

## Ventas Inc. (VTR)

**\$79.62** (Stock Price as of 12/26/2025)

Price Target (6-12 Months): **\$82.00**

Long Term: 6-12 Months

**Zacks Recommendation:**

**Neutral**

(Since: 04/06/21)

Prior Recommendation: Underperform

Short Term: 1-3 Months

**Zacks Rank:** (1-5)

**3-Hold**

Zacks Style Scores:

VGM: D

Value: D

Growth: C

Momentum: C

### Summary

Shares of Ventas have outperformed the industry over the past three months. Its diverse portfolio of healthcare real estate assets in the key markets of the United States and the U.K. is set to capitalize on the favorable industry fundamentals. The senior housing operating portfolio (SHOP) is likely to benefit from the aging population and the rising healthcare expenditures by senior citizens. In 2025, the company expects SHOP same-store cash NOI to grow between 14% and 16% year over year. The outpatient medical portfolio is expected to gain from the favorable outpatient visit trends. Ventas' accretive investments to expand its research portfolio also look promising. However, competition from industry players is expected to affect its power to raise rents. Dependence on a few tenants and a substantial debt burden add to its woes.

### Data Overview

52 Week High-Low	\$81.89 - \$56.68
20 Day Average Volume (sh)	3,149,540
Market Cap	\$37.4 B
YTD Price Change	35.2%
Beta	0.78
Dividend / Div Yld	\$1.92 / 2.4%
Industry	<a href="#">REIT and Equity Trust - Other</a>
Zacks Industry Rank	Top 43% (105 out of 243)

Last EPS Surprise	1.2%
Last Sales Surprise	3.9%
EPS F1 Est- 4 week change	0.0%
Expected Report Date	02/11/2026
Earnings ESP	0.2%

P/E TTM	23.4
P/E F1	22.9
PEG F1	2.5
P/S TTM	6.7

### Price, Consensus & Surprise<sup>(1)</sup>



### Sales and EPS Growth Rates (Y/Y %)<sup>(1)</sup>



### Sales Estimates (millions of \$)<sup>(1)</sup>

	Q1	Q2	Q3	Q4	Annual*
2026	1,522 E	1,549 E	1,583 E	1,608 E	6,264 E
2025	1,358 A	1,421 A	1,489 A	1,500 E	5,759 E
2024	1,200 A	1,201 A	1,236 A	1,287 A	4,924 A

### EPS Estimates<sup>(1)</sup>

	Q1	Q2	Q3	Q4	Annual*
2026	0.90 E	0.93 E	0.96 E	0.97 E	3.81 E
2025	0.84 A	0.87 A	0.88 A	0.89 E	3.48 E
2024	0.78 A	0.80 A	0.80 A	0.81 A	3.19 A

\*Quarterly figures may not add up to annual.

(1) The data in the charts and tables, including the Zacks Consensus EPS and sales estimates, is as of 12/26/2025.

(2) The report's text and the price target are as of 12/12/2025.

## Overview

Chicago-based Ventas, Inc. is a healthcare real estate investment trust (REIT) that is engaged in acquisition, ownership and leasing of senior housing communities, outpatient medical buildings, research centers, hospitals and other healthcare facilities located in North America and the U.K. This S&P 500 company had owned or had investments in 1,406 properties as of Sept. 30, 2025.

As of Sept. 30, 2025, Ventas operated through three reportable segments, namely senior housing operating portfolio or SHOP (generated 48.8% of total net operating income (NOI) in the first nine months of 2025), outpatient medical and research portfolio or OM&R portfolio (27.2%) and triple-net leased (NNN) properties (23.1%).

In the SHOP segment, Ventas owns and invests in senior housing communities across the United States and Canada. The senior housing communities in its SHOP segment include independent living communities, assisted living communities, memory care communities and continuing care retirement communities.

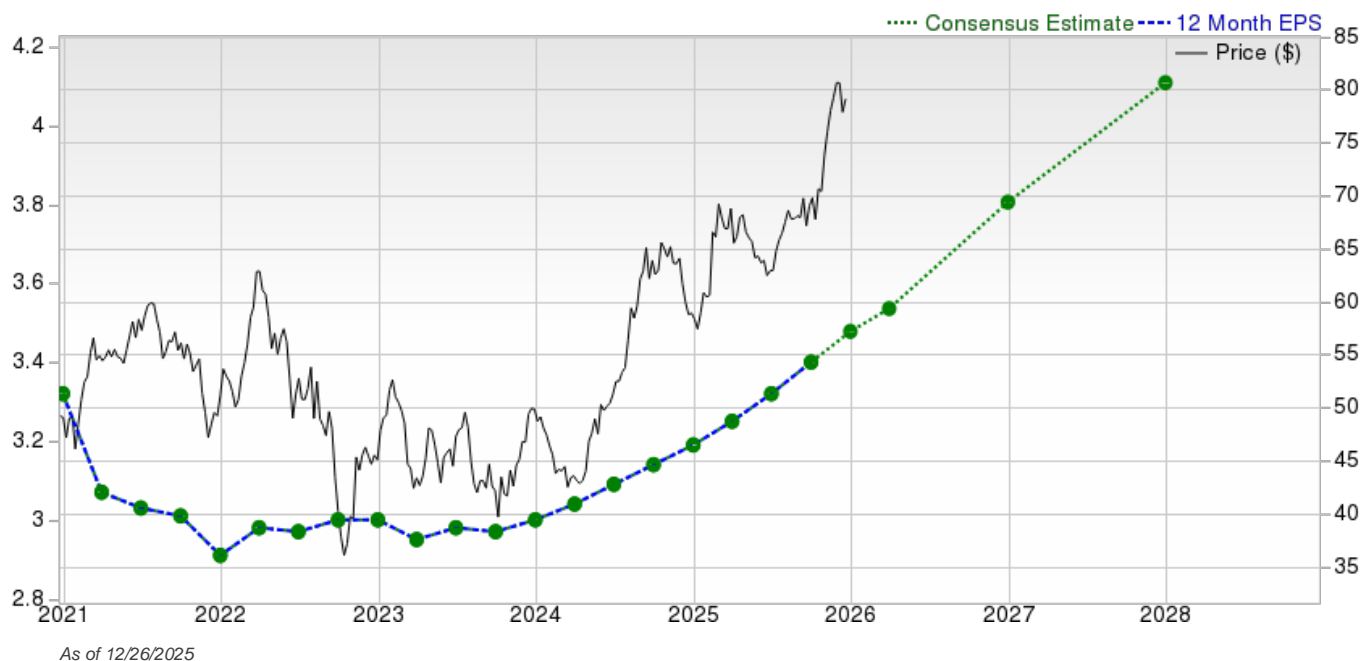
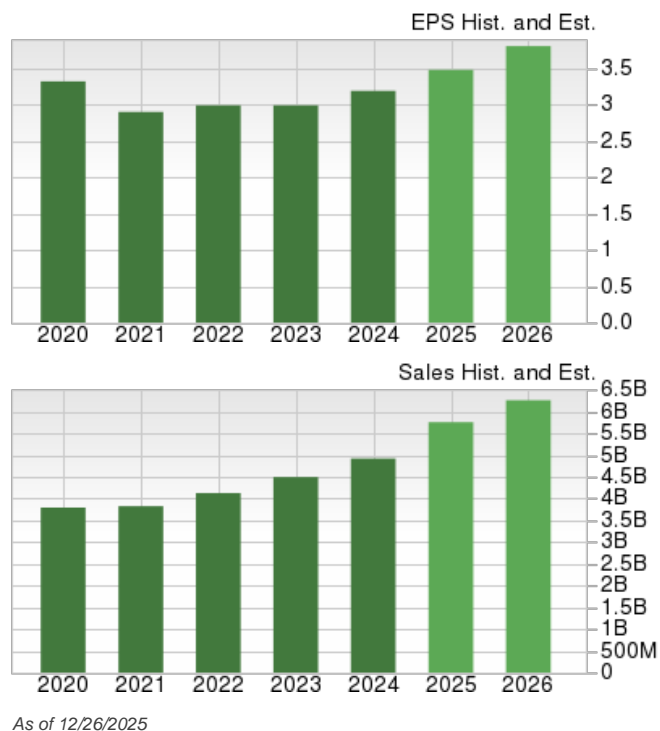
Since the beginning of the year through Dec. 8, 2025, Ventas closed nearly \$2.3 billion in senior housing investments. In 2024, Ventas completed \$1.9 billion in accretive investments focused on senior housing.

In the OM&R portfolio segment, Ventas acquires, owns, develops, leases and manages outpatient medical buildings and research centers across the United States.

Ventas offers outpatient medical building and research center management, leasing, marketing, facility development and advisory services to well-rated hospitals and health systems and universities, academic medical centers, biotech and other similar companies in the United States through its ownership interest in PMB Real Estate Services LLC and the company's subsidiary, Lillibridge Healthcare Services, Inc.

In the NNN properties segment, Ventas invests in and its own senior housing communities, skilled nursing facilities, long-term acute care facilities, freestanding inpatient rehabilitation facilities and other healthcare facilities in the United States and the United Kingdom.

*Note: All EPS numbers presented in this report represents funds from operations (FFO) per share. FFO, a widely used metric to gauge the performance of REITs, is obtained after adding depreciation and amortization and other non-cash expenses.*



## Reasons To Buy:

- ▲ The senior citizens' population is expected to rise in the years ahead. As a result, the national healthcare expenditure by senior citizens, who constitute a major customer base of healthcare services and incur higher healthcare expenditures than the average population, will likely increase in the upcoming period. Per the company's third-quarter 2025 earnings presentation, the U.S. population aged 80 years and above is expected to grow by 28% in the next five years, driving significant demand for senior housing. Hence, Ventas is well-prepared for a compelling multiyear growth opportunity with an expectation of a rising senior citizens' population in the years ahead and low new supply in its markets. The company is still in the early innings of this multiyear growth opportunity in senior housing, as the 80+ aged population is surging, and construction starts have fallen to historic lows. Moreover, the healthcare sector is relatively immune to the macroeconomic uncertainty compared with office, retail and apartment companies, as consumers still need to spend on healthcare services while curtailing discretionary purchases. This aspect of the industry provides stability to the company during tough economic conditions and shields it from market volatility.
- ▲ Ventas' senior housing portfolio is positioned in markets with favorable demographics, strong net absorption and affordability. Moreover, expert operators who leverage the Ventas OI platform are expected to drive the company's performance. Ventas is focused on its "Right Market, Right Asset, Right Operator" strategy, and enhancing its portfolio quality and operator diversification and increasing its SHOP scale. The favorable supply demand fundamentals, its well-invested properties and operators supported by its Ventas OI platform are likely to drive growth. Since December 2020, the company has expanded its operator base from 10 to 40 as of Oct. 30, 2025, thereby enhancing its ability to grow in high demand markets. This healthcare REIT is experiencing healthy occupancy levels, backed by an acceleration in the SHOP demand. It plans to continue to drive SHOP growth and expand its SHOP footprint with accretive investments. The company is expanding its SHOP portfolio by converting 45 large-scale senior housing communities from the NNN to SHOP. The strategy of converting its lower-occupied triple-net communities to SHOP bolsters the long-term growth potential in the SHOP portfolio. In the third quarter of 2025, Ventas generated 15.9% same-store cash NOI year-over-year growth in the SHOP portfolio. In 2025, Ventas expects its SHOP segment's same-store cash NOI to grow between 14% and 16%.
- ▲ Amid growing outpatient trends, Ventas is committed to capitalize on this upside within its OM&R portfolio, which includes outpatient medical buildings and research centers. The growth in the people aged 65 years old and above is driving the increase in outpatient visits as they make three times more visits to the doctor than the general population. From 2020 to 2030, the 65+ aged population is expected to grow approximately 30%. Therefore, this portfolio is well-positioned to capitalize on this rising demand.
- ▲ Ventas is carrying out accretive investments to enhance its research portfolio that is essential for the delivery of crucial healthcare services and research related to life-saving vaccines and therapeutics. The company owns research centers in life science clusters, with presence in some of the top-tier research university campuses. Outpatient medical and research assets are aligned with institutional demand with several top-tier research universities and credit tenancy. With top-rated tenants and long-lease terms, its high-quality portfolio assures steady growth in cash flows. In the OM&R portfolio, Ventas generated 3.7% same-store cash NOI growth in the third quarter of 2025. Ventas expects the OM&R portfolio's same-store cash NOI to grow in the range of 2.3-2.7% in 2025.
- ▲ Ventas follows a disciplined capital-recycling strategy, through which it disposes of non-core assets and redeploys the proceeds in premium asset acquisitions. Such efforts help the company improve its financial position and address the concerns surrounding the tenant base. In the third quarter of 2025, Ventas sold four properties in its OM&R segment for \$9.8 million and five senior housing communities from its SHOP segment for \$68.1 million at its share, and recognized a \$1.3 million gain on real estate disposition. In the third quarter of 2025, it acquired twenty senior housing communities, as part of its SHOP segment, for \$1.1 billion at its share.
- ▲ Ventas generally leases its healthcare facilities to healthcare operating companies under "triple-net" or "absolute-net" leases that obligate the tenants to pay all property-related expenses like maintenance, utilities, repairs, taxes, insurance and capital expenditures, in addition to rent. These long-term net lease properties produce a steady cash flow. This insulates the company from short-term market swings that may adversely affect the operations of a particular facility and drives steady top-line growth.
- ▲ In 2020, the company combined its pre-existing and new third-party capital vehicles under one umbrella, the Ventas Investment Management (VIM) business. Through VIM, it collaborates with third-party institutional investors to invest in healthcare real estate through various joint ventures and other co-investment vehicles where Ventas serves as the sponsor or general partner. The investment management platform offers a significant competitive edge to Ventas by broadening its capital source, enhancing financial flexibility and liquidity as well as expanding its presence. Moreover, given the significant market opportunity within life science, outpatient medical, and senior housing real estate industry, the platform will facilitate the company to capitalize on it in numerous ways and add an incremental source of earnings.
- ▲ Ventas maintains a healthy balance sheet. It has been making efforts to enhance its liquidity position and financial strength. As of Sept. 30, 2025, the company had approximately \$4.1 billion of liquidity, which includes availability under its unsecured revolving credit facility, cash and cash equivalents and unsettled equity forward sales agreements outstanding. In the third quarter of 2025, its net debt to further adjusted EBITDA improved to 5.3X from 6.3X at the prior-year quarter end. The company expects its leverage to continue to trend lower through a combination of organic growth and equity-funded investments in senior housing. Its access to diverse capital sources through capital recycling, third party (VIM), on-balance sheet financing and internal cash flow provides ample financial flexibility and is likely to support its growth endeavors.

Rising healthcare spending and an aging population will aid Ventas' senior housing operating portfolio. Also, accretive investments in the research portfolio and a solid balance sheet bode well.

---

## Reasons To Sell:

- ▼ Ventas operates in a competitive market and competes with national and local healthcare operators on a number of factors, including quality, price and range of services provided, reputation, location and demographics of the population in the surrounding area as well as the financial condition of its tenants and operators. Also, the company's operators contend with peers for occupancy. This significantly limits its power to raise rents and drive profitability as well as crack deals at attractive rates.
- ▼ The company faces tenant concentration risk in its NNN and OM&R segments. Specifically, properties leased to Brookdale Senior Living, Kindred and Ardent accounted for 6.8%, 6.3% and 5.5% of Ventas' total NOI, respectively, for the third quarter of 2025. Hence, in case of no lease renewal, change in lease agreements or any adverse development with respect to these three tenants, Ventas' financial condition and results will likely be impacted.
- ▼ The company has a substantial debt burden, and its total debt as of Sept. 30, 2025 was approximately \$12.57 billion. With a high level of debt, interest expenses are likely to remain elevated. In the third quarter of 2025, the company's interest expense increased to \$158.1 million from \$150.4 million reported in the prior-year period.

Competition from national and local operators, which is likely to hurt Ventas' pricing power, and dependence on a few tenants pose key concerns. Substantial debt burden adds to its woes.

## Last Earnings Report

### Ventas' Q3 FFO & Revenues Top Estimates, Same-Store Cash NOI Rises

Ventas reported third-quarter 2025 normalized FFO per share of 88 cents, beating the Zacks Consensus Estimate of 87 cents. The reported figure increased 10% from the prior-year quarter's tally.

Results reflected an increase in same-store cash NOI year over year, driven by strong performance in the SHOP and OM&R portfolio. However, triple-net leased properties' same-store cash NOI decreased year over year. The company has increased its guidance for 2025 normalized FFO per share.

Ventas recorded revenues of \$1.49 billion in the third quarter, surpassing the Zacks Consensus Estimate of \$1.43 billion. Also, the figure increased 20.4% on a year-over-year basis.

#### Quarter in Detail

In the reported quarter, same-store cash NOI for the total property portfolio (1,117 properties) increased 7.8% to \$475.4 million from the prior-year quarter.

Segment-wise, the same-store cash NOI for the SHOP portfolio (520 properties) climbed 15.9% year over year to \$232.4 million. Average monthly Revenues per Occupied Room (RevPOR) growth of nearly 4.7% resulted in a margin expansion of 200 basis points (bps), aiding the rise in the segment's same-store cash NOI.

The same-store average unit occupancy expanded 270 bps year over year to 89% in the third quarter for the SHOP portfolio.

For the OM&R portfolio (402 properties), same-store cash NOI improved 3.7% year over year to \$138.3 million. The uptick was backed by higher annualized average rent and revenue per occupied square foot.

However, the triple-net leased portfolio's (195 assets) same-store cash NOI decreased 2.1% year over year to \$104.7 million.

#### Balance Sheet Position

Ventas exited the third quarter of 2025 with cash and cash equivalents of \$188.6 million, down from \$614.2 million as of June 30, 2025.

Moreover, it ended the quarter with \$4.1 billion of liquidity, down from \$4.7 billion as of June 30, 2025. It had a net debt to further adjusted EBITDA ratio of 5.3.

#### 2025 Guidance

Ventas has increased its 2025 normalized FFO per share in the range of \$3.45-\$3.48 compared with the prior guided range of \$3.41-\$3.46.

The total company same-store cash NOI growth is estimated to be between 7% and 8%, compared to prior guidance of 6% and 8%. The SHOP segment's same-store cash NOI is anticipated to be between 14% and 16%, compared to prior guidance of 12% and 16%.

The OM&R portfolio segment's same-store cash NOI is expected to be in the range of 2.3-2.7%, compared to prior guidance of 2.25% and 2.75%. The triple-net leased same-store cash NOI is projected between negative 0.7% and negative 0.3%, compared to prior guidance of negative 1% and negative 0.5%.

The company has increased its guidance for investment volume for the senior housing segment to \$2.5 billion from the earlier guidance of \$2 billion.

**FY Quarter Ending** **12/31/2024**

Earnings Reporting Date	Oct 29, 2025
Sales Surprise	3.86%
EPS Surprise	1.15%
Quarterly EPS	0.88
Annual EPS (TTM)	3.40

## Recent News

### Dividend Update

On Dec. 10, Ventas announced that its board of directors declared a quarterly cash dividend of 48 cents per share for the fourth quarter of 2025. The dividend will be paid out on Jan 15 to its shareholders on record as of Dec. 31, 2025.

## Valuation

Ventas' shares have gained 29% over the trailing 12-month period. Stocks in the Zacks sub-industry have lost 0.1%, while the Zacks Finance sector rose 13.1% over the past year.

The S&P 500 Index is up 16.1% over the trailing 12-month period.

The stock is currently trading at 20.52X forward 12-month FFO, which compares with 15.51X for the Zacks sub-industry, 17.29X for the Zacks sector and 23.61X for the S&P 500 Index.

Over the past five years, the stock has traded as high as 21.57X and as low as 11.49X, with a 5-year median of 16.95X. Our Neutral recommendation indicates that the stock will perform in line with the market. Our \$82.00 price target reflects 21.65X FFO.

The table below shows summary valuation data for Ventas.

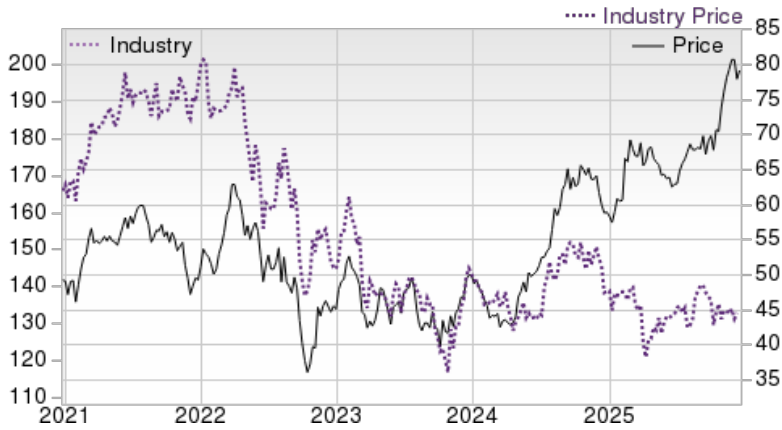
Valuation Multiples - VTR					
		Stock	Sub-Industry	Sector	S&P 500
P/E F12M	Current	20.52	15.51	17.29	23.61
	5-Year High	21.57	22.21	18.28	23.78
	5-Year Low	11.49	12.81	12.37	15.73
	5-Year Median	16.95	15.84	16.12	21.21
P/S F12M	Current	5.91	5.13	9.07	5.34
	5-Year High	6.20	9.12	10.06	5.50
	5-Year Low	3.32	5.13	6.68	3.83
	5-Year Median	4.91	6.55	8.39	5.05
P/B TTM	Current	2.92	1.79	4.26	8.57
	5-Year High	3.06	3.08	4.37	9.16
	5-Year Low	1.38	1.40	2.87	6.60
	5-Year Median	2.01	1.84	3.52	8.05

As of 12/11/2025

Source: Zacks Investment Research



## Industry Analysis<sup>(1)</sup> Zacks Industry Rank: Top 43% (105 out of 243)



## Top Peers<sup>(1)</sup>

Company (Ticker)	Rec	Rank
American Tower Corpo...(AMT)	Neutral	3
BXP, Inc. (BXP)	Neutral	3
Medical Properties T...(MPW)	Neutral	3
Omega Healthcare Inv...(OHI)	Neutral	2
Prologis, Inc. (PLD)	Neutral	3
Public Storage (PSA)	Neutral	3
Welltower Inc. (WELL)	Neutral	2
Alexandria Real Esta...(ARE)	Underperform	5

## Industry Comparison<sup>(1)</sup> Industry: Reit And Equity Trust - Other

	VTR	X Industry	S&P 500	AMT	MPW	WELL
<b>Zacks Recommendation (Long Term)</b>	Neutral	-	-	Neutral	Neutral	Neutral
<b>Zacks Rank (Short Term)</b>	3	-	-	3	3	2
<b>VGM Score</b>	D	-	-	C	F	D
Market Cap	37.40 B	1.75 B	39.23 B	82.59 B	3.06 B	128.93 B
# of Analysts	5	3	22	4	4	5
Dividend Yield	2.41%	4.60%	1.4%	3.85%	7.09%	1.58%
<b>Value Score</b>	D	-	-	C	D	D
Cash/Price	0.01	0.04	0.04	0.03	0.13	0.05
EV/EBITDA	27.27	12.94	14.67	16.00	-6.48	49.97
PEG Ratio	2.46	2.58	2.24	0.68	NA	1.50
Price/Book (P/B)	3.01	1.10	3.34	7.67	0.66	3.30
Price/Cash Flow (P/CF)	25.49	11.10	15.39	15.23	NA	44.46
P/E (F1)	22.88	11.15	19.90	16.53	9.29	35.80
Price/Sales (P/S)	6.73	3.76	3.12	7.90	3.27	13.01
Earnings Yield	4.37%	8.68%	5.01%	6.05%	10.83%	2.79%
Debt/Equity	1.01	0.88	0.56	3.24	2.06	0.43
Cash Flow (\$/share)	3.12	1.88	8.98	11.58	-3.23	4.23
<b>Growth Score</b>	C	-	-	C	F	C
Hist. EPS Growth (3-5 yrs)	1.48%	4.10%	8.16%	3.72%	-18.98%	8.33%
Proj. EPS Growth (F1/F0)	9.09%	1.53%	8.50%	1.23%	-31.25%	21.53%
Curr. Cash Flow Growth	-0.31%	2.97%	6.86%	17.16%	-2,670.96%	47.55%
Hist. Cash Flow Growth (3-5 yrs)	-2.59%	3.25%	7.48%	7.95%	NA	2.95%
Current Ratio	0.32	1.62	1.18	0.89	2.68	5.47
Debt/Capital	50.30%	47.96%	38.01%	76.40%	67.35%	30.51%
Net Margin	4.28%	5.24%	12.78%	28.11%	-75.76%	9.69%
Return on Equity	2.05%	2.73%	17.00%	28.79%	-14.82%	2.71%
Sales/Assets	0.21	0.13	0.53	0.17	0.06	0.18
Proj. Sales Growth (F1/F0)	17.00%	0.00%	5.84%	4.40%	-5.10%	29.80%
<b>Momentum Score</b>	C	-	-	B	F	D
Daily Price Chg	0.00%	0.00%	-0.03%	0.92%	0.59%	0.09%
1 Week Price Chg	1.59%	-0.83%	2.29%	-4.59%	0.78%	-0.39%
4 Week Price Chg	-0.57%	-2.60%	1.72%	-2.66%	-11.96%	-8.92%
12 Week Price Chg	14.41%	-4.19%	3.20%	-7.72%	-7.80%	7.04%
52 Week Price Chg	34.09%	-8.86%	14.78%	-4.11%	35.11%	48.64%
20 Day Average Volume	3,149,540	772,781	2,745,060	3,369,403	6,000,141	3,689,716
(F1) EPS Est 1 week change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(F1) EPS Est 4 week change	0.00%	0.00%	0.00%	0.02%	-1.80%	-0.11%
(F1) EPS Est 12 week change	0.62%	0.38%	0.64%	0.81%	-4.10%	3.12%
(Q1) EPS Est Mthly Chg	0.23%	0.00%	0.00%	0.00%	-4.86%	1.00%

---

## Zacks Stock Rating System

We offer two rating systems that take into account investors' holding horizons: Zacks Rank and Zacks Recommendation. Each provides valuable insights into the future profitability of the stock and can be used separately or in combination with each other depending on your investment style.

### Zacks Recommendation

The Zacks Recommendation aims to predict performance over the next 6 to 12 months. The foundation for the quantitatively determined Zacks Recommendation is trends in the company's estimate revisions and earnings outlook. The Zacks Recommendation is broken down into 3 Levels; Outperform, Neutral and Underperform. Unlike many Wall Street firms, we have an excellent balance between the number of Outperform and Neutral recommendations. Our team of 70 analysts are fully versed in the benefits of earnings estimate revisions and how that is harnessed through the Zacks quantitative rating system. But we have given our analysts the ability to override the Zacks Recommendation for the 1200 stocks that they follow. The reason for the analyst over-rides is that there are often factors such as valuation, industry conditions and management effectiveness that a trained investment professional can spot better than a quantitative model.

### Zacks Rank

The Zacks Rank is our short-term rating system that is most effective over the one- to three-month holding horizon. The underlying driver for the quantitatively-determined Zacks Rank is the same as the Zacks Recommendation, and reflects trends in earnings estimate revisions.

---

### Zacks Style Scores

The Zacks Style Score is as a complementary indicator to the Zacks rating system, giving investors a way to focus on the highest rated stocks that best fit their own stock picking preferences.

Academic research has proven that stocks with the best Value, Growth and Momentum characteristics outperform the market. The Zacks Style Scores rate stocks on each of these individual styles and assigns a rating of A, B, C, D and F. We also produce the VGM Score (V for Value, G for Growth and M for Momentum), which combines the weighted average of the individual Style Scores into one score. This is perfectly suited for those who want their stocks to have the best scores across the board.

Value Score	<b>D</b>
Growth Score	<b>C</b>
Momentum Score	<b>D</b>
VGM Score	<b>D</b>

As an investor, you want to buy stocks with the highest probability of success. That means buying stocks with a Zacks Recommendation of Outperform, which also has a Style Score of an A or a B.

---

## Disclosures

**This report contains independent commentary to be used for informational purposes only. The analysts contributing to this report do not hold any shares of this stock. The analysts contributing to this report do not serve on the board of the company that issued this stock. The EPS and revenue forecasts are the Zacks Consensus estimates, unless otherwise indicated in the report's first-page footnote.** Additionally, the analysts contributing to this report certify that the views expressed herein accurately reflect the analysts' personal views as to the subject securities and issuers. ZIR certifies that no part of the analysts' compensation was, is, or will be, directly or indirectly, related to the specific recommendation or views expressed by the analyst in the report.

Additional information on the securities mentioned in this report is available upon request. This report is based on data obtained from sources we believe to be reliable, but is not guaranteed as to accuracy and does not purport to be complete. Any opinions expressed herein are subject to change.

ZIR is not an investment advisor and the report should not be construed as advice designed to meet the particular investment needs of any investor. Prior to making any investment decision, you are advised to consult with your broker, investment advisor, or other appropriate tax or financial professional to determine the suitability of any investment. This report and others like it are published regularly and not in response to episodic market activity or events affecting the securities industry.

This report is not to be construed as an offer or the solicitation of an offer to buy or sell the securities herein mentioned. ZIR or its officers, employees or customers may have a position long or short in the securities mentioned and buy or sell the securities from time to time. ZIR is not a broker-dealer. ZIR may enter into arms-length agreements with broker-dealers to provide this research to their clients. Zacks and its staff are not involved in investment banking activities for the stock issuer covered in this report.

ZIR uses the following rating system for the securities it covers. **Outperform-** ZIR expects that the subject company will outperform the broader U.S. equities markets over the next six to twelve months. **Neutral-** ZIR expects that the company will perform in line with the broader U.S. equities markets over the next six to twelve months. **Underperform-** ZIR expects the company will underperform the broader U.S. equities markets over the next six to twelve months.

No part of this report can be reprinted, republished or transmitted electronically without the prior written authorization of ZIR.