

NHI · NYSE · WEEK ENDED 24 JUL 2026

# Weekly Investor Report

National Health Investors Inc · Real Estate · Reit - Healthcare Facilities

LATEST CLOSE

80.54 USD

1.2% latest week

## Weekly setup

# Mixed setup

The weekly trend is not active. Price is 2.0% above the Trend Line and sits at 58.3% of its 52-week range. The latest completed week returned 1.2%, after a 5.1% four-week move. The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is expensive relative to peers. Options positioning is bearish with 47/100 conviction, while the latest news-sentiment score is 56/100. Near-term considerations: volume confirmation is below normal; earnings are due in 6d.

Technical setup score 51/100. This score describes the weekly technical setup; the conclusion above also considers fundamentals, positioning, sentiment, and event risk.

LATEST CLOSE

80.54 USD

24 Jul 2026

1W RETURN

1.2%

latest completed week

4W RETURN

5.1%

short-term follow-through

12W RETURN

6.3%

quarterly tape

TREND BREADTH

76.9%

40 of 52 weeks active

VOLUME RATIO

0.7x

vs 13-week average

## What is working

- Price is above the Trend Line, keeping the weekly tape constructive.
- Price is above Fair Value, showing premium demand versus the model.
- Activity pressure is positive on the latest completed week.
- Next-week expectancy is positive at 57.78% based on similar historical setup states.

## What could go wrong

- The trend backdrop is inactive, so price action has not confirmed a constructive regime.
- Activity pressure is weak, so confirmation is not yet broad enough.
- 2 reversal markers appear in the recent smart-money tape.

## What to watch next

- Trend Line remains the key weekly regime level.
- Activity pressure is the gauge to monitor for confirmation or fade.
- A volume ratio above 1.5x would show stronger participation in the next move.

## This week's evidence at a glance

PRICE FOLLOW-THROUGH

1.2%

Latest completed week; four-week move 5.1%.

INDICATOR STACK

42/59

Trend and activity pressure are weighted against the latest 12-week confirmation window.

TREND BACKDROP

Active

The trend backdrop defines the current weekly regime.

PATIENT CAPITAL

Quiet

Activity-pressure buy-signal status for institutional accumulation timing.

NEXT-WEEK EXPECTANCY

Positive 57.78%

Historical one-week expectancy contributes to the evidence score when direction is confirmed.

OPTIONS PRESSURE

Bearish

47/100 conviction; expected move 6.1%.

NEWS SENTIMENT

56/100

44 relevant articles in the latest sentiment read.

EVENT RISK

6d

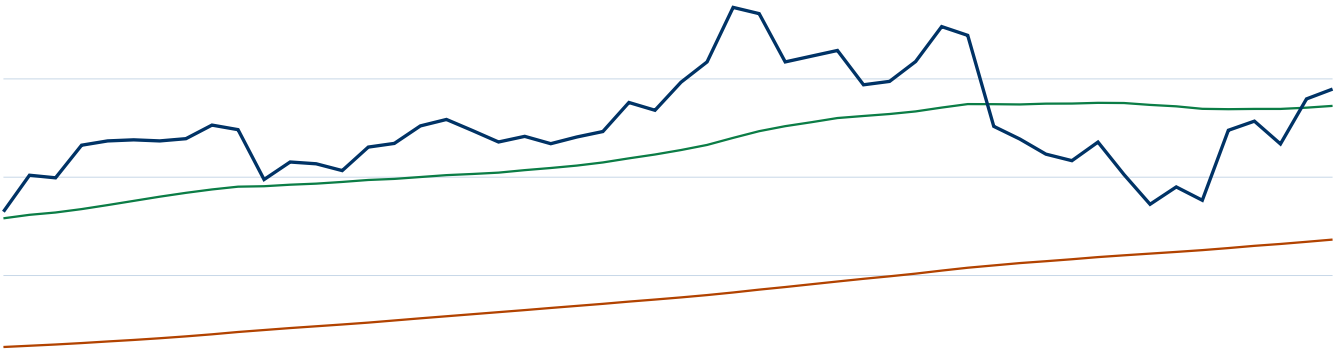
Next report is scheduled for 05 Aug 2026; event risk rises as the date approaches.

01 · PRICE ACTION

# Where price is—and whether the trend supports it

The weekly trend is not active. Price is 2.0% above the Trend Line and sits at 58.3% of its 52-week range. The latest completed week returned 1.2%, after a 5.1% four-week move.

## 52-week price path



Blue: weekly close · Green: Trend Line · Orange: Sharemaestro Fair Value

|                                                                                                                                                                                                                  |                                                                                                                                    |                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <div><div>Position in the 52-week range</div><div><div>Fair</div><div>TrendClose</div></div><div><div>66.81 USD</div><div>90.35 USD</div></div><div>Latest close sits at 58.3% of the 52-week range.</div></div> | <div><div>RANGE LOCATION</div><div>58.3%</div><div>Shows where the latest close sits between the 52-week low and high.</div></div> | <div><div>TREND DISTANCE</div><div>2.0%</div><div>Price premium or discount versus the weekly Trend Line.</div></div> |
|                                                                                                                                                                                                                  | <div><div>FAIR-VALUE GAP</div><div>21.6%</div><div>Premium demand or model discount versus Sharemaestro Fair Value.</div></div>    | <div><div>HIGH-WATER GAP</div><div>-10.9%</div><div>Distance from the latest 52-week high.</div></div>                |

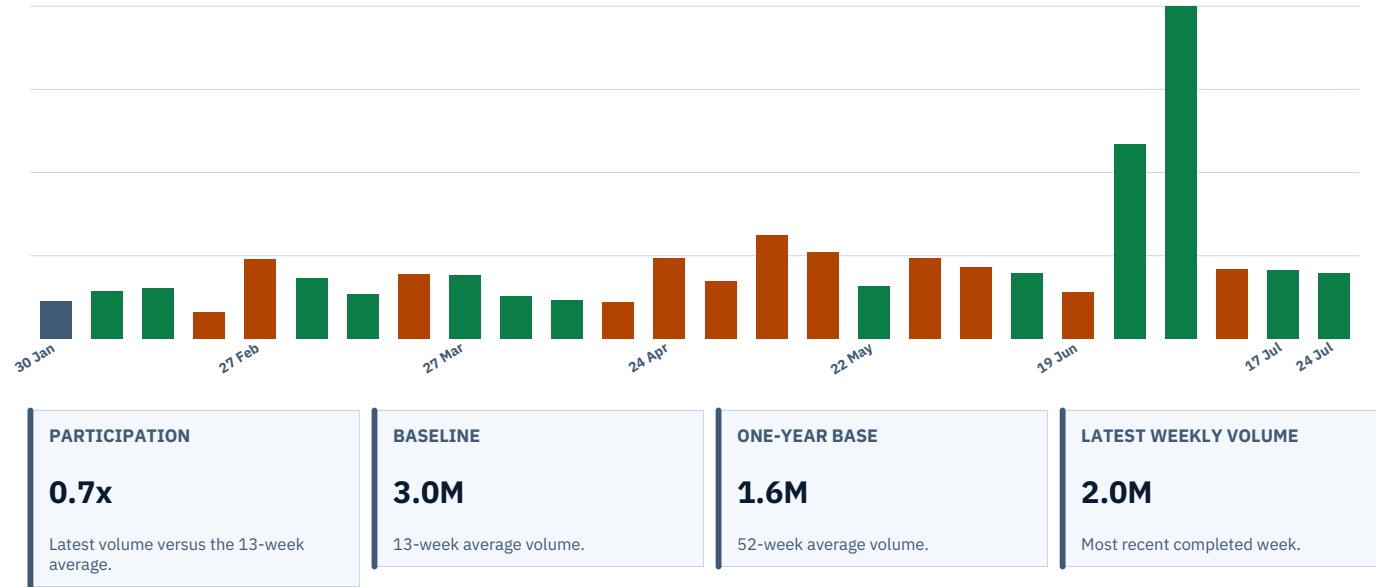
02 · VOLUME AND DEMAND

# Is real participation confirming the move?

Latest weekly volume is 0.7x the 13-week average. Participation is below its recent norm, so price strength is not receiving full volume confirmation.

## 26-week volume confirmation

Bar height shows weekly volume. Green marks an up week; orange marks a down week.



### Demand beneath price

## Activity pressure and institutional-style signals

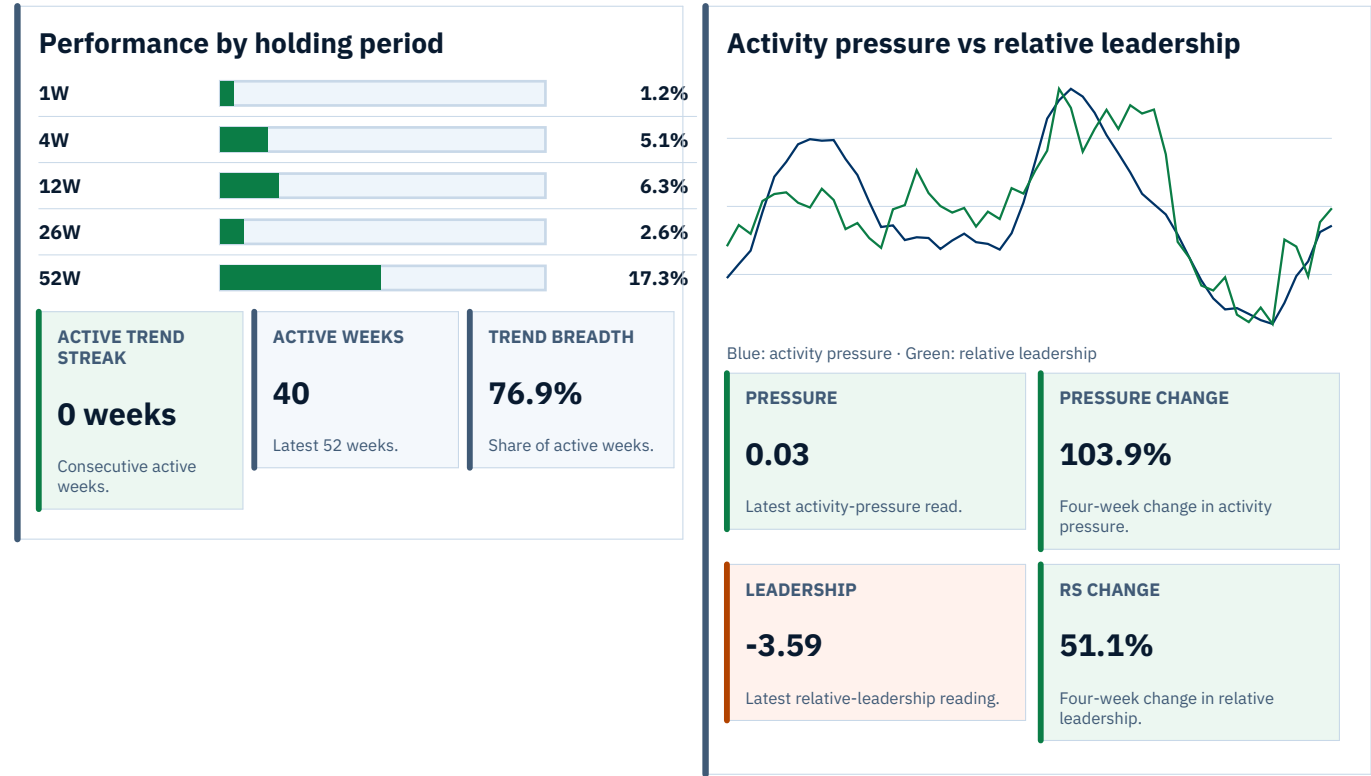
These indicators assess whether participation is improving beneath price. They are supporting evidence, not proof of institutional buying.



03 · MOMENTUM AND LEADERSHIP

# Is performance persistent—and is the stock leading?

Performance is 5.1% over four weeks, 6.3% over 12 weeks, and 17.3% over one year. The current trend has remained active for 0 consecutive weeks.



## Technical setup scorecard

|                      |                        |    |
|----------------------|------------------------|----|
| Trend                | <div><div></div></div> | 42 |
| Momentum             | <div><div></div></div> | 67 |
| Activity Pressure    | <div><div></div></div> | 59 |
| Relative Leadership  | <div><div></div></div> | 43 |
| Next-Week Expectancy | <div><div></div></div> | 79 |
| Volume               | <div><div></div></div> | 27 |
| Smart Money          | <div><div></div></div> | 28 |
| Risk Control         | <div><div></div></div> | 61 |

04 · FUNDAMENTALS AND VALUATION

# What investors are paying for—and the quality behind it

The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is expensive relative to peers.

|                                                                                              |                                                                                                    |                                                                                |                                                                              |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>FACTOR WEEK</b><br><b>26 Jul 2026</b><br><small>Latest published factor snapshot.</small> | <b>STATEMENTS THROUGH</b><br><b>31 Dec 2025</b><br><small>Financial reporting period used.</small> | <b>FIELD COVERAGE</b><br><b>97%</b><br><small>Available factor fields.</small> | <b>MODEL CONFIDENCE</b><br><b>93%</b><br><small>Snapshot confidence.</small> |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------|

|                                                                                                                                                                      |                        |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------|
| <b>Relative factor standing</b><br><small>Higher display scores are better. Each score is converted from the underlying universe rank, where rank 1 is best.</small> |                        |               |
| <b>Overall factor strength</b>                                                                                                                                       | <div><div></div></div> | <b>33/100</b> |
| <b>Value</b>                                                                                                                                                         | <div><div></div></div> | <b>15/100</b> |
| <b>Quality</b>                                                                                                                                                       | <div><div></div></div> | <b>70/100</b> |
| <b>Momentum</b>                                                                                                                                                      | <div><div></div></div> | <b>68/100</b> |
| <b>Growth</b>                                                                                                                                                        | <div><div></div></div> | <b>28/100</b> |

|                                                                                                             |                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Valuation</b><br><small>How much investors are paying for earnings, sales, and cash flow.</small>        | <b>Business quality</b><br><small>Margins and the return generated on invested capital.</small>                    |
| <b>P/E</b><br><small>Price divided by trailing earnings.</small><br><b>26.4x</b>                            | <b>GROSS MARGIN</b><br><small>Gross profit retained from each unit of revenue.</small><br><b>61.3%</b>             |
| <b>PRICE / SALES</b><br><small>Market value relative to trailing revenue.</small><br><b>9.7x</b>            | <b>OPERATING MARGIN</b><br><small>Operating profit retained from revenue.</small><br><b>50.2%</b>                  |
| <b>EV / EBITDA</b><br><small>Enterprise value relative to operating cash earnings.</small><br><b>17.9x</b>  | <b>FREE-CASH-FLOW MARGIN</b><br><small>Free cash flow generated from revenue.</small><br><b>66.4%</b>              |
| <b>FREE-CASH-FLOW YIELD</b><br><small>Free cash flow as a share of enterprise value.</small><br><b>5.2%</b> | <b>RETURN ON INVESTED CAPITAL</b><br><small>Operating return generated on invested capital.</small><br><b>5.5%</b> |

04 · FUNDAMENTALS AND VALUATION · CONTINUED

# Growth, shareholder returns, and balance-sheet strength

The second half of the fundamental read separates recent business growth from cash returned to shareholders and financial leverage.

| Growth and financial strength                                                           | Shareholder return and balance sheet                                                                |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Recent business growth and accounting strength.                                         | Cash returned to owners and financial leverage.                                                     |
| <div>REVENUE GROWTH17.5%</div> <div>Latest one-year revenue growth.</div>               | <div>DIVIDEND YIELD4.6%</div> <div>Cash dividends relative to market value.</div>                   |
| <div>EPS GROWTH4.9%</div> <div>Latest one-year earnings-per-share growth.</div>         | <div>BUYBACK YIELD-3.0%</div> <div>Net share repurchases relative to market value.</div>            |
| <div>FREE-CASH-FLOW GROWTH16.4%</div> <div>Latest one-year free-cash-flow growth.</div> | <div>SHAREHOLDER YIELD1.6%</div> <div>Dividend yield plus net buyback yield.</div>                  |
| <div>PIOTROSKI F-SCORE5/9</div> <div>Nine-point accounting-strength checklist.</div>    | <div>NET DEBT / EBITDA4.3x</div> <div>Balance-sheet debt relative to operating cash earnings.</div> |

## How to read this

Quality and valuation are separate questions. A strong company can still carry a demanding valuation, so profitability, growth, balance-sheet strength, and the price paid for those characteristics should be assessed independently.

The latest factor snapshot indicates quality is middle-of-the-pack; growth is moderate; valuation is expensive relative to peers.

05 · OWNERSHIP, OPTIONS, AND SENTIMENT

What other market participants are doing

Options, insider transactions, market sentiment, and activity-pressure signals can confirm or challenge the price story. None should be used alone.

Options positioning

Bearish

NHI shows bearish options pressure with a 47/100 conviction score, put-call volume ratio of 2.33, expected move of 6.1%, and Sharemaestro trend signal inactive.

CONVICTION

47/100

Options signal conviction.

EXPECTED MOVE

6.1%

Nearest-chain pricing.

PUT/CALL VOLUME

2.33

Contract volume balance.

|                 |             |     |
|-----------------|-------------|-----|
| Pressure        | <div></div> | -39 |
| Speculation     | <div></div> | 2   |
| Volatility      | <div></div> | 46  |
| Trend agreement | <div></div> | 98  |

Insider activity

2 / 4

2 acquisitions and 4 disposals in the latest 180-day insider tape. Acquisitions / disposals over the latest 180 days. Insider activity is context, not a stand-alone signal.

News sentiment

56/100

Weighted news tone is neutral across 44 relevant articles.



Patient Capital

Quiet

Activity-pressure buy-signal evidence highlights potential institutional accumulation windows. No recent buy signal

06 · CATALYSTS AND RISK

# What can move the shares—and how volatile the path has been

Event timing, options-implied movement, drawdown, and weekly gains and losses frame the risk around the current setup.

**NEXT EARNINGS**  
**6d**  
Next report is scheduled for 05 Aug 2026; event risk rises as the date approaches.

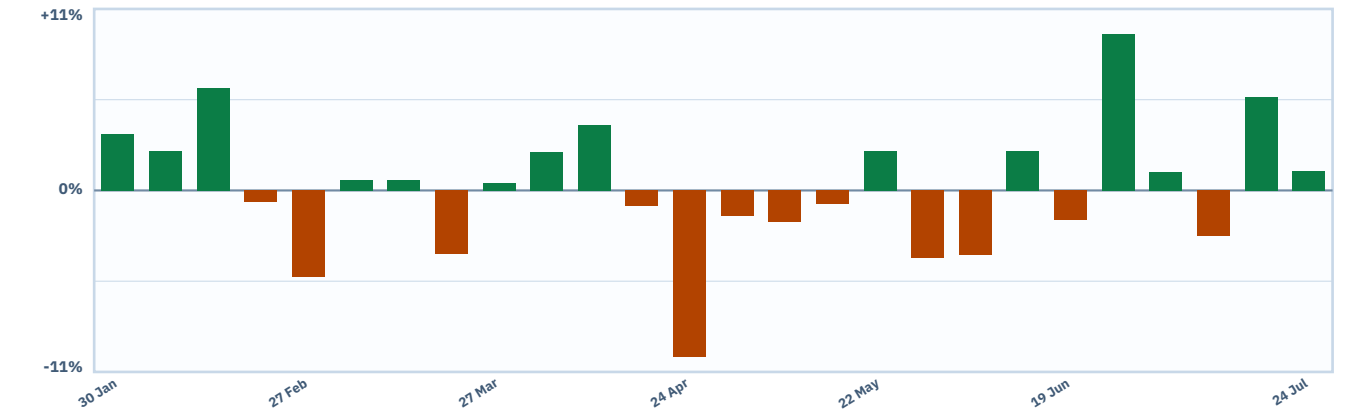
**OPTIONS EXPECTED MOVE**  
**6.1%**  
Nearest-chain priced movement where available.

**52-WEEK DRAWDOWN**  
**-10.9%**  
Distance below the 52-week high.

**13-WEEK VOLATILITY**  
**3.8%**  
Standard deviation of weekly returns.

Weekly gains and losses

Each bar is one completed week. Gains rise above zero; losses fall below it. Taller bars mean a larger move.



**WEEKS HIGHER**  
**14 of 26**  
12 weeks finished lower.

**BEST WEEK**  
**+9.5%**  
Week of 26 Jun.

**WORST WEEK**  
**-10.1%**  
Week of 24 Apr.

**LATEST WEEK**  
**+1.2%**  
Week of 24 Jul.

**Shape of recent returns**

|               |             |    |
|---------------|-------------|----|
| Strong gains  | <div></div> | 3  |
| Modest gains  | <div></div> | 11 |
| Flat weeks    | <div></div> | -  |
| Modest losses | <div></div> | 9  |
| Sharp losses  | <div></div> | 3  |

**RECENT VOL**  
**3.8%**  
13-week weekly-return volatility.

**BASE VOL**  
**3.2%**  
52-week weekly-return volatility.

**UP/DOWN SPLIT**  
**30/22**  
Count of positive and negative weeks in the 52-week window.

**AVERAGE SKEW**  
**2.3% / -2.3%**  
Average positive week versus average negative week.

07 · SECTOR AND PEER CONTEXT

# Is this stock leading—or simply moving with its group?

Sector and industry breadth distinguish company-specific strength from a broad group move.

Sector · US Real Estate

|                                                                                          |                                                                               |                                                                                           |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <div>4-WEEK RANK</div> <div>25 / 100</div> <div>Standing within the tracked group.</div> | <div>GROUP AVERAGE</div> <div>1.4%</div> <div>Average four-week return.</div> | <div>TREND BREADTH</div> <div>66.0%</div> <div>Share of peers with an active trend.</div> |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|

| Peer | Exchange | 1W return | 4W return | Trend    |
|------|----------|-----------|-----------|----------|
| REXR | NYSE     | 4.1%      | 15.0%     | Inactive |
| SBRA | NASDAQ   | 11.2%     | 14.4%     | Active   |
| VTR  | NYSE     | 4.6%      | 13.6%     | Active   |
| AHR  | NYSE     | 0.5%      | 13.2%     | Active   |
| BEKE | NYSE     | -8.7%     | 11.4%     | Inactive |

Industry · US Reit - Healthcare Facilities

|                                                                                        |                                                                               |                                                                                           |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <div>4-WEEK RANK</div> <div>9 / 16</div> <div>Standing within the tracked group.</div> | <div>GROUP AVERAGE</div> <div>6.4%</div> <div>Average four-week return.</div> | <div>TREND BREADTH</div> <div>87.5%</div> <div>Share of peers with an active trend.</div> |
|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|

| Peer | Exchange | 1W return | 4W return | Trend  |
|------|----------|-----------|-----------|--------|
| SBRA | NASDAQ   | 11.2%     | 14.4%     | Active |
| VTR  | NYSE     | 4.6%      | 13.6%     | Active |
| AHR  | NYSE     | 0.5%      | 13.2%     | Active |
| WELL | NYSE     | 3.6%      | 10.9%     | Active |
| LTC  | NYSE     | 1.5%      | 10.2%     | Active |

08 · EVIDENCE AND WEEKLY DATA

# The underlying research record

Every top-level statement should be traceable to a stored market, fundamental, event, or positioning observation.

## Cross-signal evidence matrix

| Evidence pillar      | Score / read    | Summary                                                                                                                                                          | Detail                                                                                         |
|----------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Weekly tape          | 49/100          | Trend, activity pressure, participation, and risk combine to a 49/100 tape read.                                                                                 |                                                                                                |
| Indicator analysis   | 9/100           | Latest 12-week confirmation: trend 0/12, activity pressure 1/12, relative leadership 0/12.                                                                       | Activity pressure 0.17; 2 reversal markers                                                     |
| Next-Week Expectancy | Positive 57.78% | Next-week expectancy is positive with a 57.78% historical one-week setup read.                                                                                   | Adds short-term historical context without overriding trend, activity, or relative leadership. |
| Factors              | 45/100          | O'Shaughnessy factor stack blends value, quality, momentum, and confidence.                                                                                      | Buyback Yield rank 80; Small Cap Core rank 86                                                  |
| SVQF                 | 18/100          | Value and quality alignment from the Sharemaestro SVQF framework.                                                                                                | Composite rank 832.5 of 1013                                                                   |
| Patient Capital      | Quiet           | Activity-pressure buy-signal evidence highlights potential institutional accumulation windows.                                                                   | No recent buy signal                                                                           |
| Options              | 55/100          | NHI shows bearish options pressure with a 47/100 conviction score, put-call volume ratio of 2.33, expected move of 6.1%, and Sharemaestro trend signal inactive. | Bearish · Put-side pressure · Expected move 6.1%                                               |
| Sentiment            | 56/100          | Weighted news tone is neutral across 44 relevant articles.                                                                                                       | National Health Investors names Chris Maingot as first COO By Investing.com                    |
| Insiders             | 2 / 4           | 2 acquisitions and 4 disposals in the latest 180-day insider tape.                                                                                               |                                                                                                |
| Earnings             | 6d              | Next report is scheduled for 05 Aug 2026; event risk rises as the date approaches.                                                                               |                                                                                                |

## Current evidence clusters

|                                                                                                                                                                |                                                                                                                                            |                                                                                                         |                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>PRICE FOLLOW-THROUGH</b><br><br><b>1.2%</b><br><br>Latest completed week; four-week move 5.1%.                                                              | <b>INDICATOR STACK</b><br><br><b>42/59</b><br><br>Trend and activity pressure are weighted against the latest 12-week confirmation window. | <b>TREND BACKDROP</b><br><br><b>Active</b><br><br>The trend backdrop defines the current weekly regime. | <b>PATIENT CAPITAL</b><br><br><b>Quiet</b><br><br>Activity-pressure buy-signal status for institutional accumulation timing. |
| <b>NEXT-WEEK EXPECTANCY</b><br><br><b>Positive 57.78%</b><br><br>Historical one-week expectancy contributes to the evidence score when direction is confirmed. | <b>OPTIONS PRESSURE</b><br><br><b>Bearish</b><br><br>47/100 conviction; expected move 6.1%.                                                | <b>NEWS SENTIMENT</b><br><br><b>56/100</b><br><br>44 relevant articles in the latest sentiment read.    | <b>EVENT RISK</b><br><br><b>6d</b><br><br>Next report is scheduled for 05 Aug 2026; event risk rises as the date approaches. |

08 · EVIDENCE AND WEEKLY DATA · CONTINUED

# Recent completed weeks

The completed weekly bars behind the report provide a compact audit trail for price, trend, Fair Value, activity pressure, leadership, and volume.

| Week        | Close     | Return | Trend Line | Fair Value | Pressure | Leadership | Volume | Trend |
|-------------|-----------|--------|------------|------------|----------|------------|--------|-------|
| 24 Jul 2026 | 80.54 USD | 1.2%   | 78.95 USD  | 66.24 USD  | 0.03     | -3.59      | 2.0M   | Off   |
| 17 Jul 2026 | 79.61 USD | 5.7%   | 78.77 USD  | 66.03 USD  | -0.04    | -5.27      | 2.1M   | Off   |
| 10 Jul 2026 | 75.33 USD | -2.8%  | 78.65 USD  | 65.83 USD  | -0.39    | -11.78     | 2.1M   | Off   |
| 03 Jul 2026 | 77.49 USD | 1.1%   | 78.66 USD  | 65.64 USD  | -0.57    | -8.20      | 10.0M  | Off   |
| 26 Jun 2026 | 76.63 USD | 9.5%   | 78.63 USD  | 65.44 USD  | -0.89    | -7.36      | 5.9M   | Off   |
| 19 Jun 2026 | 69.98 USD | -1.8%  | 78.66 USD  | 65.24 USD  | -1.14    | -17.49     | 1.4M   | Off   |
| 12 Jun 2026 | 71.24 USD | 2.4%   | 78.90 USD  | 65.07 USD  | -1.09    | -15.52     | 2.0M   | Off   |
| 05 Jun 2026 | 69.59 USD | -3.9%  | 79.04 USD  | 64.91 USD  | -1.02    | -17.27     | 2.2M   | Off   |
| 29 May 2026 | 72.42 USD | -4.1%  | 79.22 USD  | 64.75 USD  | -0.95    | -16.38     | 2.4M   | Off   |
| 22 May 2026 | 75.51 USD | 2.4%   | 79.23 USD  | 64.58 USD  | -0.97    | -11.88     | 1.6M   | Off   |
| 15 May 2026 | 73.74 USD | -0.8%  | 79.16 USD  | 64.37 USD  | -0.83    | -13.47     | 2.6M   | Off   |
| 08 May 2026 | 74.36 USD | -1.9%  | 79.16 USD  | 64.19 USD  | -0.62    | -12.88     | 3.1M   | Off   |
| 01 May 2026 | 75.80 USD | -1.6%  | 79.08 USD  | 64.00 USD  | -0.35    | -9.57      | 1.7M   | On    |
| 24 Apr 2026 | 77.00 USD | -10.1% | 79.11 USD  | 63.79 USD  | -0.07    | -7.63      | 2.4M   | On    |

## How to use this report

This is a completed-week research summary. It explains the available evidence and its conflicts; it does not predict a guaranteed outcome or replace your own risk assessment. Fundamental figures may refer to an earlier financial reporting period, which is shown in the fundamentals section.

Educational market research only. Not financial, investment, trading, tax, or legal advice. Market data, indicators, summaries, and reports may be delayed, incomplete, or inaccurate. You are responsible for your own decisions and should seek independent professional advice where appropriate.

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