

VENTAS INC  
Form 10-Q  
July 28, 2017

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 10-Q

(Mark One)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES  
EXCHANGE ACT OF 1934 FOR THE QUARTERLY PERIOD ENDED JUNE 30, 2017

OR  
 TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES  
EXCHANGE ACT OF 1934 FOR THE TRANSITION PERIOD FROM TO

Commission file number: 1-10989

Ventas, Inc.  
(Exact Name of Registrant as Specified in Its Charter)

Delaware 61-1055020  
(State or Other Jurisdiction of Incorporation or Organization) (I.R.S. Employer Identification No.)

353 N. Clark Street, Suite 3300  
Chicago, Illinois  
(Address of Principal Executive Offices)

60654  
(Zip Code)  
(877) 483-6827  
(Registrant's Telephone Number, Including Area Code)

Not Applicable  
(Former Name, Former Address and Former Fiscal Year, if Changed Since Last Report)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes  No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer  Accelerated filer  Non-accelerated filer   
(Do not check if a smaller reporting company) Smaller reporting company  Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act). Yes  No

Indicate the number of shares outstanding of each of the issuer's classes of common stock, as of the latest practicable date.

Class of Common Stock:	Outstanding at July 26, 2017:
Common Stock, \$0.25 par value	356,150,173

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PART I—FINANCIAL INFORMATION  
ITEM 1. CONSOLIDATED FINANCIAL STATEMENTS  
VENTAS, INC.  
CONSOLIDATED BALANCE SHEETS  
(Unaudited)

	As of June 30, 2017	As of December 31, 2016
	(In thousands, except per share amounts)	
Assets		
Real estate investments:		
Land and improvements	\$2,117,692	\$2,089,591
Buildings and improvements	21,827,419	21,516,396
Construction in progress	281,093	210,599
Acquired lease intangibles	1,534,173	1,510,629
	25,760,377	25,327,215
Accumulated depreciation and amortization	(5,220,611 )	(4,932,461 )
Net real estate property	20,539,766	20,394,754
Secured loans receivable and investments, net	1,395,404	702,021
Investments in unconsolidated real estate entities	119,794	95,921
Net real estate investments	22,054,964	21,192,696
Cash and cash equivalents	103,353	286,707
Escrow deposits and restricted cash	68,343	80,647
Goodwill	1,034,054	1,033,225
Assets held for sale	89,569	54,961
Other assets	505,475	518,364
Total assets	\$23,855,758	\$23,166,600
Liabilities and equity		
Liabilities:		
Senior notes payable and other debt	\$11,907,997	\$11,127,326
Accrued interest	87,248	83,762
Accounts payable and other liabilities	929,573	907,928
Liabilities related to assets held for sale	9,812	1,462
Deferred income taxes	296,822	316,641
Total liabilities	13,231,452	12,437,119
Redeemable OP unitholder and noncontrolling interests	182,154	200,728
Commitments and contingencies		
Equity:		
Ventas stockholders' equity:		
Preferred stock, \$1.00 par value; 10,000 shares authorized, unissued	—	—
Common stock, \$0.25 par value; 600,000 shares authorized, 356,134 and 354,125 shares issued at June 30, 2017 and December 31, 2016, respectively	89,016	88,514
Capital in excess of par value	13,019,023	12,917,002
Accumulated other comprehensive loss	(45,035 )	(57,534 )
Retained earnings (deficit)	(2,688,946 )	(2,487,695 )
Treasury stock, 0 and 1 shares at June 30, 2017 and December 31, 2016, respectively	—	(47 )
Total Ventas stockholders' equity	10,374,058	10,460,240
Noncontrolling interests	68,094	68,513
Total equity	10,442,152	10,528,753

Total liabilities and equity  
See accompanying notes.

\$23,855,758 \$23,166,600

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VENTAS, INC.  
 CONSOLIDATED STATEMENTS OF INCOME  
 (Unaudited)

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2017	2016	2017	2016
	(In thousands, except per share amounts)			
Revenues				
Rental income:				
Triple-net leased	\$213,258	\$210,119	\$422,585	\$424,606
Office	186,240	144,087	372,135	288,223
	399,498	354,206	794,720	712,829
Resident fees and services	460,243	464,437	924,431	928,413
Office building and other services revenue	3,179	5,504	6,585	12,689
Income from loans and investments	32,368	24,146	52,514	46,532