NEWS RELEASE

American Healthcare REIT Names Ann Lacey Executive Vice President, Asset Management – Senior Housing

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Appointment deepens AHR's operating and asset management capabilities as its senior housing and integrated senior health campus platform scales; Company also adds depth to its Investments Division

IRVINE, Calif.--(BUSINESS WIRE)-- American Healthcare REIT, Inc. (NYSE: AHR) (the "Company" or "AHR") today announced that Ann Lacey has joined the Company as Executive Vice President, Asset Management – Senior Housing. Lacey joins AHR from Artemis Real Estate Partners, where she served as Managing Director, Healthcare, and oversaw a senior housing portfolio valued in excess of $2 billion, and an overall portfolio valued at more than $5 billion. Previously, she spent more than a decade in operational and asset management roles with Sunrise Senior Living.

Lacey will lead day-to-day asset management across AHR's senior housing operating portfolio, including both the senior housing operating properties ("SHOP") and integrated senior health campuses ("ISHC") segments. As AHR's platform scales, she will be responsible for further institutionalizing the practices, systems and operating disciplines that support AHR's industry-leading performance across the platform, while working closely with AHR's operating partners to identify opportunities to enhance resident outcomes, operating results and long-term asset value.

"Our strategy is to combine disciplined capital allocation, leading operating expertise and increasingly sophisticated data and technology into one integrated senior housing platform designed to compound value over the long term," said Jeff Hanson, Chairman and Chief Executive Officer. "Strategic asset management is where those capabilities come together at the property level and where focused strategy translates into performance. Ann brings an exceptional combination of institutional investment judgment and hands-on operating experience, and her addition

strengthens our ability to translate scale into better execution."

At Artemis, Lacey served as a voting member of the healthcare investment committee and built and led the firm's specialized asset management function for its healthcare platform, covering senior housing operating investments with 15 operating partners across the acuity spectrum.

Prior to joining Artemis, she spent 11 years at Sunrise Senior Living, most recently as Vice President, Operations and Performance Improvement. In that role, she built and led an eight-person internal consulting group that deployed operational improvements across approximately 250 North American communities. She partnered with Sunrise's first chief clinical officer to implement its clinical outcome reporting dashboards and balanced operational scorecards through all levels of the organization. Lacey holds a bachelor's degree in finance from the Robert H. Smith School of Business at the University of Maryland.

"We have intentionally built asset management to function as a strategic extension of our operating partners, rather than as a traditional REIT oversight layer," said Gabe Willhite, President and Chief Operating Officer. "Our objective is to convert the advantages of a scaled public platform into better property-level outcomes – combining operating experience, portfolio-wide data, disciplined problem solving and capital resources in ways that help our partners make better decisions. Ann has built and led exactly that kind of capability from both the ownership and operating sides of the business. Her leadership will help us scale it across a larger portfolio and further differentiate AHR as the partner of choice for leading senior housing operators."

"What attracted me to AHR is the opportunity to help build an integrated senior housing platform where investment discipline, operating expertise and data-driven decision-making all support the same objective: better outcomes for residents and stronger long-term performance," said Lacey. "AHR's partnership model creates a powerful opportunity to learn across a scaled portfolio, share what works and bring those insights back to individual communities. I look forward to working alongside our operating partners to deepen those capabilities and help AHR capture the significant long-term opportunity in senior housing."

The Company also announced the appointment of Joshua Miller as Vice President, Investments – Senior Housing. Miller will participate in transaction execution for senior housing acquisitions and dispositions, working with AHR's investments and asset management teams on sourcing, underwriting, structuring and closing.

Miller joins AHR from RSF Partners, a Dallas-based private equity real estate investor, where he spent nearly seven years, most recently as Vice President. There he sourced, underwrote and closed senior housing acquisitions and developments, structured investments alongside operating partners, arranged financing and asset managed a portfolio of senior housing communities. He is a member of Argentum's Future Leaders Class of 2026 and holds a bachelor's degree in finance from Southern Methodist University.

About American Healthcare REIT, Inc.

American Healthcare REIT, Inc. (NYSE: AHR) is a real estate investment trust that acquires, owns and operates a diversified portfolio of clinical healthcare real estate, focusing primarily on senior housing communities, skilled nursing facilities, and outpatient medical buildings across the United States, and in the United Kingdom and the Isle of Man.

Forward-Looking Statements

Certain statements contained in this press release, including statements relating to our expectations regarding the success of our business and asset management strategies, may be considered forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. We intend for all such forward-looking statements to be covered by the applicable safe harbor provisions for forward-looking statements contained in those acts. Such forward-looking statements generally can be identified by the use of forward-looking terminology such as “may,” “will,” “can,” “expect,” “intend,” “anticipate,” “estimate,” “believe,” “continue,” “possible,” “initiatives,” “focus,” “seek,” “objective,” “goal,” “target,” “strategy,” “plan,” “potential,” “potentially,” “preparing,” “projected,” “future,” “long-term,” “once,” “should,” “could,” “would,” “might,” “uncertainty,” or other similar words. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of this press release. Any such forward-looking statements are based on current expectations, estimates and projections about the industry and markets in which we operate and beliefs of, and assumptions made by, our management and involve known and unknown risks and uncertainties that could cause actual results to differ materially from those expressed or implied therein, including, without limitation those risks disclosed in our periodic reports as filed with the Securities and Exchange Commission. Except as required by law, we do not undertake any obligation to update or revise any forward-looking statements contained in this press release.

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