Second Quarter 2009 Supplemental Data

Sunrise of Sunnyvale - Sunnyvale, CA

All amounts shown in this report are unaudited and in U.S. dollars unless otherwise noted.
### Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Debt Maturity Schedule</td>
<td>1</td>
</tr>
<tr>
<td>Debt Covenants</td>
<td>2-3</td>
</tr>
<tr>
<td>Triple-Net, Managed and Loan Portfolio</td>
<td>4-7</td>
</tr>
<tr>
<td>Operating Portfolio</td>
<td>8-9</td>
</tr>
<tr>
<td>Kindred Healthcare Same-Store TTM EBITDARM Coverage Ratios</td>
<td>10</td>
</tr>
<tr>
<td>Revenue Rollover Schedule</td>
<td>11</td>
</tr>
<tr>
<td>Company Development Data</td>
<td>12</td>
</tr>
</tbody>
</table>
Debt Maturity Schedule:¹

¹ Dollars in millions; data as of July 29, 2009 and excludes normal monthly principal amortization. The Company's joint venture partners' pro rata share of total maturities is approximately $143 million.

Reflects Ventas's ability and intent to extend certain mortgage loans until 2010.
Debt Covenants:

<table>
<thead>
<tr>
<th>Credit Facility</th>
<th>Required</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Liabilities / Gross Asset Value</td>
<td>Not greater than 60%</td>
<td>33%</td>
</tr>
<tr>
<td>Secured Debt / Gross Asset Value</td>
<td>Not greater than 30%</td>
<td>19%</td>
</tr>
<tr>
<td>Unsecured Debt / Unencumb. Gross Asset Value</td>
<td>Not greater than 60%</td>
<td>25%</td>
</tr>
<tr>
<td>Fixed Charge Coverage</td>
<td>Not less than 1.75x</td>
<td>3.2x</td>
</tr>
<tr>
<td>Unencumbered Interest Coverage</td>
<td>Not less than 2.00x</td>
<td>5.6x</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bonds due 2012</th>
<th>Required</th>
<th>06/30/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incurrence of Debt</td>
<td>Not greater than 60%</td>
<td>31%</td>
</tr>
<tr>
<td>Incurrence of Secured Debt</td>
<td>Not greater than 40%</td>
<td>10%</td>
</tr>
<tr>
<td>Total Unencumbered Assets</td>
<td>Not less than 150%</td>
<td>367%</td>
</tr>
<tr>
<td>Consolidated Income Available for Debt Service</td>
<td>Not less than 2.00x</td>
<td>5.4x</td>
</tr>
</tbody>
</table>
### Ventas, Inc.
Second Quarter 2009 Supplemental Data

#### Debt Covenants:

**Secured Debt / Gross Asset Value**

<table>
<thead>
<tr>
<th>Quarter</th>
<th>2Q08</th>
<th>3Q08</th>
<th>4Q08</th>
<th>1Q09</th>
<th>2Q09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max</td>
<td>19%</td>
<td>18%</td>
<td>17%</td>
<td>17%</td>
<td>19%</td>
</tr>
<tr>
<td>Min</td>
<td>19%</td>
<td>19%</td>
<td>19%</td>
<td>19%</td>
<td>19%</td>
</tr>
</tbody>
</table>

**Fixed Charge Coverage**

<table>
<thead>
<tr>
<th>Quarter</th>
<th>2Q08</th>
<th>3Q08</th>
<th>4Q08</th>
<th>1Q09</th>
<th>2Q09</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>2.6x</td>
<td>2.8x</td>
<td>2.9x</td>
<td>3.0x</td>
<td>3.2x</td>
</tr>
<tr>
<td>2009</td>
<td>3.5x</td>
<td>3.0x</td>
<td>2.5x</td>
<td>2.0x</td>
<td>1.5x</td>
</tr>
</tbody>
</table>

**Unsecured Debt / Unencumbered Gross Asset Value**

<table>
<thead>
<tr>
<th>Quarter</th>
<th>2Q08</th>
<th>3Q08</th>
<th>4Q08</th>
<th>1Q09</th>
<th>2Q09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max</td>
<td>40%</td>
<td>34%</td>
<td>34%</td>
<td>34%</td>
<td>25%</td>
</tr>
<tr>
<td>Min</td>
<td>19%</td>
<td>19%</td>
<td>19%</td>
<td>19%</td>
<td>19%</td>
</tr>
</tbody>
</table>

**Unencumbered Interest Coverage**

<table>
<thead>
<tr>
<th>Quarter</th>
<th>2Q08</th>
<th>3Q08</th>
<th>4Q08</th>
<th>1Q09</th>
<th>2Q09</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>3.3x</td>
<td>3.7x</td>
<td>4.1x</td>
<td>4.6x</td>
<td>5.6x</td>
</tr>
<tr>
<td>2009</td>
<td>5.6x</td>
<td>5.6x</td>
<td>5.6x</td>
<td>5.6x</td>
<td>5.6x</td>
</tr>
</tbody>
</table>
## Owned Portfolio - Overview by Type (Dollars in Millions):¹

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number of Properties</th>
<th>Number of Beds/Units/Square Feet</th>
<th>Number of States/Provinces</th>
<th>Ventas Cash Flow</th>
<th>Annualized NNN Revenue</th>
<th>Annualized NNN Property Revenue¹</th>
<th>Total Annualized Operating Property Revenue¹</th>
<th>Annualized NOI¹</th>
<th>Total Annualized NOI¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital - Stabilized Triple-Net</td>
<td>40</td>
<td>3,517 Beds</td>
<td>17</td>
<td>$345</td>
<td>2.5x</td>
<td>61.7%</td>
<td>$94</td>
<td>$94</td>
<td>$94</td>
</tr>
<tr>
<td>Skilled Nursing - Stabilized Triple-Net</td>
<td>187</td>
<td>22,487 Beds</td>
<td>29</td>
<td>809</td>
<td>2.0x</td>
<td>89.8%</td>
<td>177</td>
<td>0</td>
<td>177</td>
</tr>
<tr>
<td>Seniors Housing - Triple-Net</td>
<td>164</td>
<td>16,691 Units</td>
<td>31</td>
<td>2,256</td>
<td>1.3x</td>
<td>87.2%</td>
<td>194</td>
<td>0</td>
<td>194</td>
</tr>
<tr>
<td>Seniors Housing - Operating</td>
<td>79</td>
<td>6,513 Units</td>
<td>21</td>
<td>2,035</td>
<td>N/A</td>
<td>87.2%</td>
<td>0</td>
<td>352</td>
<td>0</td>
</tr>
<tr>
<td>Medical Office - Stabilized</td>
<td>19</td>
<td>1,046,699 Square Feet</td>
<td>9</td>
<td>224</td>
<td>N/A</td>
<td>93.5%</td>
<td>0</td>
<td>28</td>
<td>0</td>
</tr>
<tr>
<td>Medical Office - Lease-Up</td>
<td>3</td>
<td>280,363 Square Feet</td>
<td>3</td>
<td>61</td>
<td>N/A</td>
<td>67.2%</td>
<td>0</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Other - Stabilized Triple-Net</td>
<td>8</td>
<td>122 Beds</td>
<td>1</td>
<td>7</td>
<td>5.2x</td>
<td>N/A</td>
<td>1</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>500</strong></td>
<td><strong>45</strong> Beds</td>
<td><strong>100%</strong></td>
<td><strong>$5,734</strong></td>
<td><strong>1.8x</strong></td>
<td><strong>$466</strong></td>
<td><strong>$386</strong></td>
<td><strong>$852</strong></td>
<td><strong>$466</strong></td>
</tr>
</tbody>
</table>

¹ Totals may not add due to rounding. Excludes one medical office building currently under development.

## Loan Portfolio - Overview by Investment (Dollars in Millions):¹

<table>
<thead>
<tr>
<th>Borrower</th>
<th>Original Investment</th>
<th>Outstanding Principal</th>
<th>Secured/ Unsecured</th>
<th>Effective Interest Rate</th>
<th>Annualized Revenue¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manor Care</td>
<td>$99</td>
<td>$112</td>
<td>Secured</td>
<td>Hospital 9.2%</td>
<td>4</td>
</tr>
<tr>
<td>HCA</td>
<td>45</td>
<td>50</td>
<td>Unsecured</td>
<td>Hospital 9.2%</td>
<td>4</td>
</tr>
<tr>
<td>Emeritus Senior Living</td>
<td>10</td>
<td>10</td>
<td>Secured</td>
<td>Seniors Housing 8.3%</td>
<td>1</td>
</tr>
<tr>
<td>Brookdale Senior Living</td>
<td>9</td>
<td>0</td>
<td>Secured</td>
<td>Seniors Housing L + 700 bps¹</td>
<td>0</td>
</tr>
<tr>
<td>Other - Secured</td>
<td>21</td>
<td>14</td>
<td>Secured</td>
<td>N/A</td>
<td>0</td>
</tr>
<tr>
<td>Other - Unsecured</td>
<td>19</td>
<td>20</td>
<td>Unsecured</td>
<td>Hospital 8.8%</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$202</strong></td>
<td><strong>$207</strong></td>
<td></td>
<td></td>
<td><strong>$13</strong></td>
</tr>
</tbody>
</table>

¹ Effective interest rate and LIBOR floor of 3%. Excludes upfront fee equating to 0.67% per annum.

## Owned Portfolio - Overview by State/Province:¹

<table>
<thead>
<tr>
<th>State/Province</th>
<th>No.</th>
<th>%</th>
<th>No.</th>
<th>Beds</th>
<th>No.</th>
<th>Beds</th>
<th>No.</th>
<th>Units</th>
<th>No.</th>
<th>Sq. Feet</th>
<th>No.</th>
<th>Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>California</td>
<td>37</td>
<td>7%</td>
<td>5</td>
<td>455</td>
<td>6</td>
<td>797</td>
<td>24</td>
<td>1,597</td>
<td>2</td>
<td>111,671</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pennsylvania</td>
<td>34</td>
<td>7%</td>
<td>2</td>
<td>115</td>
<td>6</td>
<td>797</td>
<td>24</td>
<td>1,597</td>
<td>2</td>
<td>111,671</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Massachusetts</td>
<td>34</td>
<td>7%</td>
<td>2</td>
<td>109</td>
<td>26</td>
<td>2,694</td>
<td>6</td>
<td>856</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Ohio</td>
<td>30</td>
<td>6%</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>1,626</td>
<td>16</td>
<td>1,152</td>
<td>2</td>
<td>144,497</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Kentucky</td>
<td>29</td>
<td>6%</td>
<td>2</td>
<td>424</td>
<td>27</td>
<td>3,054</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Florida</td>
<td>26</td>
<td>5%</td>
<td>6</td>
<td>511</td>
<td>0</td>
<td>1,452</td>
<td>6</td>
<td>206,521</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Indiana</td>
<td>23</td>
<td>5%</td>
<td>1</td>
<td>59</td>
<td>13</td>
<td>1,873</td>
<td>9</td>
<td>1,001</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>North Carolina</td>
<td>23</td>
<td>5%</td>
<td>1</td>
<td>124</td>
<td>16</td>
<td>1,809</td>
<td>6</td>
<td>438</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Illinois</td>
<td>22</td>
<td>4%</td>
<td>4</td>
<td>431</td>
<td>1</td>
<td>82</td>
<td>17</td>
<td>2,634</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Texas</td>
<td>21</td>
<td>4%</td>
<td>7</td>
<td>496</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>261</td>
<td>3</td>
<td>78,222</td>
<td>8</td>
<td>122</td>
</tr>
<tr>
<td>All Other</td>
<td>221</td>
<td>44%</td>
<td>10</td>
<td>793</td>
<td>80</td>
<td>9,781</td>
<td>122</td>
<td>10,509</td>
<td>9</td>
<td>786,151</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>500</strong></td>
<td>100%</td>
<td><strong>40</strong></td>
<td><strong>3,517</strong></td>
<td><strong>187</strong></td>
<td><strong>22,487</strong></td>
<td><strong>243</strong></td>
<td><strong>23,204</strong></td>
<td><strong>22</strong></td>
<td><strong>1,327,062</strong></td>
<td><strong>8</strong></td>
<td><strong>122</strong></td>
</tr>
</tbody>
</table>

¹ Occupancy shown for Seniors Housing excludes communities in lease-up. Occupancy for triple-net properties is as of 1Q09 and occupancy for operating properties is as of 2Q09.

² Annualized second quarter Ventas revenue/NOI assuming all events occurred at the beginning of the period. Revenue/NOI reflects Ventas’s portion only for joint venture assets.

³ LIBOR floor of 3%. Excludes upfront fee equating to 0.67% per annum.

⁴ Outstanding principal is the approximate carrying value. Effective interest rate is the stated contractual rate.
## Owned and Loan Portfolio - Property Type Concentration (Dollars in Millions): 1

<table>
<thead>
<tr>
<th>Investment Type</th>
<th>Count</th>
<th>Property Owned</th>
<th>Rent/Revenue</th>
<th>Annualized Property Rent/Revenue</th>
<th>Annualized Rent/NOI</th>
<th>%</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seniors Housing</td>
<td>243</td>
<td>$4,289</td>
<td>72%</td>
<td>$546</td>
<td>$510</td>
<td>63%</td>
<td>50%</td>
</tr>
<tr>
<td>Skilled Nursing</td>
<td>187</td>
<td>809</td>
<td>14%</td>
<td>177</td>
<td>177</td>
<td>21%</td>
<td>29%</td>
</tr>
<tr>
<td>Hospital</td>
<td>40</td>
<td>345</td>
<td>6%</td>
<td>94</td>
<td>94</td>
<td>11%</td>
<td>15%</td>
</tr>
<tr>
<td>Medical Office</td>
<td>22</td>
<td>284</td>
<td>5%</td>
<td>34</td>
<td>21</td>
<td>4%</td>
<td>3%</td>
</tr>
<tr>
<td>Other</td>
<td>8</td>
<td>7</td>
<td>NM</td>
<td>1</td>
<td>1</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>Loans N/A</td>
<td>207</td>
<td>3%</td>
<td>13</td>
<td>1</td>
<td>1</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Total</td>
<td>500</td>
<td>$5,941</td>
<td>100%</td>
<td>$864</td>
<td>$616</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

1 Totals may not add due to rounding. NM = not material. Excludes one medical office building currently under development.

## Owned and Loan Portfolio - Operator Concentration (Dollars in Millions): 1

<table>
<thead>
<tr>
<th>Operator/Manager</th>
<th>Count</th>
<th>Property Owned</th>
<th>Rent/Revenue</th>
<th>Annualized Property Rent/Revenue</th>
<th>Annualized Rent/NOI</th>
<th>%</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunrise Senior Living</td>
<td>79</td>
<td>$2,033</td>
<td>34%</td>
<td>$352</td>
<td>$116</td>
<td>41%</td>
<td>19%</td>
</tr>
<tr>
<td>Brookdale Senior Living</td>
<td>84</td>
<td>1,403</td>
<td>24%</td>
<td>122</td>
<td>122</td>
<td>14%</td>
<td>20%</td>
</tr>
<tr>
<td>Kindred Healthcare</td>
<td>197</td>
<td>906</td>
<td>15%</td>
<td>242</td>
<td>242</td>
<td>28%</td>
<td>39%</td>
</tr>
<tr>
<td>Senior Care</td>
<td>65</td>
<td>621</td>
<td>10%</td>
<td>51</td>
<td>51</td>
<td>6%</td>
<td>8%</td>
</tr>
<tr>
<td>Emeritus Senior Living</td>
<td>11</td>
<td>163</td>
<td>3%</td>
<td>16</td>
<td>16</td>
<td>2%</td>
<td>3%</td>
</tr>
<tr>
<td>Capital Senior Living</td>
<td>11</td>
<td>158</td>
<td>3%</td>
<td>14</td>
<td>14</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>Manor Care N/A</td>
<td>112</td>
<td>6%</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>NexCore</td>
<td>4</td>
<td>93</td>
<td>2%</td>
<td>12</td>
<td>7</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>Formation</td>
<td>11</td>
<td>88</td>
<td>1%</td>
<td>11</td>
<td>11</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Greenfield</td>
<td>7</td>
<td>51</td>
<td>1%</td>
<td>6</td>
<td>4</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>Assisted Living Concepts</td>
<td>8</td>
<td>50</td>
<td>1%</td>
<td>5</td>
<td>5</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>HCA N/A</td>
<td>50</td>
<td>1%</td>
<td>4</td>
<td>NM</td>
<td>4</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>All Other</td>
<td>23</td>
<td>212</td>
<td>4%</td>
<td>23</td>
<td>17</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Total</td>
<td>500</td>
<td>$5,941</td>
<td>100%</td>
<td>$864</td>
<td>$616</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

1 Totals may not add due to rounding. NM = not material. Excludes one medical office building currently under development.

## Owned Portfolio - State/Province Concentration (Dollars in Millions): 1

<table>
<thead>
<tr>
<th>State/Province</th>
<th>Count</th>
<th>Property Owned</th>
<th>Rent/Revenue</th>
<th>Annualized Property Rent/Revenue</th>
<th>Annualized Rent/NOI</th>
<th>%</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>California</td>
<td>37</td>
<td>$109</td>
<td>13%</td>
<td>$77</td>
<td>$77</td>
<td>13%</td>
<td>13%</td>
</tr>
<tr>
<td>Illinois</td>
<td>22</td>
<td>88</td>
<td>10%</td>
<td>66</td>
<td>66</td>
<td>11%</td>
<td>11%</td>
</tr>
<tr>
<td>Massachusetts</td>
<td>34</td>
<td>48</td>
<td>6%</td>
<td>42</td>
<td>42</td>
<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td>Ontario</td>
<td>9</td>
<td>47</td>
<td>5%</td>
<td>11</td>
<td>11</td>
<td>2%</td>
<td>2%</td>
</tr>
<tr>
<td>Pennsylvania</td>
<td>34</td>
<td>46</td>
<td>5%</td>
<td>26</td>
<td>26</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>New Jersey</td>
<td>11</td>
<td>39</td>
<td>5%</td>
<td>18</td>
<td>18</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Florida</td>
<td>26</td>
<td>37</td>
<td>4%</td>
<td>36</td>
<td>36</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>Colorado</td>
<td>14</td>
<td>32</td>
<td>4%</td>
<td>18</td>
<td>18</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Georgia</td>
<td>16</td>
<td>30</td>
<td>4%</td>
<td>18</td>
<td>18</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>North Carolina</td>
<td>23</td>
<td>29</td>
<td>3%</td>
<td>22</td>
<td>22</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>All Other</td>
<td>274</td>
<td>345</td>
<td>41%</td>
<td>270</td>
<td>270</td>
<td>45%</td>
<td>45%</td>
</tr>
<tr>
<td>Total</td>
<td>500</td>
<td>$852</td>
<td>100%</td>
<td>$603</td>
<td>$603</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

1 Totals may not add due to rounding. NM = not material. Excludes one medical office building currently under development.

2 Annualized second quarter Ventas revenue/NOI assuming all events occurred at the beginning of the period. Operating asset revenue/NOI reflects Ventas's portion only for joint venture assets.
Owned and Loan Portfolio - Property Type Concentration:¹

Revenue:

- SNF: 21%
- Hospitals: 11%
- Seniors Housing: 63%
- MOBs: 4%
- Loan Investments: 1%

NOI:

- SNF: 29%
- Hospitals: 15%
- Seniors Housing: 50%
- MOBs: 3%
- Loan Investments: 2%

Owned and Loan Portfolio - Operator Concentration:¹

Revenue:

- Emeritus: 2%
- Brookdale: 14%
- Kindred: 28%
- Other: 2%
- Senior Care: 6%
- MOBs: 4%
- CSL: 2%
- Loan Investments: 1%

NOI:

- Emeritus: 2%
- Brookdale: 20%
- Kindred: 39%
- MOBs: 3%
- CSL: 2%
- Formation: 2%
- Seniors Housing Operating Assets: 19%
- Other: 2%
- Senior Care: 8%

¹ Annualized second quarter Ventas revenue/NOI assuming all events occurred at the beginning of the period. Operating asset revenue/NOI reflects Ventas's portion only for joint venture assets. Totals may not add due to rounding.
## Same-Store Triple-Net Portfolio Trend Data for Properties Owned for the Full 1st Quarters of 2009 & 2008:¹²³

### Sequential Quarter Comparison

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number of Properties</th>
<th>1Q09 Cash Flow Coverage</th>
<th>4Q08 Cash Flow Coverage</th>
<th>1Q09 Occupancy</th>
<th>4Q08 Occupancy</th>
<th>1Q09 Cash Flow Coverage</th>
<th>4Q08 Cash Flow Coverage</th>
<th>1Q09 Occupancy</th>
<th>4Q08 Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital</td>
<td>40</td>
<td>2.5x</td>
<td>2.5x</td>
<td>61.7%</td>
<td>59.2%</td>
<td>2.5x</td>
<td>2.7x</td>
<td>61.7%</td>
<td>63.9%</td>
</tr>
<tr>
<td>Skilled Nursing</td>
<td>186</td>
<td>2.0x</td>
<td>2.0x</td>
<td>89.9%</td>
<td>89.3%</td>
<td>2.0x</td>
<td>2.0x</td>
<td>89.9%</td>
<td>89.4%</td>
</tr>
<tr>
<td>Seniors Housing</td>
<td>163</td>
<td>1.3x</td>
<td>1.3x</td>
<td>87.2%</td>
<td>88.0%</td>
<td>1.3x</td>
<td>1.3x</td>
<td>87.2%</td>
<td>88.6%</td>
</tr>
<tr>
<td>Other</td>
<td>8</td>
<td>5.2x</td>
<td>5.1x</td>
<td>N/A</td>
<td>N/A</td>
<td>5.2x</td>
<td>4.7x</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>397</td>
<td>1.8x</td>
<td>1.8x</td>
<td>N/A</td>
<td>N/A</td>
<td>1.8x</td>
<td>1.8x</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### Year-Over-Year Comparison

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number of Properties</th>
<th>1Q09 Cash Flow Coverage</th>
<th>4Q08 Cash Flow Coverage</th>
<th>1Q09 Occupancy</th>
<th>4Q08 Occupancy</th>
<th>1Q09 Cash Flow Coverage</th>
<th>4Q08 Cash Flow Coverage</th>
<th>1Q09 Occupancy</th>
<th>4Q08 Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospital</td>
<td>40</td>
<td>2.5x</td>
<td>2.5x</td>
<td>61.7%</td>
<td>59.2%</td>
<td>2.5x</td>
<td>2.7x</td>
<td>61.7%</td>
<td>63.9%</td>
</tr>
<tr>
<td>Skilled Nursing</td>
<td>186</td>
<td>2.0x</td>
<td>2.0x</td>
<td>89.9%</td>
<td>89.3%</td>
<td>2.0x</td>
<td>2.0x</td>
<td>89.9%</td>
<td>89.4%</td>
</tr>
<tr>
<td>Seniors Housing</td>
<td>164</td>
<td>1.3x</td>
<td>1.3x</td>
<td>87.2%</td>
<td>88.0%</td>
<td>1.3x</td>
<td>1.3x</td>
<td>87.2%</td>
<td>88.6%</td>
</tr>
<tr>
<td>Other</td>
<td>8</td>
<td>5.2x</td>
<td>5.1x</td>
<td>N/A</td>
<td>N/A</td>
<td>5.2x</td>
<td>4.7x</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Total</td>
<td>398</td>
<td>1.8x</td>
<td>1.8x</td>
<td>N/A</td>
<td>N/A</td>
<td>1.8x</td>
<td>1.8x</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

¹ First quarter 2009 is most recent quarter available.
² Cash flow coverages are for trailing-twelve months or annualized where the Company's ownership is for a shorter period.
³ Excludes all assets sold through 2Q09.
## Ventas, Inc.
Second Quarter 2009 Supplemental Data

### Medical Office Portfolio Statistics:

<table>
<thead>
<tr>
<th></th>
<th>2Q09</th>
<th>2Q08</th>
<th>2Q09</th>
<th>2Q08</th>
<th>2Q09</th>
<th>2Q08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of properties</td>
<td>19</td>
<td>16</td>
<td>16</td>
<td>16</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Number of square feet</td>
<td>1,046,699</td>
<td>791,639</td>
<td>791,639</td>
<td>791,639</td>
<td>280,363</td>
<td>260,884</td>
</tr>
<tr>
<td>Average occupancy</td>
<td>93.5%</td>
<td>94.5%</td>
<td>91.8%</td>
<td>94.5%</td>
<td>67.2%</td>
<td>59.0%</td>
</tr>
<tr>
<td>Average annual rate per square foot:</td>
<td>$29</td>
<td>$29</td>
<td>$28</td>
<td>$29</td>
<td>$28</td>
<td>$29</td>
</tr>
<tr>
<td>Operating revenue</td>
<td>$7.3</td>
<td>$5.4</td>
<td>$5.3</td>
<td>$5.4</td>
<td>$1.0</td>
<td>$0.9</td>
</tr>
<tr>
<td>Less expenses</td>
<td>2.6</td>
<td>2.1</td>
<td>2.3</td>
<td>2.1</td>
<td>0.3</td>
<td>0.5</td>
</tr>
<tr>
<td>Total NOI</td>
<td>4.7</td>
<td>3.3</td>
<td>3.0</td>
<td>3.3</td>
<td>0.7</td>
<td>0.4</td>
</tr>
<tr>
<td>Less Company's partner's share</td>
<td>0.2</td>
<td>0.1</td>
<td>0.0</td>
<td>0.1</td>
<td>0.0</td>
<td>0.2</td>
</tr>
<tr>
<td>Ventas NOI</td>
<td>$4.5</td>
<td>$3.2</td>
<td>$3.0</td>
<td>$3.2</td>
<td>$0.7</td>
<td>$0.2</td>
</tr>
</tbody>
</table>

### Year-Over-Year Comparison

<table>
<thead>
<tr>
<th></th>
<th>Stabilized</th>
<th>Same-Store Stabilized</th>
<th>Lease-Up</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2Q09</td>
<td>2Q08</td>
<td>2Q09</td>
</tr>
<tr>
<td>Number of properties</td>
<td>19</td>
<td>19</td>
<td>19</td>
</tr>
<tr>
<td>Number of square feet</td>
<td>1,046,699</td>
<td>1,046,699</td>
<td>1,046,699</td>
</tr>
<tr>
<td>Average occupancy</td>
<td>93.5%</td>
<td>94.8%</td>
<td>93.5%</td>
</tr>
<tr>
<td>Average annual rate per square foot:</td>
<td>$29</td>
<td>$29</td>
<td>$29</td>
</tr>
<tr>
<td>Operating revenue</td>
<td>$7.3</td>
<td>$7.3</td>
<td>$7.3</td>
</tr>
<tr>
<td>Less expenses</td>
<td>2.6</td>
<td>2.6</td>
<td>2.6</td>
</tr>
<tr>
<td>Total NOI</td>
<td>4.7</td>
<td>4.7</td>
<td>4.7</td>
</tr>
<tr>
<td>Less Company's partner's share</td>
<td>0.2</td>
<td>0.4</td>
<td>0.2</td>
</tr>
<tr>
<td>Ventas NOI</td>
<td>$4.5</td>
<td>$4.3</td>
<td>$4.5</td>
</tr>
</tbody>
</table>

### Sequential Quarter Comparison

<table>
<thead>
<tr>
<th></th>
<th>Stabilized</th>
<th>Same-Store Stabilized</th>
<th>Lease-Up</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2Q09</td>
<td>1Q09</td>
<td>2Q09</td>
</tr>
<tr>
<td>Number of properties</td>
<td>19</td>
<td>19</td>
<td>19</td>
</tr>
<tr>
<td>Number of square feet</td>
<td>1,046,699</td>
<td>1,046,699</td>
<td>1,046,699</td>
</tr>
<tr>
<td>Average occupancy</td>
<td>93.5%</td>
<td>94.8%</td>
<td>93.5%</td>
</tr>
<tr>
<td>Average annual rate per square foot:</td>
<td>$29</td>
<td>$29</td>
<td>$29</td>
</tr>
<tr>
<td>Operating revenue</td>
<td>$7.3</td>
<td>$7.3</td>
<td>$7.3</td>
</tr>
<tr>
<td>Less expenses</td>
<td>2.6</td>
<td>2.6</td>
<td>2.6</td>
</tr>
<tr>
<td>Total NOI</td>
<td>4.7</td>
<td>4.7</td>
<td>4.7</td>
</tr>
<tr>
<td>Less Company's partner's share</td>
<td>0.2</td>
<td>0.4</td>
<td>0.2</td>
</tr>
<tr>
<td>Ventas NOI</td>
<td>$4.5</td>
<td>$4.3</td>
<td>$4.5</td>
</tr>
</tbody>
</table>

---

1 Dollars in millions except for rate data. Totals may not add due to rounding.
2 Includes only those MOBs owned for the full period.
3 Includes only those MOBs owned in both comparison periods.
4 Restated to include two MOBs previously classified as non-operating.
5 Average annual rate includes CAM adjustments.

---

8
## Seniors Housing Operating Portfolio Statistics:1

### Year-Over-Year Comparison

<table>
<thead>
<tr>
<th></th>
<th>Stabilized</th>
<th>Same-Store Stabilized2</th>
<th>Lease-Up</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2Q09</td>
<td>2Q08</td>
<td>2Q09</td>
</tr>
<tr>
<td>Number of properties:</td>
<td>78</td>
<td>74</td>
<td>74</td>
</tr>
<tr>
<td>Number of units:</td>
<td>6,284</td>
<td>5,984</td>
<td>5,984</td>
</tr>
<tr>
<td>Resident day capacity:</td>
<td>677,131</td>
<td>643,643</td>
<td>643,643</td>
</tr>
<tr>
<td>Average resident occupancy:</td>
<td>87.2%</td>
<td>91.0%</td>
<td>87.5%</td>
</tr>
<tr>
<td>Average daily rate / resident fees:</td>
<td>$172</td>
<td>$173</td>
<td>$172</td>
</tr>
<tr>
<td>Operating revenue:</td>
<td>$101.4</td>
<td>$101.5</td>
<td>$96.9</td>
</tr>
<tr>
<td>Less expenses:</td>
<td>67.7</td>
<td>64.7</td>
<td>64.7</td>
</tr>
<tr>
<td>Total NOI:</td>
<td>33.7</td>
<td>36.8</td>
<td>32.2</td>
</tr>
<tr>
<td>Less Company's partner's share:</td>
<td>5.1</td>
<td>4.7</td>
<td>4.9</td>
</tr>
<tr>
<td>Ventas NOI:</td>
<td>$28.6</td>
<td>$32.1</td>
<td>$27.3</td>
</tr>
</tbody>
</table>

### Sequential Quarter Comparison

<table>
<thead>
<tr>
<th></th>
<th>Stabilized</th>
<th>Same-Store Stabilized2</th>
<th>Lease-Up</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2Q09</td>
<td>1Q09</td>
<td>2Q09</td>
</tr>
<tr>
<td>Number of properties:</td>
<td>78</td>
<td>78</td>
<td>78</td>
</tr>
<tr>
<td>Number of units:</td>
<td>6,284</td>
<td>6,284</td>
<td>6,284</td>
</tr>
<tr>
<td>Resident day capacity:</td>
<td>677,131</td>
<td>669,690</td>
<td>677,131</td>
</tr>
<tr>
<td>Average resident occupancy:</td>
<td>87.2%</td>
<td>89.0%</td>
<td>87.2%</td>
</tr>
<tr>
<td>Average daily rate / resident fees:</td>
<td>$172</td>
<td>$170</td>
<td>$172</td>
</tr>
<tr>
<td>Operating revenue:</td>
<td>$101.4</td>
<td>$101.2</td>
<td>$101.4</td>
</tr>
<tr>
<td>Less expenses:</td>
<td>67.7</td>
<td>71.1</td>
<td>67.7</td>
</tr>
<tr>
<td>Total NOI:</td>
<td>33.7</td>
<td>30.1</td>
<td>33.7</td>
</tr>
<tr>
<td>Less Company's partner's share:</td>
<td>5.1</td>
<td>4.5</td>
<td>5.1</td>
</tr>
<tr>
<td>Ventas NOI:</td>
<td>$28.6</td>
<td>$25.6</td>
<td>$28.6</td>
</tr>
</tbody>
</table>

---

1 Dollars in millions except for rate data. Totals may not add due to rounding.
2 Includes only those communities stabilized in both comparison periods.
### Kindred Healthcare Same-Store TTM EBITDARM Coverage Ratios:¹

<table>
<thead>
<tr>
<th>Ventas - Kindred Master Lease</th>
<th>Number of Properties</th>
<th>1Q09</th>
<th>4Q08</th>
<th>1Q09</th>
<th>1Q08</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>81</td>
<td>2.3x</td>
<td>2.3x</td>
<td>2.3x</td>
<td>2.4x</td>
</tr>
<tr>
<td>2</td>
<td>40</td>
<td>1.9x</td>
<td>2.0x</td>
<td>1.9x</td>
<td>2.1x</td>
</tr>
<tr>
<td>3</td>
<td>36</td>
<td>1.9x</td>
<td>1.9x</td>
<td>1.9x</td>
<td>1.8x</td>
</tr>
<tr>
<td>4</td>
<td>40</td>
<td>2.3x</td>
<td>2.3x</td>
<td>2.3x</td>
<td>2.4x</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>197</strong></td>
<td><strong>2.2x</strong></td>
<td><strong>2.2x</strong></td>
<td><strong>2.2x</strong></td>
<td><strong>2.2x</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number of Properties</th>
<th>1Q09</th>
<th>4Q08</th>
<th>1Q09</th>
<th>1Q08</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospitals</td>
<td>38</td>
<td>2.5x</td>
<td>2.5x</td>
<td>2.5x</td>
<td>2.8x</td>
</tr>
<tr>
<td>Skilled Nursing Facilities</td>
<td>159</td>
<td>2.0x</td>
<td>2.0x</td>
<td>2.0x</td>
<td>1.9x</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>197</strong></td>
<td><strong>2.2x</strong></td>
<td><strong>2.2x</strong></td>
<td><strong>2.2x</strong></td>
<td><strong>2.2x</strong></td>
</tr>
</tbody>
</table>

¹ Coverage reflects the ratio of Kindred’s EBITDARM to rent. EBITDARM is defined as earnings before interest, income taxes, depreciation, amortization, rent and management fees. In the calculation of trailing twelve months EBITDARM, intercompany profit pertaining to services provided by Kindred’s PeopleFirst Rehabilitation Division has been eliminated from purchased ancillary expenses within the Ventas portfolio. First quarter 2009 is most recent quarter available. Excludes all assets sold through 2Q09.
### Triple-Net and Operating Portfolio Revenue Rollover Schedule Excluding Sunrise Operating Communities:¹

<table>
<thead>
<tr>
<th></th>
<th>Totals</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>Thereafter</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hospital - Stabilized Triple-Net:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annualized Revenue</td>
<td>$93.6</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$46.5</td>
<td>$47.0</td>
</tr>
<tr>
<td><strong>Skilled Nursing - Stabilized Triple-Net:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annualized Revenue</td>
<td>177.3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>$2.2</td>
<td>69.9</td>
<td>105.2</td>
</tr>
<tr>
<td><strong>Seniors Housing - Stabilized Triple-Net:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annualized Revenue</td>
<td>193.8</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3.2</td>
<td>-</td>
<td>190.5</td>
</tr>
<tr>
<td><strong>Medical Office - Stabilized:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annualized Revenue²</td>
<td>27.8</td>
<td>$1.4</td>
<td>$3.2</td>
<td>$3.3</td>
<td>2.6</td>
<td>2.2</td>
<td>15.1</td>
</tr>
<tr>
<td><strong>Medical Office - Lease-Up:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annualized Revenue²</td>
<td>4.5</td>
<td>-</td>
<td>-</td>
<td>0.1</td>
<td>0.2</td>
<td>0.2</td>
<td>4.0</td>
</tr>
<tr>
<td><strong>Other - Stabilized Triple-Net:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annualized Revenue</td>
<td>1.0</td>
<td>-</td>
<td>1.0</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annualized Revenue</td>
<td>$497.9</td>
<td>$1.4</td>
<td>$4.2</td>
<td>$3.4</td>
<td>$8.2</td>
<td>$118.8</td>
<td>$361.9</td>
</tr>
<tr>
<td><strong>Percent of Total:</strong></td>
<td>100%</td>
<td>0%</td>
<td>1%</td>
<td>1%</td>
<td>2%</td>
<td>24%</td>
<td>73%</td>
</tr>
</tbody>
</table>

¹ Annualized second quarter Ventas revenue assuming all events occurred at the beginning of the period. Dollars in millions. Totals may not add due to rounding.

² Company's partners' share has not been eliminated from revenue.
## Company Development Data:

<table>
<thead>
<tr>
<th>Status</th>
<th>Property Name</th>
<th>Ownership</th>
<th>MSA</th>
<th>Property Type</th>
<th>Residents or Beds/Units/Square Feet</th>
<th>Actual/Projected Opening Date</th>
<th>Estimated/Actual Acquisition Date</th>
<th>Total Development Cost¹</th>
<th>Ventas Fixed Purchase Price (incl. FPAC)¹</th>
<th>Expected Stabilized Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Lease-up</td>
<td>Sunrise of Thorne Mills on Steeles</td>
<td>80%</td>
<td>Toronto</td>
<td>IL/AL/ALZ</td>
<td>256 Residents / 229 Units / 210,000 SF</td>
<td>September 2007</td>
<td>December 2007</td>
<td>62.8 Cdn</td>
<td>52.7 Cdn</td>
<td>8.0%-8.5%</td>
</tr>
<tr>
<td>In Development</td>
<td>Parker II MOB²</td>
<td>95%</td>
<td>Denver</td>
<td>MOB</td>
<td>75,087 RSF</td>
<td>November 2009</td>
<td>October 2008</td>
<td>$20.0</td>
<td>N/A</td>
<td>7.5%-7.7%</td>
</tr>
<tr>
<td>To Be Acquired</td>
<td>Carroll MOB²</td>
<td>90%</td>
<td>Baltimore</td>
<td>MOB</td>
<td>77,242 RSF</td>
<td>December 2009</td>
<td>November 2011</td>
<td>21.0</td>
<td>N/A</td>
<td>8.0%-8.5%</td>
</tr>
</tbody>
</table>

¹ Dollars in millions.

² Development cost is estimated cost to Ventas, subject to adjustments.