

**AMERICAN HEALTHCARE REIT, INC.**  
**AUDIT COMMITTEE CHARTER**  
**Amended and Restated as of December 7, 2023**

**I. STATEMENT OF PURPOSE**

The Board of Directors (the “Board”) of American Healthcare REIT, Inc. (the “Company”) appoints an Audit Committee to represent and assist the Board of Directors in discharging its responsibilities relating to the accounting, reporting and financial practices and legal compliance of the Company and its subsidiaries. The Audit Committee has general responsibility for oversight of the accounting and financial processes of the Company and its subsidiaries, including oversight of the integrity of the Company’s financial statements, the Company’s compliance with legal and regulatory requirements, the qualification and independence of the Company’s independent auditors, the performance of the Company’s internal audit function and independent auditors, and the preparation of the report that the Securities and Exchange Commission (the “SEC”) requires to be included in the Company’s annual proxy statement or, if the Company does not file a proxy statement, the Company’s annual report and oversight of the Company’s cybersecurity risks.

Consistent with this function, the Audit Committee should encourage continuous improvement of, and should foster adherence to, the Company’s policies, procedures and practices at all levels. The Audit Committee should also provide an open avenue of communication among the independent auditors, financial and senior management, members of the internal auditing team (or other personnel responsible for the internal audit function) and the Board.

**II. COMMITTEE COMPOSITION**

The Audit Committee shall have at least three members appointed by the Board with one member appointed as chairperson. The Audit Committee shall consist entirely of “independent” members of the Board. “Independent” means a director who satisfies all applicable criteria for independence established by the SEC and the New York Stock Exchange.

Each member of the Audit Committee must be financially literate and at least one member of the Audit Committee must have accounting or related financial management expertise and qualify as an “audit committee financial expert” as defined in Item 407(d)(5) of Regulation S-K, each as determined by the Board. The identity of at least one member of the Audit Committee determined to have such experience shall be disclosed in the Company’s filings made with the SEC, as required.

The members of the Audit Committee are appointed by the Board and shall serve until their successors shall be duly elected and qualified. The Board shall, or shall delegate to the members of the Audit Committee the responsibility to, designate one member of the Audit Committee to serve as chairperson of the Audit Committee. Any member of the Audit Committee must inform the Board if he or she serves on the audit committee of two or more public companies (other than

this company and its subsidiaries), and the Board must affirmatively determine that such service does not impair the ability of such member to serve effectively on the Audit Committee in order for that member to continue to serve on the Audit Committee.

### **III. POWERS, DUTIES AND RESPONSIBILITIES**

In carrying out its intended purpose, the Audit Committee shall have the powers, duties and responsibilities delegated to it by the Board as set forth below. The Audit Committee shall:

#### Services of Independent Auditors

A. Have direct responsibility for appointing and overseeing a public accounting firm registered with the Public Company Accounting Oversight Board (the “PCAOB”) to serve as the Company’s independent auditors and to perform the Company’s annual audit, preparing or issuing an audit report or performing other audit, review, or attest services for the Company. This responsibility shall include the direct authority to retain and terminate such independent auditors, the sole authority to approve the terms and conditions of all audit engagements as well as all significant non-audit engagements with such independent auditors, and the sole authority to determine the compensation to be paid to such independent auditors and to require the Company to provide funding for the payment of such compensation. This authority may not be delegated to management (although the Audit Committee may obtain input from management).

B. Oversee the work performed by the Company’s independent auditors (including resolution of disagreements between management and the independent auditors regarding financial reporting). Such independent auditors shall report directly to the Audit Committee and shall be ultimately accountable to the entire Board through the Audit Committee.

C. Review with the independent auditors the scope of the audit, pre-approve the audit services (which may entail providing comfort letters in connection with securities underwritings) to be performed by the independent auditors and review the results of the annual audit and any reports of the independent auditors with respect to the Company’s financial statements or policies.

D. Pre-approve all permitted non-audit services, including the scope of services and fee arrangement, provided to the Company by the independent auditors. In no event shall the Audit Committee engage the Company’s independent auditor to perform any service enumerated in Section 201(a) of the Sarbanes-Oxley Act of 2002, as amended, except as may otherwise be provided by law or regulation, or approve any non-audit service that the SEC or other applicable regulatory authority determines is impermissible. Non-audit services that constitute less than 5% of the revenues paid by the Company and its subsidiaries to the independent auditors may be approved by the Audit Committee (or one or more members authorized by the Audit Committee) after the services are commenced but before the completion of the audit, provided that such services were not recognized by the Company at the time of the engagement to be non-audit services and such services are promptly brought to the attention of the Audit Committee.

E. Review information, including written statements from the independent auditors, concerning any relationship between the auditors and the Company or any other relationships that may adversely affect the independence of the auditors and periodically assess the independence of

the Company's auditors as set forth in the rules, regulations and standards of the SEC and the PCAOB. The Audit Committee shall, at least annually, obtain and review a report by the Company's independent auditors describing: (1) the firm's internal quality-control procedures; (2) any material issues raised by the most recent internal quality-control review, or peer review, of the audit firm, or by any inquiry or investigation by governmental or professional authorities, within the preceding five years, respecting one or more independent audits carried out by the firm and any steps taken to deal with any such issues; and (3) all relationships between the independent auditors and the Company. The Audit Committee should evaluate the lead partner of the independent audit firm and shall ensure the rotation of partners in accordance with federal securities laws.

F. Provide sufficient opportunity for the independent auditors to meet with the members of the Audit Committee without members of management present. Among the items to be discussed in these meetings are the independent auditors' evaluation of the Company's financial, accounting, and auditing personnel, and the cooperation that the independent auditors received during the course of their audits.

Ensure that less than 50% of the audit work (by percentage of hours) by the independent auditors for the most recent fiscal year was performed by persons who were not the auditor's full-time, permanent employees (if this percentage is greater than 50%, then disclosure is required in the Company's proxy statement).

Review with the independent auditors any audit problems or difficulties, and management's response thereto, and resolve any disagreements between management and the independent auditor regarding financial reporting.

G. Keep the Company's independent auditors informed of the Committee's understanding of the Company's relationships and transactions with related parties that are significant to the Company; and review and discuss with the Company's independent auditors the auditors' evaluation of the Company's identification of, accounting for, and disclosure of its relationships and transactions with related parties, including any significant matters arising from the audit regarding the Company's relationships and transactions with related parties.

#### Audit Practices and Financial Reporting Matters

H. Obtain and review all reports and other information that the independent auditors are required by law, rule or regulation to submit to the Audit Committee, including periodic reports on: (1) all critical accounting policies and practices used by the Company; (2) all alternative treatments of financial information within accounting principles generally accepted in the United States of America ("GAAP") in effect from time to time that have been discussed with management, the ramification of the use of such alternative disclosures and treatment, and the treatment preferred by the independent auditors; and (3) other material written communications between the independent auditors and management of the Company.

I. (1) Based upon the review and discussion of the financial statements with the independent auditor, recommend to the Board that the audited financial statements be included in the Company's Annual Report on Form 10-K for filing with the SEC; (2) review and discuss with

management (and personnel responsible for the internal audit function) and the independent auditors the Company's disclosures under the "Management's Discussion and Analysis of Financial Condition and Results of Operations" contained in the Company's Annual Report on Form 10-K and Quarterly Reports on Form 10-Q; (3) review and discuss with management (and personnel responsible for the internal audit function) and the independent auditors the Company's annual financial statements and the Company's Annual Report on Form 10-K prior to filing with the SEC; (4) review and discuss with management (and personnel responsible for the internal audit function) and the independent auditors the Company's quarterly financial statements and each of the Company's Quarterly Reports on Form 10-Q prior to filing with the SEC; (5) review and discuss with management and the independent auditors significant financial reporting issues and judgments made in connection with the preparation of the Company's financial statements, including any significant changes in the Company's selection or application of accounting principles; and (6) Review disclosures made to the Audit Committee by the Company's Chief Executive Officer and Chief Financial Officer during their certification process for the Annual Report on Form 10-K and Quarterly Reports on Form 10-Q about any significant deficiencies in the design or operation of disclosure controls and procedures and any fraud involving management or other employees who have significant roles in the Company's internal controls.

J. Review and discuss with management the Company's earnings and distributions press releases, as well as the financial information, earnings or distributions guidance provided to the analysts and rating agencies (if applicable). Such discussion may be done generally, consisting of discussing the types of information to be disclosed and the types made.

K. Establish guidelines for the Company's internal audit function, review the qualifications, appointment, replacement, reassignment and dismissal of senior management members of the Company's internal audit team, review the annual program and schedule for the Company's internal audits, review audit reports submitted by the internal auditing staff, review the adequacy of the Company's internal controls and any changes to the Company's internal controls.

L. Review changes in the accounting policies of the Company and accounting and financial reporting proposals that may have a significant impact on the Company's financial reports and make reports on the foregoing to the Board.

M. Regularly review with the independent auditors any audit problems or difficulties and management's response, including any restrictions on the scope of the independent auditors' activities or access to information and any significant disagreements with management. At least annually, evaluate the performance, responsibilities, budget and staffing of the Company's internal audit function and review the internal audit plan to determine whether the Company's internal audit function provides management and the Audit Committee with ongoing assessments of the Company's risk management and procedures and systems of internal controls.

N. Meet separately and periodically with management, internal auditors (or other personnel responsible for the internal audit function) and independent auditors in connection with the performance of its oversight function.

O. Discuss at least annually with the independent auditor the matters required to be discussed pursuant to applicable PCAOB Auditing Standards.

P. Review and approve the table in the Company's annual meeting proxy statement disclosing the audit fees, audit-related fees, tax fees, and all other fees billed for each of the last two fiscal years for services rendered by the independent auditor.

#### Company Governance Policies and Compliance

Q. Prepare the Audit Committee Report to be included in the Company's annual proxy statement or, if the Company does not file a proxy statement, the Company's annual report, on an annual basis as required by Federal Securities laws.

R. Establish policies for the Company to follow in hiring employees or former employees of the independent auditors, in accordance with SEC and New York Stock Exchange independence rules.

S. Review and discuss with management Company policies with respect to financial risk assessment and management.

T. Conduct an annual review of: (1) major issues regarding accounting principles and financial statement presentations, including any significant changes in the Company's selection or application of accounting principles, and major issues as to the adequacy of the Company's internal controls and any special audit steps adopted in light of material control deficiencies; (2) analyses prepared by management and/or the independent auditors setting forth significant financial reporting issues and judgments made in connection with the preparation of the financial statements, including analyses of the effects of alternative GAAP methods on the financial statements; (3) the effect of regulatory and accounting initiatives, as well as off-balance sheet structures, on the financial statements of the Company; and (4) the type and presentation of information to be included in earnings press releases (paying particular attention to any use of "pro forma," or "adjusted" non-GAAP, information), as well as review any financial information and earnings guidance provided to analysts and rating agencies.

U. Review this Charter at least annually and recommend any changes to the Board. If a revision to the Charter is proposed, such revision shall be presented to the Board after consultation and review with the Company's corporate counsel.

V. Review with management and the independent auditors any correspondence with regulators or governmental agencies and any employee complaints or published reports that raise material issues regarding the Company's financial statements or accounting policies. In connection therewith, the Audit Committee shall establish appropriate procedures and processes for: (1) the receipt, retention and treatment of complaints received by the Company regarding accounting, internal accounting controls or auditing matters; and (2) the confidential, anonymous submission by employees of the Company of concerns of questionable accounting or auditing matters.

W. Invite, and hear from time to time, a report from the Company's general counsel or outside counsel on legal issues and actions involving the Company and any material reports or

inquiries received from regulators or governmental agencies that may have a material impact on the Company's financial statements, compliance policies and practices.

### Oversight of Cybersecurity Risks

X. The Audit Committee shall oversee the Company's management of risks relating to cybersecurity and internal controls.

Y. The Audit Committee shall review with the Company's Cybersecurity Incident Management Team Chairman, Incident Response Commander and Chief Financial Officer any issues raised by the independent auditor or internal auditor relating to the integrity and security of the Company's information technology systems, the effectiveness of the systems' support of business objectives and risk management with respect to internal controls, and any risks relating to the foregoing.

Z. The Audit Committee shall review at least annually with management the Company's cybersecurity risk exposures and the steps management has taken to monitor and control such exposures.

AA. The Audit Committee shall report regularly to the Board on information technology and cybersecurity matters within the scope of the Audit Committee's Charter, as well as any related issues that, in the judgment of the Audit Committee, merit the attention of the Board.

BB. The Audit Committee shall perform such other tasks related to the oversight of the Company's risks from cybersecurity threats as the Board may delegate to the Audit Committee.

### General Powers

CC. Have the authority to cause the Company to provide for appropriate funding, as determined by the Audit Committee, to, or reimburse the Audit Committee for, all ordinary administrative expenses that are necessary or appropriate in carrying out its duties.

DD. Have the authority and power (but not the obligation) to conduct or authorize, if it considers appropriate, investigations into any matters within the scope of its responsibilities with full access to the books and records and personnel necessary to carry out its responsibilities.

EE. Have the resources and authority (without separate approval from the Board) to obtain advice, services and assistance from independent counsel, accounting or other advisors, as the Audit Committee deems necessary to assist it in carrying out its responsibilities, to determine the compensation for any such advisors and to receive from the Company funding in an amount that is appropriate as determined by the Audit Committee to pay for such advisors.

FF. Perform such activities consistent with this Charter, the Company's bylaws and applicable SEC rules and other governing law, as the Audit Committee or the Board deems necessary or appropriate.

GG. Have the authority to form and delegate authority to subcommittees consisting of one or more members of the Audit Committee, including the authority to grant preapprovals of audit and permitted non-audit services; provided however, that decisions of subcommittees to grant preapprovals shall be presented to the full Audit Committee at its next scheduled meeting.

HH. Make regular reports and recommendations to the Board within the scope of its functions. The Audit Committee should review with the Board any issues that arise with respect to the quality and integrity of the Company's financial statements, the Company's compliance with legal and regulatory requirements, the qualification and independence of the Company's auditors, and the performance of the Company's internal audit function and independent auditors.

II. Prepare and review with the Board an annual performance evaluation of the Audit Committee, to ensure that it is functioning properly and otherwise carrying out its responsibilities. The performance evaluation by the Audit Committee shall be conducted in such manner as the Audit Committee deems appropriate. Furthermore, while the Audit Committee is responsible for reviewing the Company's policies and practices with respect to risk assessment and management, it is the responsibility of senior management of the Company to determine the appropriate level of the Company's exposure to risk.

#### **IV. SCOPE OF DUTIES**

While the Audit Committee has the responsibilities and the authority set forth in this Charter, it is not the duty of the Audit Committee to prepare financial statements, plan or conduct audits, determine that the Company's financial statements are complete and accurate and are in accordance with GAAP and applicable rules and regulations, or manage the Company's cybersecurity risks. These are the responsibilities of management and the independent auditors. Nor is it the duty of the Audit Committee to assure compliance by the Company or its subsidiaries with laws and regulations.

#### **V. COMMITTEE MEETINGS**

The Audit Committee will meet on a regular basis at least four times annually, or more often as it deems necessary or appropriate, in its judgment, either in person, telephonically or by video conference, and at such times and places as the Audit Committee determines. Periodically, as it deems appropriate, the Audit Committee (or designated members thereof, if appropriate) may meet in private sessions with the independent auditors, the Company's chief financial officer, or with the senior manager(s) of the Company's internal audit functions (or other personnel responsible for the internal audit function), regarding any matters that the Audit Committee or any of these groups believe should be discussed, including any matters within the scope of the Audit Committee's responsibilities. The chairperson of the Audit Committee, a majority of the members of the Audit Committee or the Company's chief executive officer may call a special meeting of the Audit Committee. The person or persons authorized to call special meetings of the Audit Committee may fix any place as the place for holding any special meeting called by them. The majority of the members of the Audit Committee shall constitute a quorum for Audit Committee meetings and, unless otherwise required by this Charter of the Company's bylaws, action may be taken by majority vote of the members present at a meeting where a quorum is present. The Audit Committee may also act by unanimous written consent without a meeting.