

The Transferee hereby represents and warrants to the Company, or otherwise agrees or acknowledges, as follows:

1. Transferee hereby acknowledges that the Company's annual reports on Form 10-K and quarterly reports on Form 10-Q are available at www.sec.gov.
2. Transferee understands that the assignability and transferability of the Shares will be governed by the Articles of Incorporation of the Company and all applicable laws, and Transferee has adequate means of providing for his or her current needs and personal contingencies and has no need for liquidity in this investment.
3. Transferee has not acquired the Shares in violation of the Company's transfer restrictions that prevent a transferee from acquiring any Shares that would cause the Transferee to own, directly or indirectly, either: (a) in excess of 9.9% (in value or number of shares) of the Company's outstanding common stock; or (b) a number of Shares that would cause 50.0% or more of the Company's outstanding common stock to be held by five or fewer individuals.
4. Transferee understands that if Transferee's acquisition of Shares would cause Transferee's total investment in the Company to exceed 5.0% of the total outstanding Shares of the Company, then Transferee will be required to make certain filings with the United States Securities and Exchange Commission pursuant to Section 13(d) of the Securities Exchange Act of 1934 (the "Exchange Act").
5. Transferee understands that the Shares are subject to transfer restrictions that prevent any future transferee from acquiring any Shares that would cause such future transferee to own, directly or indirectly, either: (a) in excess of 9.9% (in value or number of shares) of the Company's outstanding common stock; or (b) a number of Shares that would cause 50.0% or more of the Company's outstanding common stock to be held by five or fewer individuals.
6. If Transferee participates in the Distribution Reinvestment Plan or makes subsequent purchases of shares of the Company, Transferee agrees that, if Transferee can no longer make the representations or warranties set forth in this Transfer and Assignment, Transferee is required to promptly notify the Company and Transferee's Broker-Dealer in writing.
7. Transferee has reached the age of majority in his or her state of residence and is experienced in real estate investment and business matters.
8. Transferee acknowledges that (a) the Company is required by law to obtain, verify and record certain personal information from Transferee or persons on Transferee's behalf in order to establish the account, including name, date of birth, permanent residential address and social security/taxpayer identification number; (b) if Transferee does not provide the information, the Company may not be able to open Transferee's account; (c) by signing this Transfer and Assignment of Shares, Transferee agrees to provide this information and confirm that this information is true and correct; and (d) if the Company is unable to verify Transferee's identity, or that of another person(s) authorized to act on Transferee's behalf or if the Company believes it has identified potentially criminal activity, the Company reserves the right to take action as it deems appropriate, which may include closing Transferee's account.
9. Transferee is buying the Shares for his or her own account or for the account or benefit of a member or members of his or her immediate family or in a fiduciary capacity for the account of another person or entity and not as an agent for another.

10. Transferee is aware that there is no public market for the Shares, and accordingly, the investment in the Company is not liquid.
11. If Transferee is acting in a representative capacity for a corporation, pay internship, trust, or other entity, or as agent for any person or entity, Transferee has full authority to execute this Transfer and Assignment of Shares in such capacity.
12. If Transferee is purchasing the Shares transferred hereby in a fiduciary capacity, the representations and warranties shall be deemed to have been made on behalf of the person or persons for whom Transferee is so purchasing.
13. Transferee understands that (a) Transferee will not be admitted as a stockholder until a transfer has been accepted; and (b) the acceptance process includes, but is not limited to, reviewing this Transfer and Assignment of Shares for completeness and signatures.
14. Transferee understands the meaning and legal consequences of the representations and warranties set forth above, and Transferee agrees to indemnify and hold harmless the Company, its affiliates, subsidiaries, other partners and each of their respective officers, directors, employees, stockholders, legal representatives, agents, successors and assigns from and against any and all loss, damage, claim, expense or liability (including, without limitation, court costs and attorneys fees and expenses) arising out of, resulting from or in any way connected to any breach of representation or warranty of Transferee contained in this Transfer and Assignment of Shares. Notwithstanding any of the representations, warranties, acknowledgments or agreements made herein by Transferee, Transferee does not thereby or in any other manner waive any rights granted to him or her under federal or state securities law.
15. Under penalties of perjury, Transferee certifies (a) that the number shown on this Transfer and Assignment of Shares is his or her correct taxpayer identification number; (b) that Transferee is not subject to backup withholding either because he or she has not been notified that he or she is subject to backup withholding as a result of a failure to report all interest or dividends, or because the Internal Revenue Service has notified Transferee that he or she is no longer subject to backup withholding under Section 3406(a)(1)(C) of the Internal Revenue Code; and (c) that Transferee is a U.S. citizen (including a U.S. resident alien), unless Transferee has otherwise indicated in Section 2 of the Transferee Information attached hereto.
16. In the case of purchases of Shares by fiduciary accounts, the above representations and warranties shall be deemed to have been made by the fiduciary account or by the person who directly or indirectly supplies the funds for the purchase of Shares.



Transferee (or Buyer) Information

Account Title: _____

Investor Name: _____

Social Security or Tax Identification Number: _____ Date of Birth: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Street Address (no P.O. Boxes): _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Email: _____

(Check one) _____ U.S. Citizen _____ Resident Alien _____ Non-Resident Alien*

*If non-resident alien, investor must submit the appropriate W-8 form in order to make an investment.

Joint Party, Trustee, Custodian for Minor, Partner, Officer Information or Executor of Estate

Name: _____

Social Security or Tax Identification Number: _____ Date of Birth: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____

Ownership Type:

PLEASE INCLUDE SUPPORTING DOCUMENTATION FOR ALL TRUSTS, PLANS, CORPORATIONS, PARTNERSHIPS, OR POWER OF ATTORNEYS

NON-QUALIFIED:

- Individual (If TOD, attach application)
- Joint Tenant (If TOD, attach application)
- UGMA/UTMA: State of: _____
- Tenants in Common
- Trust
- Partnership
- Corporation (select one below)
 - S-Corp (This is default option)
 - C-Corp
- Non-Profit Organization
- Other (Specify): _____
- Estate: _____

QUALIFIED:

- Traditional (Individual) IRA
- Simple IRA
- SEP IRA
- ROTH
- Profit Sharing Plan
- Pension Plan
- KEOGH Plan

Custodian Information:

Custodian Name: _____

Custodian Address: _____

City: _____ State: _____ Zip Code: _____

Custodian Phone: _____ Custodian Tax ID: _____

Investor's Account Number with Custodian: _____



Distribution Options:

Please note that for custodial held accounts, cash distributions can only be sent to the custodian. You must make your withdrawal election with the custodian.

If you select more than one option you must indicate the percentage of your distribution to be applied to each option and the sum of the allocations must equal 100%.

Check if you would like to participate in the Distribution Reinvestment Plan. **% OF DISTRIBUTION** _____

Send distributions via check to investor's home address (not available for custodial held accounts). **% OF DISTRIBUTION** _____

Send distributions via check to alternate payee listed here (not available for custodial held accounts). **% OF DISTRIBUTION** _____

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Account Number with Custodian: _____

DIRECT DEPOSIT (ATTACH VOIDED CHECK) I authorize American Healthcare REIT, Inc. or its agent to deposit my distributions in the checking or savings account identified below. This authority will remain in force until I notify American Healthcare REIT, Inc. or its agent in writing to cancel it. In the event that American Healthcare REIT, Inc. or its agent deposits funds erroneously into my account, American Healthcare REIT, Inc. or its agent is authorized to debit my account for an amount not to exceed the amount of the erroneous deposit.

Financial Institution Name: _____ Checking Savings

ABA/Routing Number: _____ Account Number: _____

Broker-Dealer and Registered Representative Information for Transferee:

Broker-Dealer Name: _____

Representative ("Rep") Name: _____ Rep's Number: _____

Rep's Company Name: _____

Rep's Address: _____

City: _____ State: _____ Zip Code: _____

Rep's Phone: _____ Fax: _____ Rep's Email: _____

