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LTC Advances Portfolio Transformation With \$79 Million in Completed Sales

-- Portfolio Diversification Continues as Company Focuses on External SHOP Growth --

WESTLAKE VILLAGE, Calif.--(BUSINESS WIRE)-- **LTC Properties, Inc. (NYSE: LTC)** ("LTC" or the "Company"), a real estate investment trust that invests in seniors housing and health care properties, today announced the sale of five skilled nursing centers, completing the planned disposition of a seven-property portfolio.

Highlights:

- **Properties:** Five skilled nursing properties, including four in Virginia (\$51 million) and one in California (\$29 million).
- **Sales Proceeds:** \$79 million with an expected gain on sale of approximately \$52 million.
- **Purpose:** Furthers LTC's ongoing efforts to actively manage and strengthen its portfolio through strategic capital recycling. Proceeds from the sales will be redeployed for the acquisition of newer, stabilized Seniors Housing Operating Portfolio ("SHOP") assets consistent with the Company's strategic focus on external growth and portfolio diversification.
- **Portfolio Composition:** Throughout 2025, LTC has strategically increased its exposure to seniors housing. On a gross real estate investment basis, approximately 62% of the Company's assets are in seniors housing, with the remaining 38% in skilled nursing. LTC's SHOP segment now represents 19% of its total portfolio.

"LTC continues to deliver on its strategy of external growth. By completing these planned sales of older skilled nursing centers, we can strategically redeploy capital toward SHOP assets that further enhance our portfolio," said Gibson Satterwhite, LTC's Executive Vice President, Asset Management. "2025 has been a period of significant growth, and we plan to continue along a path of sustainable and profitable growth well into the future."

About LTC

LTC is a real estate investment trust (REIT) focused on seniors housing and health care properties, investing through SHOP, triple-net leases, joint ventures, and structured finance solutions. The Company's portfolio includes approximately 190 properties throughout the United States. Based on gross real estate investments, approximately 62% of the Company's assets are seniors housing communities with the remainder skilled nursing centers. Learn more at www.ltcreit.com.

Forward-Looking Statements

This press release contains forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, adopted pursuant to the Private Securities Litigation Reform Act of 1995. Statements that are not purely historical may be forward-looking. You can identify some of the forward-looking statements by their use of forward-looking words, such as “believes,” “expects,” “may,” “will,” “could,” “would,” “should,” “seeks,” “approximately,” “intends,” “plans,” “estimates” or “anticipates,” or the negative of those words or similar words. Examples of forward-looking statements include the Company’s SHOP growth, expected gain on sale, use of sales proceeds, and future strategy. Forward-looking statements involve inherent risks and uncertainties regarding events, conditions and financial trends that may affect the Company’s future plans of operation, business strategy, results of operations and financial position. A number of important factors could cause actual results to differ materially from those included within or contemplated by such forward-looking statements, including, but not limited to, the Company’s dependence on its operators for revenue and cash flow; operational and legal risks and liabilities under the Company’s new SHOP segment; government regulation of the health care industry; changes in federal, state, or local laws limiting REIT investments in the health care sector; federal and state health care cost containment measures including reductions in reimbursement from third-party payors such as Medicare and Medicaid; required regulatory approvals for operation of health care facilities; a failure to comply with federal, state, or local regulations for the operation of health care facilities; the adequacy of insurance coverage maintained by the Company’s operators; the Company’s reliance on a few major operators; the Company’s ability to renew leases or enter into favorable terms of renewals or new leases; the impact of inflation, operator financial or legal difficulties; the sufficiency of collateral securing mortgage loans; an impairment of the Company’s real estate investments; the relative illiquidity of the Company’s real estate investments; the Company’s ability to develop and complete construction projects; the Company’s ability to invest cash proceeds for health care properties; a failure to qualify as a REIT; the Company’s ability to grow if access to capital is limited; and a failure to maintain or increase the Company’s dividend. For a discussion of these and other factors that could cause actual results to differ from those contemplated in the forward-looking statements, please see the discussion under “Risk Factors” contained in the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2024, the Company’s subsequent Quarterly Reports on Form 10-Q, and the Company’s publicly available filings with the Securities and Exchange Commission. The Company does not undertake any responsibility to update or revise any of these factors or to announce publicly any revisions to forward-looking statements, whether as a result of new information, future events or otherwise. Although the Company’s management believes that the assumptions and expectations reflected in such forward-looking statements are reasonable, no assurance can be given that such expectations will prove to have been correct. The actual results achieved by the Company may differ materially from any forward-looking statements due to the risks and uncertainties of such statements.

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