valuation allowance of \$45.3 million. We recorded an aggregate deferred federal, state, and local tax expense of \$64.2 million, of which \$28.9 million was recorded as a result of the benefit on our operating loss for the six months ended June 30, 2020. The benefit was offset by \$93.1 million of tax expense that was recorded on the sale of our interest in the CCRC Venture. The tax expense was offset by a decrease in the valuation allowance of \$79.5 million.

Liquidity and Capital Resources

This section includes the non-GAAP liquidity measure Adjusted Free Cash Flow. See "Non-GAAP Financial Measures" below for our definition of the measure and other important information regarding such measure, including reconciliations to the most comparable GAAP measure.

Liquidity and Indebtedness

The following is a summary of cash flows from operating, investing, and financing activities, as reflected in the condensed consolidated statements of cash flows, and our Adjusted Free Cash Flow:

	Six Months Ended June 30,		Increase (Decrease)	
	2021	2020	Amount	Percent
<i>(in thousands)</i>				
Net cash provided by (used in) operating activities	\$ (20,447)	\$ 209,319	\$ (229,766)	NM
Net cash provided by (used in) investing activities	(2,245)	(295,410)	(293,165)	(99.2)%
Net cash provided by (used in) financing activities	(56,554)	306,524	(363,078)	NM
Net increase (decrease) in cash, cash equivalents, and restricted cash	(79,246)	220,433	(299,679)	NM
Cash, cash equivalents, and restricted cash at beginning of period	465,148	301,697	163,451	54.2 %
Cash, cash equivalents, and restricted cash at end of period	\$ 385,902	\$ 522,130	\$ (136,228)	(26.1)%
Adjusted Free Cash Flow	\$ (105,421)	\$ 118,633	\$ (224,054)	NM

The change in net cash provided by (used in) operating activities was attributable primarily to a decrease in same community revenue compared to the prior year period, the \$100.0 million management agreement termination fee payment received from Healthpeak in connection with the sale of our ownership interest in the CCRC Venture in the prior year period, \$85.0 million of cash received under the Medicare accelerated and advance payment program in the prior year period, a \$32.1 million decrease in government grants accepted compared to the prior year period, and \$26.5 million of the employer portion of social security payroll taxes deferred during the prior year period. These changes were partially offset by a decrease in cash facility operating lease payments and decreases in cash payments for accounts payable and accrued expenses compared to the prior year period.

The decrease in net cash used in investing activities was primarily attributable to \$446.7 million of cash paid for the acquisition of communities during the prior year period, an \$84.2 million increase in proceeds from sales and maturities of marketable securities, a \$33.3 million decrease in cash paid for capital expenditures, and a \$29.3 million decrease in purchases of marketable securities compared to the prior year period. These changes were partially offset by a \$290.9 million decrease in net proceeds from the sale of assets compared to the prior year period.

The change in net cash provided by (used in) financing activities was primarily attributable to a \$452.4 million decrease in debt proceeds compared to the prior year period and \$166.4 million of draws on our former secured credit facility during the prior year period. These changes were partially offset by a \$231.0 million decrease in repayment of debt and financing lease obligations, an \$18.1 million decrease in cash paid for share repurchases, and a \$7.3 million decrease in cash paid for financing costs compared to the prior year period.

The change in Adjusted Free Cash Flow was primarily attributable to the change in net cash provided by (used in) operating activities, excluding \$5.4 million of distributions from unconsolidated ventures, and an \$18.8 million decrease in non-development capital expenditures, net compared to the prior year period.

Our principal sources of liquidity have historically been from:

- cash balances on hand, cash equivalents, and marketable securities;
- cash flows from operations;
- proceeds from our credit facilities;
- funds generated through unconsolidated venture arrangements;
- proceeds from mortgage financing or refinancing of various assets;
- funds raised in the debt or equity markets; and
- proceeds from the disposition of assets.

Over the longer-term, we expect to continue to fund our business through these principal sources of liquidity. During 2020, we also received cash grants and advanced Medicare payments under programs expanded or created under the CARES Act, and we have elected to utilize the CARES Act payroll tax deferral program, each as described above. As described above, we sold 80% of our equity in our Health Care Services segment on July 1, 2021, for net cash proceeds of \$305.8 million at closing. We are evaluating the use of the net proceeds from the transaction.

Our liquidity requirements have historically arisen from:

- working capital;
- operating costs such as employee compensation and related benefits, severance costs, general and administrative expense, and supply costs;
- debt, interest, and lease payments;
- acquisition consideration, lease termination and restructuring costs, and transaction and integration costs;
- capital expenditures and improvements, including the expansion, renovation, redevelopment, and repositioning of our current communities and the development of new communities;
- cash collateral required to be posted in connection with our financial instruments and insurance programs;
- purchases of common stock under our share repurchase authorizations;
- other corporate initiatives (including integration, information systems, branding, and other strategic projects); and
- prior to 2009, dividend payments.

Over the near-term, we expect that our liquidity requirements will primarily arise from:

- working capital;
- operating costs such as employee compensation and related benefits, severance costs, general and administrative expense, and supply costs, including those related to the COVID-19 pandemic;
- debt, interest, and lease payments;
- payment of deferred payroll taxes under the CARES Act;
- recoupment of payments received under the Accelerated and Advance Payment Program;
- acquisition consideration;
- transaction costs and expansion of our healthcare and service platform;
- capital expenditures and improvements, including the expansion, renovation, redevelopment, and repositioning of our existing communities;
- cash collateral required to be posted in connection with our financial instruments and insurance programs; and
- other corporate initiatives (including information systems and other strategic projects).

We are highly leveraged and have significant debt and lease obligations. As of June 30, 2021, we had \$3.9 billion of debt outstanding, at a weighted average interest rate of 3.6%. As of such date, 98.1%, or \$3.8 billion of our total debt obligations represented non-recourse property-level mortgage financings. As of June 30, 2021, \$1.4 billion of our long-term debt is variable

rate debt subject to interest rate cap agreements. The remaining \$128.1 million of our long-term variable rate debt is not subject to any interest rate cap agreements. As of June 30, 2021, \$70.3 million of letters of credit and no cash borrowings were outstanding under our \$80.0 million secured credit facility. We also had a separate secured letter of credit facility providing up to \$15.0 million of letters of credit as of June 30, 2021 under which \$13.6 million had been issued as of that date.

As of June 30, 2021, we had \$1.5 billion of operating and financing lease obligations. For the twelve months ending June 30, 2022, we will be required to make approximately \$269.7 million of cash lease payments in connection with our existing operating and financing leases.

Total liquidity of \$387.8 million as of June 30, 2021 included \$280.7 million of unrestricted cash and cash equivalents (excluding restricted cash and lease security deposits of \$108.0 million in the aggregate), \$100.0 million of marketable securities, and \$7.1 million of availability on our secured credit facility. Total liquidity as of June 30, 2021 decreased \$187.7 million from total liquidity of \$575.5 million as of December 31, 2020. The decrease was primarily attributable to the negative \$105.4 million of Adjusted Free Cash Flow and \$49.4 million of payments of mortgage debt during the six months ended June 30, 2021. As described above, we sold 80% of our equity in our Health Care Services segment on July 1, 2021, for net cash proceeds of \$305.8 million at closing, which further enhanced our liquidity subsequent to June 30, 2021.

As of June 30, 2021, our current liabilities exceeded current assets by \$116.4 million. Included in our current liabilities is \$218.3 million of the current portion of long term debt which we have historically refinanced in the normal course. Our current liabilities also include \$164.1 million of the current portion of operating and financing lease obligations, for which the associated right-of-use assets are excluded from current assets on our condensed consolidated balance sheets.

We currently estimate that our net cash proceeds of \$305.8 million for the sale of 80% of our equity in our Health Care Services segment on July 1, 2021 and our historical principal sources of liquidity, primarily our cash flows from operations, together with cash balances on hand, cash equivalents, and marketable securities will be sufficient to fund our liquidity needs for at least the next 12 months.

We continue to seek opportunities to enhance and preserve our liquidity, including through maintaining expense discipline and increasing occupancy, continuing to evaluate our financing structure and the state of debt markets, and seeking further government-sponsored financial relief related to the COVID-19 pandemic. There is no assurance that debt financing will continue to be available on terms consistent with our expectations or at all, or that our efforts will be successful in seeking further government-sponsored financial relief or regarding the amount of, or conditions required to qualify for, any such relief.

Our actual liquidity and capital funding requirements depend on numerous factors, including our operating results, our actual level of capital expenditures, general economic conditions, and the cost of capital, as well as other factors described in "Item 1A. Risk Factors" in our Annual Report on Form 10-K for the year ended December 31, 2020 filed with the SEC on February 25, 2021. Disruptions in the financial markets may have an adverse impact on our liquidity by making it more difficult for us to obtain financing or refinancing of various assets. Since the amount of mortgage financing available for our communities is generally dependent on their appraised values and performance, decreases in their appraised values, including due to adverse changes in real estate market conditions, or their performance, could result in available mortgage refinancing amounts that are less than the communities' maturing indebtedness. If we are unable to obtain refinancing proceeds sufficient to cover maturing indebtedness, our liquidity could be adversely impacted and we may seek alternative sources of financing, which may be less attractive or unavailable. Shortfalls in cash flows from estimated operating results or other principal sources of liquidity may have an adverse impact on our ability to fund our planned capital expenditures, or to pursue any acquisition, investment, development, or potential lease restructuring opportunities that we identify, or to fund investments to support our strategy. In order to continue some of these activities at historical or planned levels, we may incur additional indebtedness or lease financing to provide additional funding. There can be no assurance that any such additional financing will be available or on terms that are acceptable to us.

Our capital expenditures are comprised of community-level, corporate, and development capital expenditures. Community-level capital expenditures include recurring expenditures (routine maintenance of communities over \$1,500 per occurrence and for unit turnovers over \$500 per unit) and community renovations, apartment upgrades, and other major building infrastructure projects. Corporate capital expenditures include those for information technology systems and equipment, the expansion of our support platform and healthcare services programs, and the remediation or replacement of assets as a result of casualty losses. Development capital expenditures include community expansions, major community redevelopment and repositioning projects, and the development of new communities.

With our development capital expenditures program, we intend to expand, renovate, redevelop, and reposition certain of our communities where economically advantageous. Certain of our communities may benefit from additions and expansions or from adding a new level of service for residents to meet the evolving needs of our customers. These development projects include converting space from one level of care to another, reconfiguration of existing units, the addition of services that are not currently present, or physical plant modifications.

The following table summarizes our capital expenditures for the six months ended June 30, 2021 for our consolidated business:

(in millions)

Community-level capital expenditures, net ⁽¹⁾	\$	53.3
Corporate capital expenditures, net ⁽²⁾		10.0
Non-development capital expenditures, net⁽³⁾		63.3
Development capital expenditures, net		2.1
Total capital expenditures, net	\$	65.4

(1) Reflects the amount invested, net of lessor reimbursements of \$19.0 million.

(2) Includes \$4.7 million of remediation costs at our communities resulting from natural disasters.

(3) Amount is included in Adjusted Free Cash Flow.

In the aggregate, we expect our full-year 2021 non-development capital expenditures, net of anticipated lessor reimbursements, to be approximately \$140 million. In addition, we expect our full-year 2021 development capital expenditures to be approximately \$10 million, net of anticipated lessor reimbursements, and such projects include those for expansion, repositioning, redeveloping, and major renovation of selected existing senior living communities. We anticipate that our 2021 capital expenditures will be funded from cash on hand, cash equivalents, marketable securities, cash flows from operations, and reimbursements from lessors.

Funding our planned capital expenditures, pursuing any acquisition, investment, development, or potential lease restructuring opportunities that we identify, or funding investments to support our strategy may require additional capital. We expect to continue to assess our financing alternatives periodically and access the capital markets opportunistically. If our existing resources are insufficient to satisfy our liquidity requirements, we may need to sell additional equity or debt securities. Any such sale of additional equity securities will dilute the percentage ownership of our existing stockholders, and we cannot be certain that additional public or private financing will be available in amounts or on terms acceptable to us, if at all. Any newly issued equity securities may have rights, preferences, or privileges senior to those of our common stock. If we are unable to raise additional funds or obtain them on terms acceptable to us, we may have to delay or abandon our plans.

Credit Facilities

On December 11, 2020, we entered into a revolving credit agreement with Capital One, National Association, as administrative agent and lender and the other lenders from time to time parties thereto. The agreement provides a commitment amount of up to \$80 million which can be drawn in cash or as letters of credit. The agreement matures on January 15, 2024. Amounts drawn under the facility will bear interest at 30-day LIBOR plus an applicable margin which was 2.75% as of June 30, 2021. Additionally, a quarterly commitment fee of 0.25% per annum was applicable on the unused portion of the facility as of June 30, 2021. The revolving credit facility is currently secured by first priority mortgages and negative pledges on certain of our communities and restricted cash deposits. Available capacity under the facility will vary from time to time based upon borrowing base calculations related to the appraised value and performance of the communities securing the credit facility.

As of June 30, 2021, \$70.3 million of letters of credit and no cash borrowings were outstanding under our \$80.0 million secured credit facility and the facility had \$7.1 million of availability. We also had a separate secured letter of credit facility providing up to \$15.0 million of letters of credit as of June 30, 2021 under which \$13.6 million had been issued as of that date.

Long-Term Leases

As of June 30, 2021, we operated 300 communities under long-term leases (234 operating leases and 66 financing leases). The substantial majority of our lease arrangements are structured as master leases. Under a master lease, numerous communities are leased through an indivisible lease. We typically guarantee the performance and lease payment obligations of our subsidiary

lessees under the master leases. Due to the nature of such master leases, it is difficult to restructure the composition of our leased portfolios or economic terms of the leases without the consent of the applicable landlord. In addition, an event of default related to an individual property or limited number of properties within a master lease portfolio may result in a default on the entire master lease portfolio.

The leases relating to these communities are generally fixed rate leases with annual escalators that are either fixed or based upon changes in the consumer price index or leased property revenue. We are responsible for all operating costs, including repairs, property taxes, and insurance. The lease terms generally provide for renewal or extension options from 5 to 20 years, and, in some instances, purchase options.

The community leases contain other customary terms, which may include assignment and change of control restrictions, maintenance and capital expenditure obligations, termination provisions, and financial covenants, such as those requiring us to maintain prescribed minimum liquidity, net worth, and stockholders' equity levels and lease coverage ratios. In addition, our lease documents generally contain non-financial covenants, such as those requiring us to comply with Medicare or Medicaid provider requirements and maintain insurance coverage. Certain leases contain cure provisions, which generally allow us to post an additional lease security deposit if the required covenant is not met.

In addition, certain of our master leases contain radius restrictions, which limit our ability to own, develop, or acquire new communities within a specified distance from certain existing communities covered by such agreements. These radius restrictions could negatively affect our ability to expand, develop, or acquire senior housing communities and operating companies.

For the three and six months ended June 30, 2021, our cash lease payments for our operating leases were \$53.7 million and \$107.6 million, respectively and for our financing leases were \$16.4 million and \$32.5 million, respectively. For the twelve months ending June 30, 2022, we will be required to make \$269.7 million of cash lease payments in connection with our existing operating and financing leases. Our capital expenditure plans for 2021 include required minimum spend of approximately \$18 million for capital expenditures under certain of our community leases. Additionally, we are required to spend an average of approximately \$26 million per year for each of the following four years and approximately \$17 million thereafter under the initial lease terms of such leases.

Debt and Lease Covenants

Certain of our debt and lease documents contain restrictions and financial covenants, such as those requiring us to maintain prescribed minimum liquidity, net worth, and stockholders' equity levels and debt service and lease coverage ratios, in each case on a consolidated, portfolio-wide, multi-community, single-community, and/or entity basis. Net worth is generally calculated as stockholders' equity as calculated in accordance with GAAP, and in certain circumstances, reduced by intangible assets or liabilities or increased by deferred gains from sale-leaseback transactions and deferred entrance fee revenue. The debt service and lease coverage ratios are generally calculated as revenues less operating expenses, including an implied management fee and a reserve for capital expenditures, divided by the debt (principal and interest) or lease payment. In addition, our debt and lease documents generally contain non-financial covenants, such as those requiring us to comply with Medicare or Medicaid provider requirements and maintain insurance coverage.

Our failure to comply with applicable covenants could constitute an event of default under the applicable debt or lease documents. Many of our debt and lease documents contain cross-default provisions so that a default under one of these instruments could cause a default under other debt and lease documents (including documents with other lenders and lessors).

Furthermore, our debt and leases are secured by our communities and, in certain cases, a guaranty by us and/or one or more of our subsidiaries. Therefore, if an event of default has occurred under any of our debt or lease documents, subject to cure provisions in certain instances, the respective lender or lessor would have the right to declare all the related outstanding amounts of indebtedness or cash lease obligations immediately due and payable, to foreclose on our mortgaged communities, to terminate our leasehold interests, to foreclose on other collateral securing the indebtedness and leases, to discontinue our operation of leased communities, and/or to pursue other remedies available to such lender or lessor. Further, an event of default could trigger cross-default provisions in our other debt and lease documents (including documents with other lenders or lessors). We cannot provide assurance that we would be able to pay the debt or lease obligations if they became due upon acceleration following an event of default.

As of June 30, 2021, we are in compliance with the financial covenants of our debt agreements and long-term leases.

Contractual Commitments

Significant ongoing commitments consist primarily of leases, debt, and certain other long-term liabilities. For a summary and complete presentation and description of our ongoing commitments and contractual obligations, see the "Contractual Commitments" section of Management's Discussion and Analysis of Financial Condition and Results of Operations in our Annual Report on Form 10-K for the year ended December 31, 2020 filed with the SEC on February 25, 2021. There have been no material changes outside the ordinary course of business in our contractual commitments during the six months ended June 30, 2021.

Off-Balance Sheet Arrangements

As of June 30, 2021, we do not have an interest in any off-balance sheet arrangements that have or are reasonably likely to have a material current or future effect on our financial condition, revenues or expenses, results of operations, liquidity, cash requirements, or capital resources.

Non-GAAP Financial Measures

This Quarterly Report on Form 10-Q contains the financial measures Adjusted EBITDA and Adjusted Free Cash Flow, which are not calculated in accordance with U.S. generally accepted accounting principles ("GAAP"). Presentations of these non-GAAP financial measures are intended to aid investors in better understanding the factors and trends affecting our performance and liquidity. However, investors should not consider these non-GAAP financial measures as a substitute for financial measures determined in accordance with GAAP, including net income (loss), income (loss) from operations, or net cash provided by (used in) operating activities. We caution investors that amounts presented in accordance with our definitions of these non-GAAP financial measures may not be comparable to similar measures disclosed by other companies because not all companies calculate non-GAAP measures in the same manner. We urge investors to review the following reconciliations of these non-GAAP financial measures from the most comparable financial measures determined in accordance with GAAP.

Adjusted EBITDA

Adjusted EBITDA is a non-GAAP performance measure that we define as net income (loss) excluding: benefit/provision for income taxes, non-operating income/expense items, and depreciation and amortization; and further adjusted to exclude income/expense associated with non-cash, non-operational, transactional, cost reduction, or organizational restructuring items that management does not consider as part of our underlying core operating performance and that management believes impact the comparability of performance between periods. For the periods presented herein, such other items include non-cash impairment charges, gain/loss on facility lease termination and modification, operating lease expense adjustment, amortization of deferred gain, change in future service obligation, non-cash stock-based compensation expense, and transaction and organizational restructuring costs. Transaction costs include those directly related to acquisition, disposition, financing, and leasing activity, and stockholder relations advisory matters, and are primarily comprised of legal, finance, consulting, professional fees, and other third party costs. Organizational restructuring costs include those related to our efforts to reduce general and administrative expense and our senior leadership changes, including severance.

We believe that presentation of Adjusted EBITDA as a performance measure is useful to investors because (i) it is one of the metrics used by our management for budgeting and other planning purposes, to review our historic and prospective core operating performance, and to make day-to-day operating decisions; (ii) it provides an assessment of operational factors that management can impact in the short-term, namely revenues and the controllable cost structure of the organization, by eliminating items related to our financing and capital structure and other items that management does not consider as part of our underlying core operating performance and that management believes impact the comparability of performance between periods; and (iii) we believe that this measure is used by research analysts and investors to evaluate our operating results and to value companies in our industry.

Adjusted EBITDA has material limitations as a performance measure, including: (i) excluded interest and income tax are necessary to operate our business under our current financing and capital structure; (ii) excluded depreciation, amortization, and impairment charges may represent the wear and tear and/or reduction in value of our communities, goodwill, and other assets and may be indicative of future needs for capital expenditures; and (iii) we may incur income/expense similar to those for which adjustments are made, such as gain/loss on sale of assets, facility lease termination and modification, or debt modification and extinguishment, non-cash stock-based compensation expense, and transaction and other costs, and such income/expense may significantly affect our operating results.

The table below reconciles Adjusted EBITDA from net income (loss).

(in thousands)	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
Net income (loss)	\$ (83,604)	\$ (118,420)	\$ (191,907)	\$ 251,077
Provision (benefit) for income taxes	(792)	8,504	(40)	(7,324)
Equity in (earnings) loss of unconsolidated ventures	(13,946)	(438)	(13,415)	570
Loss (gain) on debt modification and extinguishment, net	—	157	—	(19,024)
Loss (gain) on sale of assets, net	79	1,029	(1,033)	(371,810)
Other non-operating (income) loss	(2,948)	(988)	(4,592)	(3,650)
Interest expense	49,057	52,422	97,664	108,782
Interest income	(341)	(2,243)	(762)	(3,698)
Income (loss) from operations	(52,495)	(59,977)	(114,085)	(45,077)
Depreciation and amortization	83,591	93,154	167,482	183,892
Asset impairment	2,078	10,290	12,755	88,516
Operating lease expense adjustment	(5,326)	(8,221)	(9,990)	(14,954)
Non-cash stock-based compensation expense	4,527	6,119	9,310	12,076
Transaction and organizational restructuring costs	689	3,368	2,573	5,349
Adjusted EBITDA⁽¹⁾	\$ 33,064	\$ 44,733	\$ 68,045	\$ 229,802

(1) Adjusted EBITDA includes:

- \$1.3 million and \$12.0 million benefit for the three and six months ended June 30, 2021, respectively, and \$26.7 million for both the three and six months ended June 30, 2020 of government grants and credits recognized in other operating income
- \$100.0 million benefit for the six months ended June 30, 2020 for the management agreement termination fee payment received from Healthpeak in connection with the sale of our ownership interest in the CCRC Venture

Adjusted Free Cash Flow

Adjusted Free Cash Flow is a non-GAAP liquidity measure that we define as net cash provided by (used in) operating activities before: distributions from unconsolidated ventures from cumulative share of net earnings, changes in prepaid insurance premiums financed with notes payable, changes in operating lease liability for lease termination, cash paid/received for gain/loss on facility lease termination and modification, and lessor capital expenditure reimbursements under operating leases; plus: property insurance proceeds and proceeds from refundable entrance fees, net of refunds; less: non-development capital expenditures and payment of financing lease obligations. Non-development capital expenditures are comprised of corporate and community-level capital expenditures, including those related to maintenance, renovations, upgrades, and other major building infrastructure projects for our communities and is presented net of lessor reimbursements. Non-development capital expenditures do not include capital expenditures for: community expansions, major community redevelopment and repositioning projects, and the development of new communities.

We believe that presentation of Adjusted Free Cash Flow as a liquidity measure is useful to investors because (i) it is one of the metrics used by our management for budgeting and other planning purposes, to review our historic and prospective sources of operating liquidity, and to review our ability to service our outstanding indebtedness, pay dividends to stockholders, engage in share repurchases, and make capital expenditures, including development capital expenditures; and (ii) it provides an indicator to management to determine if adjustments to current spending decisions are needed.

Adjusted Free Cash Flow has material limitations as a liquidity measure, including: (i) it does not represent cash available for dividends, share repurchases, or discretionary expenditures since certain non-discretionary expenditures, including mandatory debt principal payments, are not reflected in this measure; (ii) the cash portion of non-recurring charges related to gain/loss on facility lease termination generally represent charges/gains that may significantly affect our liquidity; and (iii) the impact of timing of cash expenditures, including the timing of non-development capital expenditures, limits the usefulness of the measure for short-term comparisons.

The table below reconciles Adjusted Free Cash Flow from net cash provided by (used in) operating activities.

(in thousands)	Three Months Ended June 30,		Six Months Ended June 30,	
	2021	2020	2021	2020
Net cash provided by (used in) operating activities	\$ 3,410	\$ 151,840	\$ (20,447)	\$ 209,319
Net cash provided by (used in) investing activities	1,561	(47,483)	(2,245)	(295,410)
Net cash provided by (used in) financing activities	(20,992)	(40,726)	(56,554)	306,524
Net increase (decrease) in cash, cash equivalents, and restricted cash	\$ (16,021)	\$ 63,631	\$ (79,246)	\$ 220,433
Net cash provided by (used in) operating activities	\$ 3,410	\$ 151,840	\$ (20,447)	\$ 209,319
Distributions from unconsolidated ventures from cumulative share of net earnings	(5,355)	—	(5,355)	—
Changes in prepaid insurance premiums financed with notes payable	(4,200)	(5,770)	8,785	11,664
Changes in assets and liabilities for lessor capital expenditure reimbursements under operating leases	(7,943)	(6,421)	(15,506)	(10,509)
Non-development capital expenditures, net	(35,795)	(21,521)	(63,245)	(82,077)
Payment of financing lease obligations	(4,864)	(4,677)	(9,653)	(9,764)
Adjusted Free Cash Flow⁽¹⁾	\$ (54,747)	\$ 113,451	\$ (105,421)	\$ 118,633

- (1) Adjusted Free Cash Flow includes transaction and organizational restructuring costs of \$0.7 million and \$2.6 million for the three and six months ended June 30, 2021, respectively, and \$3.4 million and \$5.3 million for the three and six months ended June 30, 2020, respectively. Additionally, Adjusted Free Cash Flow includes:
- \$0.4 million and \$2.1 million for the three and six months ended June 30, 2021, respectively, and \$34.2 million benefit for both the three and six months ended June 30, 2020 from Provider Relief Funds and other government grants accepted
 - \$14.3 million recoupment of accelerated/advanced Medicare payments for both the three and six months ended June 30, 2021
 - \$85.0 million benefit from accelerated/advanced Medicare payments received for both the three and six months ended June 30, 2020
 - \$26.5 million benefit from payroll taxes deferred for the three and six months ended June 30, 2020
 - \$100.0 million benefit for the six months ended June 30, 2020 for the management agreement termination fee payment received from Healthpeak in connection with the sale of our ownership interest in the CCRC Venture

Item 3. Quantitative and Qualitative Disclosures About Market Risk

We are subject to market risks from changes in interest rates charged on our credit facilities and other variable-rate indebtedness. The impact on earnings and the value of our long-term debt are subject to change as a result of movements in market rates and prices. As of June 30, 2021, we had \$2.4 billion of long-term fixed rate debt and \$1.5 billion of long-term variable rate debt. As of June 30, 2021, our total fixed-rate debt and variable-rate debt outstanding had a weighted average interest rate of 3.6%.

In the normal course of business, we enter into certain interest rate cap agreements with major financial institutions to manage our risk above certain interest rates on variable rate debt. As of June 30, 2021, \$1.4 billion, or 35.6%, of our long-term debt is variable rate debt subject to interest rate cap agreements and \$128.1 million, or 3.3%, of our long-term debt is variable rate debt not subject to any interest rate cap agreements. Our outstanding variable rate debt is indexed to LIBOR, and accordingly our annual interest expense related to variable rate debt is directly affected by movements in LIBOR. After consideration of hedging instruments currently in place, increases in LIBOR of 100, 200, and 500 basis points would have resulted in additional annual interest expense of \$15.4 million, \$30.8 million, and \$66.2 million, respectively. Certain of our variable debt instruments include springing provisions that obligate us to acquire additional interest rate caps in the event that LIBOR increases above certain levels, and the implementation of those provisions would result in additional mitigation of interest costs.

Item 4. Controls and Procedures

Evaluation of Disclosure Controls and Procedures

Our management, under the supervision of and with the participation of our Chief Executive Officer and Chief Financial Officer, has evaluated the effectiveness of our disclosure controls and procedures (as such term is defined under Rules 13a-15(e) and 15d-15(e) under the Securities Exchange Act of 1934, as amended) as of the end of the period covered by this report. Based on such evaluation, our Chief Executive Officer and Chief Financial Officer each concluded that, as of June 30, 2021, our disclosure controls and procedures were effective.

Changes in Internal Control over Financial Reporting

There has not been any change in our internal control over financial reporting (as such term is defined in Rules 13a-15(f) and 15d-15(f) under the Exchange Act) during the quarter ended June 30, 2021 that has materially affected, or is reasonably likely to materially affect, our internal control over financial reporting.

PART II. OTHER INFORMATION

Item 1. Legal Proceedings

The information contained in Note 11 to the condensed consolidated financial statements contained in Part I, Item 1 of this Quarterly Report on Form 10-Q is incorporated herein by this reference.

Item 1A. Risk Factors

There have been no material changes to the risk factors set forth in Part I, Item 1A of our Annual Report on Form 10-K for the year ended December 31, 2020.

Item 2. Unregistered Sales of Equity Securities and Use of Proceeds

- (a) Not applicable.
- (b) Not applicable.
- (c) The following table contains information regarding purchases of our common stock made during the quarter ended June 30, 2021 by or on behalf of the Company or any "affiliated purchaser," as defined by Rule 10b-18(a)(3) of the Exchange Act:

Period	Total Number of Shares Purchased ⁽¹⁾	Average Price Paid per Share	Total Number of Shares Purchased as Part of Publicly Announced Plans or Programs	Approximate Dollar Value of Shares that May Yet Be Purchased Under the Plans or Programs (\$ in thousands) ⁽²⁾
4/1/2021 - 4/30/2021	—	\$ —	—	\$ 44,026
5/1/2021 - 5/31/2021	16,765	6.83	—	44,026
6/1/2021 - 6/30/2021	—	—	—	44,026
Total	16,765	\$ 6.83	—	

- (1) Consists entirely of shares withheld to satisfy tax liabilities due upon the vesting of restricted stock and restricted stock units. The average price paid per share for such share withholding is based on the closing price per share on the vesting date of the restricted stock and restricted stock units or, if such date is not a trading day, the trading day immediately prior to such vesting date.
- (2) On November 1, 2016, we announced that our Board of Directors had approved a share repurchase program that authorizes us to purchase up to \$100.0 million in the aggregate of our common stock. The share repurchase program is intended to be implemented through purchases made from time to time using a variety of methods, which may include open market

purchases, privately negotiated transactions or block trades, or by any combination of such methods, in accordance with applicable insider trading and other securities laws and regulations. The size, scope and timing of any purchases will be based on business, market and other conditions and factors, including price, regulatory and contractual requirements, and capital availability. The repurchase program does not obligate us to acquire any particular amount of common stock and the program may be suspended, modified or discontinued at any time at our discretion without prior notice. Shares of stock repurchased under the program will be held as treasury shares. As of June 30, 2021, \$44.0 million remained available under the repurchase program.

Item 6. Exhibits

Exhibit No.	Description
2.1	<u>Securities Purchase Agreement dated as of February 24, 2021, by and among the Company and certain of its subsidiaries and certain subsidiaries of HCA Healthcare, Inc. (incorporated by reference to Exhibit 2.1 to the Company's Current Report on Form 8-K filed on February 24, 2021 (File No. 001-32641)).*</u>
3.1	<u>Amended and Restated Certificate of Incorporation of the Company, as amended (incorporated by reference to Exhibit 3.1 to the Company's Quarterly Report on Form 10-Q filed on November 5, 2019 (File No. 001-32641)).</u>
3.2	<u>Amended and Restated Bylaws of the Company dated October 29, 2019 (incorporated by reference to Exhibit 3.3 to the Company's Current Report on Form 8-K filed on October 29, 2019 (File No. 001-32641)).</u>
4.1	<u>Form of Certificate for common stock (incorporated by reference to Exhibit 4.1 to the Company's Registration Statement on Form S-1 (Amendment No. 3) filed on November 7, 2005 (File No. 333-127372)).</u>
4.2	<u>Description of the Company's common stock (incorporated by reference to Exhibit 4.2 to the Company's Annual Report on Form 10-K filed on February 19, 2020 (File No. 001-32641)).</u>
10.1	<u>Amendment No. 1 dated effective April 15, 2021 to Amended and Restated Master Lease and Security Agreement by and between certain affiliates of the Company as Tenant and certain subsidiaries of Ventas as Landlord (incorporated by reference to Exhibit 10.1 to the Company's Quarterly Report on Form 10-Q filed on May 7, 2021 (File No. 001-32641)).*</u>
10.2	<u>Amendment No. 2 dated effective July 12, 2021 to Amended and Restated Master Lease and Security Agreement by and between certain affiliates of the Company as Tenant and certain subsidiaries of Ventas as Landlord.*</u>
10.3	<u>Letter Agreement dated May 31, 2021 by and between the Company and Mary Sue Patchett.</u>
31.1	<u>Certification of Chief Executive Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.</u>
31.2	<u>Certification of Chief Financial Officer pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.</u>
32	<u>Certification of Chief Executive Officer and Chief Financial Officer pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.</u>
101.SCH	Inline XBRL Taxonomy Extension Schema Document.
101.CAL	Inline XBRL Taxonomy Extension Calculation Linkbase Document.
101.DEF	Inline XBRL Taxonomy Extension Definition Linkbase Document.
101.LAB	Inline XBRL Taxonomy Extension Label Linkbase Document.
101.PRE	Inline XBRL Taxonomy Extension Presentation Linkbase Document.
104	The cover page from the Company's Quarterly Report on Form 10-Q for the quarter ended June 30, 2021, formatted in Inline XBRL (included in Exhibit 101).
*	Schedules and exhibits have been omitted pursuant to Item 601 of Regulation S-K. The Company hereby undertakes to furnish supplementally a copy of any of the omitted schedules and exhibits upon request by the Securities and Exchange Commission.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

BROOKDALE SENIOR LIVING INC.
(Registrant)

By:	<u>/s/ Steven E. Swain</u>
Name:	Steven E. Swain
Title:	Executive Vice President and Chief Financial Officer (Principal Financial Officer)
Date:	August 6, 2021

**AMENDMENT NO. 2 TO AMENDED AND RESTATED MASTER LEASE AND SECURITY AGREEMENT
(Extension of Deadline for Requested Landlord UE Funds)**

THIS AMENDMENT NO. 2 TO AMENDED AND RESTATED MASTER LEASE AND SECURITY AGREEMENT (hereinafter, this “**Amendment**”) is effective as of July 19, 2021 (the “**Amendment Effective Date**”), by and among each of the signatories hereto identified as “**Landlord**” (individually and collectively, “**Landlord**”), and each of the signatories hereto identified as “**Tenant**” (individually and collectively, “**Tenant**”).

RECITALS

A. Landlord and Tenant are parties to that certain Amended and Restated Master Lease and Security Agreement dated as of July 26, 2020, as amended by that certain Amendment No. 1 to Amended and Restated Master Lease and Security Agreement (McMinnville Lease Combination) effective as of April 15, 2021 (as amended, the “**Master Lease**”); and

B. Landlord and Tenant wish to amend the Master Lease to extend the deadline for Tenant to request Requested Landlord UE Funds with respect to certain of the Approved Projects.

NOW, THEREFORE, in consideration of the foregoing Recitals, which by this reference are incorporated herein, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Capitalized Terms**. All capitalized terms used herein and not defined herein shall have the meanings ascribed thereto in the Master Lease.

2. **Amendment to Lease**. With respect to any one or more of the Approved Projects listed on Exhibit A to this Amendment (each, an “**Extended Approved Project**”), if Tenant delivers a written statement executed by an authorized representative certifying that such Extended Approved Project(s) has/have been Commenced (as defined below) on or prior to December 31, 2021, then the deadline for Tenant to request disbursement of Requested Landlord UE Funds for such Extended Approved Project shall be March 31, 2022 (rather than September 30, 2021 as provided in clause (x) of Section 6.3.5.2 of the Master Lease). For purposes hereof, “**Commenced**” means that Tenant has incurred costs under one or more executed contracts with third parties with respect to such Extended Approved Project.

3. **Miscellaneous**.

3.1. **Integrated Agreement; Modifications; Waivers**. This Amendment, and the Master Lease as amended hereby, together with the “Transaction Documents” as defined in the Master Transaction Letter, constitute the entire agreement between the parties hereto with respect to the subject matter hereof and supersede any and all prior representations, understandings and agreements, whether written or oral, with respect to such subject matter. Each of the parties hereto acknowledges that it has not relied upon, in entering into this

Amendment, any representation, warranty, promise or condition not specifically set forth in this Amendment.

3.2. Sealed Writing. The parties acknowledge and agree that the Master Lease, as amended by this Amendment, is intended to be a sealed instrument and to comply with Virginia Code Sections 55-2 and 11-3, and shall be interpreted as if the words “this deed of Lease” were included in the body of the Master Lease.

3.3. Effect of Amendment. Except as expressly modified in this Amendment, the Master Lease shall remain in full force and effect and is expressly ratified and confirmed by the parties hereto, and Tenant shall lease the Facilities (as modified by this Amendment) from Landlord on the terms set forth in the Master Lease (as modified by this Amendment). In the event of any inconsistencies between the terms of this Amendment and any terms of the Master Lease, the terms of this Amendment shall control.

3.4. Counterparts. This Amendment may be executed and delivered (including by facsimile, Portable Document Format (pdf) transmission, or DocuSign) in counterparts, all of which executed counterparts shall together constitute a single document. Signature pages may be detached from the counterparts and attached to a single copy of this document to physically form one document. Any such facsimile documents and signatures shall have the same force and effect as manually-signed originals and shall be binding on the parties hereto.

[signature pages follow]

IN WITNESS WHEREOF, this Amendment has been executed by Landlord and Tenant as of the date first written above.

TENANT:

BLC-THE HALLMARK, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-KENWOOD OF LAKE VIEW, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BROOKDALE SENIOR LIVING COMMUNITIES, INC. a Delaware corporation
(f/k/a Alterra Healthcare Corporation and Alternative Living Services, Inc.)

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

ACKNOWLEDGEMENT

STATE OF Tennessee)
) :ss.:
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brookdale Senior Living Communities, Inc., a Delaware corporation ("Company"), by H. Todd Kaestner, its Executive Vice President, which Company executed the foregoing instrument, who acknowledged that she/he did sign the foregoing instrument for and on behalf of the Company, being thereunto duly authorized and that the same is her/his free act and deed individually and in said capacity and the free and deed of the Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Brentwood, Tennessee, this 24th day of June, 2021.

(SEAL) /s/ Linda B. DeVault
Notary Public

Print Name: Linda B. DeVault
My commission expires: 10-23-23
Acting in the County of: Williamson

BLC-GABLES AT FARMINGTON, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner
Title: Executive Vice President

Signature Page-Amendment No. 2 to Amended and Restated Master Lease and Security Agreement

BLC-DEVONSHIRE OF HOFFMAN ESTATES, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-SPRINGS AT EAST MESA, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-RIVER BAY CLUB, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-WOODSIDE TERRACE, L.P., a Delaware limited partnership

By: BLC-Woodside Terrace, LLC, a Delaware limited liability company, its
general partner

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-ATRIUM AT SAN JOSE, L.P., a Delaware limited partnership

By: BLC-Atrium at San Jose, LLC, a Delaware limited liability company, its
general partner

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-BROOKDALE PLACE OF SAN MARCOS, L.P., a Delaware limited
partnership

By: BLC-Brookdale Place of San Marcos, LLC, a Delaware limited liability
company, its general partner

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-PONCE DE LEON, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-PARK PLACE, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-HAWTHORNE LAKES, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-THE WILLOWS, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-BRENDENWOOD, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-CHATFIELD, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BROOKDALE LIVING COMMUNITIES OF FLORIDA, INC. a Delaware corporation

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BROOKDALE LIVING COMMUNITIES OF ILLINOIS-GV, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

Signature Page-Amendment No. 2 to Amended and Restated Master Lease and Security Agreement

BROOKDALE LIVING COMMUNITIES OF ILLINOIS-DNC, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

SW ASSISTED LIVING, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

SUMMERVILLE AT FAIRWOOD MANOR, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

SUMMERVILLE AT HERITAGE PLACE, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

SUMMERVILLE 5 LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

SUMMERVILLE 4 LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

Signature Page-Amendment No. 2 to Amended and Restated Master Lease and Security Agreement

SUMMERVILLE 14 LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

SUMMERVILLE 15 LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

SUMMERVILLE 16 LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

SUMMERVILLE 17 LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

SUMMERVILLE AT RIDGEWOOD GARDENS LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner
Title: Executive Vice President
ALS PROPERTIES TENANT I, LLC,
a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner
Title: Executive Vice President

ACKNOWLEDGEMENT

STATE OF Tennessee)
) :ss.:
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALS Properties Tenant I, LLC, a Delaware limited liability company ("Company"), by H. Todd Kaestner, its Executive Vice President, which Company executed the foregoing instrument, who acknowledged that she/he did sign the foregoing instrument for and on behalf of the Company, being thereunto duly authorized and that the same is her/his free act and deed individually and in said capacity and the free and deed of the Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Brentwood, Tennessee, this 24th day of June, 2021.

(SEAL) /s/ Linda B. DeVault
Notary Public

Print Name: Linda B. DeVault
My commission expires: 10-23-23
Acting in the County of: Williamson

ALS PROPERTIES TENANT II, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

ALS LEASING, INC., a Delaware corporation

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

ACKNOWLEDGEMENT

STATE OF Tennessee)

) :ss.:

COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALS Leasing, Inc., a Delaware corporation ("Company"), by H. Todd Kaestner, its Executive Vice President, which Company executed the foregoing instrument, who acknowledged that she/he did sign the foregoing instrument for and on behalf of the Company, being thereunto duly authorized and that the same is her/his free act and deed individually and in said capacity and the free and deed of the Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Brentwood, Tennessee, this 24th day of June, 2021.

(SEAL) /s/ Linda B. DeVault
Notary Public

Print Name: Linda B. DeVault

My commission expires: 10-23-23

Acting in the County of: Williamson

Signature Page-Amendment No. 2 to Amended and Restated Master Lease and Security Agreement

ASSISTED LIVING PROPERTIES, INC., a Kansas corporation

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

BLC-THE HERITAGE OF DES PLAINES, LLC, a Delaware limited liability company

By: /s/ H. Todd Kaestner

Name: H. Todd Kaestner

Title: Executive Vice President

LANDLORD:

VENTAS REALTY, LIMITED PARTNERSHIP, a Delaware limited partnership

By: Ventas, Inc., a Delaware corporation, its general partner

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Executive Vice President, Senior Housing

PSLT-ALS PROPERTIES I, LLC, a Delaware limited liability company

By: PSLT-ALS Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF Illinois)

) :ss.:

COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ventas Provident, LLC, a Delaware limited liability company ("Company"), the sole member of PSLT GP, LLC, the general partner of PSLT OP, L.P., the sole member of PSLT-ALS Properties Holdings, LLC, the sole member of PSLT-ALS Properties I, LLC, by J. Justin Hutchens, its Authorized Signatory, which Company executed the foregoing instrument, who acknowledged that he did sign the foregoing instrument for and on behalf of the Company, being thereunto duly authorized and that the same is his free act and deed individually and in said capacity and the free and deed of the Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois, this 15th day of July, 2021.

(SEAL) /s/ Theresa M. Kwasinski
Notary Public

Print Name: Theresa M. Kwasinski

My commission expires: 08/05/22

Acting in the County of: Cook

Signature Page-Amendment No. 2 to Amended and Restated Master Lease and Security Agreement

PSLT-ALS PROPERTIES II, LLC, a Delaware limited liability company

By: PSLT-ALS Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

PSLT-ALS PROPERTIES IV, LLC, a Delaware limited liability company

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

PSLT-ALS PROPERTIES III, LLC, a Delaware
limited liability company

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF Illinois)
) ss.:
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Justin Hutchens, Authorized Signatory, PSLT-ALS PROPERTIES III, LLC, a Delaware limited liability company ("Company"), which Company executed the foregoing instrument, who acknowledged that she/he did sign the foregoing instrument for and on behalf of the Company, being thereunto duly authorized and that the same is her/his free act and deed individually and in said capacity and the free and deed of the Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois, this 15th day of July, 2021.

(SEAL) /s/ Theresa M. Kwasinski
Notary Public

Print Name: Theresa M. Kwasinski
My commission expires: 08/05/22
Acting in the County of: Cook

BROOKDALE LIVING COMMUNITIES OF ILLINOIS-2960, LLC, a
Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF ILLINOIS-HV, LLC, a
Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

Signature Page-Amendment No. 2 to Amended and Restated Master Lease and Security Agreement

RIVER OAKS PARTNERS, an Illinois general partnership

By: Brookdale Holdings, LLC, its managing partner

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF CONNECTICUT, LLC, a
Delaware limited liability company

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

PSLT-BLC PROPERTIES HOLDINGS, LLC, a Delaware limited liability company

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

THE PONDS OF PEMBROKE LIMITED PARTNERSHIP, an Illinois limited partnership

By: Brookdale Holdings, LLC, its general partner

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF ARIZONA-EM, LLC, a Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF MASSACHUSETTS-RB, LLC, a Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF CALIFORNIA-RC, LLC, a
Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF CALIFORNIA, LLC, a
Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BLC OF CALIFORNIA-SAN MARCOS, L.P., a Delaware limited partnership

By: Brookdale Living Communities of California-San Marcos, LLC, its general partner

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF WASHINGTON-PP, LLC, a Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF ILLINOIS-II, LLC, a Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

By: Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF NEW JERSEY, LLC, a Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

BROOKDALE LIVING COMMUNITIES OF FLORIDA-CL, LLC, a
Delaware limited liability company

By: PSLT-BLC Properties Holdings, LLC, its sole member

By: PSLT OP, L.P., its sole member

By: PSLT GP, LLC, its general partner

Ventas Provident, LLC, its sole member

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

NATIONWIDE HEALTH PROPERTIES, LLC, a Delaware limited liability company

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF Illinois)
) :ss.:
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nationwide Health Properties, LLC, a Delaware limited liability company ("Company"), by J. Justin Hutchens, its Authorized Signatory, which Company executed the foregoing instrument, who acknowledged that she/he did sign the foregoing instrument for and on behalf of the Company, being thereunto duly authorized and that the same is her/his free act and deed individually and in said capacity and the free and deed of the Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois, this 15th day of July, 2021.

(SEAL) /s/ Theresa M. Kwasinski
Notary Public

Print Name: Theresa M. Kwasinski
My commission expires: 08-05-22
Acting in the County of: Cook

2010 UNION LIMITED PARTNERSHIP, a Washington limited partnership

By: Nationwide Health Properties, LLC, its general partner

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

NH TEXAS PROPERTIES LIMITED PARTNERSHIP, a Texas limited partnership

By: MLD Texas Corporation, its general partner

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

MLD PROPERTIES, INC., a Delaware corporation

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

JER/NHP SENIOR LIVING ACQUISITION, LLC, a Delaware limited liability company

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF Illinois)
) :ss.:
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JER/NHP Senior Living Acquisition, LLC, a Delaware limited liability company ("Company"), by J. Justin Hutchens, its Authorized Signatory, which Company executed the foregoing instrument, who acknowledged that she/he did sign the foregoing instrument for and on behalf of the Company, being thereunto duly authorized and that the same is her/his free act and deed individually and in said capacity and the free and deed of the Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois, this 15th day of July, 2021.

(SEAL) /s/ Theresa M. Kwasinski
Notary Public

Print Name: Theresa M. Kwasinski
My commission expires: 08/05/22
Acting in the County of: Cook

JER/NHP SENIOR LIVING KANSAS, INC., a Kansas corporation

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

JER/NHP SENIOR LIVING TEXAS, L.P., a Texas limited partnership

By: JER/NHP Management Texas, LLC, its general partner

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

MLD PROPERTIES LIMITED PARTNERSHIP, a Delaware limited partnership

By: MLD Properties II, Inc., its general partner

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

NHP MCCLAIN, LLC, a Delaware limited liability company

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF Illinois)
) :ss.:
COUNTY OF Cook)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared NHP MCCLAIN, LLC, a Delaware limited liability company ("Company"), by J. Justin Hutchens, its Authorized Signatory, which Company executed the foregoing instrument, who acknowledged that she/he did sign the foregoing instrument for and on behalf of the Company, being thereunto duly authorized and that the same is her/his free act and deed individually and in said capacity and the free and deed of the Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois, this 15th day of July, 2021.

(SEAL) /s/ Theresa M. Kwasinski
Notary Public

Print Name: Theresa M. Kwasinski
My commission expires: 08/05/22
Acting in the County of: Cook

VENTAS FAIRWOOD, LLC, a Delaware limited liability company

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

VENTAS FRAMINGHAM, LLC, a Delaware limited liability company

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

VENTAS WHITEHALL ESTATES, LLC, a Delaware limited liability company

By: /s/ J. Justin Hutchens

Name: J. Justin Hutchens

Title: Authorized Signatory

CONSENT AND REAFFIRMATION OF GUARANTOR

THIS CONSENT AND REAFFIRMATION OF GUARANTOR (this “**Reaffirmation**”) is entered into concurrently with and is attached to and hereby made a part of Amendment No. 2 to Amended and Restated Master Lease and Security Agreement effective as of July 19, 2021 (the “**Lease Amendment**”) between Landlord and Tenant (both, as defined therein).

BROOKDALE SENIOR LIVING INC., a Delaware corporation (“**Guarantor**”) executed and delivered that certain Amended and Restated Guaranty dated as of July 26, 2020 (the “**Guaranty**”), pursuant to which Guarantor guaranteed for the benefit of Landlord, the obligations of Tenant under the BKD/VTR Documents (as defined in the Guaranty).

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Guarantor hereby acknowledges, reaffirms and agrees:

1. Capitalized terms used but not defined in this Reaffirmation shall have the same meanings for purposes of this Reaffirmation as provided in or for purposes of the Lease Amendment.

2. Guarantor hereby (i) acknowledges and consents to the Lease Amendment, (ii) reaffirms its obligations under the Guaranty with respect to the Master Lease as amended by the Lease Amendment, and (iii) confirms that the Guaranty remains in full force and effect.

3. Although Guarantor has been informed of the terms of the Lease Amendment, Guarantor understands and agrees that Landlord has no duty to so notify it or to seek this or any future acknowledgment, consent or reaffirmation, and nothing contained herein shall create or imply any such duty as to any transactions, past or future.

Guarantor has executed this Consent and Reaffirmation of Guarantor effective as of the Amendment Date.

GUARANTOR:

BROOKDALE SENIOR LIVING INC.,
a Delaware corporation

By: /s/ H. Todd Kaestner
Name: H. Todd Kaestner
Title: Executive Vice President

Signature Page-Amendment No. 2 to Amended and Restated Master Lease and Security Agreement

May 31, 2021

Dear Mary Sue:

In connection with your retirement from the Company effective June 1, 2021, the Company desires to offer to modify the treatment of your outstanding long-term incentive awards (the "Outstanding Awards"), which were awarded under the Amended and Restated Brookdale Senior Living Inc. 2014 Omnibus Incentive Plan pursuant to the applicable long-term incentive award agreements (the "Award Agreements").

As you know, under the terms of the Outstanding Awards, your retirement from the Company on June 1, 2021 would result in the forfeiture of all the Outstanding Awards effective as of the date of your departure. Further, your Award Agreements contain a non-competition clause that is effective for the one-year period immediately following termination of your employment.

The Company desires to extend the term of the post-employment non-competition clause by an additional six months. In exchange for such extension, the treatment of your Outstanding Awards would be modified such that a portion of such awards would remain outstanding and eligible to vest following your retirement.

Specifically, if you agree to the terms of this letter, effective on May 31, 2021, the Award Agreements will be modified as follows:

- The phrase "one (1) year period immediately following the termination of such employment for any reason or for no reason," contained in the non-competition covenants of the Award Agreements shall be replaced with "eighteen (18) month period immediately following the termination of such employment for any reason or for no reason,".
- Instead of all of the Outstanding Awards forfeiting upon the date of your retirement, the awards shall remain outstanding with the scheduled vesting dates, or forfeit as of June 1, 2021, each as set forth in Schedule A. Vesting of any such awards is subject to your continued compliance through the applicable vesting date with the restrictive covenants included in the Award Agreements for the duration set forth therein, including the non-competition covenant as extended by this letter. With respect to performance-based awards, the number of awards to remain outstanding is expressed at target level performance. The actual amounts of performance-based awards that may vest will be subject to the applicable performance conditions of the Award Agreements.

In addition to the foregoing, you agree to fully cooperate with the Company, its attorneys, agents, representatives, and employees with respect to legal and business matters that are known now or may later become known. Cooperation includes but is not limited to release of documents, review of documents, and attending depositions, hearings, and trials on reasonable notice.

If you desire to accept these terms, please sign and return this letter by the close of business on May 31, 2021.

Sincerely,

/s/ Lucinda M. Baier

Lucinda M. Baier
President and Chief Executive Officer
Brookdale Senior Living Inc.

Acknowledged and Agreed:

/s/ Mary Sue Patchett
Mary Sue Patchett

Schedule A

Time-Based Restricted Shares and RSUs

Award Agreement under 2014 Omnibus Incentive Plan	Date of Grant	Shares/RSUs Outstanding as of 6/1/2021	Shares/RSUs to Remain Outstanding	Shares/RSUs to Forfeit as of 6/1/2021	Date that Shares/RSUs to Remain Outstanding are Eligible to Vest
Restricted Share Agreement	1/5/2018	10,331	2,661	7,670	2/27/2022
Restricted Share Agreement	1/5/2018	10,331	2,661	7,670	2/27/2022
Restricted Share Agreement	2/11/2019	28,626	3,687	24,939	2/27/2022
Restricted Stock Unit Agreement	2/12/2020	47,941	4,116	43,825	2/27/2022
Restricted Stock Unit Agreement	2/22/2021	66,307	4,269	62,038	2/27/2022
Total		163,536	17,394	146,142	

Performance-Based Restricted Shares and RSUs

Award Agreement under 2014 Omnibus Incentive Plan	Date of Grant	Shares/RSUs Outstanding as of 6/1/2021 (at target)	Shares/RSUs to Remain Outstanding (at target)*	Shares/RSUs to Forfeit as of 6/1/2021	Date that Shares/RSUs to Remain Outstanding are Eligible to Vest*
Restricted Share Agreement, as Amended February 22, 2021	2/11/2019	14,313	8,079	6,234	2/27/2023
Performance-Based Restricted Stock Unit Agreement, as Amended February, 2021	2/12/2020	15,980	5,024	10,956	2/27/2024
Total			13,103	17,190	

* Restricted Shares and RSUs are subject to the performance criteria set forth on Exhibit B to the applicable award agreement.

Performance-Based Cash

Award Agreement under 2014 Omnibus Incentive Plan	Date of Grant	Cash Outstanding as of 6/1/2021 (at target)	Cash to Remain Outstanding (at target)*	Cash to Forfeit as of 6/1/2021 (at target)	Date that Cash to Remain Outstanding is Eligible to Vest*
Performance-Based Cash Award Agreement	2/22/2021	\$337,500	\$21,730 (First Tranche) \$5,433 (Fourth Tranche)	\$310,337	2/27/2024 (First Tranche) 2/27/2025 (Fourth Tranche)

* First Tranche target cash award and Fourth Tranche target cash award are subject to the performance criteria set forth on Exhibit A and Exhibit D to the Performance-Based Cash Award Agreement, respectively.

EXHIBIT 31.1

CERTIFICATION OF CHIEF EXECUTIVE OFFICER

PURSUANT TO SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002

I, Lucinda M. Baier, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of Brookdale Senior Living Inc.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - (a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - (b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - (c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - (d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - (a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - (b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: August 6, 2021

/s/ Lucinda M. Baier

Lucinda M. Baier

President and Chief Executive Officer

EXHIBIT 31.2

CERTIFICATION OF CHIEF FINANCIAL OFFICER

PURSUANT TO SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002

I, Steven E. Swain, certify that:

1. I have reviewed this Quarterly Report on Form 10-Q of Brookdale Senior Living Inc.;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer(s) and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the registrant and have:
 - (a) Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - (b) Designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under our supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles;
 - (c) Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and
 - (d) Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer(s) and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of the registrant's board of directors (or persons performing the equivalent functions):
 - (a) All significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - (b) Any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: August 6, 2021

/s/ Steven E. Swain

Steven E. Swain

Executive Vice President and Chief Financial Officer

EXHIBIT 32
**CERTIFICATION OF CHIEF EXECUTIVE OFFICER AND CHIEF FINANCIAL
OFFICER PURSUANT TO 18 U.S.C. SECTION 1350, AS ADOPTED
PURSUANT TO SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002**

In connection with the Quarterly Report on Form 10-Q of Brookdale Senior Living Inc. (the “Company”) for the period ended June 30, 2021, as filed with the Securities and Exchange Commission on the date hereof (the “Report”), Lucinda M. Baier, as President and Chief Executive Officer of the Company, and Steven E. Swain, as Executive Vice President and Chief Financial Officer of the Company, each hereby certifies, pursuant to 18 U.S.C. § 1350, as adopted pursuant to § 906 of the Sarbanes-Oxley Act of 2002, that:

- (1) The Report fully complies with the requirements of Section 13(a) or 15(d) of the Securities Exchange Act of 1934; and
- (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

/s/ Lucinda M. Baier

Name: Lucinda M. Baier

Title: President and Chief Executive Officer

Date: August 6, 2021

/s/ Steven E. Swain

Name: Steven E. Swain

Title: Executive Vice President and Chief Financial Officer

Date: August 6, 2021