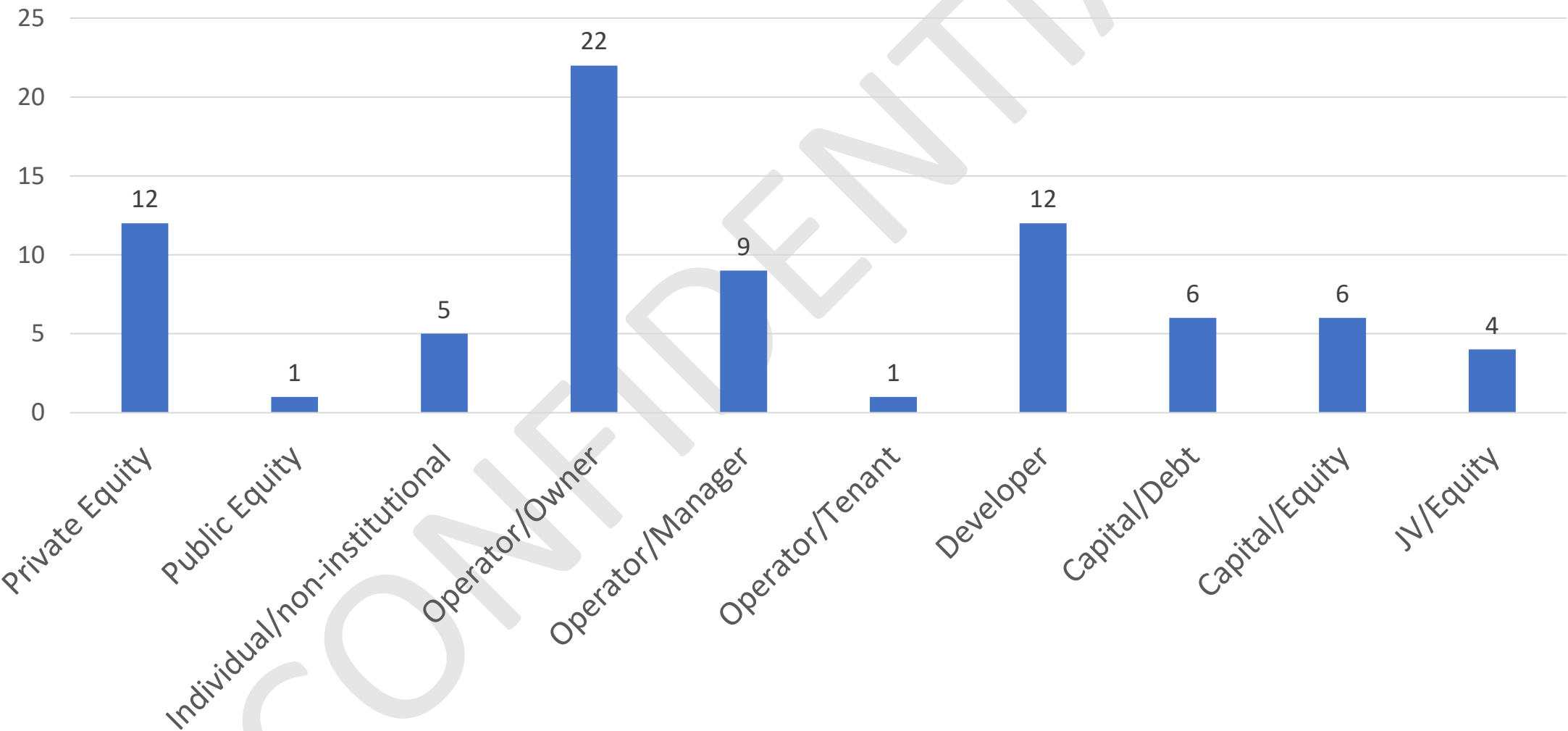
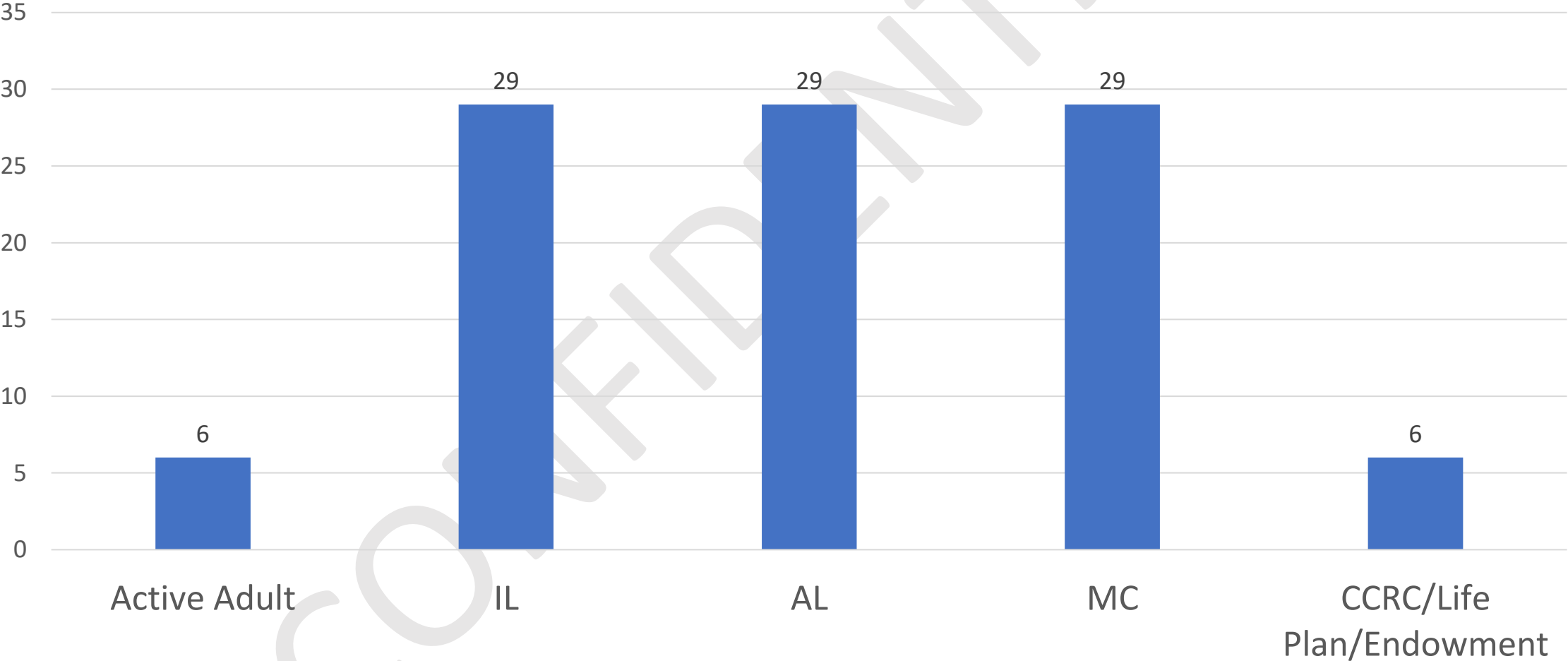


Are you an Owner, Operator, Developer, Financier?



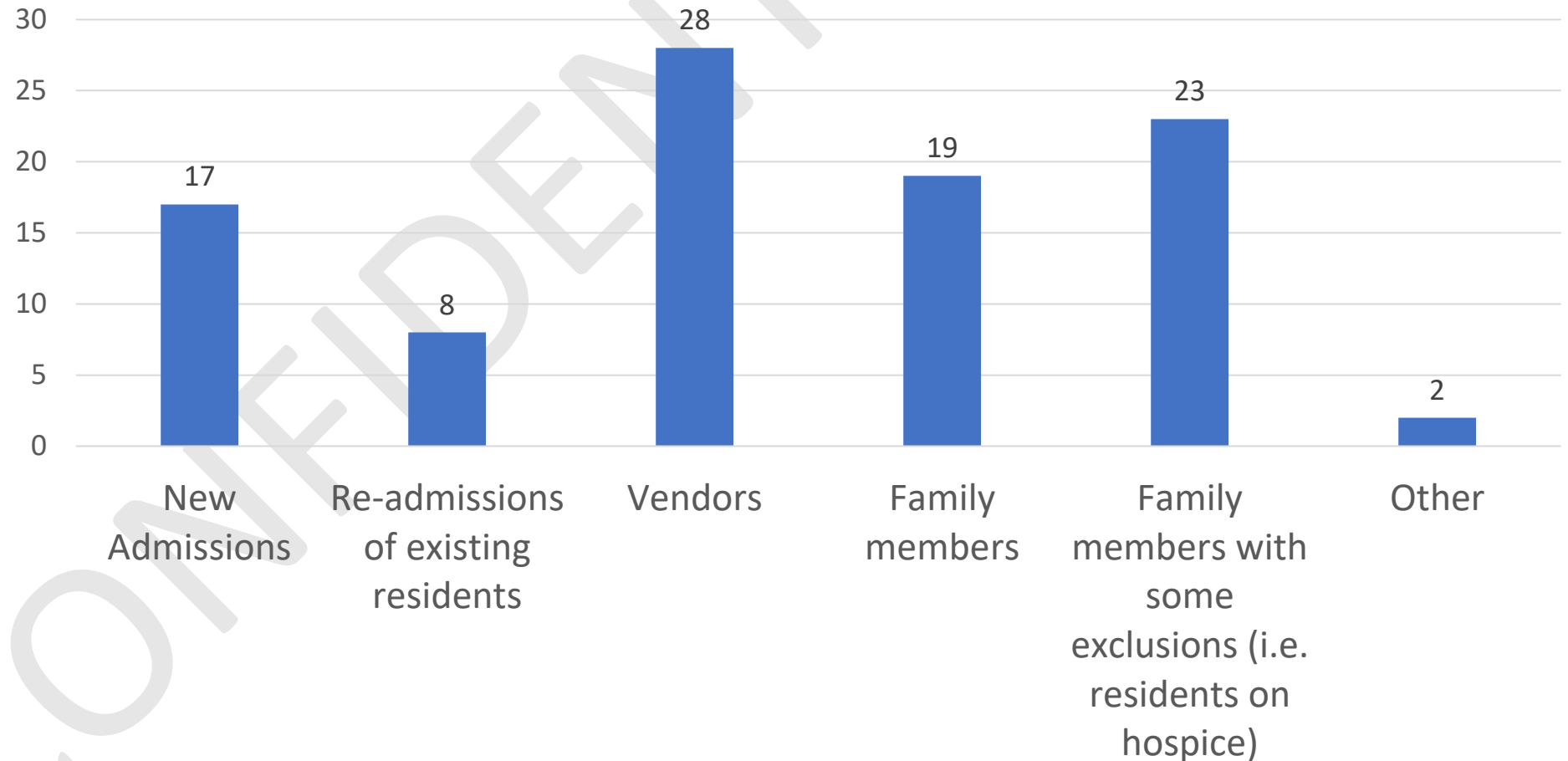
Product Type



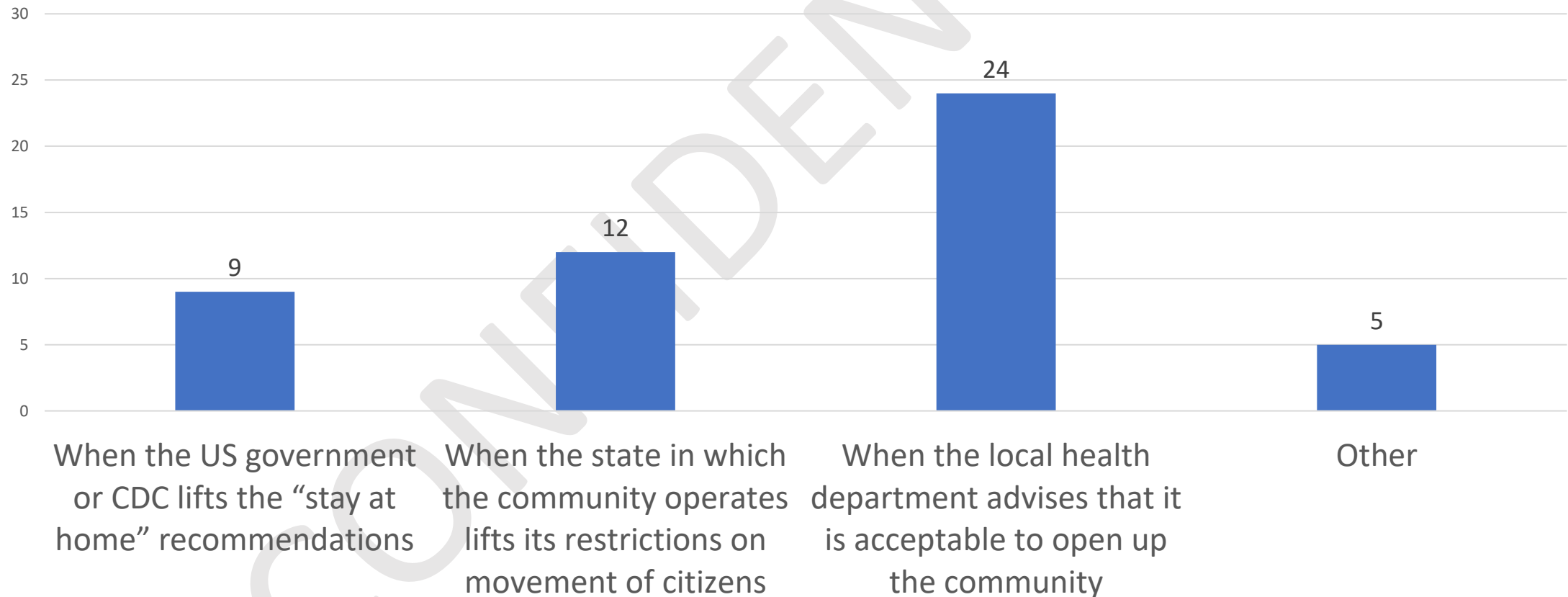
As part of your COVID-19 protocols, has your community restricted access to:

Other responses:

- New admissions must quarantine for 14 days unless tested once they move in. If test results are negative after move in they are not quarantined in apartment
- Volunteers & entertainers



If you are currently restricting access to your community (i.e. no visitors unless essential healthcare personnel), when do you plan to lift that restriction?

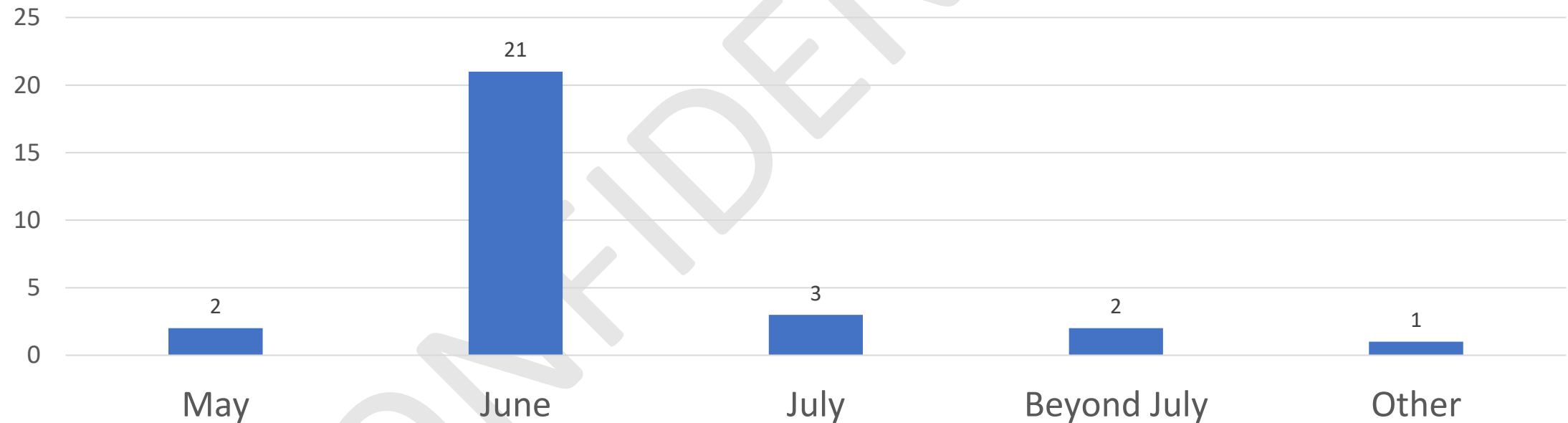


If you are currently restricting access to your community (i.e. no visitors unless essential healthcare personnel), when do you plan to lift that restriction?

Other Responses:

- On our time frame
- When we determine it is safe at each community
- When the area the community is in meets the criteria that was set by the White House originally in the phased re-opening and there are no cases in the community
- County guidance
- When we feel it's safe after the health dept advisory

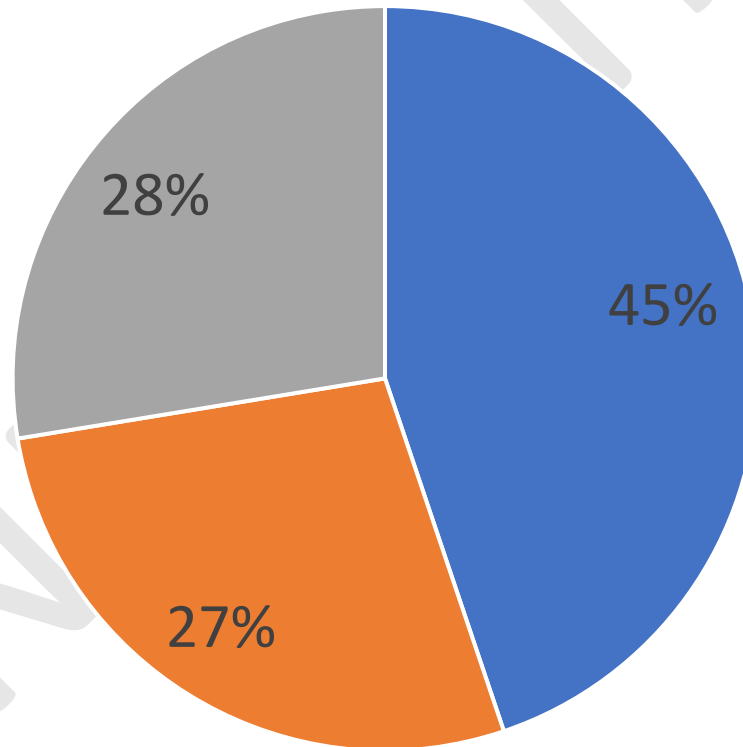
Do you currently anticipate lifting restrictions on access to some or all of your communities in:



Other Responses:

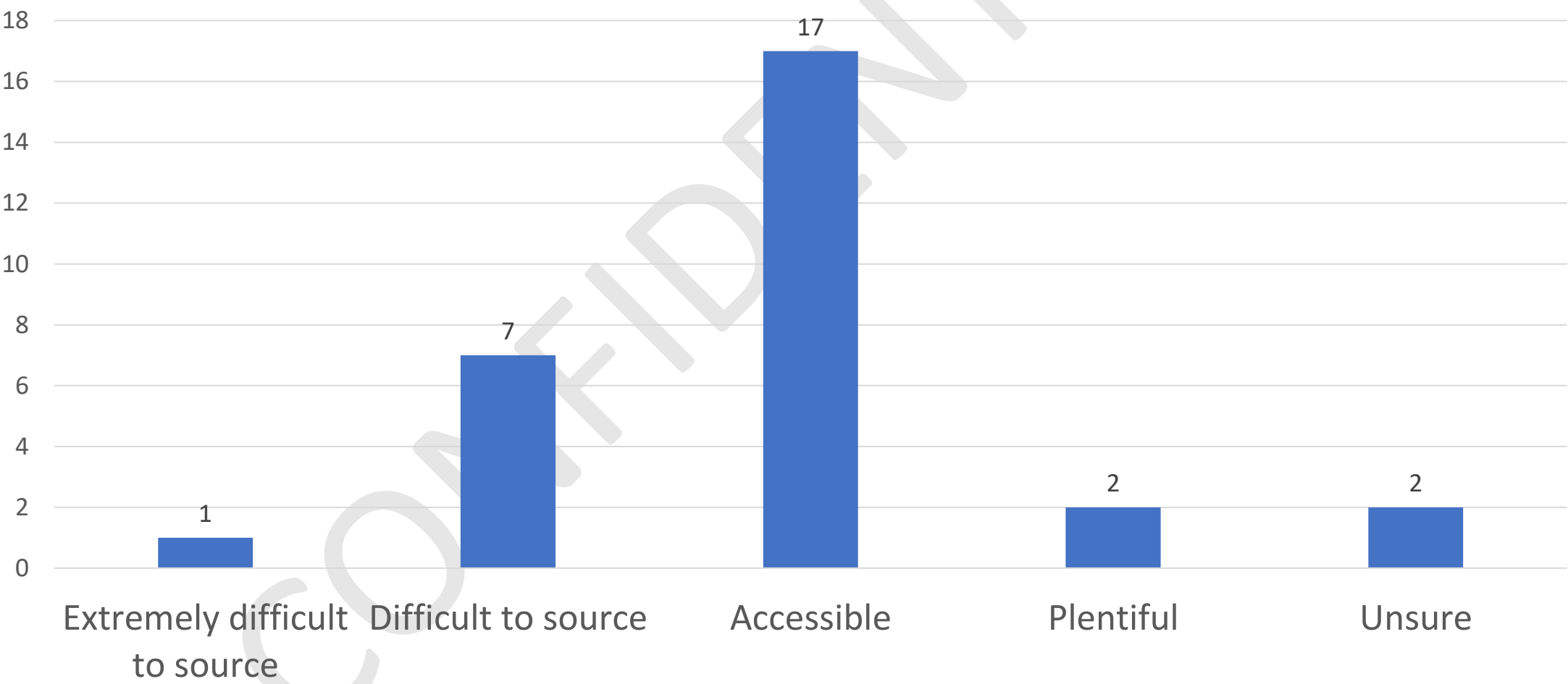
- Hard to know as the county is giving no indication of when their congregated living orders will lessen

Do you intend to wait until there are no “active” cases of COVID-19 in your community before lifting the restrictions on access?



■ Yes ■ No ■ Unsure

Please describe your ability to access testing kits in the markets in which you operate:



Please describe how you are using testing:



Please describe how you are using testing:

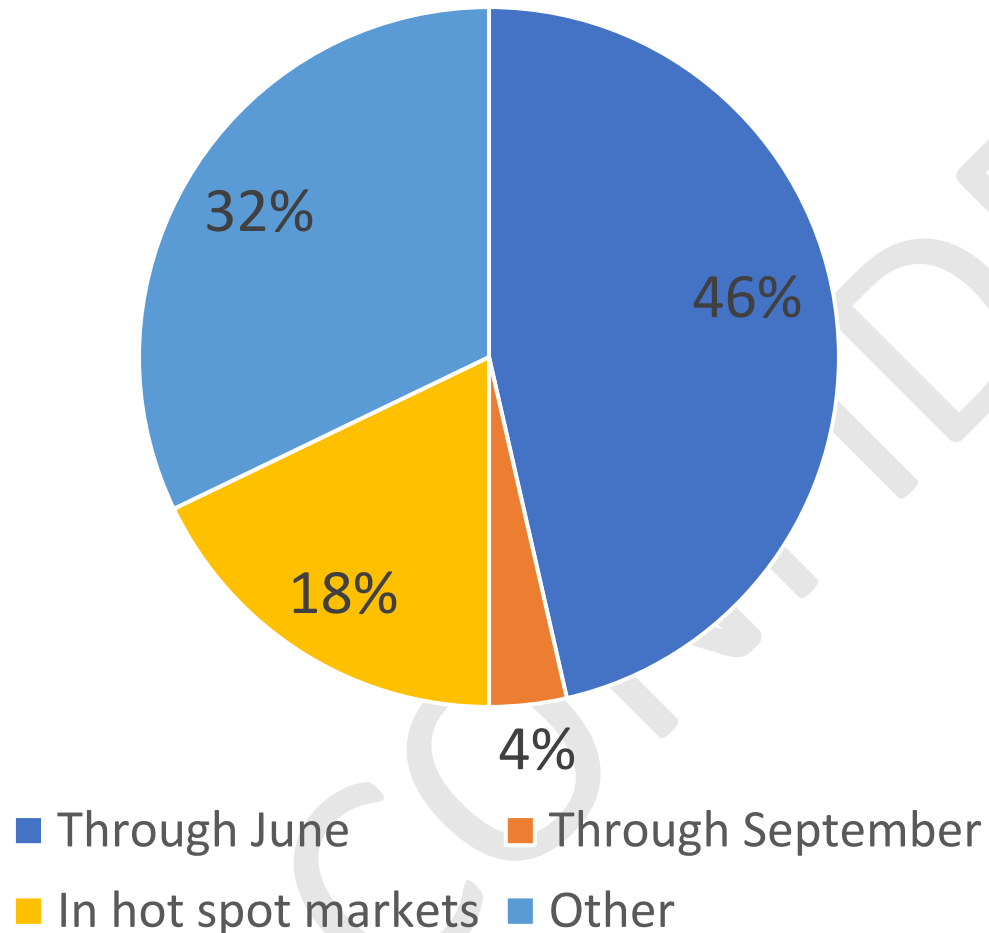
Other Responses:

- Testing symptomatic people
- Testing all residents and staff. Not government required
- Periodic testing of residents and employees in health center of Life Plan Communities
- Testing new move ins, returning residents, symptomatic staff and residents
- Testing symptomatic residents and staff and following DOH guidance after that
- County will test if there is a need to do so
- Testing when we deem it is in the best interests of the residents and / or associates
- Testing residents pre-admission, at end of 14 day quarantine, and when symptoms present. Testing employees pre hire and when symptoms present

Please add any additional comments about your experience with testing:

- We are also testing per government requirements
- We have tested 100% of our residents in a community, we have tested groups/wings from tracing for residents and associates. We'll test as much as needed to fully understand the issues, if any, at hand
- We will test all residents and staff in the coming weeks
- Either the health department or in some instances hospital systems i.e. HMO tested
- We tested all staff and all residents a week before the government mandate

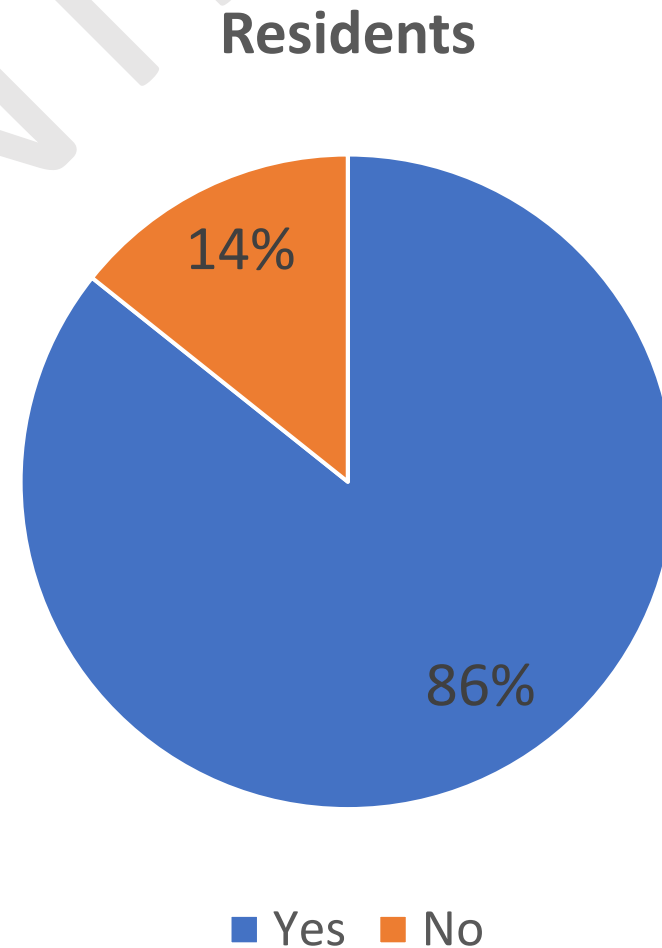
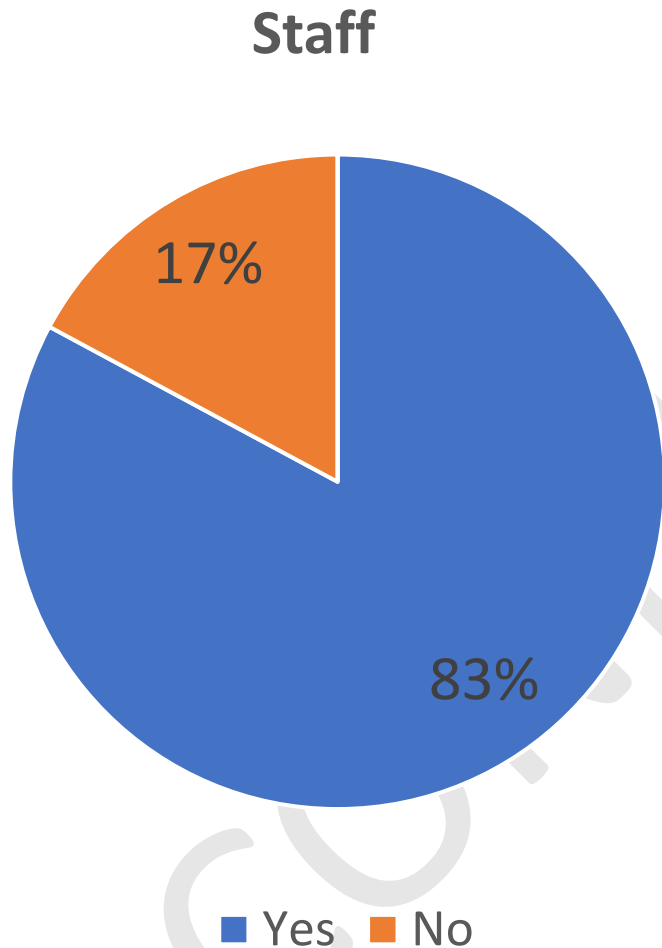
Do you intend to continue hero pay:



Other Responses:

- Our incentive ends early June, will evaluate from there
- We have not initiated hero pay. Considering if we have active residents in the community but have not had yet
- Not doing hero pay
- We are looking at it each month and making the decision
- Will adjust with what the government offers in the next package
- Ending in May
- Not applicable. Have not paid elevated wages
- Currently not paying hero pay. We would consider it if we had an active COVID case

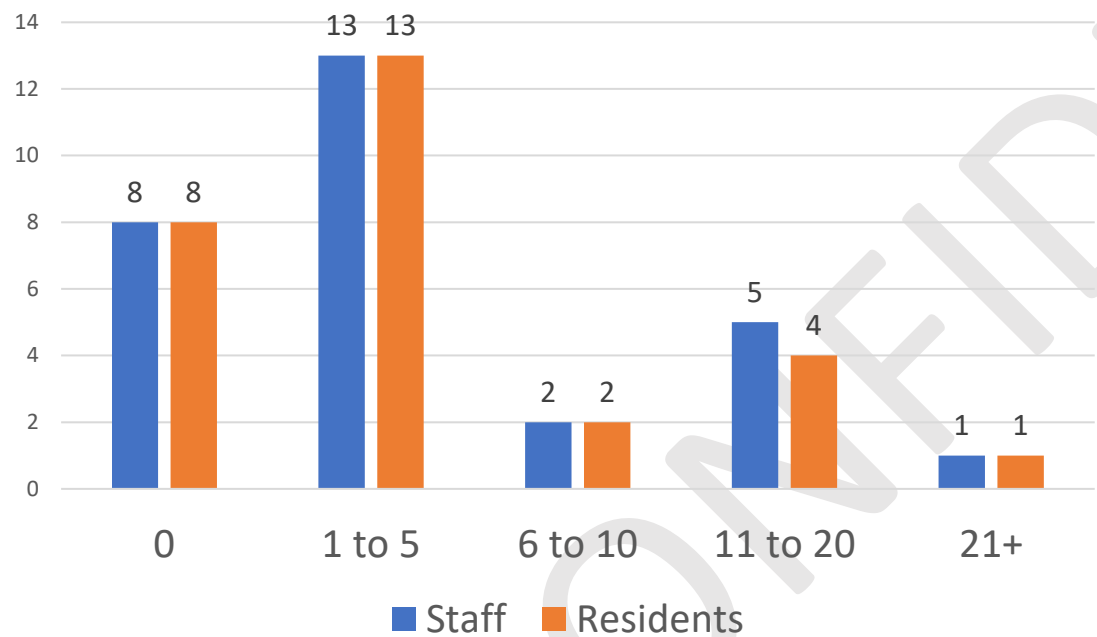
Do you have any seniors housing communities with staff or residents who have been diagnosed with COVID-19 virus?



Staff: n = 28

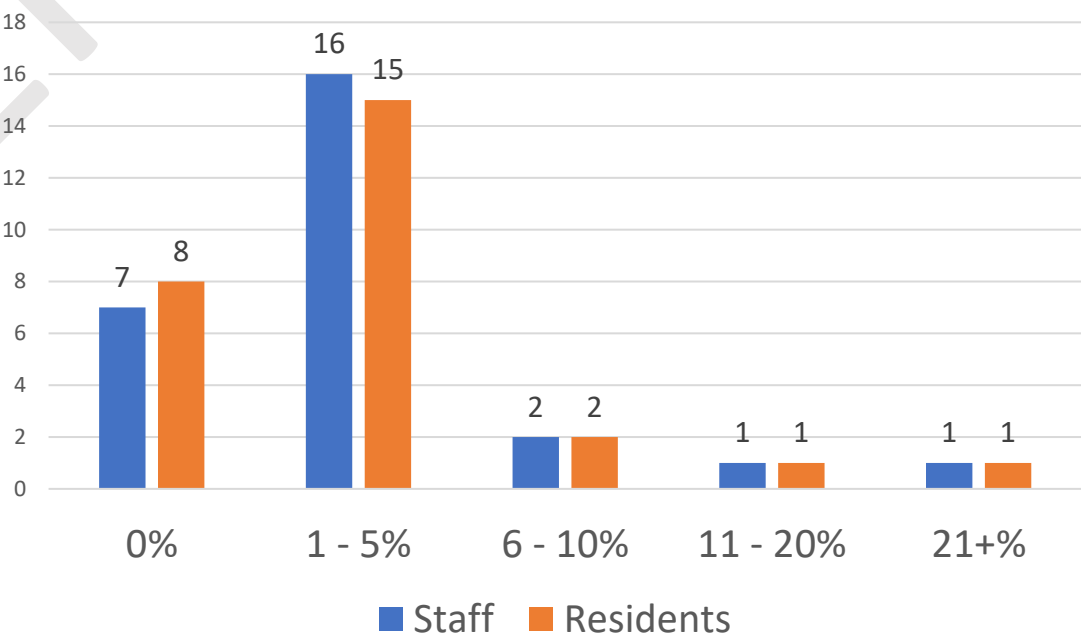
Residents: n = 28

How many of your communities have staff or residents who have been diagnosed with COVID-19 virus?



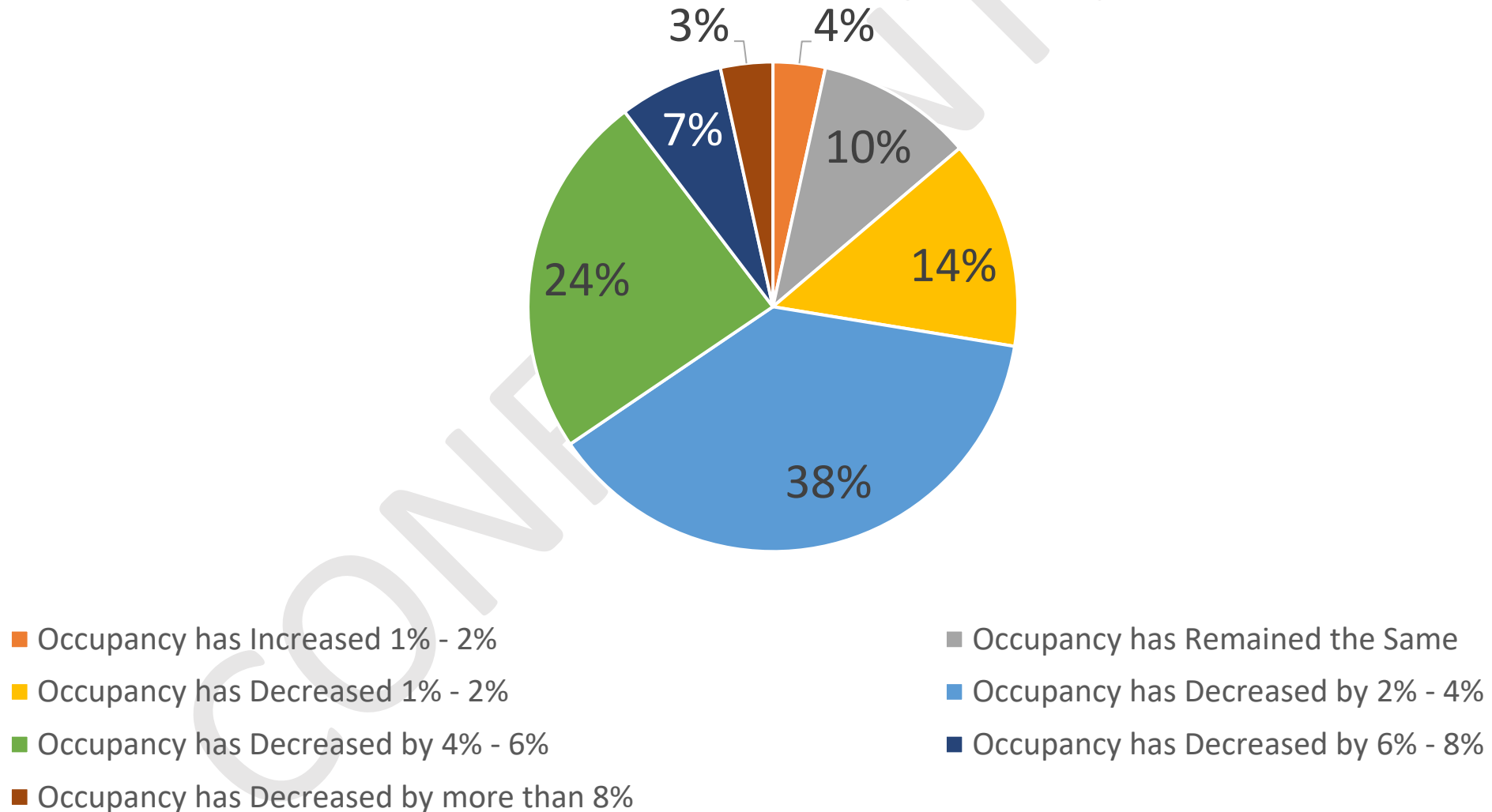
Staff n = 29 Residents n = 28

What percentage of your communities' staff or residents have been diagnosed with COVID-19 virus?

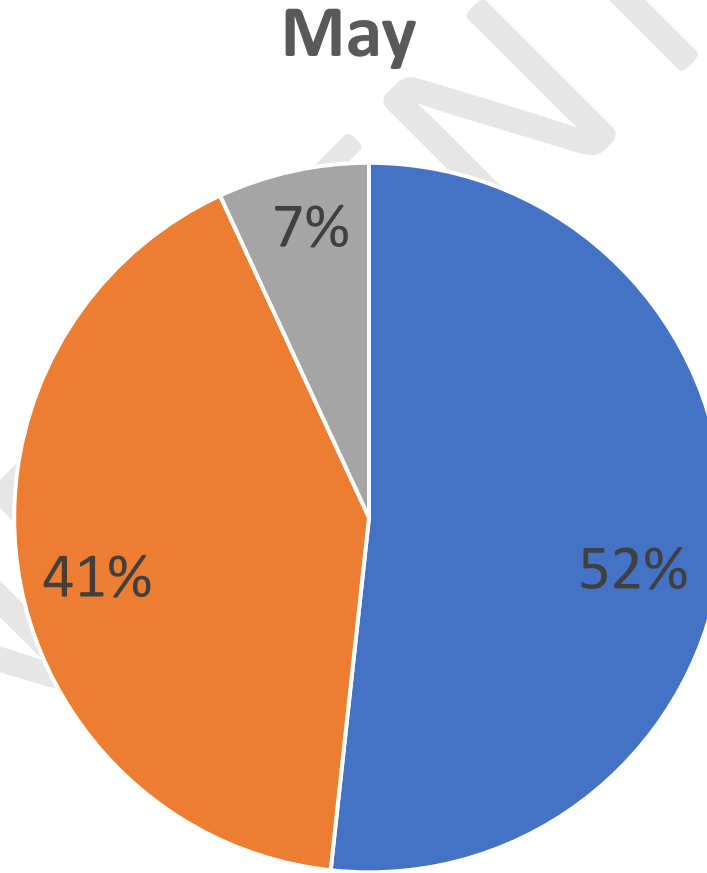


Staff n = 27 Residents n = 27

Since the emergence of COVID-19 in the U.S., please note the impact to your community's occupancy rates:



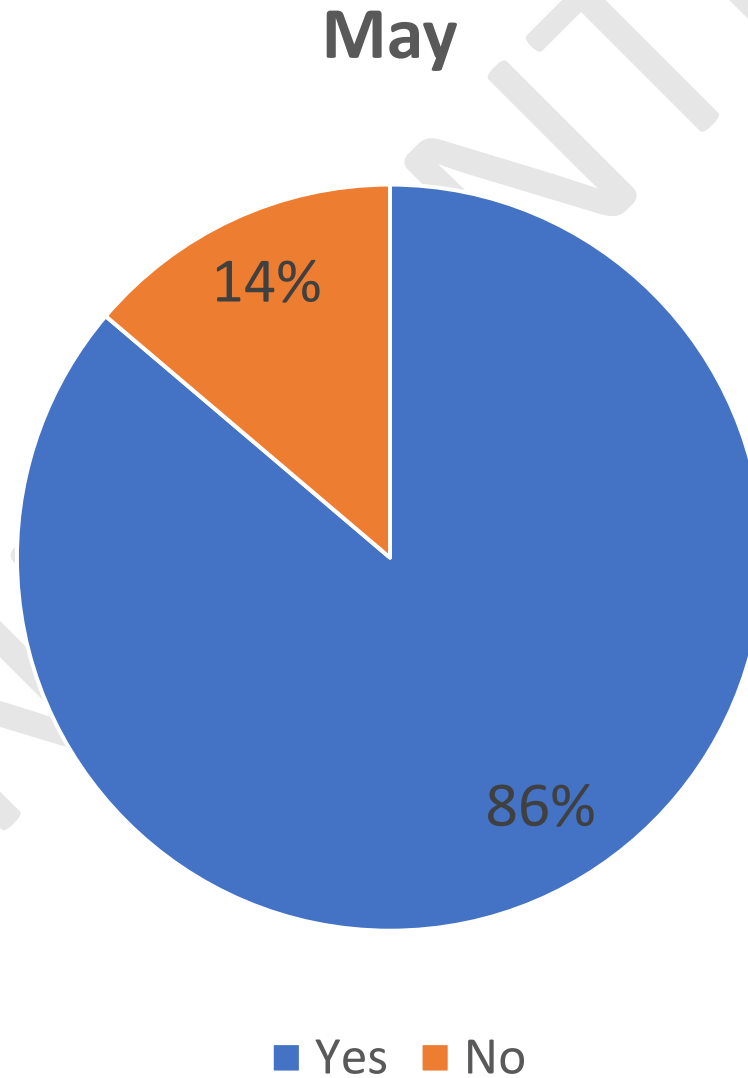
Have you had any residents move out due to concerns related to COVID-19?



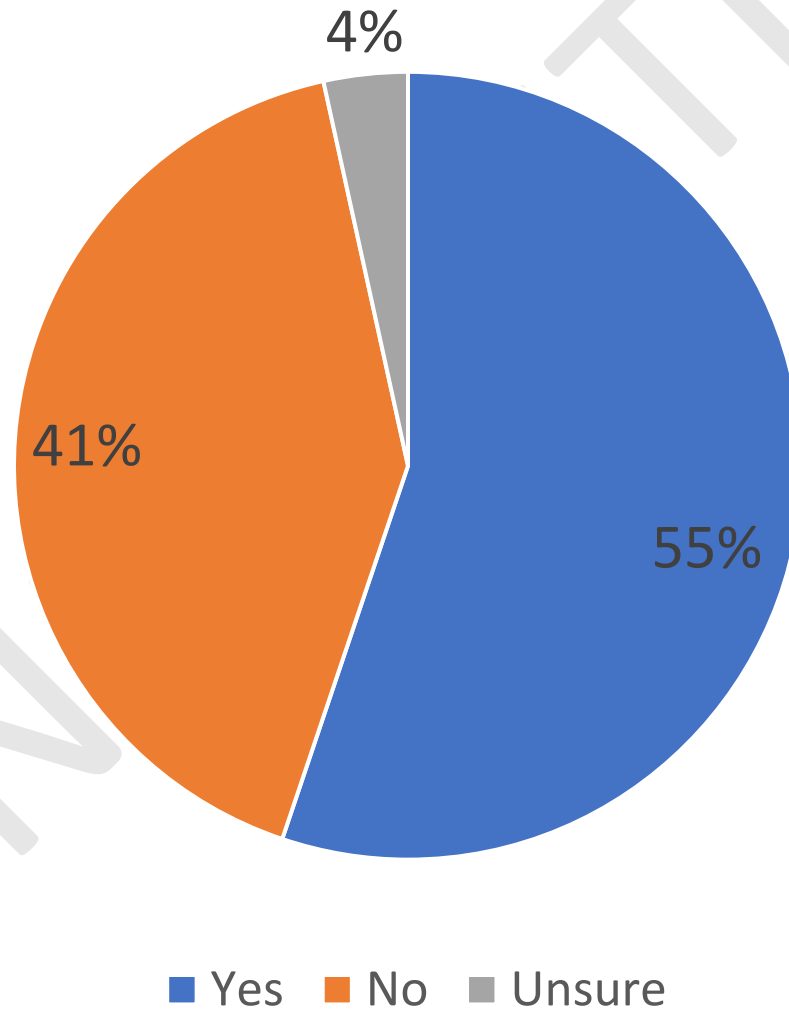
■ Yes ■ No ■ Unsure

April n = 29

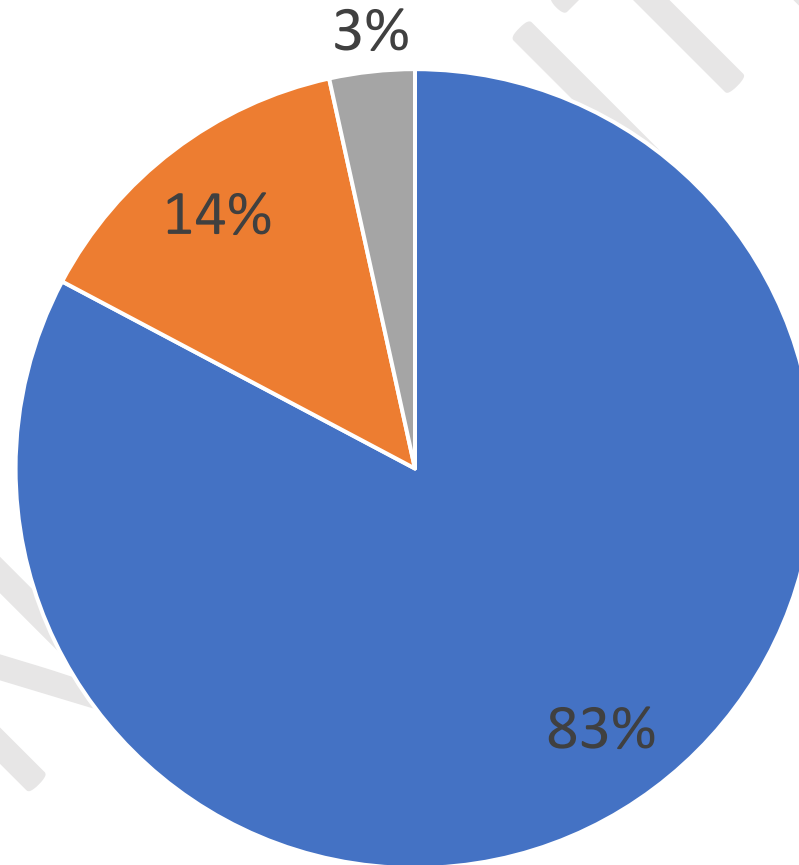
Have you had any prospects cancel plans to move-in due to COVID-19 fears?



Do you operate communities in areas that currently restrict new admissions?

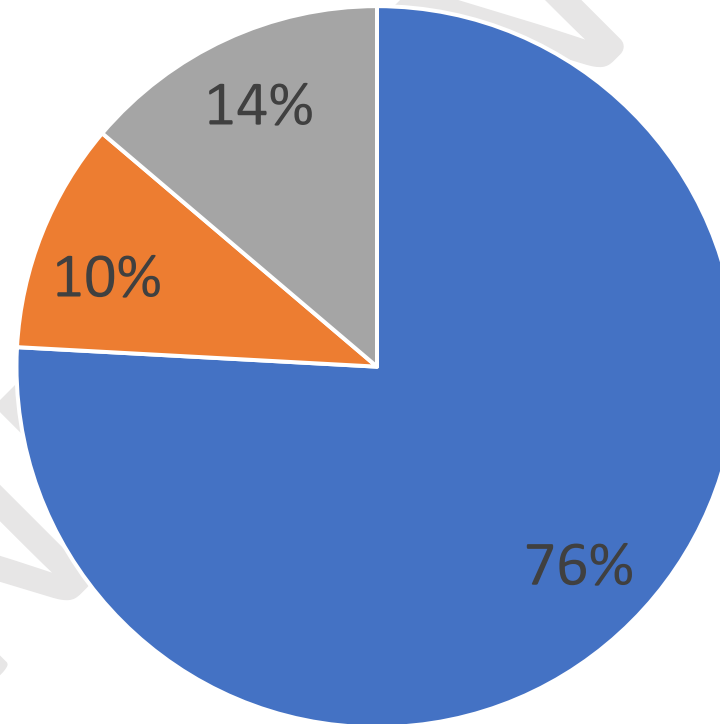


Do you expect to move-in new residents before the end of this month?



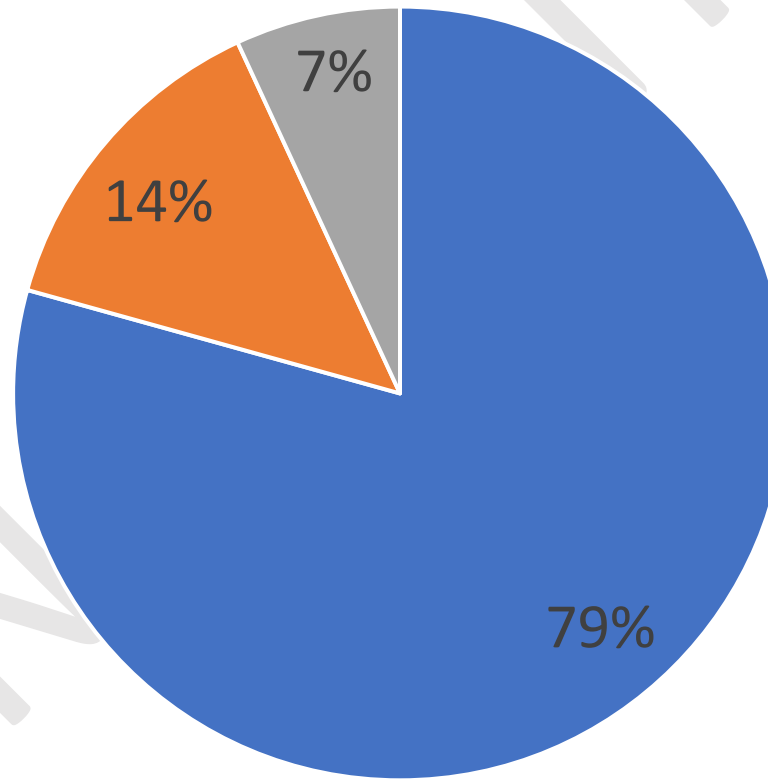
■ Yes ■ No ■ Unsure

If you are going to move in a new resident, are you planning to have them take a COVID test before they move in?



■ Yes ■ No ■ Unsure

Will you require new residents to self-quarantine for 14-days upon move-in (whether or not they take a COVID test before move-in)?

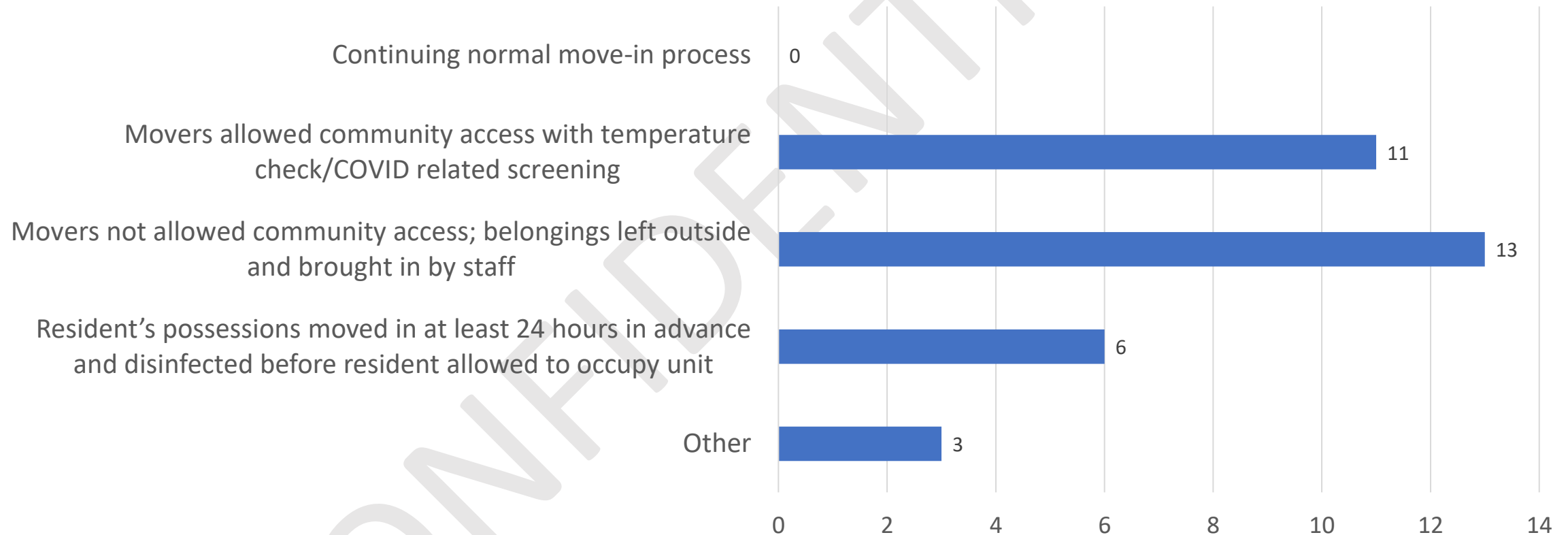


■ Yes ■ No ■ Unsure

If your community cares for memory care residents, please describe how you plan to move-in new MC residents:

- Test and quarantine before allowed to interact with the rest of residents
- Testing
- We will request a double negative test before move-in
- Case by case basis
- We are testing at admission and working to have them quarantine/socially distance as much as possible until we receive test results. Usually 48 hours
- Utilizing a family member to stay with resident during quarantine or using zones to accommodate reduced interactions
- Two negative tests prior to move-ins, must come from a COVID-19 free environment, upon move-in will be checked for temperature and other symptoms twice daily
- Only residents to MC are internal transfers
- They will be required to have a sitter
- We are finalizing plans this week. Depending on the property, there could be a cohort unit/area for new residents in MC or we can do one on one care and programming for all new residents in memory care
- We cannot isolate, need to be asymptomatic or test negative to be admitted
- Covid test on day of move in followed by 7 day quarantine
- No MC move ins at this time
- Pre test

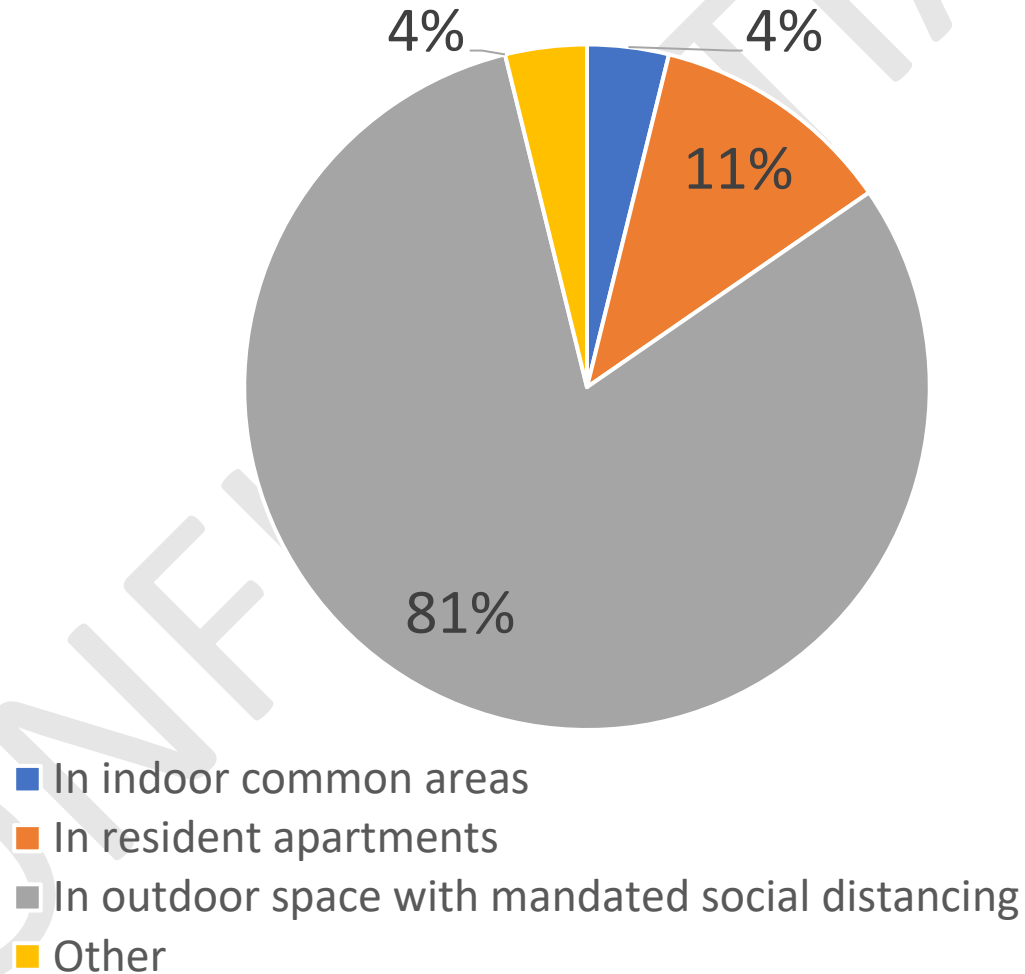
How are you mitigating risks with regards to the move-in process?



Other:

- We also limit the number of movers, require masks and gloves at all times
- Preferred movers and COVID screening only. One family member and new resident - all tested and screened.
- Movers must follow healthcare worker entry protocols.

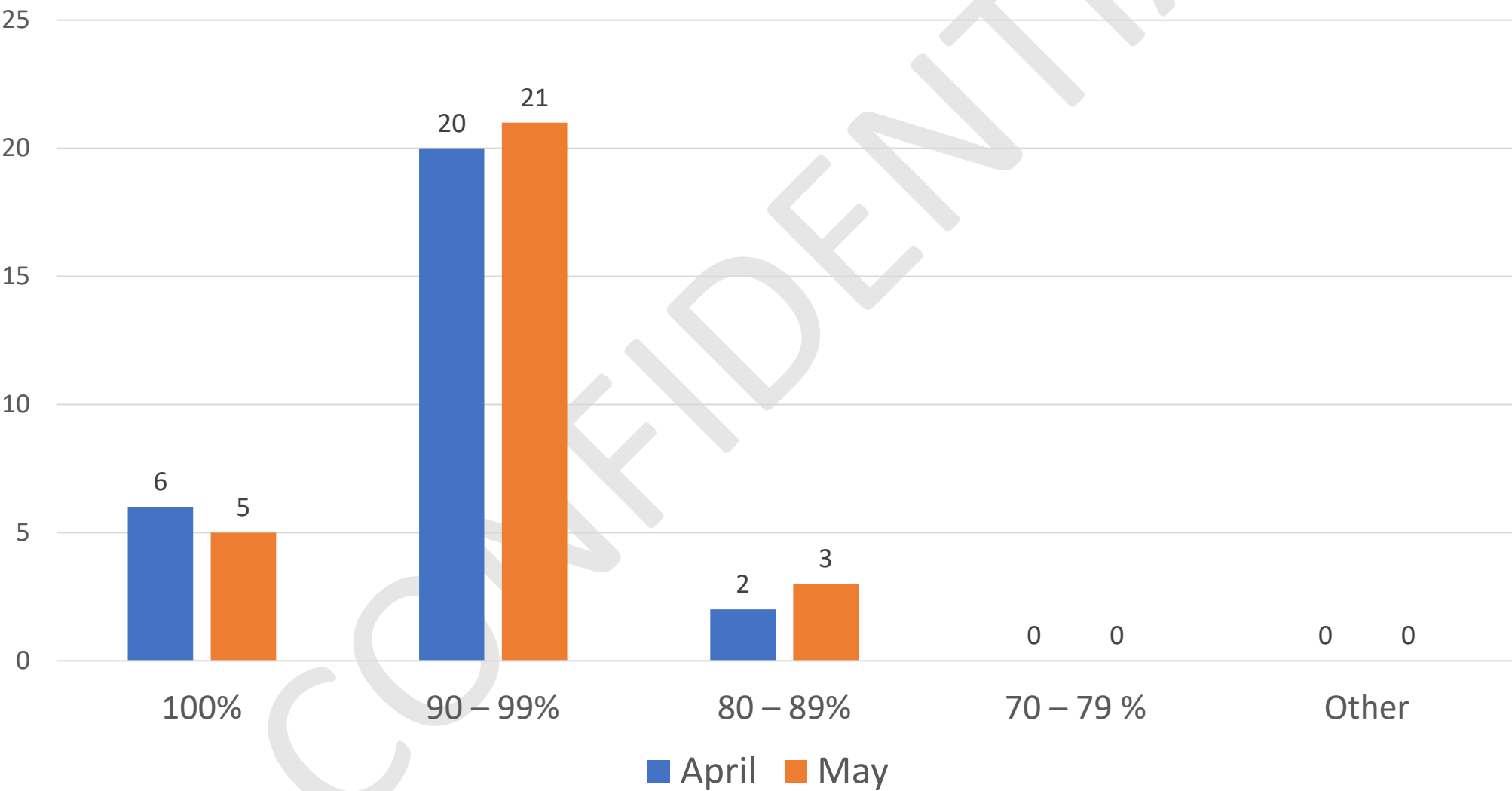
As you consider opening up your communities, as it relates to visitors, do you envision physical visits taking place:



Other:

- Still no visitors per state guidance

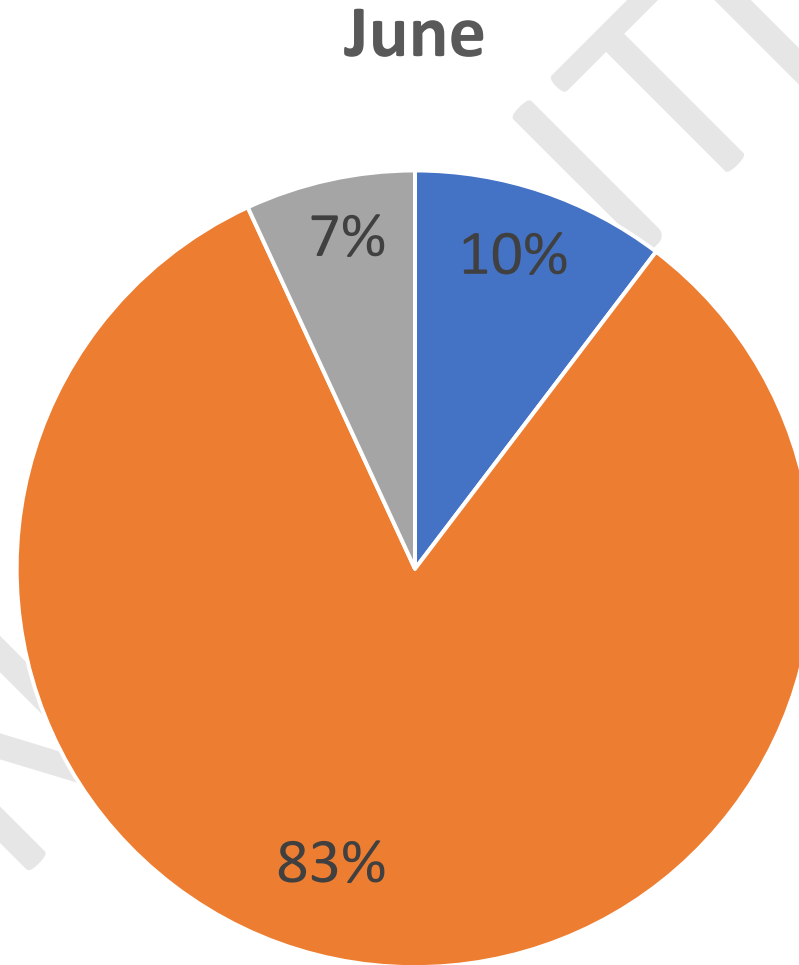
What was your percentage of rent collected in April and May?



April n = 28

May n = 29

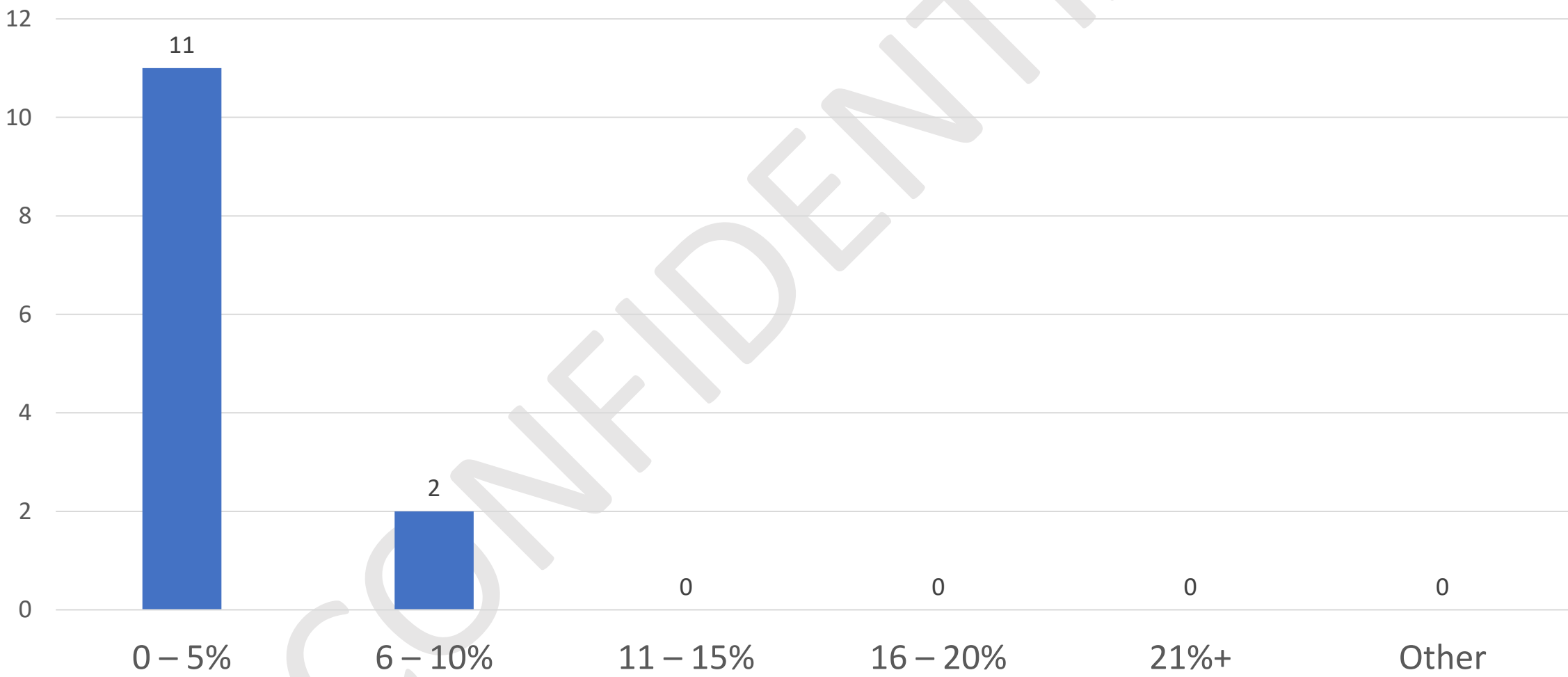
Do you anticipate rent delinquency in June?



■ Yes ■ No ■ Unsure

June n = 29

If you anticipate rent delinquency in June, what percentage?



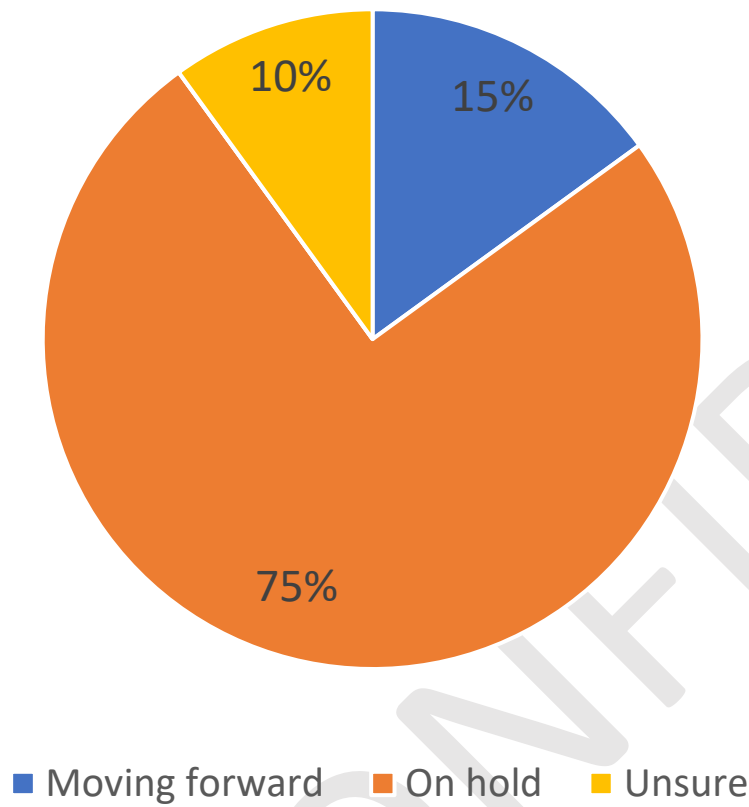
What is your greatest concern at this time?

- Getting move in activity started
- As our testing ramps up, we are concerned that Agency staff are not testing with the same frequency, same with private care providers
- Continued infections due to workforce infection
- Mitigating the spread
- Re-emergence of COVID when community completely opened to visitors and family
- Attrition and not being able to increase occupancy, therefore decreasing revenue but with increasing expenses due to PPE and surge pay
- Health and safety of residents, financial health due to reduction in revenue, negative industry perception
- Our greater community opening too fast causing a resurgence and it impacting our campus
- Resurgence
- Getting folks comfortable to move in. Need restrictions to be lifted
- Adequate gowns for PPE
- Testing. Family anxiety resulting inability to visit family members at our communities
- How long is this going to last....
- Crafting a safe plan to allow visitation

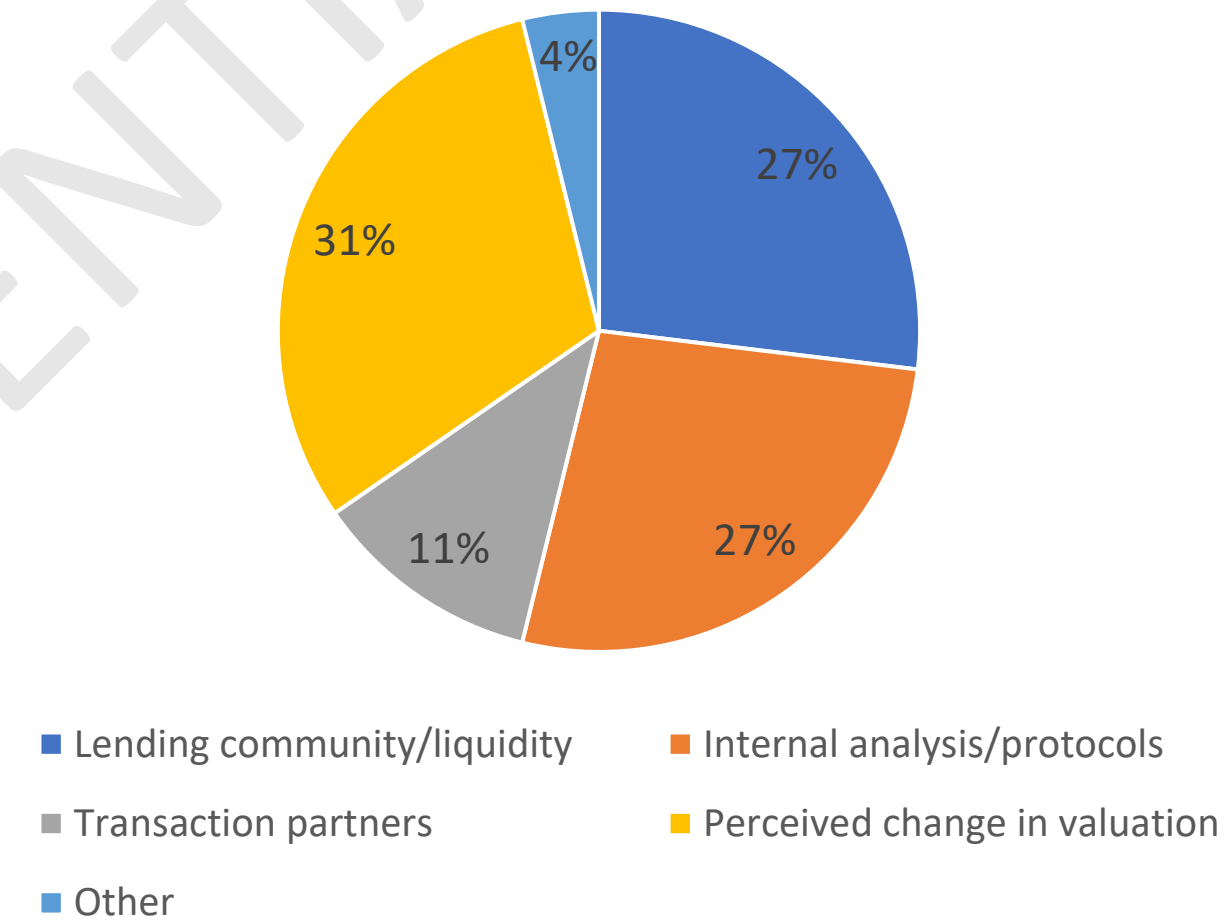
Are you involved in a current capital transaction?



Is your capital transaction?

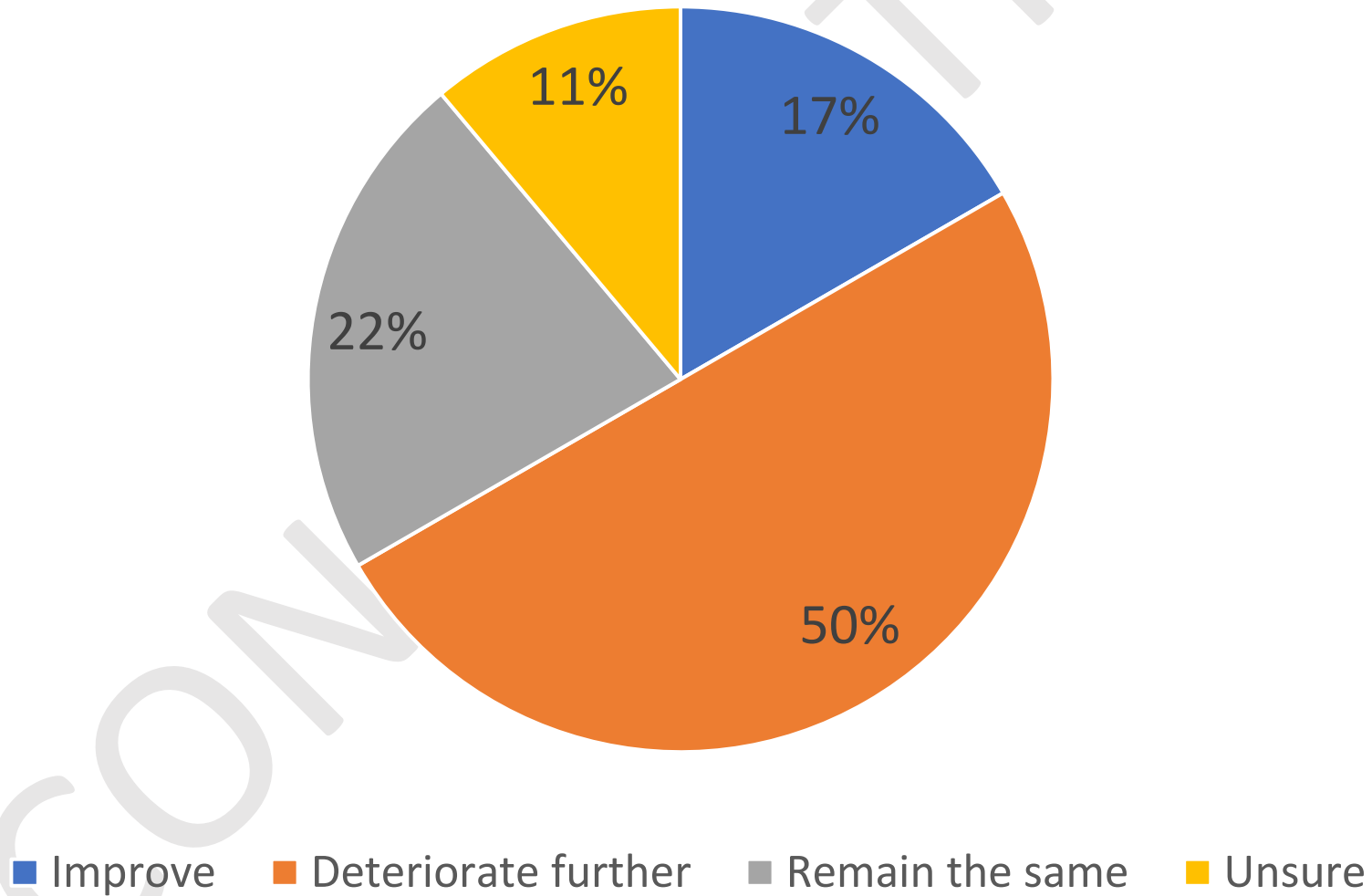


If you answered on hold or terminating, do you attribute this to:

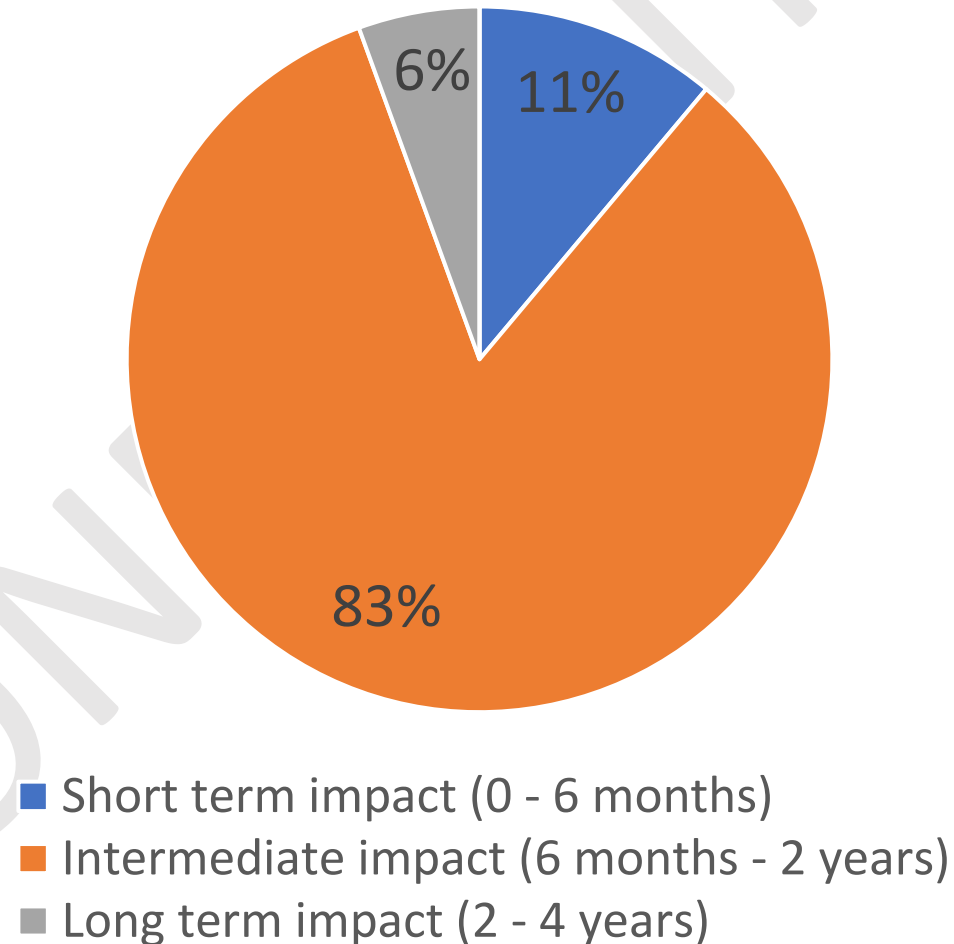


Other:

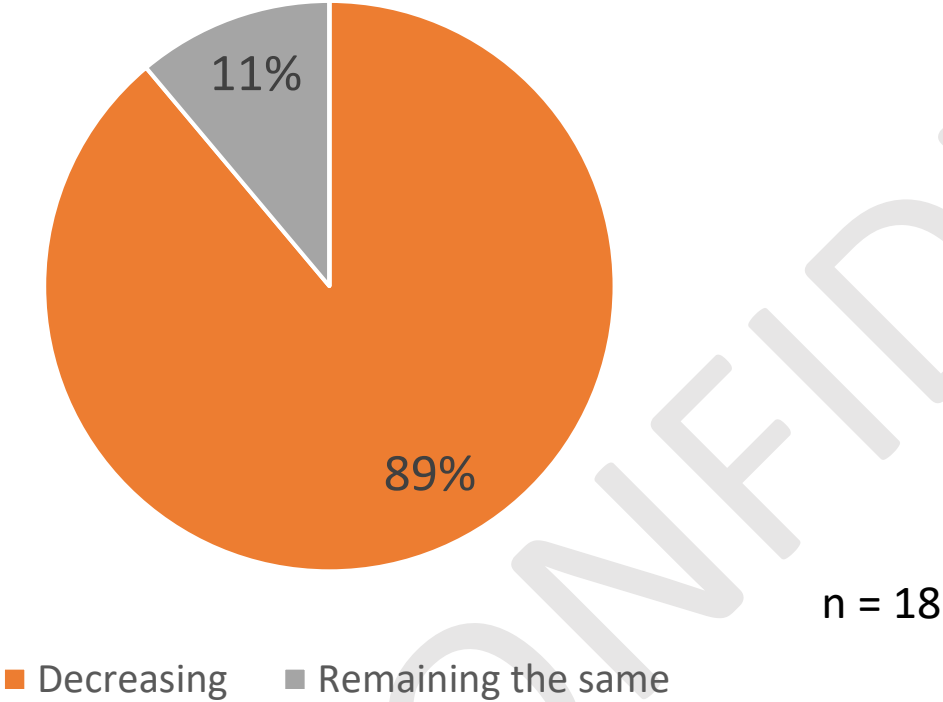
Do you anticipate current capital markets will:



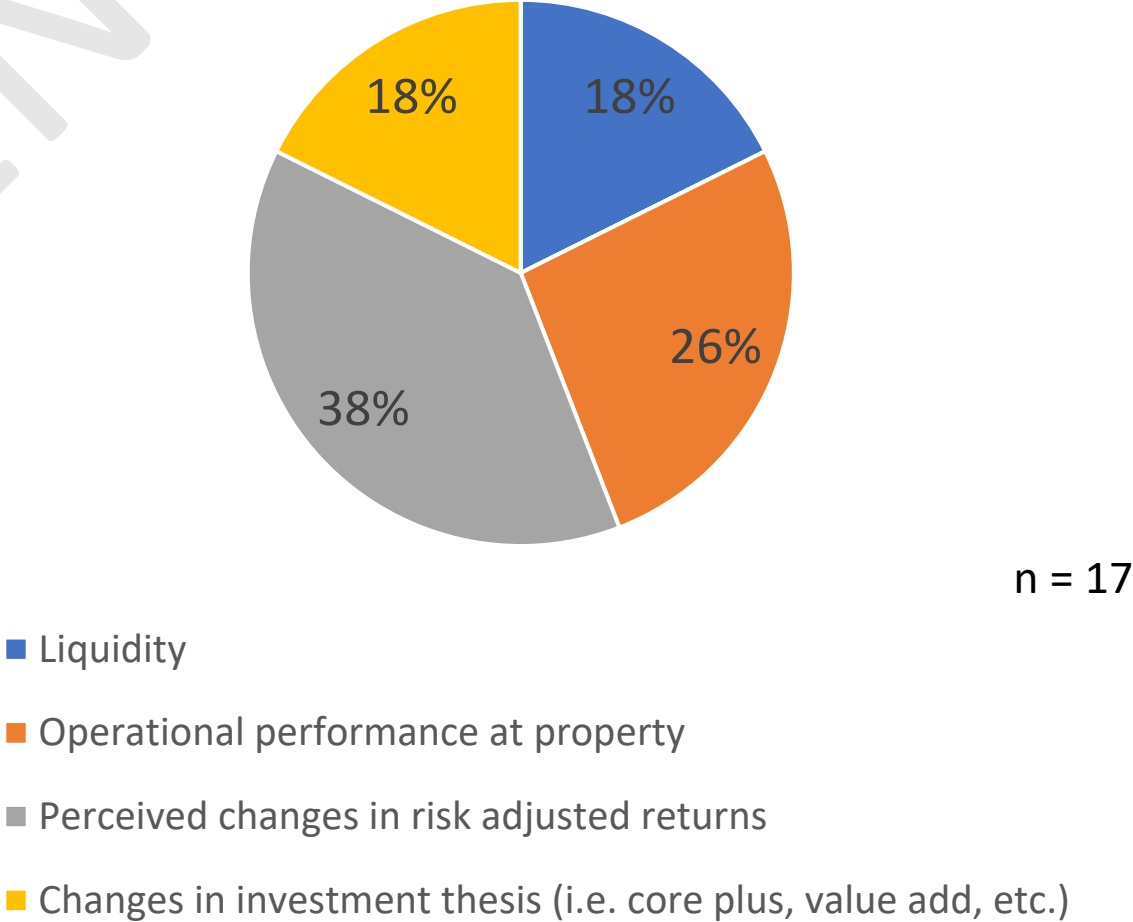
Do you think that the COVID-19 pandemic will have an adverse impact on sector valuations that will last:



With regards to transaction marketplace, do you anticipate market values:



Based on your answer do you attribute this to:



Please add any additional comments related to the transaction marketplace

- Short term through the summer, banks will be all over the board in terms of their underwriting criteria. As we move to the new normal, we'll see a better snapshot of where the banks and agency lenders will be.

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