

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name <u>LTC PROPERTIES, INC.</u>		2 Issuer's employer identification number (EIN) <u>71-0720518</u>	
3 Name of contact for additional information <u>PETER LYEW</u>	4 Telephone No. of contact <u>805-981-8642</u>	5 Email address of contact <u>PETER.LYEW@LTCREIT.COM</u>	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact <u>3011 TOWNSGATE ROAD, SUITE 220</u>		7 City, town, or post office, state, and ZIP code of contact <u>WESTLAKE VILLAGE</u>	
8 Date of action <u>2025 - VARIOUS, see PART II, line 14 below</u>		9 Classification and description <u>COMMON STOCK</u>	
10 CUSIP number <u>502175102</u>	11 Serial number(s)	12 Ticker symbol <u>LTC</u>	13 Account number(s)

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ Distributions in excess of earnings and profits were made during 2025 on the following dates: January 31; February 28; March 31; April 30; May 30; June 30; July 31; August 29; September 30; October 31; November 28; and December 31.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ JANUARY 31: distribution per share \$0.19; return of capital \$0.002019, FEBRUARY 28: distribution per share \$0.19; return of capital \$0.002019, MARCH 31: distribution per share \$0.19; return of capital \$0.002019, APRIL 30: distribution per share \$0.19; return of capital \$0.002019; MAY 30: distribution per share \$0.19; return of capital \$0.002019; JUNE 30: distribution per share \$0.19; return of capital \$0.002019, JULY 31: distribution per share \$0.19; return of capital \$0.002019; AUGUST 29: distribution per share \$0.19; return of capital \$0.002019, SEPTEMBER 30: distribution per share \$0.19; return of capital \$0.002019 OCTOBER 31: distribution per share \$0.19; return of capital \$0.002019 NOVEMBER 28: distribution per share \$0.19; return of capital \$0.002019, DECEMBER 31: distribution per share \$0.19; return of capital \$0.002019.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ Distributions in excess of earnings and profits are applied against and reduce the adjusted basis of stock.

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ Section 301 and Section 316

Blank lines for listing applicable Internal Revenue Code sections.

18 Can any resulting loss be recognized? ▶ Not applicable

Blank lines for providing information regarding loss recognition.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ _____

Blank lines for providing other necessary information.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here
Signature ▶ PETER LYEW Date ▶ 01/20/2026 | 11:44 AM PST

Paid Preparer Use Only	Print your name ▶ <u>PETER LYEW</u>	Preparer's signature	Title ▶ <u>VICE PRESIDENT TAX</u>	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Print/Type preparer's name				Firm's EIN ▶	
	Firm's name ▶				Phone no.	