**Summary: Health Care REIT Inc. Feb 06**

**Description:**

Abstract

The ratings on HCN reflect a stable business profile, which has been enhanced through the conservatively funded investment activity of the past few years. Additionally, the company maintains a good financial profile characterized by stable cash flow coverage measures and debt leverage that is well within acceptable limits for the existing rating. HCN, like other rated health care REITs, will remain challenged by the difficult and often unpredictable regulatory environment, as well as the competitive acquisitions landscape. In addition, the low-margin nature of most health care facility operations adds an additional layer of credit risk (at the operator/borrower level). However, HCN has historically demonstrated the ability to adroitly manage these challenges. HCN, a public equity REIT based in Toledo, Ohio,...

Companies mentioned in this report are:
- Welltower Inc.

**Action:** Review

Standard and Poors RatingsXpress Credit Research provides in-depth coverage of international corporates, financial institutions, insurance companies, utilities, sovereigns and structured finance programs. RatingsXpress Credit Research lets users determine the credit rating of holdings and identify key factors underlying an issuer’s creditworthiness, distinguishes the different risk exposures for new and existing deals, and provides an understanding of how their analysts interpret key regulatory, political and environmental events and their economic impact.

This product consists of a Summary Analysis: Bi-annual (at least). An abbreviated analysis containing Standard & Poor’s issuer credit ratings as of the time the article was published. The analysis includes a rating rationale - the basis on which the rating was assigned - and an outlook section if the issuer is not on CreditWatch. Financial statistics are not included.

**Ordering:**

Order Online - [http://www.researchandmarkets.com/reports/3448234/](http://www.researchandmarkets.com/reports/3448234/)

Order by Fax - using the form below

Order by Post - print the order form below and send to

Research and Markets,
Guinness Centre,
Taylors Lane,
Dublin 8,
Ireland.
Fax Order Form
To place an order via fax simply print this form, fill in the information below and fax the completed form to 646-607-1907 (from USA) or +353-1-481-1716 (from Rest of World). If you have any questions please visit
http://www.researchandmarkets.com/contact/

Order Information
Please verify that the product information is correct.

<table>
<thead>
<tr>
<th>Product Name:</th>
<th>Summary: Health Care REIT Inc. Feb 06</th>
</tr>
</thead>
<tbody>
<tr>
<td>Web Address:</td>
<td><a href="http://www.researchandmarkets.com/reports/3448234/">http://www.researchandmarkets.com/reports/3448234/</a></td>
</tr>
<tr>
<td>Office Code:</td>
<td>SCDK4EWI</td>
</tr>
</tbody>
</table>

Product Format
Please select the product format and quantity you require:

Quantity

Electronic: ☐ USD 175

Contact Information
Please enter all the information below in BLOCK CAPITALS.

Title: ☐ Mr ☐ Mrs ☐ Dr ☐ Miss ☐ Ms ☐ Prof

First Name: ___________________________ Last Name: ___________________________

Email Address: * ___________________________

Job Title: ___________________________

Organisation: ___________________________

Address: ___________________________

City: ___________________________

Postal / Zip Code: ___________________________

Country: ___________________________

Phone Number: ___________________________

Fax Number: ___________________________

* Please refrain from using free email accounts when ordering (e.g. Yahoo, Hotmail, AOL)
Payment Information

Please indicate the payment method you would like to use by selecting the appropriate box.

☐ Pay by credit card: You will receive an email with a link to a secure webpage to enter your credit card details.

☐ Pay by check: Please post the check, accompanied by this form, to:
Research and Markets,
Guinness Center,
Taylors Lane,
Dublin 8,
Ireland.

☐ Pay by wire transfer: Please transfer funds to:

<table>
<thead>
<tr>
<th>Account number</th>
<th>Sort code</th>
<th>Swift code</th>
<th>IBAN number</th>
<th>Bank Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>833 130 83</td>
<td>98-53-30</td>
<td>ULSBIE2D</td>
<td>IE78ULSB98533083313083</td>
<td>Ulster Bank, 27-35 Main Street, Blackrock, Co. Dublin, Ireland.</td>
</tr>
</tbody>
</table>

If you have a Marketing Code please enter it below:

Marketing Code: _______________________

Please note that by ordering from Research and Markets you are agreeing to our Terms and Conditions at http://www.researchandmarkets.com/info/terms.asp

Please fax this form to:
(646) 607-1907 or (646) 964-6609 - From USA
+353-1-481-1716 or +353-1-653-1571 - From Rest of World