



ENSIGN GROUP

May 2024

INVESTOR PRESENTATION

www.ensigngroup.net

2024

Disclaimers

This presentation contains, and other communications of The Ensign Group, Inc. ("Ensign" or the "Company") may contain, forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. These statements can be identified by the fact that they do not relate strictly to historical or current facts. Forward-looking statements often use words such as "believe," "expect," "anticipate," "intend," "estimate," "project," "outlook," "forecast," "target," "trend," "plan," "goal," or other words of comparable meaning or future-tense or conditional verbs such as "may," "will," "should," "would," or "could."

Statements in this presentation concerning the Company's future prospects are forward-looking statements, and are based on management's current expectations, assumptions and beliefs about our business, financial performance, operating results, the industry in which we operate and possible future events. These statements include, but are not limited to, statements regarding our growth prospects and future operating and financial performance. Forward-looking statements convey our expectations, intentions, or forecasts about future events, circumstances, results, or aspirations. Forward-looking statements are not guarantees of future results and are subject to risks, uncertainties and assumptions, which may change over time and many of which are beyond our control, and that could cause our actual results to materially and adversely differ from those expressed in any forward-looking statement.

Readers should not place undue reliance on any forward-looking statements and are encouraged to review our periodic filings with the Securities and Exchange Commission, including our recently filed Forms 10-K and 10-Q, or other applicable documents that are filed or furnished by the Company with the U.S. Securities and Exchange Commission (the "SEC"), for a more complete discussion of the risks and other factors that may cause actual results or other future events, circumstances, or aspirations to differ from those in forward-looking statements. These documents are available on our website at www.ensigngroup.net (information on our website is not incorporated by reference into this presentation and should not be considered part of this document). This information is provided as of today's date only, and except as required by federal securities law, Ensign does not undertake to publicly update or revise any forward-looking statements, whether as a result of new information, future events, changing circumstances or for any other reason after the date of this presentation.

We supplement our GAAP reporting with EBITDA, adjusted EBITDA, adjusted EBITDAR, adjusted EBT, adjusted net income, adjusted EPS, Funds from Operations (FFO) metrics, as well as segment income and FFO metrics, all of which are supplemental non-GAAP financial measures. They reflect an additional way of looking at aspects of our operations that, when viewed with our GAAP results, provide a more complete understanding of factors and trends affecting our business. They should not be relied upon to the exclusion of GAAP financial measures. A more ample discussion of these GAAP financial measures is available on the "Investor Relations" tab of our website and a reconciliation to GAAP is included as an Appendix to this presentation.

During this presentation we may reference operations in any or all of the skilled and assisted living operations and other businesses operated by our independent subsidiaries. Each such business is operated as a separate, wholly owned independent subsidiary that has its own management, employees and assets. References in the presentation to the consolidated "Company" and "its" assets and activities, as well as the use of the terms "we," "us," "our," and similar verbiage are not meant to imply that The Ensign Group, Inc. has direct operating assets, employees or revenue, or that any of the operations, the Service Center, Standard Bearer Healthcare REIT, Inc., or the captive insurance subsidiary are operated by the same entity.

Our Mission

We rely on our culture to accomplish our mission

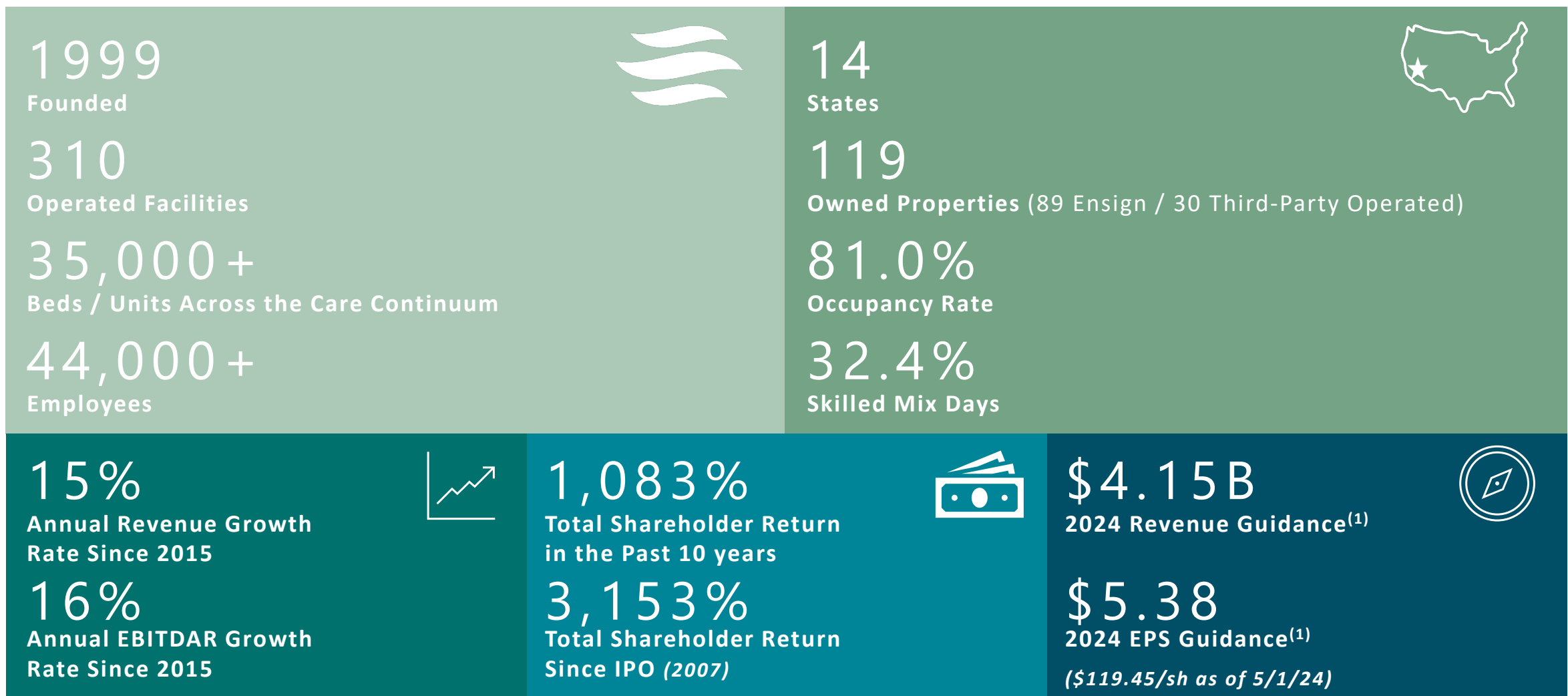


CAPLICO

Our mission is to support the operations we serve in dignifying post-acute care in the eyes of the world. We do that through “Moments of Truth” – everyday situations that are met with out-of-the-ordinary service that surpasses all reasonable expectations. We strive to capture and share these moments of truth on a daily basis.



Leading Healthcare Services Operator With Proven Track Record



Refer to pages 49 – 50 for end notes. Occupancy and Skilled Mix metrics represent same store metrics for Q1 2024. Guidance numbers shown on page represent midpoint of 2024 guidance range. Data as of 5/1/2024.

Entrepreneurial Evolution Of Ensign



Strong Expansion Since Its Founding in 1999

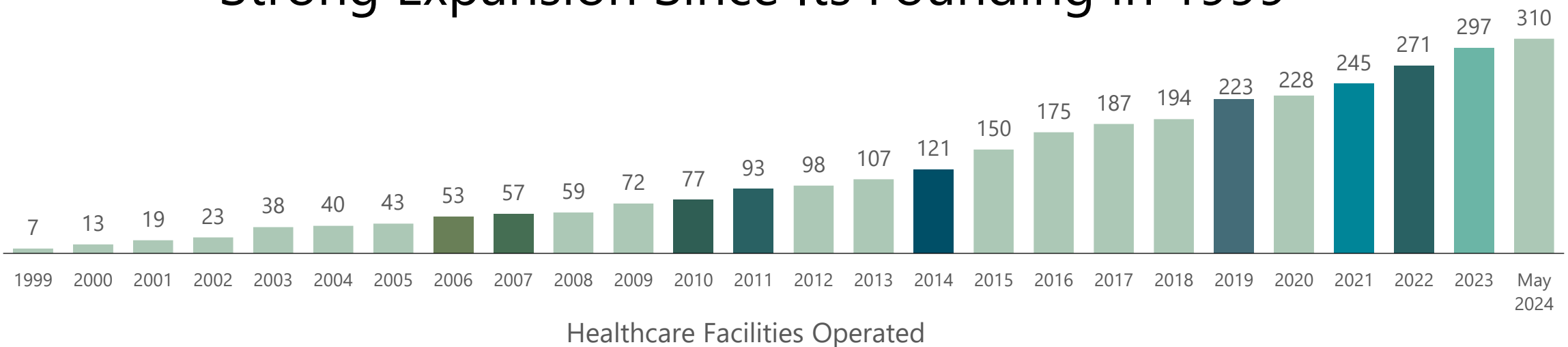


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About US

Since 1999, the independent subsidiaries of The Ensign Group, Inc. (ENSG) have provided communities with exceptional, post-acute care.



Portfolio

Each of the 300+ businesses are run independently encompassing services delivered by more than 44,000 employees. We foster an entrepreneurial culture of ownership coupled with a field-driven, flat structure.



Our Services

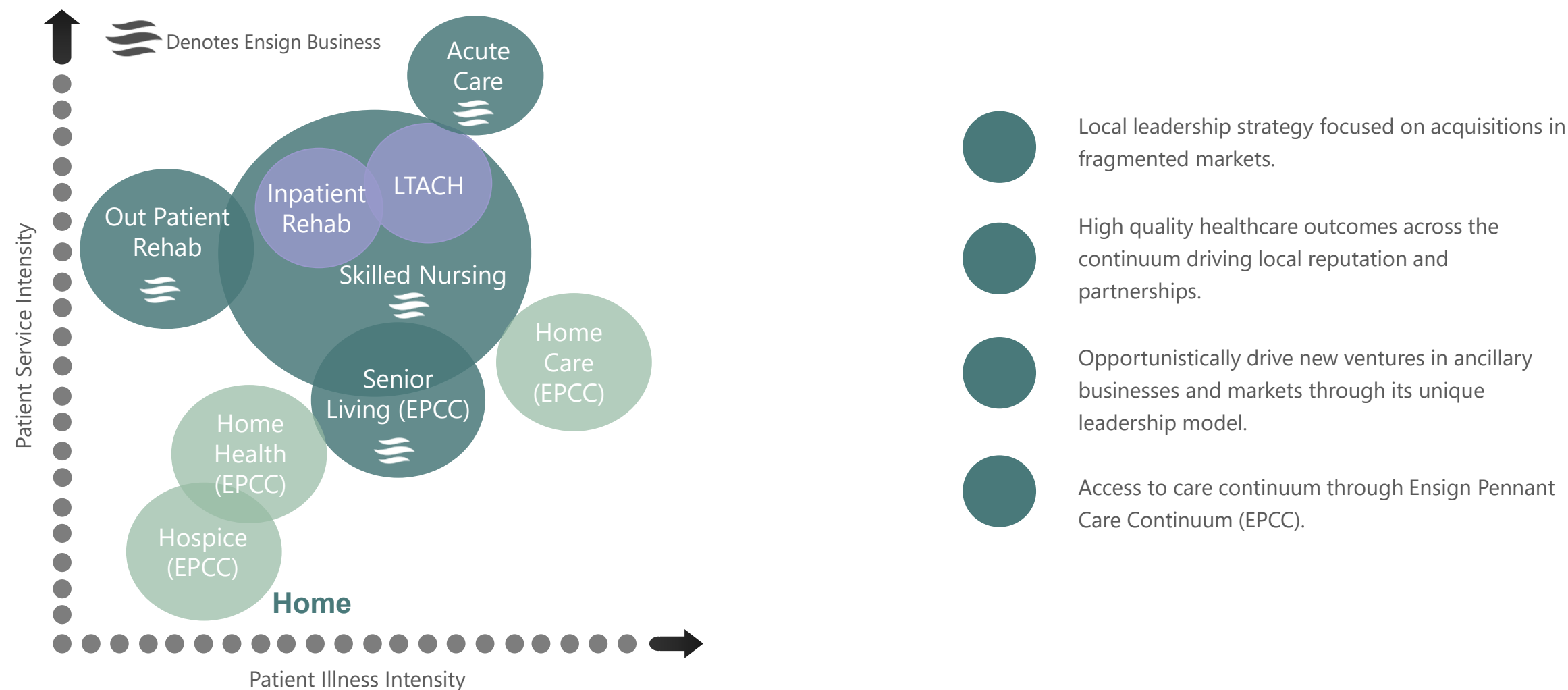
Our independent subsidiaries offer a broad spectrum of post-acute care including skilled nursing, senior living, ancillary businesses and healthcare-related properties.



Financials

A clinically strong foundation combined with solid operational fundamentals provides an avenue for strong results.

Ensign's Commitment to The Care Continuum



Ensign is Strategically Positioned to Deliver Long-term Value

Ensign Strategically Positioned to Deliver Long-Term Value

Experienced Management

Management team with combined experience over 90 years at Ensign alone.

Presence in Attractive Markets

Presence in strategic markets across 14 states with attractive reimbursement and growth profile.

Several Growth Levers

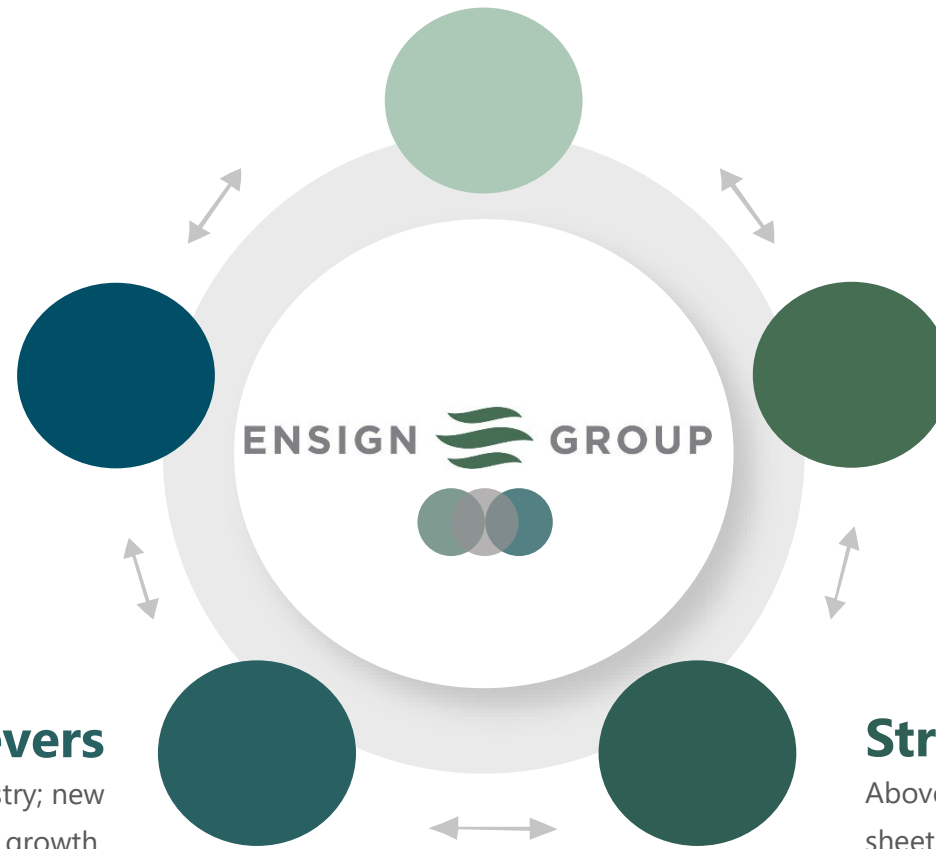
Leading consolidator in fragmented industry; new ventures; delivering organic and strategic growth.

Multiple Business Lines

Diversified operations including skilled services, strategic healthcare campuses, senior living operations, real estate ownership and new ventures.

Strong Financial Profile

Above industry growth and profitability, stellar balance sheet and strong cash flow conversion.

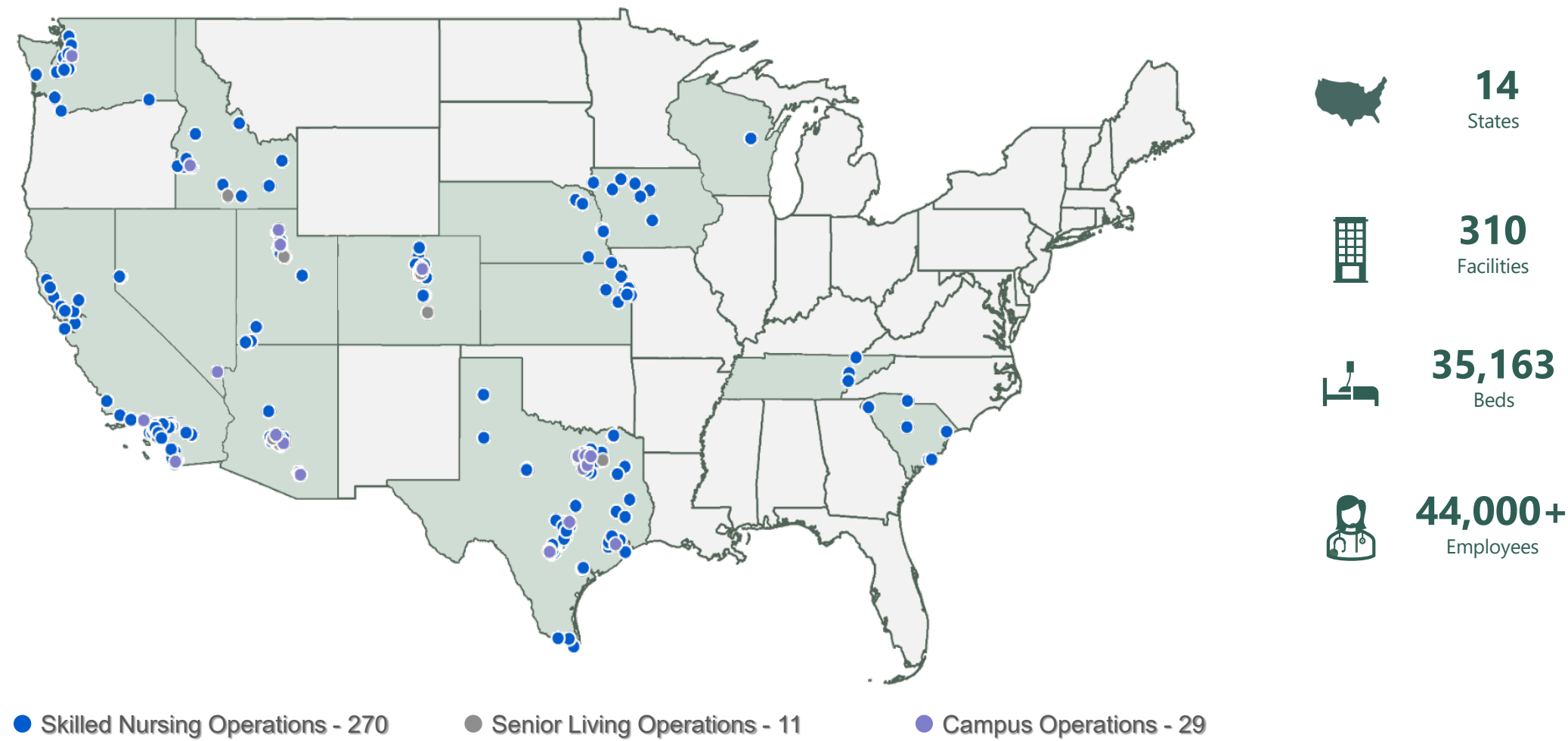


Ensign's Investment Thesis

Ensign is Positioned to Deliver Superior Clinical Results that Will Generate Strong Financial and Operating Results



Leading Operational Presence in Attractive Markets



High-Quality Portfolio Of Assets

Ensign's real estate portfolio includes attractive assets in appealing markets that provide the foundation for patient care and well-being.

Hillside Village of De Soto
Kansas



Facilities are purpose-built or customized to accommodate specialty needs

South Davis Community Hospital
Utah



Assets include a mix of state-of-the-art and hands-on therapeutic approaches to provide specific care plans for each individual

Longhouse Northshire Care Center
Iowa



Facilities offer a wide variety of services that provide all the benefits of being at home.

Business Leaders Drive Results

Track record of attracting, empowering & retaining clinically-focused business leaders.



Local Leaders are Empowered by our Cluster Model

Best Practices Shared Across Clusters Along with Economic and Payor Benefits at Cluster Level

Economic Benefits

- Sharing of resources across cluster partners.
- Clusters combine together within a “market” to assess and drive growth

What is a Cluster?

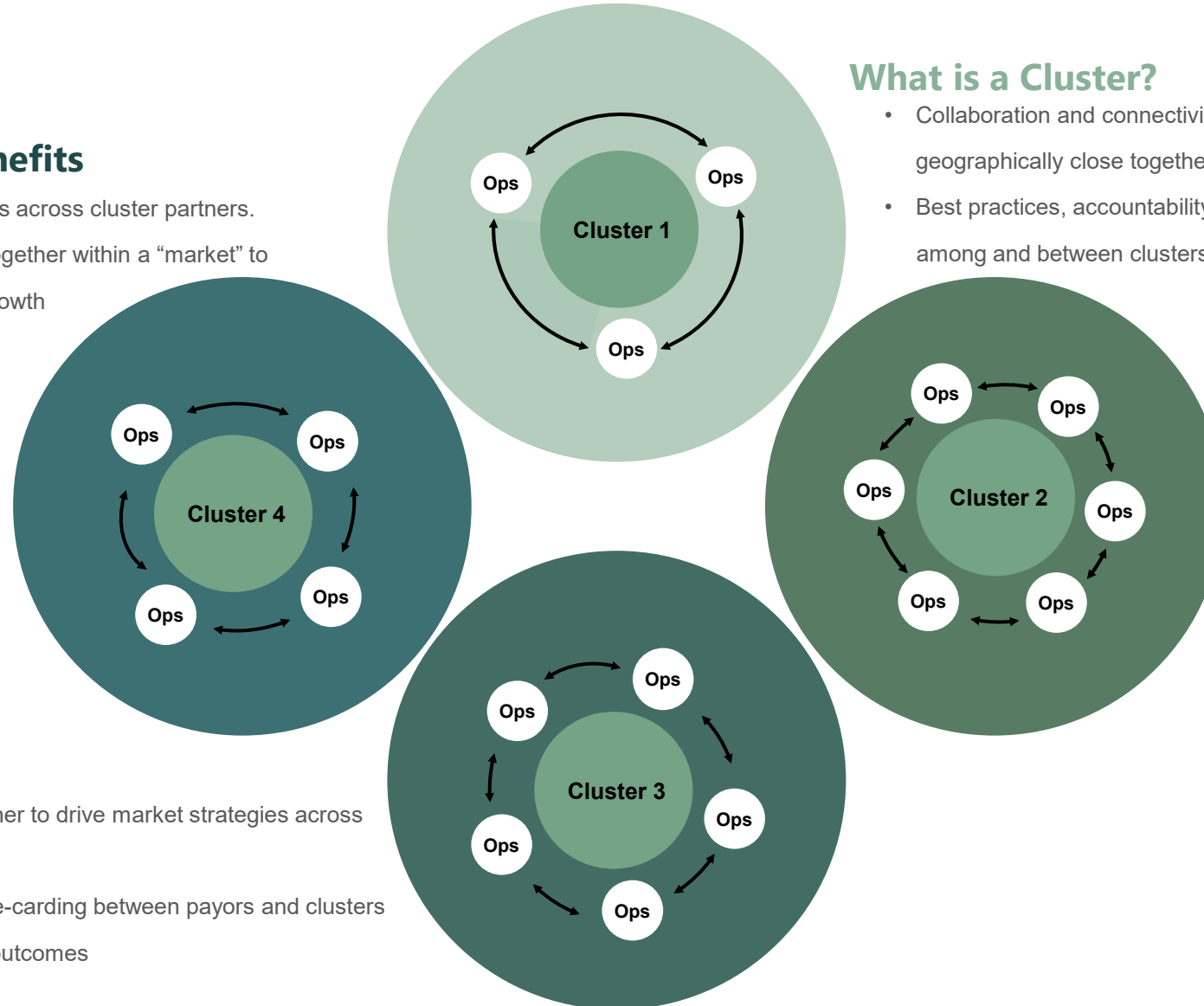
- Collaboration and connectivity between operations (“ops”) that are geographically close together.
- Best practices, accountability and ownership are shared among and between clusters.

Incentive Driven

- Each operation has full visibility into and accountability for individual and group results within the cluster.
- Compensation is linked to the other operations’ clinical and financial outcomes within the cluster

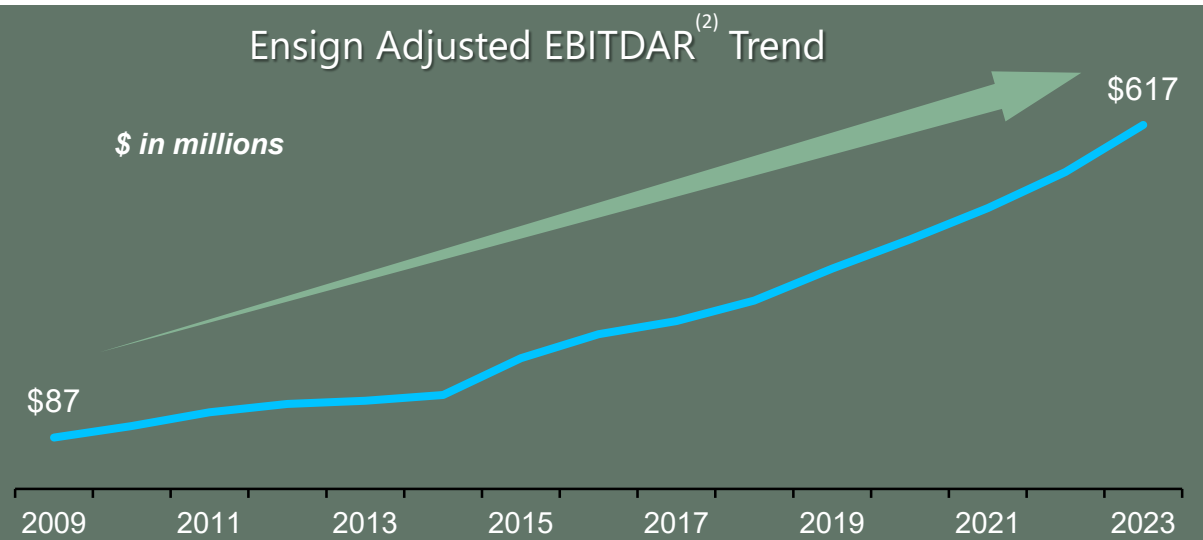
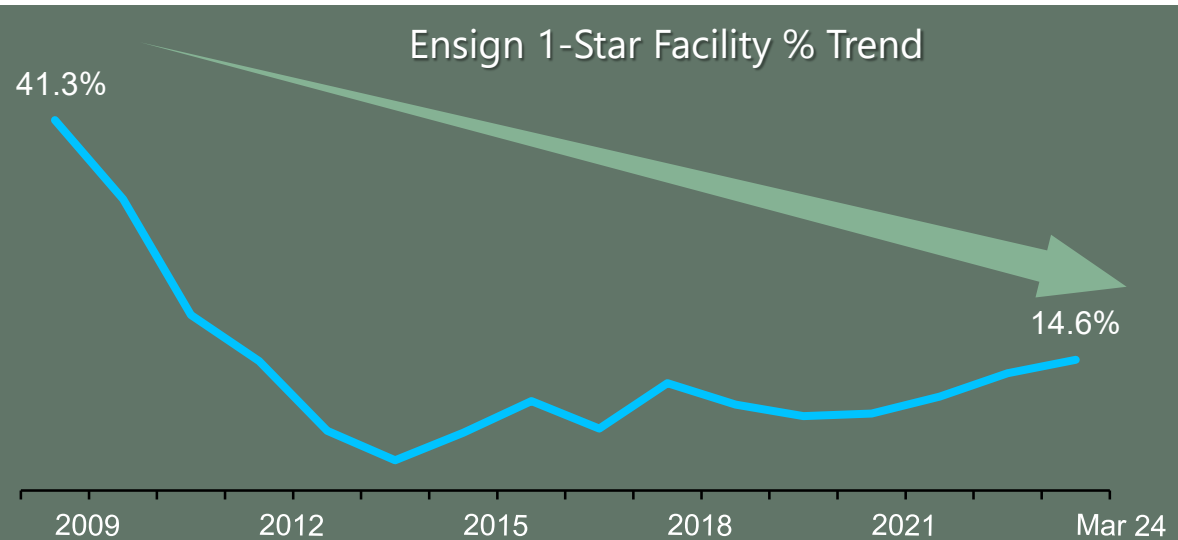
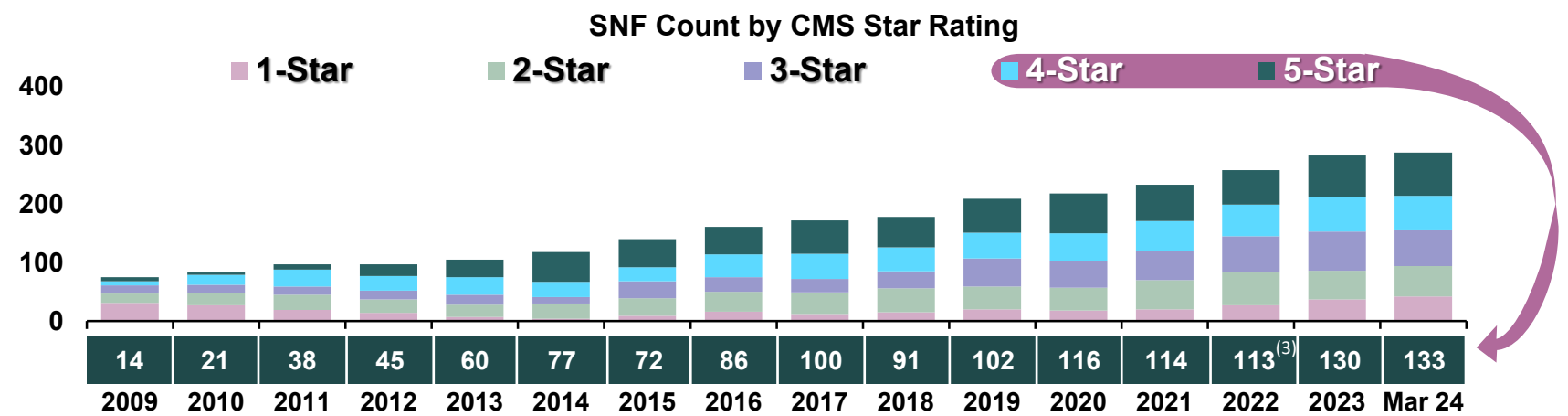
Payor Benefits

- Clusters combine together to drive market strategies across the continuum of care.
- Transparency and score-carding between payors and clusters drives superior patient outcomes



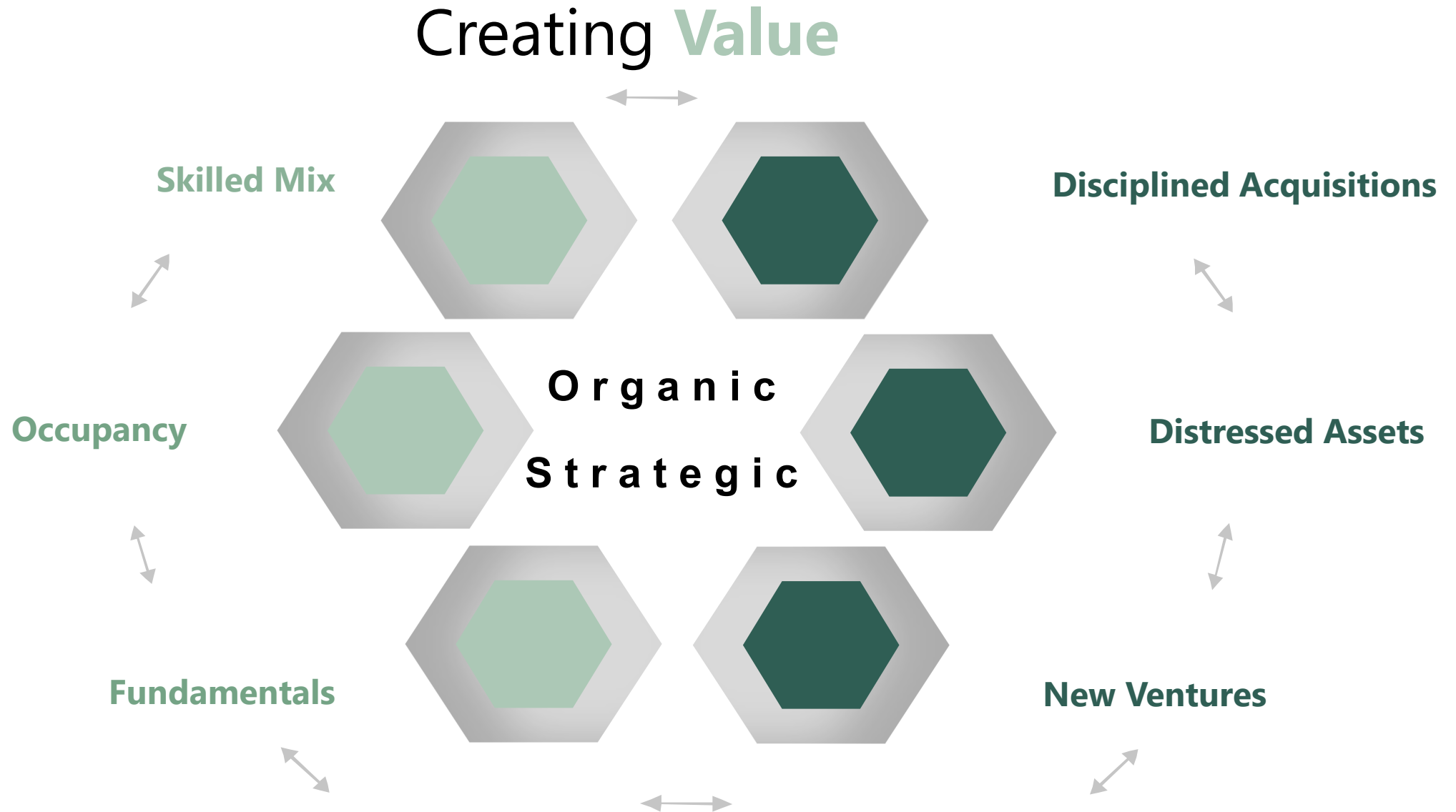
Organizational Focus on Clinical Quality Leads to Superior Financial Results

Clinical Quality Translates to Organic Growth



Multifaceted Growth Opportunities

Driven by Organic as well as Strategic Opportunities



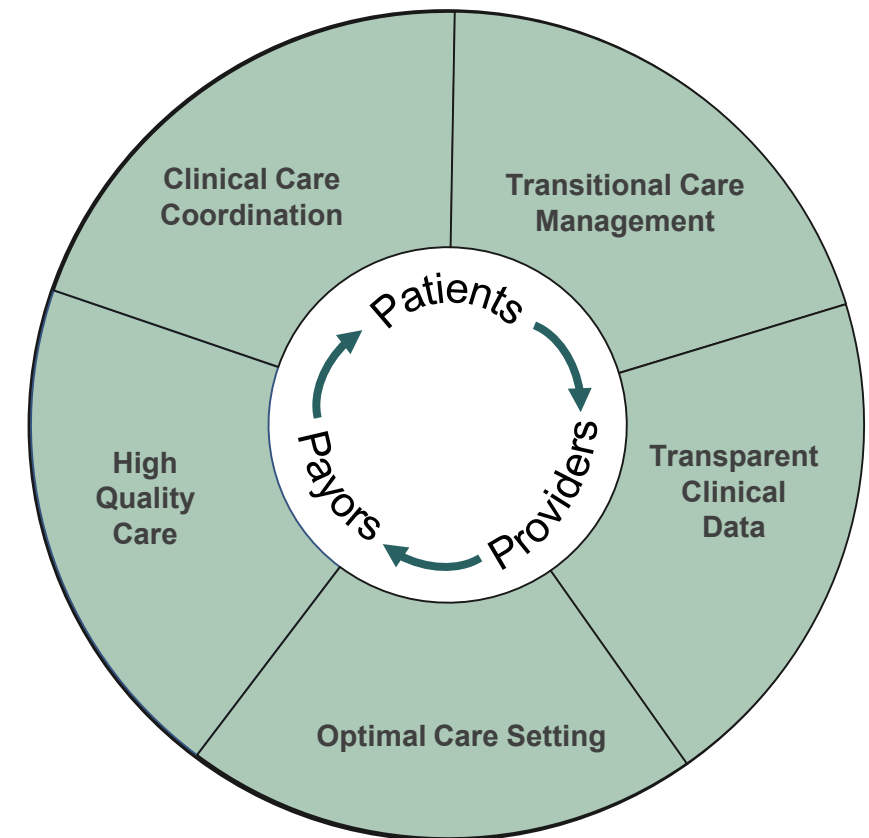
EPCC Enables Value-Based Care Continuum at the Local Level⁽⁴⁾

What is it?

- ✓ Preferred provider network between Ensign and The Pennant Group, Inc. Empowers local clinical leaders to opt-in resulting in smart and effective solutions for patients.

ENSIGN  GROUP

 PENNANT
GROUP

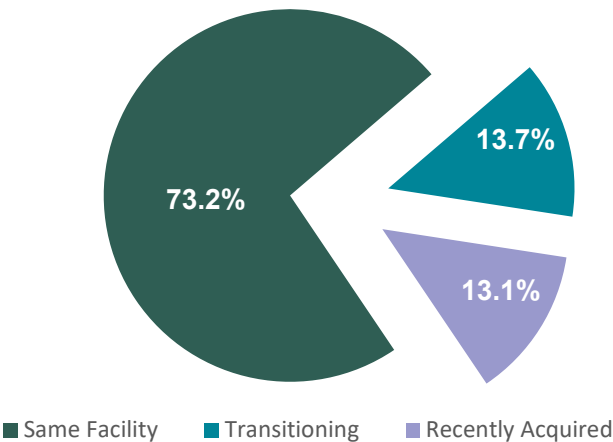


EPCC Enabled Local Ecosystem is Well-Positioned to Existing Clinical Collaboration, Drive Best Quality Care & Outcomes and Benefit From the Shift Toward Value-Based Reimbursement

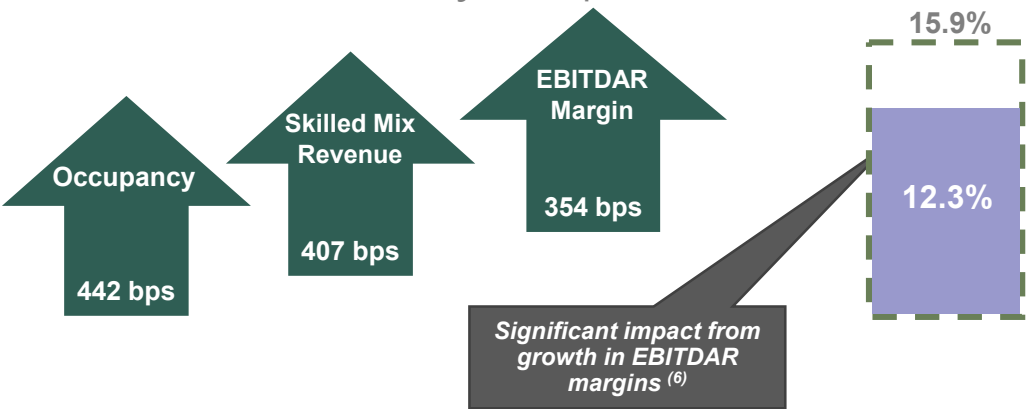
Refer to pages 49 – 50 for end notes.

A Disciplined Approach to Acquisitions & Track Record of Improving Operations to Drive Continued Growth

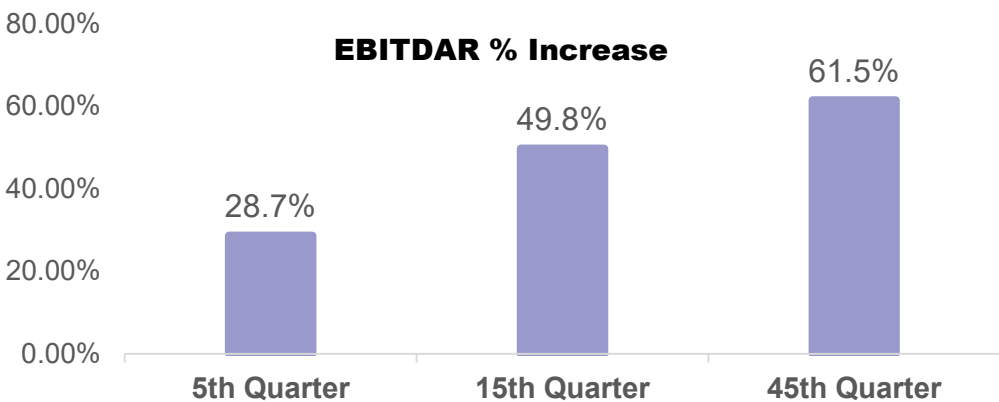
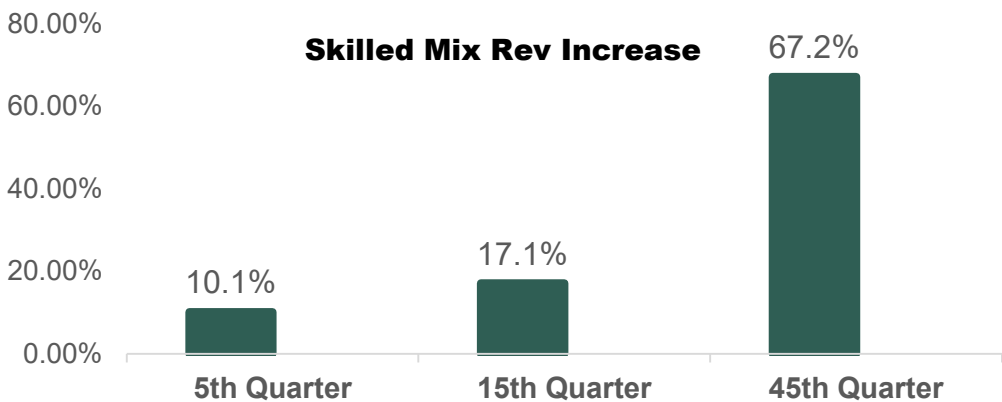
26.8% of Ensign's skilled nursing operations have been operated less than three full years



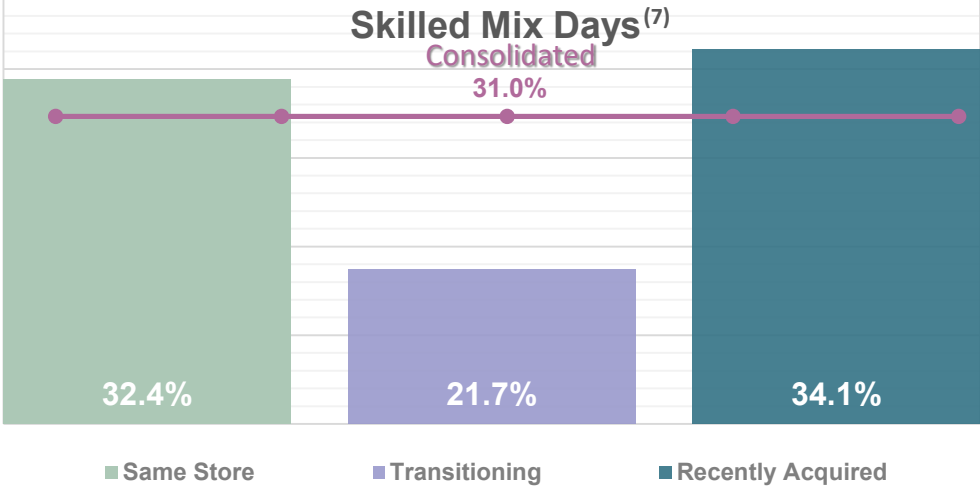
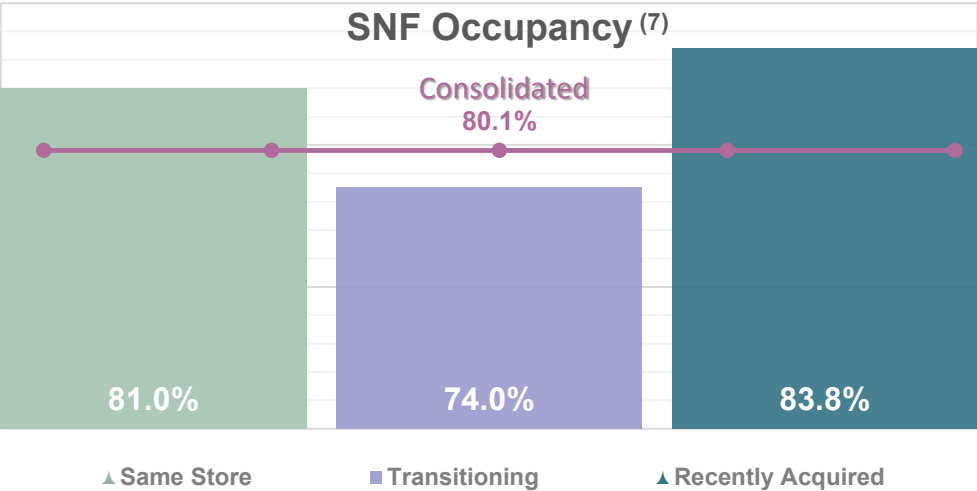
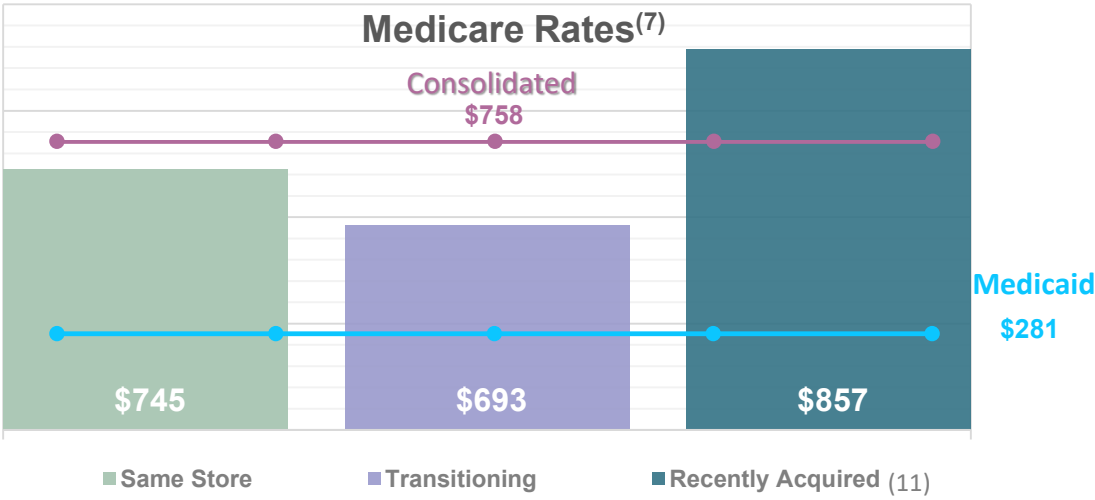
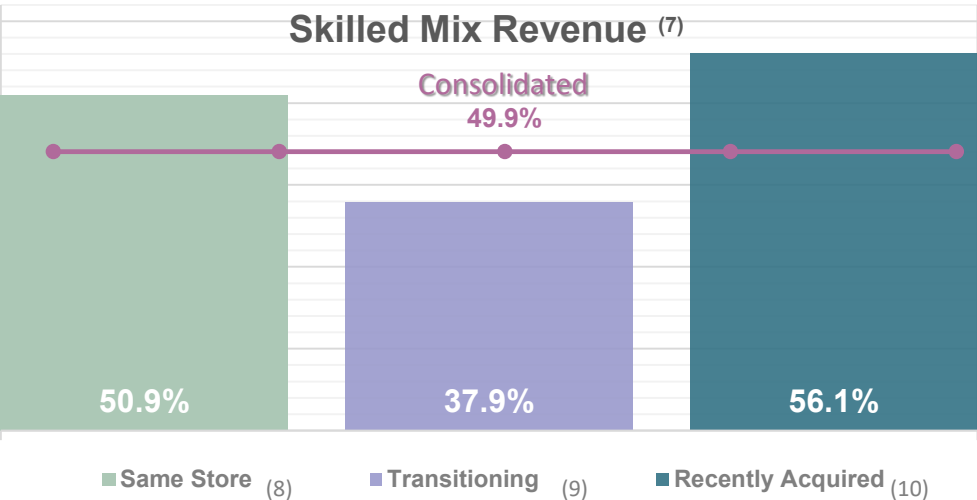
Proven track record of achieving significant improvement in just 5 quarters⁽⁵⁾



Significant improvement beyond 5th quarter to 45th quarter⁽⁵⁾



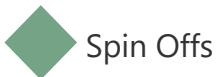
Demonstrated Track Record of Significant Operational Improvements of Acquired Assets QTD Q1 2024



Recently Acquired includes the strategic California operations acquired in 2023 that have higher occupancy and skilled mix, than our typical operations that we acquire.

Refer to pages 49 – 50 for end notes. Source: Data as of Q1'24.

Track Record of Successfully Incubating New Ventures



Spin Offs



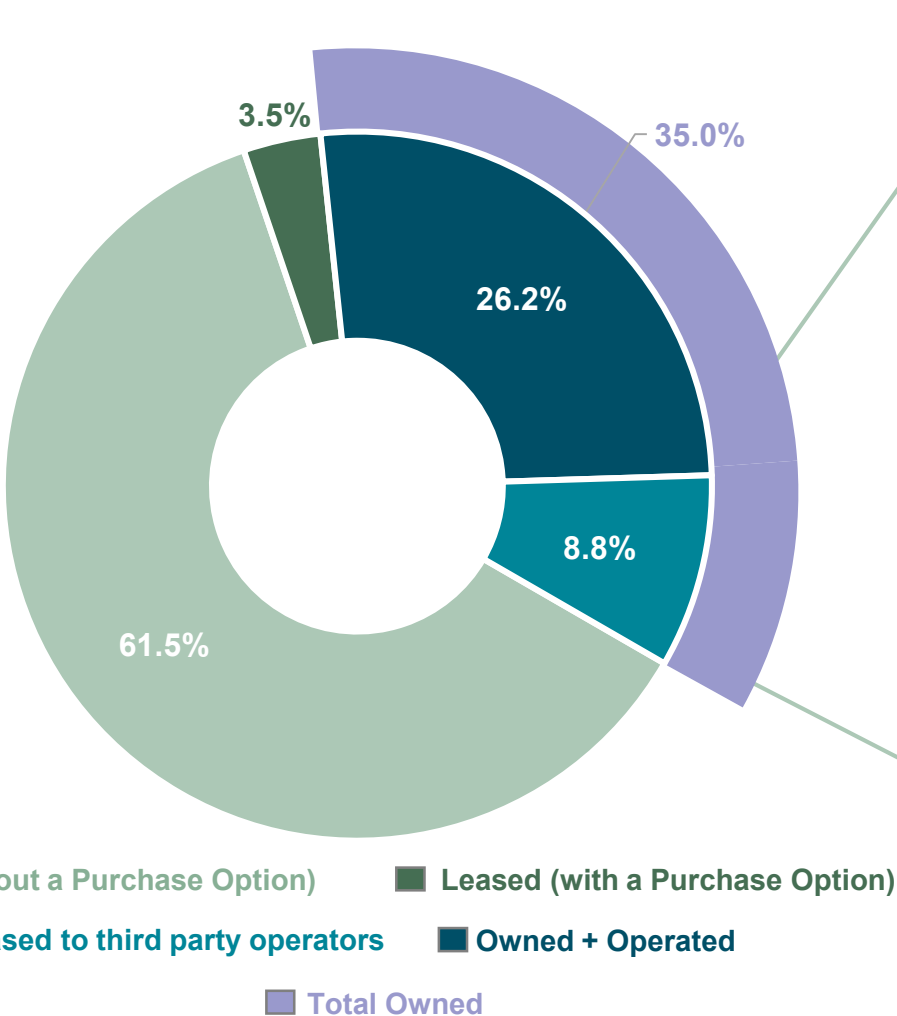
Divestitures



Current

Significant Real Estate Portfolio As of May 1, 2024

% of 310 Facilities Ensign Operates and 30⁽¹⁶⁾
Owned Real Estate Leased to Third Party
Operators



Ensign Triple Net Master
Leases with Third Party Operators

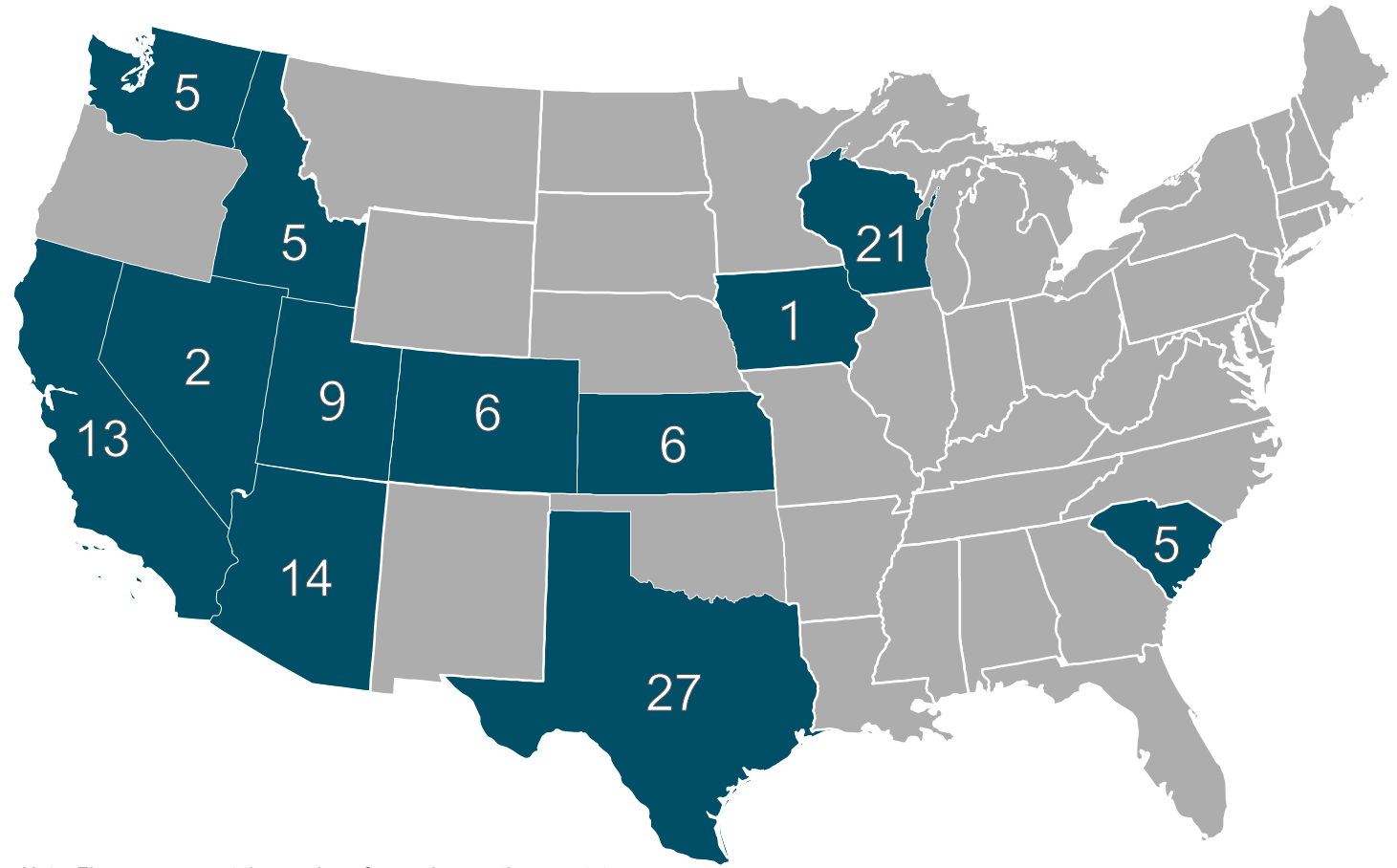
Lease Structure	Multiple "triple-net" master leases
Terms & Termination	- Lease agreements with initial terms from 10 to 20 years, with three 5-year extension options - Consent required for third party operators to sublease, assign, encumber or otherwise transfer or dispose any property
Rent Terms	Fixed base rent with CPI-based escalators
Expenses	Third party operators responsible for maintenance, capital expenditures, property taxes, insurance and other expenses
Other	Customary covenants and events of default

Standard Bearer REIT Structure Summary & Key Benefits



Standard Bearer at a Glance

Geographic Footprint

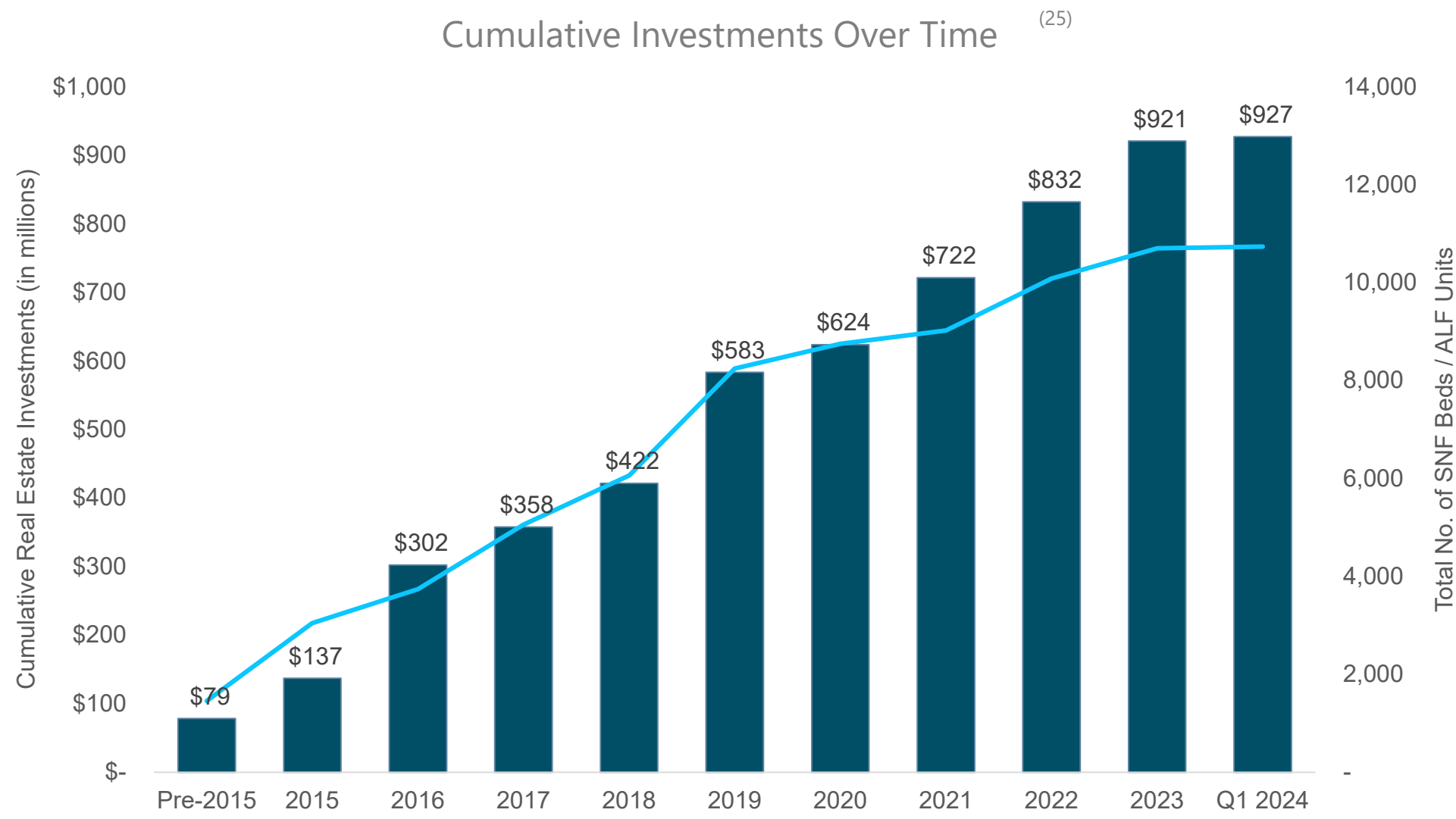


Note: Figures represent the number of owned properties per state

Key Stats

114 Properties	\$1.1B⁽¹⁷⁾ Real Estate Fair Value
12 States	11,278 Operating Beds / Units
14.8 Years Weighted Avg. Lease Tenor	82.3%⁽¹⁸⁾ Ensign Operated

Standard Bearer Continuation & Expansion of Real Estate Success



Standard Bearer Strong Long Term Leases

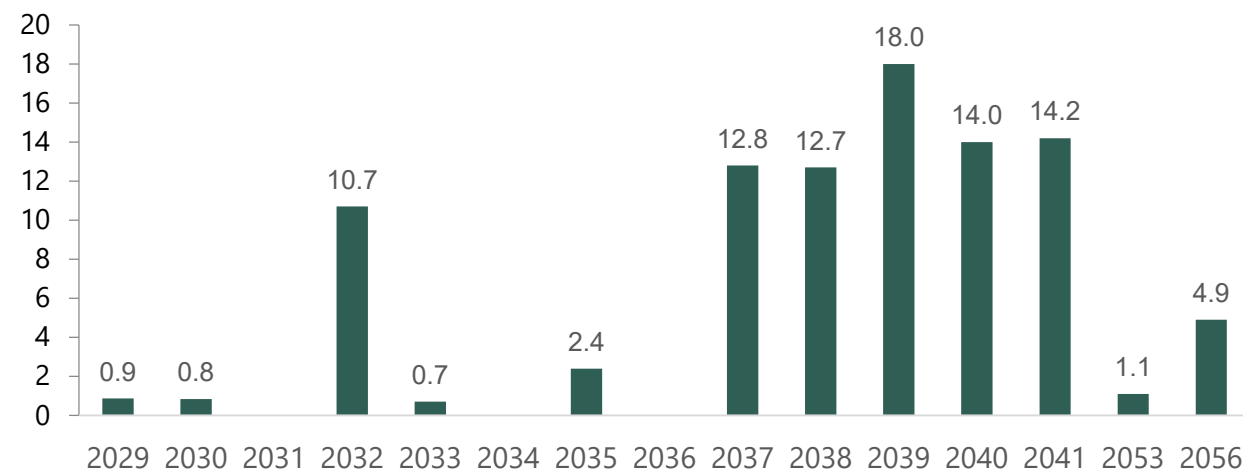
14.8 years⁽²⁶⁾

Weighted Average
Lease Tenor

98%

of leases expire
after 2031

Annualized Rent Revenue Expirations by Year

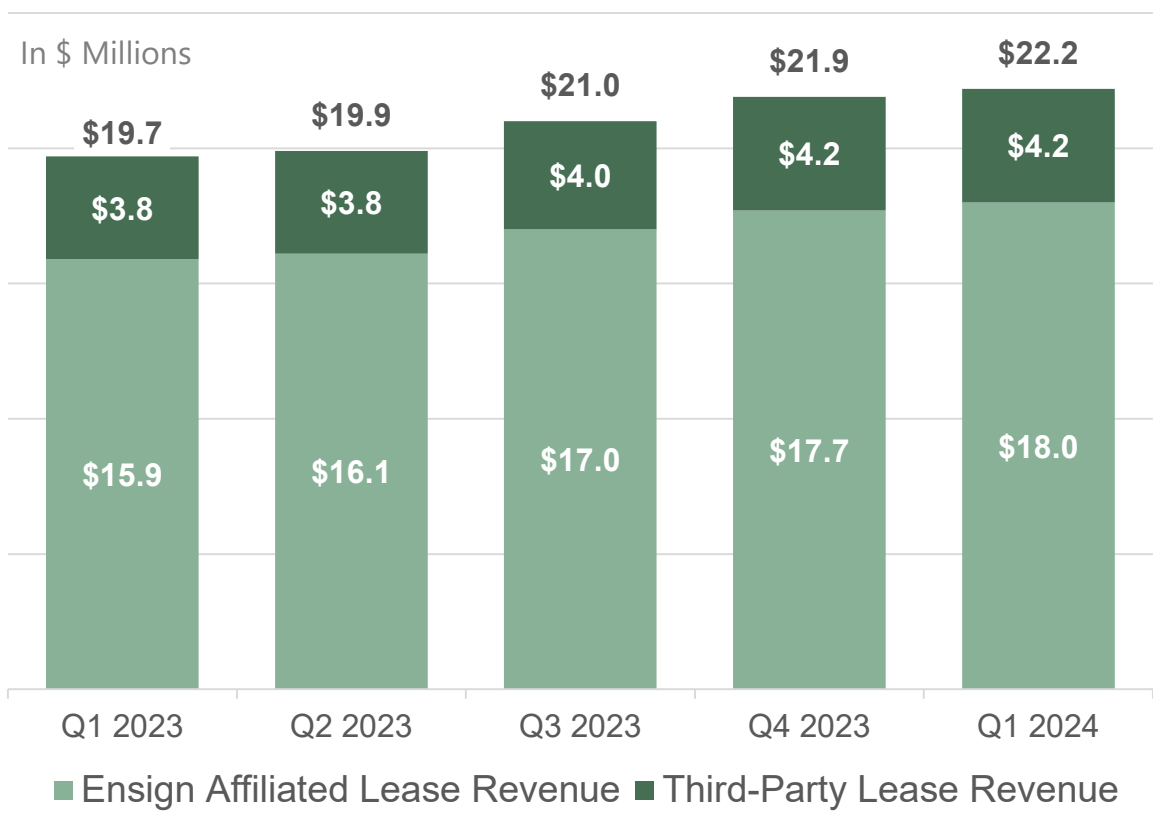


Tenant Rent Coverage Summary

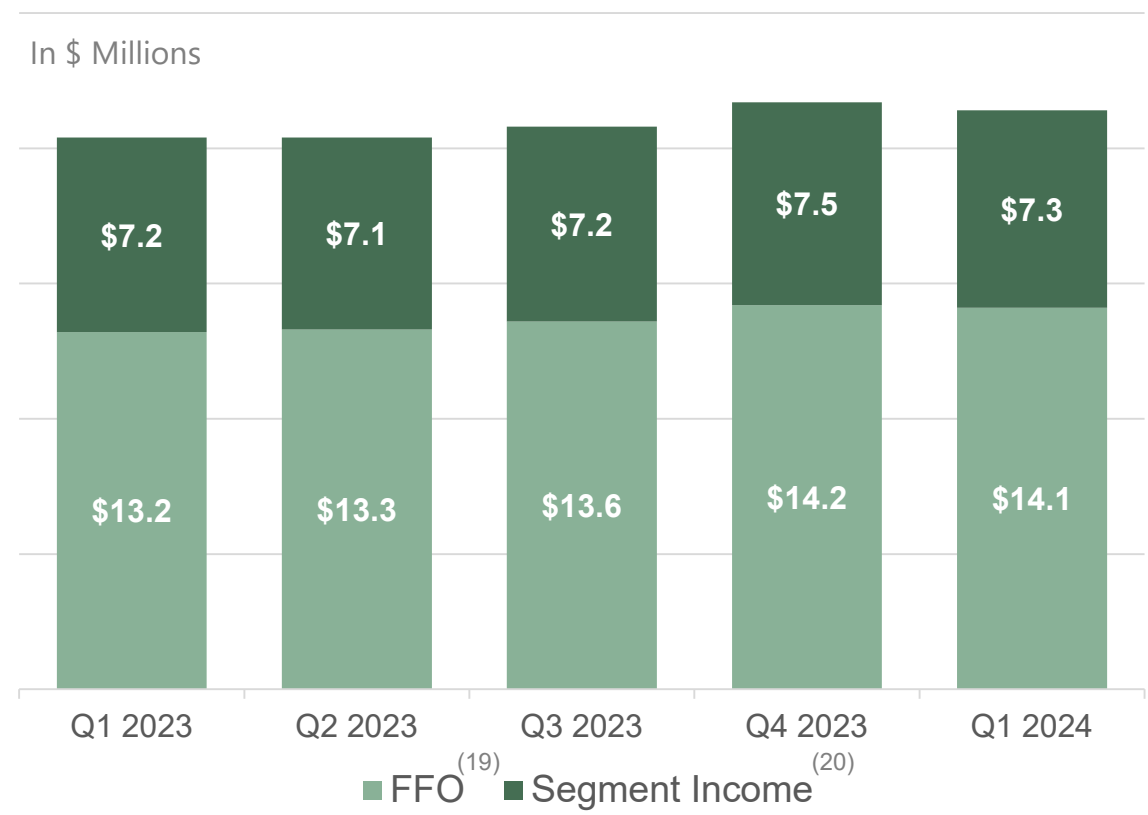
	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024
Ensign Affiliated	2.70	2.57	2.42	2.31	2.68
Third-Party	1.60	1.40	1.57	1.58	1.63
Total	2.50	2.37	2.27	2.19	2.50

Standard Bearer Metrics Quarter Over Quarter

Rental Revenue – Trend

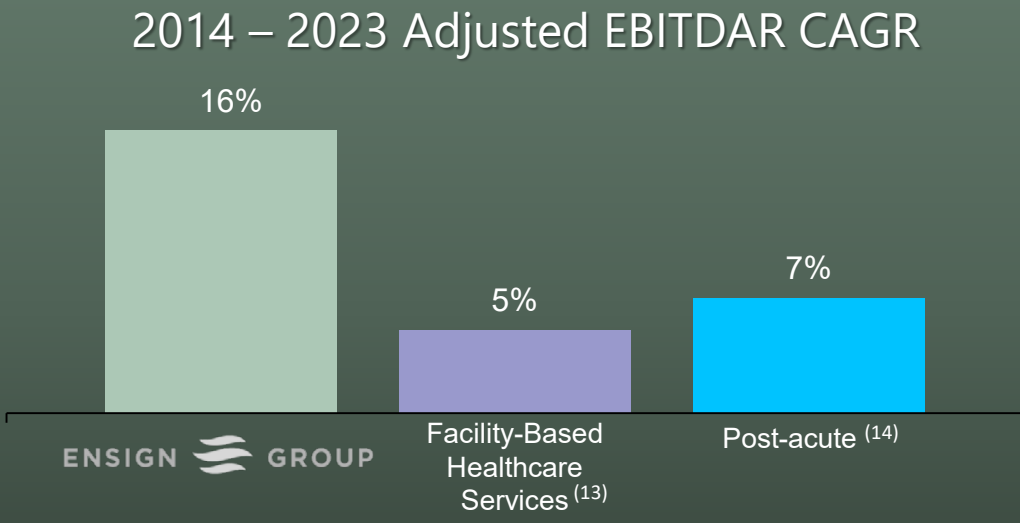
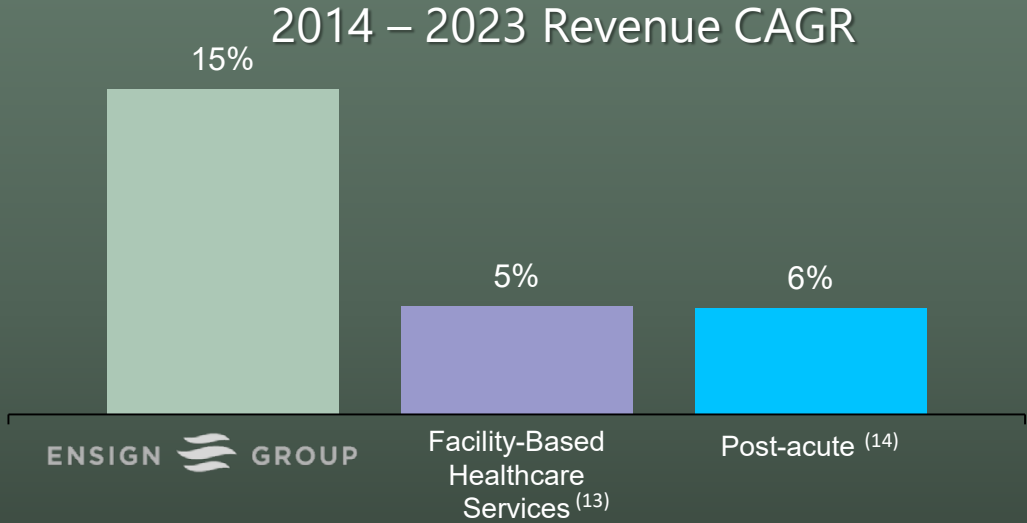
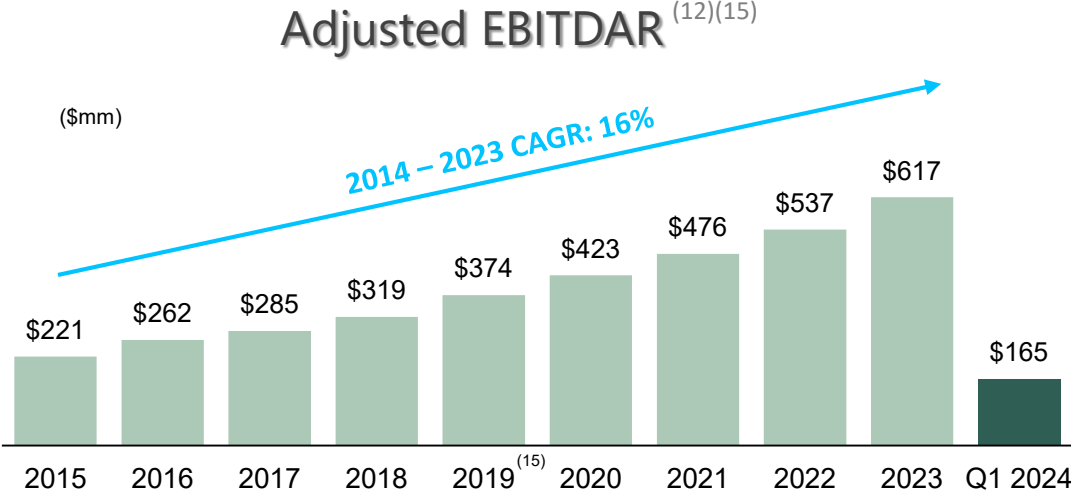
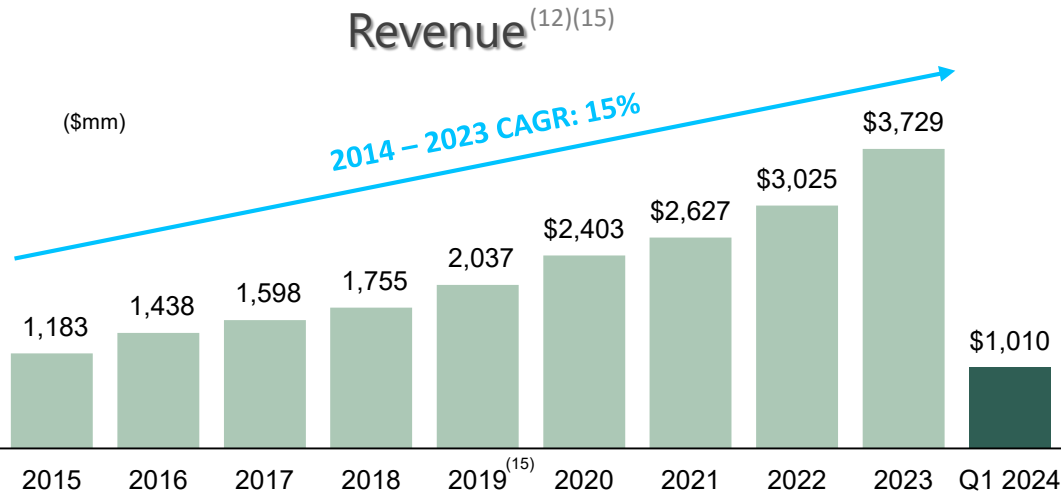


Other Real Estate Metrics



Ensign Represents The Growth Story

In the Facility-Based Healthcare Services & Post-Acute Sector

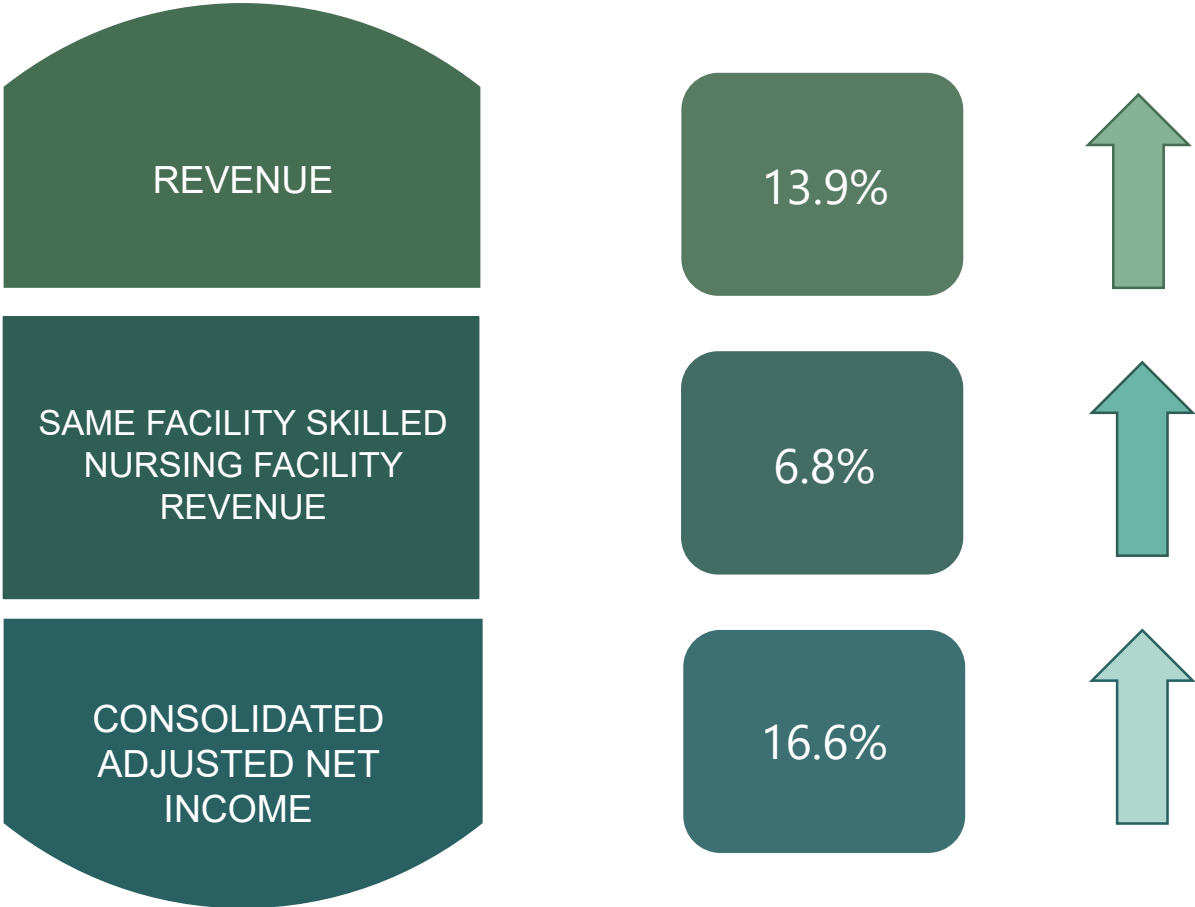


Liquidity Financials Measure

Summary of Cash Flows (In millions)	Three Months Ended March 31,	
	2024	2023
Net cash provided by (used in):		
Operating activities ⁽³⁵⁾	35.3	48.3
Investing activities	(34.7)	(36.0)
Financing activities	1.6	(1.7)
Net increase in cash and cash equivalents	2.2	10.7
Cash and cash equivalents beginning of period	509.6	316.3
Cash and cash equivalents end of period	\$511.8	\$327.0
Other Liquidity Metrics:		
Availability under Credit Facility	\$593.7	\$593.3
Net Debt to Adjusted EBITDAR	1.98x	2.06x

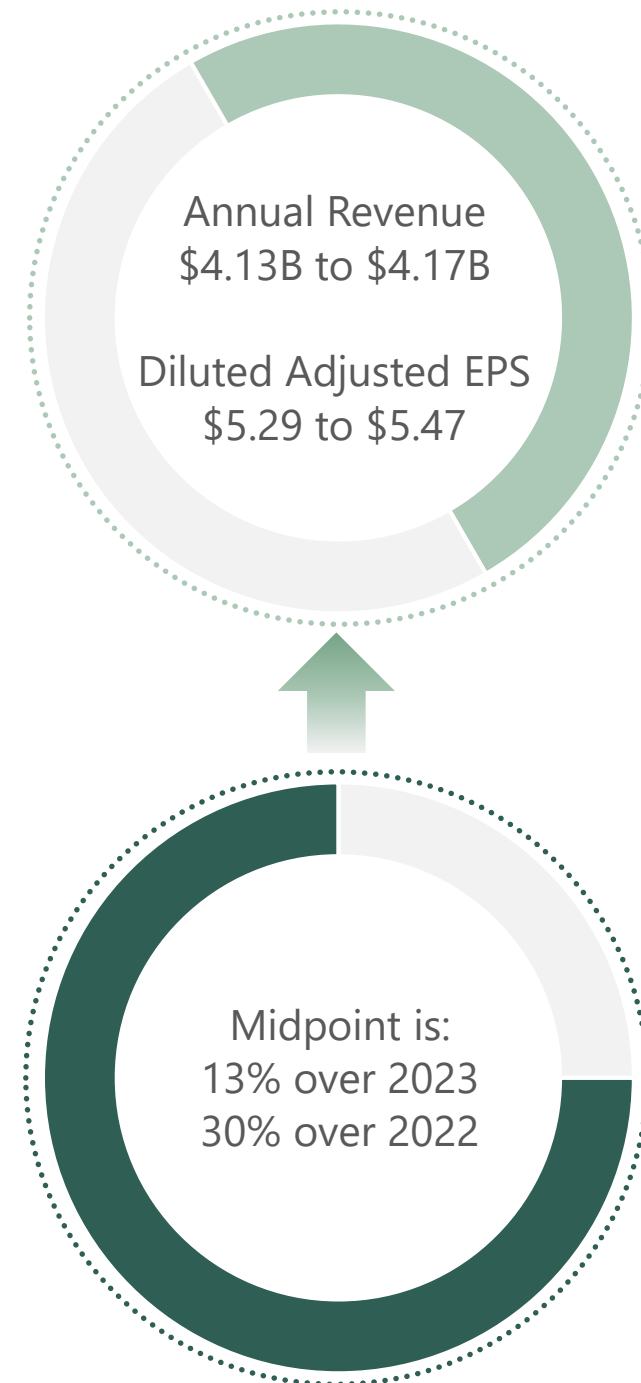
Quarter Over Quarter Highlights

(in millions)



Q1 2024	Q1 2023
\$1,010.2	\$886.8
\$743.3	\$695.8
\$75.4	\$64.6

Guidance 2024



Strong Shareholder Returns Since IPO

Total Shareholder Return					
Company	Since IPO	1 Yr	3 Yr	5 Yr	10 Yr
ENSIGN  GROUP	3,153%	26%	40%	152%	1,083%



Ensign Management Team



Christopher
Christensen

Executive Chairman
24 Years

Former Ensign roles: CEO,
President and Director.

Prior to joining Ensign:
Acting Chief Operating
Officer of Covenant Care,
Inc.



Barry
Port

Chief Executive Officer
and Director
20 Years

Former Ensign roles: COO,
President of Keystone Care
and CEO of Bella Vita
Health and Rehabilitation
Center (Ensign Affiliate).

Prior to joining Ensign:
Leader of Strategic Sourcing
Initiatives for Sprint
Corporation.



Suzanne
Snapper

Chief Financial Officer, EVP
and Director
17 Years

Former Ensign roles: Vice
President of Finance.

Prior to joining Ensign:
Senior Manager at KPMG
LLP.



Chad
Keetch

Chief Investment Officer, EVP
and Secretary
13 Years

Former Ensign roles:
Executive Vice President
and Secretary, Vice
President of Acquisitions
and Business Legal Affairs
and Assistant Secretary.

Prior to joining Ensign:
Attorney at Kirkland & Ellis
LLP.



Spencer
Burton

President, Chief Operating
Officer
17 Years

Former Ensign roles:
President of Pennant
Healthcare, CEO of Pacific
Care and Rehabilitation
(Ensign-affiliate).

Prior to joining Ensign: Utah
State Legislature.

Appendix

www.ensigngroup.net

Fundamentals Remain Favorable for Strong Organic Growth

Key Drivers of Organic Growth

Aging Population

Population over 65 projected to nearly double by 2060 ⁽²¹⁾

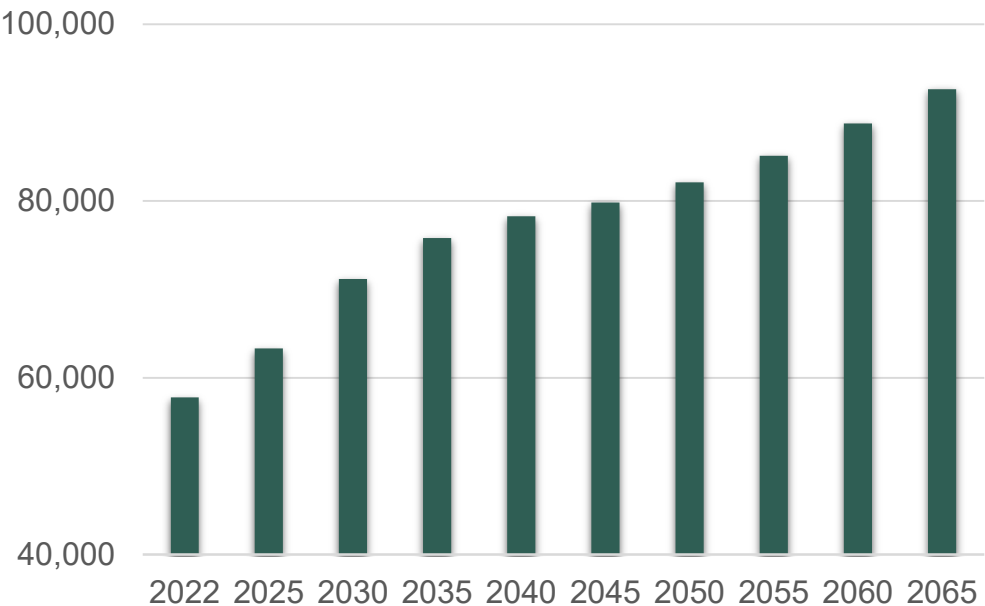
Shift to Value-based Care

Shift to value-based care, will continue to benefit low cost, high quality settings (e.g. SNF)

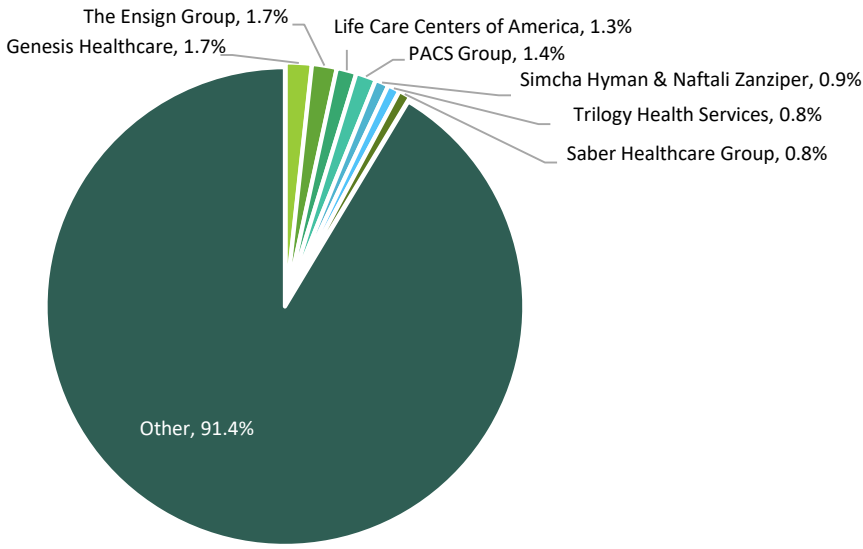
Reimbursement Environment

Over the last 10 years the CMS reimbursement rates in the SNF industry have increased at a steady rate of 1.0% - 5.0%

Estimated Population Over 65



Market fragmentation creates significant consolidation opportunity ⁽²²⁾

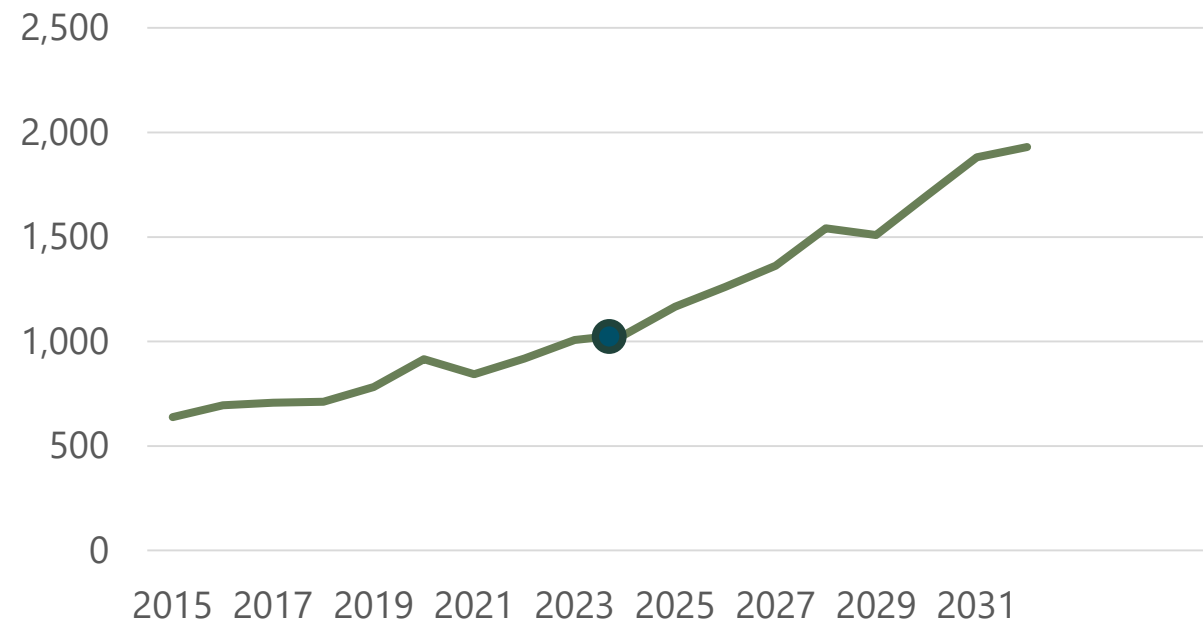


Favorable Backdrop for Growth in the Skilled Services Industry

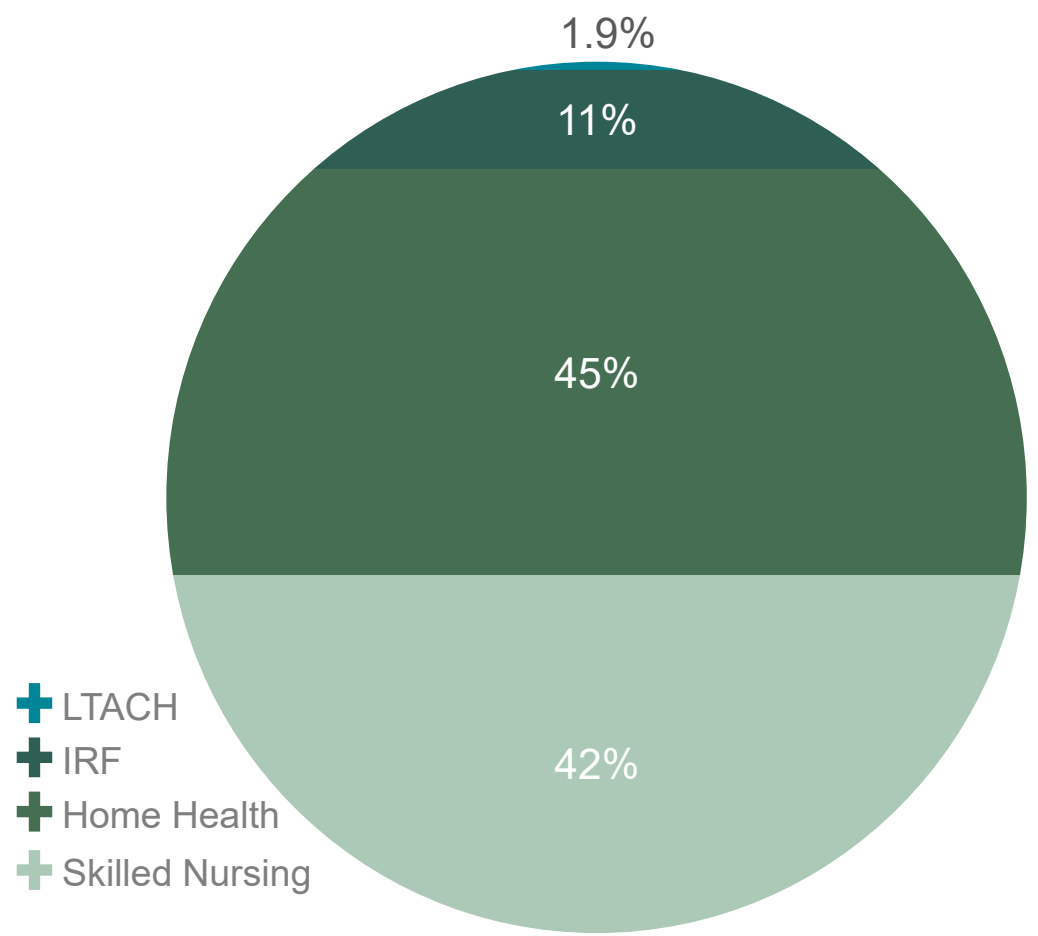
Largest Beneficiary Of Medicare Post-Acute Dollars While Medicare Spending Continues to Increase

Medicare Spending Projection ⁽²³⁾

(in Billions)



Post-Acute Destinations - % of Medicare Dollars ^{(24) (36)}



Skilled Services Segment

\$ in thousands	Three Months Ended March 31,	
	2024	2023
Statements of Income Data:		
Segment income ⁽²⁷⁾	\$126,809	\$113,345
Depreciation and amortization	10,536	9,064
EBITDA	\$137,345	\$122,409
Adjustments to EBITDA:		
Stock-based compensation expense	5,214	4,156
Adjusted EBITDA	\$142,559	\$126,565

Standard Bearer Segment

\$ in thousands	Three Months Ended March 31,	
	2024	2023
Rental revenue generated from third-party tenants	\$4,195	\$3,786
Rental revenue generated from Ensign independent subsidiaries	18,006	15,931
Total rental revenue	\$22,201	\$19,717
Segment income ⁽²⁰⁾	7,258	7,219
Depreciation and amortization	6,829	5,966
FFO ⁽¹⁹⁾	\$14,087	\$13,185

Reconciliation of GAAP to Non-GAAP Income

\$ in thousands	Three Months Ended March 31,	
	2024	2023
Net income attributable to The Ensign Group, Inc.	\$68,835	\$59,852
Non-GAAP adjustments		
Stock-based compensation expense ⁽²⁸⁾	8,238	6,573
Litigation ⁽²⁹⁾	764	67
Cost of services – impairment of long-lived assets	1,849	-
Cost of services - acquisition related costs ⁽³⁰⁾	114	460
General and administrative – costs incurred related to new systems implementation	76	815
Depreciation and amortization – patient base ⁽³¹⁾	39	47
Provision for income taxes on Non-GAAP adjustments ⁽³²⁾	(4,531)	(3,173)
Non-GAAP net income	\$75,384	\$64,641
Average number of shares outstanding	57,921	57,098
Diluted Earnings Per Share	\$1.19	\$1.05
Adjusted Diluted Earnings Per Share	\$1.30	\$1.13

Reconciliation of GAAP to Non-GAAP Financial Measures

\$ in thousands	Three Months Ended March 31,	
	2024	2023
Income before provision for income taxes	\$89,598	\$78,382
Stock-based compensation	8,238	6,573
Litigation ⁽²⁹⁾	764	67
Impairment of long-lived assets	1,849	-
Acquisition related costs ⁽³⁰⁾	114	460
Costs incurred related to new systems implementation	76	815
Depreciation and amortization – patient base ⁽³¹⁾	39	47
Adjusted EBT	\$100,678	\$86,344

Reconciliation of GAAP to Non-GAAP Financial Measures

\$ in thousands	Three Months Ended March 31,	
	2024	2023
Net income	\$68,960	\$59,969
Less: Net income attributable to noncontrolling interests	125	117
Other income, net	7,380	3,507
Add: Provision for income taxes	20,638	18,413
Depreciation and amortization	19,657	17,112
EBITDA	\$101,750	\$91,870
Adjustments to EBITDA:		
Stock-based compensation expense	8,238	6,573
Litigation ⁽²⁹⁾	764	67
Impairment of long-lived assets	1,849	-
Acquisition related costs ⁽³⁰⁾	114	460
Costs incurred related to new systems implementation	76	815
Adjusted EBITDA	\$112,791	\$99,785
Rent—cost of services	51,876	46,637
Adjusted EBITDAR	\$164,667	

Reconciliation From Segment Income to Income Before Provisions For Income Taxes QTD Q1 2024

\$ in thousands	Skilled Services	Standard Bearer	All Other	Eliminations	Consolidated
Total Revenue	\$969,602	\$22,201	\$42,572	(\$24,203)	\$1,010,172
Cost of services ⁽³³⁾	767,977	587	32,399	(3,549)	797,414
Internal rent expense ⁽³⁴⁾	16,336	-	2,524	(18,860)	-
External rent expense	47,944	242	3,690	-	51,876
Depreciation and amortization	10,536	6,829	2,292	-	19,657
General and administrative expenses ^{(33) (34)}	-	1,343	57,609	(1,794)	57,158
Other expense (income), net ⁽³³⁾	-	5,942	(13,322)	-	(7,380)
Total expenses	842,793	14,943	85,192	(24,203)	918,725
Segment income	126,809	7,258	(42,620)	-	91,447
Impairment of long-lived assets					(1,849)
Income before provision for income tax					89,598

Reconciliation From Segment Income to GAAP EBITDA and Non-GAAP EBITDA QTD Q1 2024

\$ in thousands	Skilled Services	Standard Bearer	All Other	Eliminations	Consolidated
Segment Income	\$126,809	\$7,258	(\$42,620)	-	\$91,447
Other expense (income), net	-	5,942	(13,322)	-	(7,380)
Depreciation and amortization	10,536	6,829	2,292	-	19,657
Less: Net income attributable to non-controlling interests			125		125
Segment GAAP EBITDA	137,345	20,029	(53,775)	-	103,599
Impairment of long-lived assets					(1,849)
Consolidated GAAP EBITDA					101,750
<i>Non-GAAP Adjustments</i>					
Stock based compensation	5,214	-	3,024	-	8,238
Litigation ⁽²⁹⁾	-		764		764
Impairment of long-lived assets			1,849		1,849
Acquisition related costs ⁽³⁰⁾			114		114
Cost incurred related to new systems implementation			76		76
Segment Non-GAAP EBITDA	142,559	20,029	(47,948)	-	114,640
Impairment of long-lived assets					(1,849)
Consolidated Non-GAAP EBITDA					112,791
Internal Rent Expense	16,336	-	2,524	(18,860)	-
External Rent Expense	47,944	242	3,690	-	51,876
Total Non-GAAP Rent Expense	64,280	242	6,214	(18,860)	51,876
Consolidated Non-GAAP EBITDAR	206,839	20,271			\$164,667

Reconciliation of Deferred Compensation Plan

Impact 5 Quarter Trend

\$ in thousands	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
Non-GAAP other income (expense):					
Interest expense	(\$1,964)	(\$2,004)	(\$2,024)	(\$2,023)	(\$2,036)
Interest income	6,950	6,891	5,701	3,952	4,304
Deferred compensation plan (DCP) investments gain (loss)	2,394	3,569	(1,424)	1,250	1,239
Other income (expense)	9,344	10,460	4,277	5,202	5,543
Total Non-GAAP other income (expense)	7,380	8,456	2,253	3,179	3,507
Non-GAAP Revenue	1,010,172	980,378	940,791	921,345	886,841
Non-GAAP cost of services	791,899	771,238	736,125	718,388	691,712
Less: DCP gain (loss) related to cost of services	1,244	1,813	(676)	666	640
Non-GAAP cost of services without DCP	790,655	769,425	736,801	717,722	691,072
Non-GAAP cost of services as a percentage of revenue	78.4%	78.7%	78.2%	78.0%	78.0%
Non-GAAP cost of services as a percentage of revenue without DCP	78.3%	78.5%	78.3%	77.9%	77.9%
Non-GAAP general and administrative expense with DCP	53,481	49,528	46,160	50,309	48,590
Less: DCP gain (loss) related to general and administrative expense	1,244	1,813	(676)	666	640
Non-GAAP general and administrative expense without DCP	52,237	47,715	46,836	49,643	47,950
Non-GAAP general and administrative expense as a percentage of revenue	5.3%	5.1%	4.9%	5.5%	5.5%
Non-GAAP general and administrative expense as a percentage of revenue without DCP	5.2%	4.9%	5.0%	5.4%	5.4%
Non-GAAP EBITDA percentage of revenue	11.2%	11.1%	11.5%	11.2%	11.3%
Non-GAAP EBITDA percentage of revenue without DCP	11.4%	11.5%	11.3%	11.3%	11.4%
Non-GAAP EBITDAR percentage of revenue	16.3%	16.3%	16.8%	16.6%	16.5%
Non-GAAP EBITDAR percentage of revenue without DCP	16.5%	16.6%	16.7%	16.7%	16.7%

Property Locations

Property Name	State	Property Type	# of Operating Beds / Units	Tenant
Alta Mesa Health and Rehabilitation and The Groves Assisted and Independent Senior Living Community	AZ	Campus	176	Ensign
Arrowhead Springs Healthcare	CA	SNF	99	Ensign
Atchison Senior Village Rehabilitation and Nursing Center	KS	SNF	45	Ensign
Avamere Rehabilitation at Ridgemont and The Villas at Ridgemont	WA	Campus	142	Avamere
Bainbridge Island Health and Rehabilitation Center	WA	SNF	58	Ensign
Belmont Terrace	WA	SNF	95	Ensign
Bennett Hills Rehabilitation and Care Center	ID	SNF	60	Ensign
Brenwood Park Assisted Living	WI	Senior Living	46	Pennant
Broadway Villa Post Acute	CA	SNF	138	Ensign
Brookside Healthcare Center	CA	SNF	97	Ensign
California Mission Inn	CA	Senior Living	151	Pennant
Casas Adobes Post Acute Rehabilitation Center	AZ	SNF	224	Ensign
Cedar Health and Rehabilitation	UT	SNF	120	Ensign
Cedar Hills Senior Living	TX	Senior Living	37	Pennant
Champions Healthcare at Willowbrook	TX	Campus	192	Ensign
Compass Post Acute Rehabilitation	SC	SNF	95	Ensign
Cottonwood Manor Assisted Living	WI	Senior Living	31	Pennant
Cranberry Court Assisted Living	WI	Senior Living	40	Pennant
Creeside Transitional Care and Rehabilitation	ID	SNF	139	Ensign
Deer Creek Senior Living	TX	Senior Living	37	Pennant
Desert Blossom Health and Rehabilitation Center	AZ	SNF	98	Ensign
East View Healthcare	TX	SNF	125	Ensign
Fountain Hills Post Acute	AZ	SNF	64	Ensign

Property Locations

Property Name	State	Property Type	# of Operating Beds / Units	Tenant
Golden Palms Rehabilitation and Retirement	TX	Campus	197	Ensign
Greentree Health and Rehabilitation Center	WI	SNF	50	Ensign
Harbor View Assisted Living	WI	Senior Living	39	Pennant
Harrison Pointe Healthcare and Rehabilitation	UT	SNF	63	Ensign
Heritage Park Healthcare and Rehabilitation	UT	SNF	122	Ensign
Hillside Village of De Soto Rehabilitation and Nursing Center	KS	Campus	87	Ensign
Horizon Post Acute and Rehabilitation Center	AZ	SNF	179	Ensign
Hunters Pond Rehabilitation and Healthcare	TX	SNF	128	Ensign
Keller Oaks Healthcare Center	TX	SNF	146	Ensign
Kenosha Senior Living	WI	Senior Living	37	Pennant
Kirkwood Manor	TX	SNF	162	Ensign
Lake Pointe Villa Assisted Living	WI	Senior Living	19	Pennant
Legend Healthcare and Rehabilitation - Paris	TX	SNF	120	Ensign
Lila Doyle Post Acute	SC	SNF	120	Ensign
Lo-Har Senior Living	CA	Senior Living	29	Pennant
Madison Pointe Senior Living	WI	Senior Living	39	Pennant
Magnolia Post Acute Care	CA	SNF	99	Ensign
Maple Meadows Assisted Living	WI	Senior Living	19	Pennant
McCall Rehabilitation and Care Center	ID	SNF	40	Ensign
McFarland Villa Assisted Living	WI	Senior Living	35	Pennant
Meadow View Assisted Living	WI	Senior Living	24	Pennant
Meadow View Nursing and Rehabilitation	ID	SNF	112	Ensign
Meadowcreek Senior Living	TX	Senior Living	37	Pennant

Property Locations

Property Name	State	Property Type	# of Operating Beds / Units	Tenant
Medallion Post Acute Rehabilitation	CO	SNF	60	Ensign
Medallion Villas	CO	Senior Living	100	Ensign
Mesa Springs Healthcare Center	TX	Campus	138	Joint (Ensign/Pennant)
Millennium Post Acute Rehabilitation	SC	SNF	132	Ensign
Mission Care Center	CA	SNF	58	Ensign
Mission Palms Post Acute	AZ	SNF	160	Ensign
Mountain Terrace Senior Living	WI	Senior Living	71	Pennant
Mt. Ogden Health and Rehabilitation Center	UT	SNF	108	Ensign
North Point Senior Living	WI	Senior Living	19	Pennant
Olive Ridge Senior Living	AZ	Senior Living	73	Ensign
Olympia Transitional Care and Rehabilitation	WA	SNF	113	Ensign
Opus Post Acute Rehabilitation	SC	SNF	98	Ensign
Panorama Gardens Nursing and Rehabilitation Center	CA	SNF	145	Ensign
Paris Chalet Senior Living	TX	Senior Living	37	Pennant
Park Manor of McKinney	TX	SNF	138	Ensign
Parklane West Healthcare Center	TX	SNF	124	Ensign
Parkside Senior Living	WI	Senior Living	20	Pennant
Pecan Valley Rehabilitation and Healthcare	TX	SNF	124	Ensign
Peoria Post Acute and Rehabilitation	AZ	SNF	179	Ensign
Phoenix Mountain Post Acute	AZ	SNF	130	Ensign
Pleasant Point Senior Living	WI	Senior Living	74	Pennant
Premier Care Center of Palm Springs	CA	SNF	99	Ensign
Pueblo Springs Rehabilitation Center	AZ	SNF	115	Ensign

Property Locations

Property Name	State	Property Type	# of Operating Beds / Units	Tenant
Puget Sound Transitional Care	WA	SNF	125	Ensign
Rehabilitation and Nursing Center of the Rockies	CO	SNF	96	Ensign
Rio Vista Post Acute and Rehabilitation	AZ	SNF	150	Ensign
River Park Post Acute and Elmwood Senior Living	AZ	Campus	230	Ensign
Riverbend Post Acute Rehabilitation	KS	Campus	124	Ensign
Riverview Village Senior Living	WI	Senior Living	44	Pennant
Riverwalk Post Acute and Rehabilitation	CO	SNF	60	Ensign
Rock Canyon Respiratory & Rehabilitation Center	CO	SNF	91	Ensign
Rock Creek of Ottawa	KS	Campus	146	Ensign
Rock Hill Post Acute Care Center	SC	SNF	99	Ensign
Rockbrook Assisted Living and Memory Care	TX	Senior Living	52	Pennant
Scandinavian Court Assisted Living	WI	Senior Living	19	Pennant
Sea Cliff Healthcare Center and Assisted Living	CA	Campus	224	Ensign
Sherwood Village Assisted Living and Memory Care	AZ	Senior Living	151	Pennant
Somerset Subacute and Care	CA	SNF	47	Ensign
South Davis Specialty Care	UT	SNF	95	Ensign
Spencer Post Acute Rehabilitation Center	IA	SNF	82	Ensign
St. George Rehabilitation	UT	SNF	99	Ensign
Stoughton Meadows Senior Living	WI	Senior Living	39	Pennant
Surprise Health and Rehabilitation Center	AZ	SNF	100	Ensign
Tempe Post Acute and Desert Marigold Senior Living of Tempe	AZ	Campus	197	Ensign
Temple View Transitional Care Center	ID	SNF	119	Ensign

Property Locations

Property Name	State	Property Type	# of Operating Beds / Units	Tenant
The Eden of Las Colinas	TX	SNF	118	Ensign
The Healthcare Center at Patriot Heights	TX	Campus	232	Ensign
The Healthcare Resort of Leawood	KS	Campus	94	Ensign
The Healthcare Resort of Topeka	KS	Campus	94	Ensign
The Medical Lodge of Amarillo	TX	SNF	82	Ensign
The Mildred & Shirley L. Garrison Geriatric Education and Care Center	TX	SNF	116	Ensign
The Orchard Post Acute Care	CA	SNF	162	Ensign
The Pines Post Acute and Memory Care	WI	SNF	50	Ensign
The Shores of Sheboygan Assisted Living	WI	Senior Living	67	Pennant
The Springs at Pacific Regent	CA	SNF	59	Ensign
The Terrace at Mt. Ogden	UT	SNF	114	Ensign
The Villages of Dallas	TX	Campus	304	Ensign
The Villas at Rock Canyon	CO	Senior Living	20	Ensign
The Waterton Healthcare and Rehab	TX	SNF	74	Ensign
Treasure Hills Healthcare and Rehabilitation Center	TX	SNF	110	Ensign
Villa Court Assisted Living and Memory Care	NV	Senior Living	74	Pennant
Villa Maria Post Acute and Rehabilitation	AZ	Campus	88	Ensign
Village Healthcare and Rehabilitation	TX	SNF	112	Ensign
Western Peaks Specialty Hospital	UT	SNF	43	Ensign
Westover Hills Rehabilitation and Healthcare	TX	SNF	124	Ensign
Wide Horizons Intermediate Care Facility	UT	SNF	35	Ensign
Willow Brooke Point Senior Living	WI	Senior Living	82	Pennant
Windsor Rehabilitation and Healthcare	TX	SNF	108	Ensign

End Notes

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End Notes

- (1) Reflects midpoints of 2024 guidance ranges of \$4.13B – \$4.17B for annual revenue and \$5.29 – \$5.47 for diluted adjusted EPS. **[Slide 5]**
- (2) Adjusted EBITDAR is a non-GAAP measure and represents net income before (a) other income, net, (b) provisions for income taxes, (c) depreciation and amortization, (d) rent-cost of services, (e) stock-based compensation expense, (f) acquisition related costs, (g) costs incurred related to new systems implementation, (h) litigation and (i) impairment of long-lived assets. See Appendix for a reconciliation of GAAP to non-GAAP financial measures. 2019 Adjusted EBITDAR includes 9 months of Pennant financial results. **[Slide 15]**
- (3) Starting in 2022, CMS included new measurements which impacted our overall star rating and resulted in a decrease in our 4 and 5 star locations. **[Slide 15]**
- (4) Subsidiaries of Ensign and Pennant may opt into a voluntary joint post-acute care preferred provider network called the Ensign Pennant Care Continuum (“the EPCC”). **[Slide 17]**
- (5) Acquisition track record based on an average for all SNF acquisitions from January 1, 2001 to December 31, 2022 measuring 5 quarters of operating performance. **[Slide 18]**
- (6) The average EBITDAR margins and average skilled mix revenue percentages for the 5th quarter, 15th quarter and 45th quarter are 15.9%, 17.6%, and 18.9%, respectively and 44.2%, 46.9%, and 52.0%, respectively, for acquisitions made through December 31, 2022, June 30, 2020 and December 31, 2012. **[Slide 18]**
- (7) At the end of Q1’24, there were 291 skilled nursing facilities in operation. **[Slide 19]**
- (8) Same Store represents all skilled nursing operations purchased prior to January 1, 2021 totaling 219 facilities. **[Slide 19]**
- (9) Transitioning represents all skilled nursing operations purchased from January 1, 2021 to December 31, 2022 totaling 41 facilities. **[Slide 19]**
- (10) Recently Acquired represents all skilled nursing operations purchased on or subsequent to January 1, 2023 totaling 39 facilities. **[Slide 19]**
- (11) Recently Acquired includes the operations in states which, on average, have a higher reimbursement rate than our average operation. **[Slide 19]**
- (12) Revenue and adjusted EBITDAR not pro forma for spin. **[Slide 27]**
- (13) Represents average of peer growth from 2015-2023 annualized, except for peers that were not in existence for the entire time period, in which case the longest time period available was used. Peers grouped by subsector include: Acute Care: HCA, CYH, THC, and UHS; Behavioral: ACHC; ASC: SGRY; Dialysis: FMS and DVA; Home Health and Hospice: AMED, ADUS and CHE; Institutional: BKD and EHC; Rehab: SEM and USPH. **[Slide 27]**
- (14) Represents 2015 – 2023 average of AMED, ADUS, CHE, BKD, EHC and SEM. **[Slide 27]**
- (15) 2019 only includes 9 months Pennant financial data as a result of its 10/1/2019 spin-off. **[Slide 27]**
- (16) Of the 30 owned real estate leased to third party operators, one senior living facility is located on the same real estate property as a skilled nursing facility that we own and operate. **[Slide 21]**
- (17) Reflects midpoint of the most recent third-party valuation. **[Slide 23]**
- (18) Based on percentage of annualized rent for assets as of May 1, 2024. **[Slide 23]**
- (19) FFO, in accordance with the definition used by the National Association of Real Estate Investment Trusts, means net income attributable to common stockholders, computed in accordance with U.S. GAAP, excluding gains from sales of real estate and impairment of long-lived assets, while including depreciation and amortization related to real estate earnings. **[Slide 26, 36]**
- (20) Segment income reflects profit or loss from operations before provision for income taxes, gain or loss from sale of real estate, insurance recoveries from real estate, and impairment of long-lived assets. Included in Standard Bearer segment income for the three months ended March 31, 2024, December 31, 2023, September 30, 2023, June 30, 2023, and March 31, 2023 are management fees of \$1.3M, \$1.3M, \$1.3M, \$1.2M, and \$1.2M, respectively, and interest expense of \$4.3M, \$3.8M, \$3.4M, \$2.9M, and \$2.8M, respectively, associated with the intercompany agreements between Standard Bearer and the Company and its independent subsidiaries including the Service Center. **[Slide 26, 36]**
- (21) Source: US Census, CDC (NCHS), CMS and Population Reference Bureau. From 58MM in 2022 to 93MM in 2065. **[Slide 33]**

End Notes

- 22) Source from CMS. Based on total number of facilities; PACS Group statistics represent year-end 2023 data, based on the Company's S-1 filed on April 12, 2024. **[Slide 33]**
- 23) Source: 2023 Medicare Trustees Report. **[Slide 34]**
- 24) Source: Medpac and US HHS Department as of March 2024. **[Slide 34]**
- 25) Cumulative investments over time include initial investment and capital expenditures. **[Slide 24]**
- 26) Leases have two or three extension options of five years. **[Slide 25]**
- 27) Segment income reflects profit or loss from operations before provision for income taxes and impairment charges from operations. General and administrative expenses are not allocated to the skilled services segment for purposes of determining segment profit or loss. **[Slide 35]**
- 28) Represents stock-based compensation expense incurred. **[Slide 37]**
- 29) Litigation relates to specific proceedings arising outside of the ordinary course of business. **[Slide 37, 38, 39, 41]**
- 30) Represents costs incurred to acquire operations that are not capitalizable. **[Slide 37, 38, 39, 41]**
- 31) Included in depreciation and amortization are expenses related to patient base intangible assets at newly acquired skilled nursing and senior living facilities. **[Slide 37, 38]**
- 32) Represents an adjustment to the provision for income tax to our historical year to date effective tax rate of 25.0%. **[Slide 37]**
- 33) Included in other expense (income) for three months ended, net is a gain on investment held in our deferred compensation plan of \$2.4 million. There is an offsetting expense allocated between cost of services and general and administrative expenses of \$1.2 million in each cost category. **[Slide 40]**
- 34) Included in general and administrative expenses is internal rent expense for the Service Center of \$0.5 million and management fee of \$1.3 million. This amount is eliminated in the eliminations column. **[Slide 40]**
- 35) Q1 2024 operating cash activities are impacted by timing of certain expenses we normally paid in the fourth quarter. **[Slide 28]**
- 36) Before the pandemic, SNFs were the most frequent first post acute care (PAC) destination among beneficiaries receiving formal PAC, with home health care services being the second most frequent PAC destination. In 2020, the two services switched ranks in their share of use after an inpatient hospital stay. Home health care services became the most frequent first PAC service; the share receiving SNF services dropped to the second most frequent first PAC service. **[Slide 34]**

THANK YOU

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