



Supplemental Operating and Financial Data  
March 31, 2012  
*(Unaudited)*



Pasadena, TX  
196 licensed beds



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## **Company Information**



### **Company**

Founded in 1992, LTC Properties, Inc. is a self-administered real estate investment trust that primarily invests in senior housing and long-term care properties through facility lease transactions, mortgage loans, and other investments. Our primary objectives are to sustain and enhance stockholder equity value and provide current income for distribution to stockholders through real estate investments in long-term care properties and other health care related properties managed by experienced operators. To meet these objectives, we attempt to invest in properties that provide opportunity for additional value and current returns to our stockholders and diversify our investment portfolio by geographic location, operator, and form of investment. For more information on LTC Properties, Inc., visit the Company's website at [www.LTCProperties.com](http://www.LTCProperties.com).

### **Board of Directors**

**Andre Dimitriadis**  
Executive Chairman

**Wendy Simpson**

**Edmund King**

**Timothy Triche, MD**

**Boyd Hendrickson**  
Lead Director

**Devra Shapiro**

### **Management**

**Andre Dimitriadis**  
Executive Chairman

**Wendy Simpson**  
Chief Executive Officer and President

**Pam Kessler**  
Executive Vice President and Chief Financial Officer

**Clint Malin**  
Senior Vice President and Chief Investment Officer

**Andy Stokes**  
Senior Vice President, Marketing & Strategic Planning

### **Contact Information**

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## **Additional Information**

### **Analyst Coverage**

**BMO Capital Markets Corp.**

Richard Anderson

**J.J. B. Hilliard, W.L. Lyons, Inc.**

John Roberts

**JMP Securities, LLC**

Peter Martin

**KeyBanc Capital Markets, Inc.**

Karin Ford

**RBC Capital Markets Corporation**

Frank Morgan

**Sandler O'Neill + Partners, L.P.**

James Milam

**Stifel, Nicolaus & Company, Inc.**

Dan Bernstein

**Wells Fargo Securities, LLC**

Todd Stender

Any opinions, estimates, or forecasts regarding LTC's performance made by the analysts listed above do not represent the opinions, estimates, or forecasts of LTC or its management.

## **Forward-Looking Statements**

This supplemental information 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,” “should,” “seeks,” “approximately,” “intends,” “plans,” “estimates” or “anticipates,” or the negative of those words or similar words. Forward-looking statements involve inherent risks and uncertainties regarding events, conditions and financial trends that may affect our 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 status of the economy, the status of capital markets (including prevailing interest rates), and our access to capital; the income and returns available from investments in health care related real estate, the ability of our borrowers and lessees to meet their obligations to us, our reliance on a few major operators; competition faced by our borrowers and lessees within the health care industry, regulation of the health care industry by federal, state and local governments, (including as a result of the Patient Protection and Affordable Care Act of 2010 and the Health Care and Education Reconciliation Act of 2010), changes in Medicare and Medicaid reimbursement amounts (including due to federal and state budget constraints), compliance with and changes to regulations and payment policies within the health care industry, debt that we may incur and changes in financing terms, our ability to continue to qualify as a real estate investment trust, the relative illiquidity of our real estate investments, potential limitations on our remedies when mortgage loans default, and risks and liabilities in connection with properties owned through limited liability companies and partnerships. 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” and other information contained in our Annual Report on Form 10-K for the fiscal year ended December 31, 2011 and in our publicly available filings with the Securities and Exchange Commission. We do 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.

## **Non-GAAP Information**

This supplemental information contains certain non-GAAP information including EBITDA, normalized EBITDA, FFO, normalized FFO, normalized interest coverage ratio, and normalized fixed charges coverage ratio. A reconciliation of this non-GAAP information is provided on pages 17 and 20 of this supplemental information, and additional information is available under the “Non-GAAP Financial Measures” subsection under the “Selected Financial Data” section of our website at [www.LTCProperties.com](http://www.LTCProperties.com).



# Acquisitions: Year 2011 – 2012

(dollar amounts in thousands)

DATE	# OF PROPERTIES	ASSET CLASS	# BEDS/UNITS	LOCATION	OPERATOR	DATE OF CONSTRUCTION	PURCHASE PRICE	ANNUAL GAAP REVENUE	GAAP Lease Yield
02/28/11	2	OTHER	118 beds/93 units	SC	Prestige Healthcare	1965-2001	\$ 11,450	\$ 1,158	10.1%
03/09/11	4	SNF	524	TX	Meridian Senior Properties	2007-2008	45,000 <sup>(1)</sup>	4,722	10.5% <sup>(1)</sup>
08/01/11	1	SNF	140	TX	Senior Care Centers	2008	10,000	1,058	10.5%
10/11/11	1	SNF	196	TX	Fundamental	2005	15,500	1,881	11.0% <sup>(2)</sup>
10/11/11	1 <sup>(3)</sup>	UDP <sup>(3)</sup>	N/A <sup>(3)</sup>	TX	Fundamental	2012 <sup>(3)</sup>	844	-	11.0% <sup>(2)</sup>
11/01/11	1	SNF	156	CA	Traditions Management	1990	17,500	1,814	10.3%
Total 2011	10		1,134 beds/93 units				\$ 100,294		
03/23/12	1	SNF	144	TX	Senior Care Centers	2002	\$ 18,600	\$ 2,018	10.8%
Total	11		1,278 beds/93 units				\$ 118,894		

(1) GAAP yield assumes a total purchase price of \$45,000 which includes \$41,000 of cash paid at closing and \$4,000 paid on August 31, 2011

(2) GAAP yield assumes \$8,250 construction funding as noted in (3) below

(3) Acquired a vacant parcel of land in Texas and entered into a commitment to fund the construction of a 120-bed skilled nursing property which will replace an existing 90-bed skilled nursing property



Red Oak, TX  
144 licensed beds



Crowley, TX  
120 licensed beds



# Real Estate Portfolio Summary

(dollar amounts in thousands)

## Real Estate Portfolio Snapshot

Type of Property	Gross Investments	% of Investments	Three Months Ended March 31, 2012			No. of Props	No. of SNF Beds	No. of ALF Units	No. of ILF Units	Investment per Bed/Unit
			Rental Income	Interest Income	% of Revenues					
Skilled Nursing	\$ 404,721	51.0%	\$ 10,224	\$ 803	49.2%	89	10,351	-	-	\$39.10
Assisted Living	308,647	38.9%	8,273	641	39.8%	102	-	4,365	-	\$70.71
Other Senior Housing	67,742	8.5%	1,957	88	9.1%	14	913	330	423	\$40.66
Schools	12,229	1.5%	418	-	1.9%	2	-	-	-	-
Under Development <sup>(1)</sup>	894	0.1%	-	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ 794,233</b>	<b>100.0%</b>	<b>\$20,872</b>	<b>\$1,532</b>	<b>100.0%</b>	<b>207</b>	<b>11,264</b>	<b>4,695</b>	<b>423</b>	

(1) During 2011, we acquired a vacant parcel of land in Texas for \$844 and entered into a commitment to fund the construction of a 120-bed skilled nursing property which will replace an existing 90-bed skilled nursing property.

## “Same Property Portfolio” Quality Mix

Owned Properties Payor Source <sup>(1)</sup>	For the Three Months Ended March 31, 2012
Private Pay	62.8%
Medicare	12.9%
Medicaid	24.3%

(1) Quality mix for our skilled nursing portfolio, for the period presented, is 22.8% Private Pay, 26.1% Medicare, and 51.1% Medicaid.



## Real Estate Portfolio Summary

### “Same Property Portfolio” Statistics <sup>(1)</sup>

Owned Properties	Occupancy		EBITDAR Coverage		EBITDARM Coverage	
	4Q11	3Q11	4Q11	3Q11	4Q11	3Q11
Assisted Living <sup>(2)</sup>	78.7%	77.4%	1.38	1.36	1.60	1.58
Assisted Living <sup>(3)</sup>	88.5%	87.3%	1.43	1.40	1.68	1.65
Skilled Nursing	78.4%	78.3%	2.06	2.16	2.82	2.93
Other Senior Housing	86.5%	86.8%	1.43	1.48	1.85	1.90

(1) Trailing twelve months through December 31, 2011 and September 30, 2011 property level operator financial statements which are unaudited and have not been independently verified by us.

(2) Includes properties leased to Assisted Living Concepts, Inc. (ALC)

(3) Excludes properties leased to Assisted Living Concepts, Inc. (ALC)

### Historical “Same Property Portfolio” SNF Coverage <sup>(1)</sup>

	EBITDAR Coverage	EBITDARM Coverage
4Q11	2.06	2.76
3Q11	2.16	2.93
2Q11	2.15	2.91
1Q11	2.11	2.89

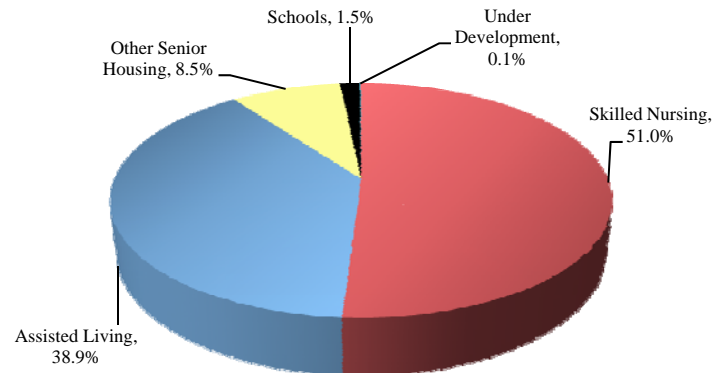
<sup>(1)</sup> Data from property level operator financial statements which are unaudited and have not been independently verified by us.



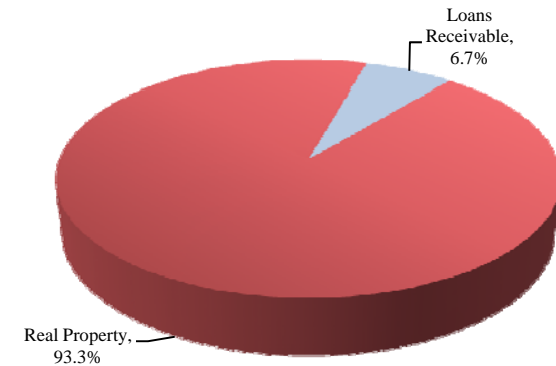
# Real Estate Portfolio Diversification

## Owned and Loan Portfolio – Property and Asset Type Diversification

**Gross Investment By Property Type**



**Gross Investment By Asset Type**



Property Type	# of Properties	Gross Investment	%	Three Months Ended March 31, 2012	
				Revenue	%
Skilled Nursing	89	\$ 404,721	51.0%	\$ 11,027	49.2%
Assisted Living	102	308,647	38.9%	8,914	39.8%
Other Senior Housing	14	67,742	8.5%	2,045	9.1%
Schools	2	12,229	1.5%	418	1.9%
Under Development <sup>(1)</sup>	-	894	0.1%	-	-
<b>Total</b>	<b>207</b>	<b>\$ 794,233</b>	<b>100.0%</b>	<b>\$ 22,404</b>	<b>100.0%</b>

Asset Type	Gross Investment	%
Real Property	\$ 740,951	93.3%
Loans Receivable	53,282	6.7%
<b>Total</b>	<b>\$ 794,233</b>	<b>100.0%</b>

(1) During 2011, we acquired a vacant parcel of land in Texas for \$844 and entered into a commitment to fund the construction of a 120-bed skilled nursing property which will replace an existing 90-bed skilled nursing property.

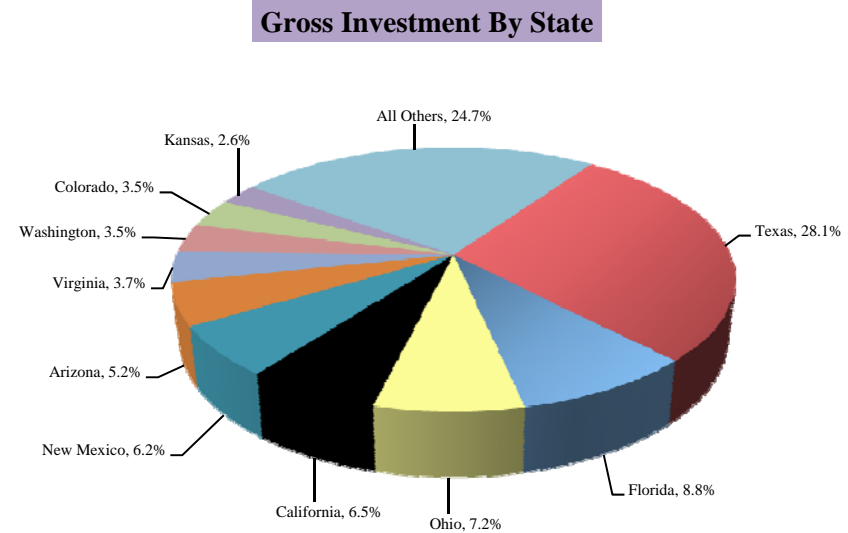


# Real Estate Portfolio Diversification

(dollar amounts in thousands)

## Owned and Loan Portfolio - State Diversification By Property Type

State <sup>(1)</sup>	Gross Investment	%
Texas	\$ 223,245	28.1%
Florida	70,150	8.8%
Ohio	56,804	7.2%
California	51,916	6.5%
New Mexico	48,876	6.2%
Arizona	41,212	5.2%
Virginia	29,052	3.7%
Washington	27,920	3.5%
Colorado	27,816	3.5%
Kansas	20,844	2.6%
All Others	196,398	24.7%
<b>Total</b>	<b>\$ 794,233</b>	<b>100.0%</b>



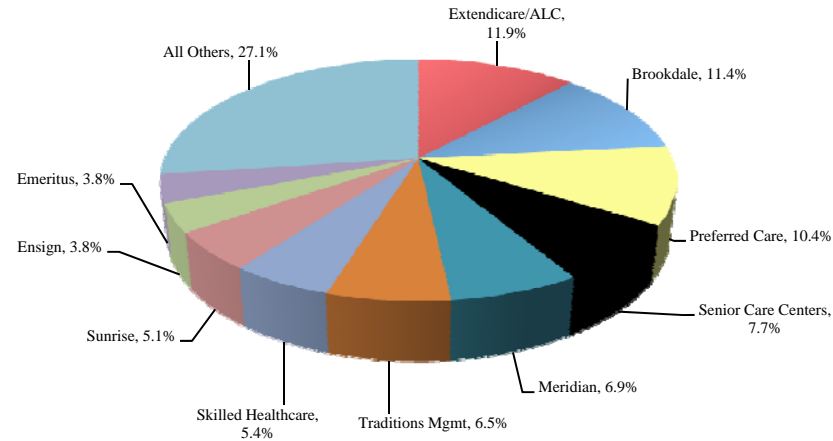
State <sup>(1)</sup>	# of Props	ALF	%	SNF	%	Other	%	School	%	UDP <sup>(2)</sup>	%	Gross Investment	%
Texas	55	\$ 32,230	10.4%	\$ 181,490	44.8%	\$ 8,631	12.7%	\$ -	-	\$ 894	100.0%	\$ 223,245	28.1%
Florida	18	36,616	11.9%	20,114	5.0%	13,420	19.8%	-	-	-	-	70,150	8.8%
Ohio	17	44,647	14.5%	12,157	3.0%	-	-	-	-	-	-	56,804	7.2%
California	6	28,072	9.1%	20,806	5.1%	3,038	4.5%	-	-	-	-	51,916	6.5%
New Mexico	7	-	-	48,876	12.1%	-	-	-	-	-	-	48,876	6.2%
Arizona	7	5,120	1.7%	36,092	8.9%	-	-	-	-	-	-	41,212	5.2%
Virginia	4	-	-	15,713	3.9%	13,339	19.7%	-	-	-	-	29,052	3.7%
Washington	10	19,080	6.2%	8,840	2.2%	-	-	-	-	-	-	27,920	3.5%
Colorado	10	18,402	6.0%	7,407	1.8%	2,007	3.0%	-	-	-	-	27,816	3.5%
Kansas	7	6,733	2.2%	14,111	3.5%	-	-	-	-	-	-	20,844	2.6%
All Others	66	117,747	38.0%	39,115	9.7%	27,307	40.3%	12,229	100.0%	-	-	196,398	24.7%
<b>Total</b>	<b>207</b>	<b>\$ 308,647</b>	<b>100.0%</b>	<b>\$ 404,721</b>	<b>100.0%</b>	<b>\$ 67,742</b>	<b>100.0%</b>	<b>\$ 12,229</b>	<b>100.0%</b>	<b>\$ 894</b>	<b>100.0%</b>	<b>\$ 794,233</b>	<b>100.0%</b>

(1) Due to master leases with properties in multiple states, revenue by state is not available.

(2) Under Development Properties. See definition in the Glossary.

## Owned Portfolio – Operator Diversification

### Gross Investment By Operator



Operator	# of Props	Gross Investment	%	Annualized GAAP Rent	%
Extencicare REIT and Assisted Living Concepts, Inc	37	\$ 88,034	11.9%	\$ 10,963	12.9%
Brookdale Senior Living Communities, Inc.	35	84,210	11.4%	10,734	12.6%
Preferred Care	25	77,206	10.4%	10,588	12.4%
Senior Care Centers, LLC	4	57,198	7.7%	6,029	7.1%
Meridian Senior Properties Fund II, LP	4	50,841	6.9%	4,742	5.6%
Traditions Management	4	48,500	6.5%	5,243	6.1%
Skilled Healthcare Group, Inc.	5	40,270	5.4%	4,501	5.3%
Sunrise Senior Living	6	37,659	5.1%	4,614	5.4%
Ensign Group, Inc.	3	28,496	3.8%	1,596	1.9%
Emeritus Corporation	2	28,071	3.8%	2,744	3.2%
All Others	46	200,466	27.1%	23,561	27.5%
Total	171	\$ 740,951	100.0%	\$ 85,315	100.0%



## Top Ten Operators – Owned Portfolio

**Extendicare REIT and Assisted Living Concepts, Inc.** (TSX: EXE.UN) operates 262 senior care facilities in Canada and in the United States with the ability to serve approximately 28,213 residents. EHSI offers a continuum of health care services, including nursing care, assisted living and related medical specialty services, such as sub-acute care and rehabilitative therapy on an inpatient and outpatient basis. ALC (NYSE: ALC) and its subsidiaries operate 211 residences which include licensed assisted living and independent living residences with capacity for 9,325 residents in 20 states. As of March 31, 2012 the LTC portfolio consisted of 37 assisted living properties in 10 states with a gross investment balance of \$88.0 million.

**Brookdale Senior Living, Inc.** (NYSE: BKD) operates 647 independent living, assisted living, and dementia-care communities and continuing care retirement centers, with the ability to serve approximately 67,000 residents. As of March 31, 2012, the LTC portfolio consisted of 35 assisted living properties in 8 states with a gross investment balance of \$84.2 million.

**Preferred Care, Inc.** (Privately held) operates 67 facilities comprised of skilled nursing, assisted living, and independent living facilities, as well as 5 specialty care facilities, in 10 states. As of March 31, 2012, the LTC portfolio consisted of 23 skilled nursing and 2 other senior housing properties in 6 states with a gross investment balance of \$77.2 million. They also operate 1 skilled nursing facility under a sub-lease with another lessee we have which is not included in the Preferred Care rental revenue.

**Meridian Senior Properties Fund II, LP** (Privately held) acquires and develops independent living, assisted living and skilled nursing facilities and (owns or leases) 10 skilled nursing facilities and one assisted living facility, all located in Texas. They are currently developing two new skilled nursing facilities. As of March 31, 2012, the LTC portfolio consisted of 4 skilled nursing properties in 1 state with a gross investment balance of \$50.8 million which includes \$6.0 million of earn-out liabilities.

**Traditions Management** (Privately held) operates 10 independent living, assisted living, and skilled nursing facilities in 4 states. As of March 31, 2012, the LTC portfolio consisted of 3 skilled nursing and 1 other senior housing properties in 3 states with a gross investment balance of \$48.5 million. They also operate 2 skilled nursing properties under a sub-lease with Preferred Care, Inc. which is not included in the Traditions Management rental revenue.

**Skilled Healthcare Group** (NYSE: SKH) is a holding company with subsidiaries that operate skilled nursing facilities, assisted living facilities, a rehabilitation therapy business, and a hospice business. Skilled Healthcare operates in 8 states, including 74 skilled nursing facilities and 23 assisted living facilities. As of March 31, 2012, the LTC portfolio consisted of 5 skilled nursing properties in 1 state with a gross investment balance of \$40.3 million.

**Senior Care Centers, LLC** (Privately held) provides skilled nursing care, Alzheimer's care, assisted living, and independent living services in 37 facilities exclusively in Texas. As of March 31, 2012, the LTC portfolio consisted of 4 skilled nursing properties in 1 state with a gross investment balance of \$57.2 million. They also operate 4 skilled nursing properties under a sub-lease with Meridian Senior Properties Fund II, LP which is not included in the Senior Care Centers, LLC rental revenue.

**Sunrise Senior Living** (NYSE: SRZ) operates 311 communities in the United States, Canada and the United Kingdom, with a total capacity of approximately 31,000 units. Sunrise offers a full range of personalized senior living services, including independent living, assisted living, care for individuals with Alzheimer's disease and other forms of memory loss, as well as Nursing and Rehabilitative services. As of March 31, 2012, the LTC portfolio consisted of 6 assisted living properties in 2 states with a gross investment balance of \$37.7 million.

**The Ensign Group** (NASDAQ: ENSG) provides skilled nursing and assisted living services, physical, occupational and speech therapies, home health and hospice services, and other rehabilitative and healthcare services for both long-term residents and short-stay rehabilitation patients at 106 facilities in 10 states. As of March 31, 2012, the LTC portfolio consisted of 3 skilled nursing properties in 1 state with a gross investment balance of \$28.5 million.

**Emeritus Senior Living** (NYSE:ESC) is a national public provider of independent living, assisted living, and Alzheimer's services. The company operates 485 communities representing capacity for approximately 35,703 residents in 38 states. As of March 31, 2012, the LTC portfolio consisted of 2 assisted living properties in 1 state with a gross investment balance of \$28.1 million.



## Market Capitalization

(In thousands, except per share amounts and number of shares)

At March 31, 2012

Capitalization

### Debt

Bank borrowings - LIBOR + 150 bps	\$	73,000	
Senior unsecured notes -weighted average rate 5.24% <sup>(1)</sup>		100,000	
Bonds payable - weighted average rate 2.17% <sup>(2)</sup>		2,635	
Total debt		175,635	14.8%

### Equity

	No. of shares	Closing Price		
Preferred stock -Series C <sup>(3)</sup>			38,500	3.2%
Common stock <sup>(4)</sup>	30,411,774	\$ 32.00 <sup>(5)</sup>	973,177	82.0%
Non-controlling interest			407	0.0%
Total equity			1,012,084	85.2%

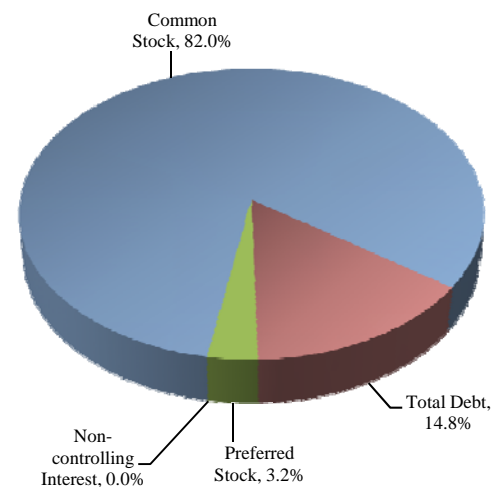
### Market Capitalization

**\$ 1,187,719** 100.0%

Debt to Market Cap 14.8%

Debt & Preferred to Market Cap 18.0%

### Capitalization



(1) Includes amortization of debt issue cost.

(2) Includes letter of credit fees.

(3) Non-traded shares. Two million shares outstanding with a face rate of 8.5% and a liquidation value of \$19.25 per share, convertible into common stock on a one-for-one basis. Our Series C preferred stock are not redeemable by us.

(4) Traded on NYSE.

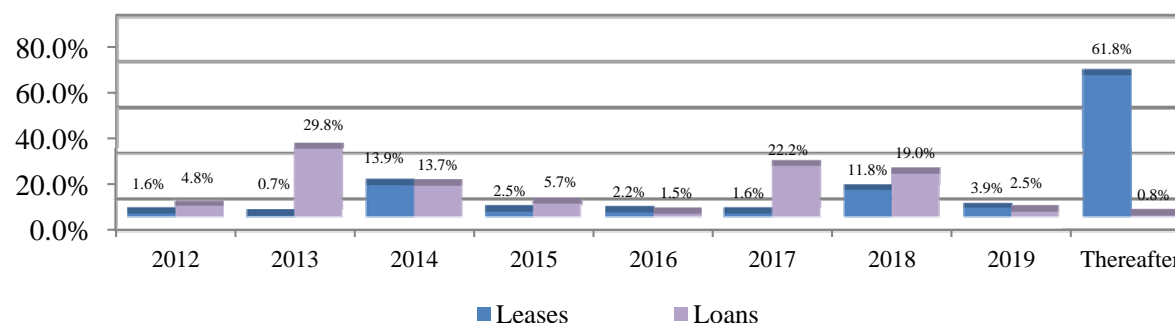
(5) Closing price of our common stock as reported by the NYSE on March 30, 2012, the last trading of first quarter 2012.



# Lease and Mortgage Loan Receivable Maturity

(dollar amounts in thousands)

## Investment Portfolio Maturity Schedule (as a % of total gross owned investment and mortgage loans outstanding)



LTC's investment portfolio has a long-term weighted roll-over maturity schedule. Over 77% of the portfolio has lease expirations beyond 2017. Over 22% of outstanding mortgage loans mature after 2017.

Rental Revenue and Interest Income Maturity						
Year	Annualized GAAP			Total Rental and Interest		
	Rental Income	% of Total	Interest Income <sup>(1)</sup>	% of Total	Interest Income	% of Total
2012	\$ 1,244	1.4%	\$ 382	7.7%	\$ 1,626	1.8%
2013	987	1.1%	1,912	38.2%	2,899	3.2%
2014	12,951	15.2%	849	17.0%	13,800	15.4%
2015	2,243	2.6%	269	5.4%	2,512	2.8%
2016	2,129	2.5%	26	0.5%	2,155	2.4%
2017	1,599	1.9%	627	12.6%	2,226	2.4%
2018	10,207	12.0%	803	16.1%	11,010	12.2%
2019	1,596	1.9%	123	2.5%	1,719	1.9%
Thereafter	52,359	61.4%	-	-	52,359	57.9%
Total	\$ 85,315	100.0%	\$ 4,991	100.0%	\$ 90,306	100.0%

(1) Reflects annualized contract rate of interest for loans, net of collectibility reserves, if applicable.

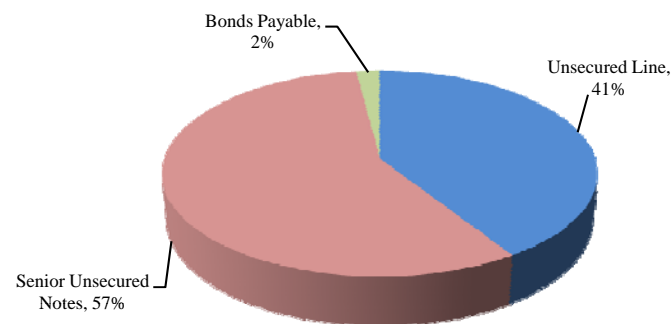


## Debt Maturity

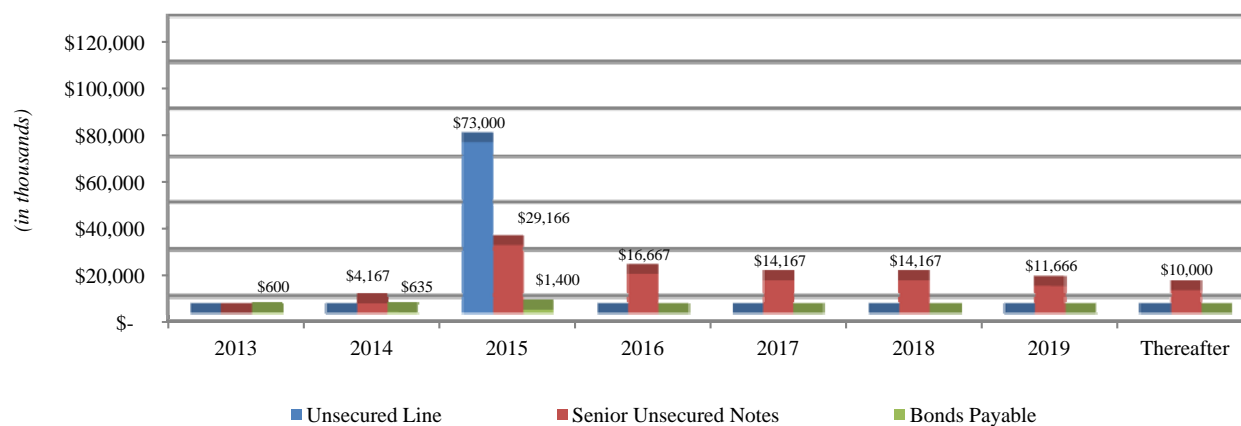
(in thousands)

Year	Unsecured Line of Credit	Senior Unsecured Notes <sup>(1)</sup>	Bonds Payable <sup>(1)</sup>	Total
2013	\$ -	\$ -	\$ 600	\$ 600
2014	-	4,167	635	4,802
2015	73,000	29,166	1,400	103,566
2016	-	16,667	-	16,667
2017	-	14,167	-	14,167
2018	-	14,167	-	14,167
2019	-	11,666	-	11,666
Thereafter	-	10,000	-	10,000
<b>Total</b>	<b>\$ 73,000</b>	<b>\$ 100,000</b>	<b>\$ 2,635</b>	<b>\$ 175,635</b>

## Debt Structure



(1) Reflects scheduled principal payments for amortizing of debt.





# Financial Data Summary

(dollar amounts in thousands)

## Balance Sheet and Coverage Ratios

	For the Year Ended			For the Quarter Ended	
	12/31/09	12/31/10	12/31/11	12/31/11	3/31/12
Net Real Estate Assets	\$444,163	\$515,983	\$599,916	\$599,916	\$611,643
Total Assets	490,593	561,264	647,097	647,097	658,604
Total Debt	25,410	91,430	159,200	159,200	175,635
Total Liabilities	36,280	103,742	178,387	178,387	193,228
Preferred Stock	186,801	126,913	38,500	38,500	38,500
Total Equity	454,313	457,522	468,710	468,710	465,376
Debt to book capitalization ratio	5.3%	16.7%	25.3%	25.3%	27.4%
Debt & Preferred Stock to book capitalization ratio	44.2%	39.8%	31.5%	31.5%	33.4%
Debt to market capitalization ratio	3.0%	9.5%	14.0%	14.0%	14.8%
Debt & Preferred Stock to market capitalization ratio	25.1%	23.0%	17.4%	17.4%	18.0%
Debt to Normalized EBITDA	0.4x	1.4x	2.1x	8.0x	8.7x
Normalized interest coverage ratio	25.4x	24.5x	11.8x	10.0x	9.9x
Normalized fixed charge coverage ratio	3.5x	4.0x	6.4x	7.1x	7.1x





# Financial Data Summary

(dollar amounts in thousands)

## Reconciliation of Normalized EBITDA and Fixed Charges

	For the Year Ended			For the Quarter Ended	
	12/31/09	12/31/10	12/31/11	12/31/11	3/31/12
Net income	\$ 44,360	\$ 46,053	\$ 49,443	\$ 12,604	\$ 12,932
Less: Gain on sale	-	(310)	-	-	(16)
Add: Interest expense	2,418	2,653	6,434	1,993	2,033
Add: Depreciation and amortization (including discontinued operations)	14,822	16,109	19,623	5,141	5,167
EBITDA	61,600	64,505	75,500	19,738	20,116
(Deduct)/Add back:					
Non-cash interest related to earn-out liability	-	-	464	110	110
Non-recurring one-time charge	(198)	467	-	-	-
<b>Normalized EBITDA</b>	<b>\$ 61,402</b>	<b>\$ 64,972</b>	<b>\$ 75,964</b>	<b>\$ 19,848</b>	<b>\$ 20,226</b>
<b>Interest expense</b>	<b>\$ 2,418</b>	<b>\$ 2,653</b>	<b>\$ 6,434</b>	<b>\$ 1,993</b>	<b>\$ 2,033</b>
Preferred stock dividend	15,141	13,662	5,512	818	818
<b>Fixed Charges</b>	<b>\$ 17,559</b>	<b>\$ 16,315</b>	<b>\$ 11,946</b>	<b>\$ 2,811</b>	<b>\$ 2,851</b>

## Non-Cash Rental Revenue Components

	1Q12 <sup>(1)</sup>	2Q12 <sup>(1)</sup>	3Q12 <sup>(1)</sup>	4Q12 <sup>(1)</sup>	1Q13
Straight-line rent	\$ 647	\$ 679	\$ 673	\$ 664	\$ 459
Amort of lease inducement	(165)	(165)	(165)	(165)	(165)
Net	\$ 482	\$ 514	\$ 508	\$ 499	\$ 294

(1) Projections based on current in-place leases, assuming no modification or replacement of existing leases and no new leased investments are added to our portfolio.



# Consolidated Statements of Income

(dollar amounts in thousands, except per share amounts, unaudited)

	Three Months Ended March 31,	
	2012	2011
<b>Revenues</b>		
Rental income	\$ 20,872	\$ 18,182
Interest from mortgage loans	1,532	1,656
Interest and other income	236	415
Total revenues	22,640	20,253
<b>Expenses</b>		
Interest expense	2,033	1,104
Depreciation and amortization	5,167	4,432
Acquisition costs	41	130
Operating and other expenses	2,452	2,314
Total expenses	9,693	7,980
Income from continuing operations	12,947	12,273
Discontinued operations:		
Loss from discontinued operations	(31)	(119)
Gain on sale of assets, net	16	-
Net loss from discontinued operations	(15)	(119)
Net income	12,932	12,154
Income allocated to non-controlling interests	(11)	(48)
Net income attributable to LTC Properties, Inc.	12,921	12,106
Income allocated to participating securities	(94)	(89)
Income allocated to preferred stockholders	(818)	(6,624)
<b>Net income available to common stockholders</b>	<b>\$ 12,009</b>	<b>\$ 5,393</b>
<b>Basic earnings per common share:</b>	<b>\$0.40</b>	<b>\$0.20</b>
<b>Diluted earnings per common share:</b>	<b>\$0.40</b>	<b>\$0.20</b>
<b>Weighted average shares used to calculate earnings per common share</b>		
Basic	30,189	26,310
Diluted	30,234	26,340



# Consolidated Balance Sheets

(amounts in thousands)

	March 31, 2012 (unaudited)	December 31, 2011		March 31, 2012 (unaudited)	December 31, 2011
<b>ASSETS</b>			<b>LIABILITIES</b>		
Real estate investments:			Bank borrowings	\$ 73,000	\$ 56,000
Land	\$ 58,462	\$ 57,059	Senior unsecured notes	100,000	100,000
Buildings and improvements	676,851	659,453	Bonds payable	2,635	3,200
Accumulated depreciation and amortization	(181,063)	(175,933)	Accrued interest	1,379	1,356
Net operating real estate property	554,250	540,579	Earn-out liabilities	6,414	6,305
			Accrued expenses and other liabilities	9,698	11,314
Properties held-for-sale, net of accumulated depreciation and amortization: 2012 - \$613; 2011 - \$2,263	5,025	6,256	Accrued expenses and other liabilities related to properties held-for-sale	102	212
Net real estate property	559,275	546,835	Total liabilities	193,228	178,387
Mortgage loans receivable, net of allowance for doubtful accounts: 2012 - \$941; 2011 - \$921	52,368	53,081	<b>EQUITY</b>		
Real estate investments, net	611,643	599,916	Preferred stock <sup>(1)</sup>	38,500	38,500
			Common stock <sup>(2)</sup>	304	303
Other assets:			Capital in excess of par value	506,700	507,343
Cash and cash equivalents	3,297	4,408	Cumulative net income	685,664	672,743
Debt issue costs, net	2,146	2,301	Other	186	199
Interest receivable	1,303	1,494	Cumulative distributions	(766,385)	(752,340)
Straight-line rent receivable, net of allowance for doubtful accounts: 2012 - \$688; 2011 - \$680	24,411	23,772	Total LTC Properties, Inc. stockholders' equity	464,969	466,748
Prepaid expenses and other assets	7,604	7,851			
Other assets related to properties held-for-sale, net of allowance for doubtful accounts: 2012 - \$839; 2011 - \$839	52	53	Non-controlling interests	407	1,962
Notes receivable	1,662	817			
Marketable securities	6,486	6,485	Total equity	465,376	468,710
<b>Total assets</b>	<b>\$ 658,604</b>	<b>\$ 647,097</b>	<b>Total liabilities and equity</b>	<b>\$ 658,604</b>	<b>\$ 647,097</b>

(1) Preferred stock \$0.01 par value; 15,000 shares authorized; shares issued and outstanding: 2012 - 2,000; 2011 - 2,000

(2) Common stock \$0.01 par value; 45,000 shares authorized; shares issued and outstanding: 2012 - 30,412; 2011 - 30,346



## Funds from Operations

(dollar amounts in thousands, except per share amounts)

### FFO Reconciliation

	Three Months Ended March 31,	
	2012	2011
Net income available to common stockholders	\$ 12,009	\$ 5,393
Add: Depreciation and amortization (continuing and discontinued operations)	5,167	4,521
Less: Gain on sale of assets, net	(16)	-
<b>FFO available to common stockholders</b>	<b>17,160</b>	<b>9,914</b>
Add: Preferred stock redemption charge	-	3,566 <sup>(1)</sup>
Add: Preferred stock redemption dividend	-	472 <sup>(2)</sup>
Add: Non-cash interest related to earn-out liabilities	110	-
<b>Normalized FFO available to common stockholders</b>	<b>17,270</b>	<b>13,952</b>
Less: Non-cash rental income	(482)	(606)
<b>Normalized adjusted FFO (AFFO)</b>	<b>16,788</b>	<b>13,346</b>
Add: Non-cash compensation charges	452	358
<b>Normalized funds available for distribution (FAD)</b>	<b>\$ 17,240</b>	<b>\$ 13,704</b>
Diluted FFO available to common stockholders per share	\$0.56	\$0.38
<b>Diluted normalized FFO available to common stockholders per share</b>	<b>\$0.56</b>	<b>\$0.52</b>
Diluted normalized AFFO per share	\$0.55	\$0.50
Diluted normalized FAD per share	\$0.56	\$0.51

(1) Represents the original issue costs related to the redemption of the remaining Series F preferred stock.

(2) Represents the dividends on the Series F preferred stock up to the redemption date.



## Glossary

**Adjusted Funds From Operations (“AFFO”):** FFO excluding the effects of non-cash rental income.

**Assisted Living Properties (“ALF”):** Senior housing properties serving elderly persons who require assistance with activities of daily living, but do not require the constant supervision skilled nursing properties provide. Services are usually available 24 hours a day and include personal supervision and assistance with eating, bathing, grooming and administering medication. The facilities provide a combination of housing, supportive services, personalized assistance and health care designed to respond to individual needs.

**Contractual Lease Rent:** Rental revenue as defined by the lease agreement between us and the operator for the lease year.

**EBITDA:** Earnings before interest, taxes, depreciation and amortization.

**EBITDAR Coverage:** From the operator financial statements, the trailing twelve month’s earnings before interest, taxes, depreciation, amortization, and rent divided by the operator’s contractual lease rent. Management fees are imputed at 5% of revenues.

**EBITDARM Coverage:** From the operator financial statements, the trailing twelve month’s earnings before interest, taxes, depreciation, amortization, rent and management fees divided by the operator’s contractual lease rent.

**Funds Available for Distribution (“FAD”):** FFO excluding the effects of non-cash rental income and non-cash compensation charges.

**Funds From Operations (“FFO”):** As defined by the National Association of Real Estate Investment Trusts (“NAREIT”), net income available to common stockholders (computed in accordance with U.S. GAAP) excluding gains or losses on the sale of real estate and impairment write-downs of depreciable real estate plus real estate depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures.

**GAAP Lease Yield:** GAAP rent divided by the purchase price.

**GAAP Rent:** Total rent we will receive as a fixed amount over the life of the lease and recognized evenly over that life. GAAP rent recorded in the early years of a lease is higher than the cash rent received and during the later years of the lease, the cash rent received is higher than GAAP rent recognized. GAAP rent is commonly referred to as straight-line rental income.

**Gross Investment:** Original price paid for an asset plus capital improvements funded by LTC Properties, Inc. (“LTC”), without any depreciation deductions. Gross Investment is commonly referred to as undepreciated book value.

**Independent Living Properties (“ILF”):** Senior housing properties offering numerous levels of service, such as laundry, housekeeping, dining options/meal plans, exercise and wellness programs, transportation, social, cultural and recreational activities, on-site security and emergency response programs. Many offer on-site conveniences like beauty/barber shops, fitness facilities, game rooms, libraries and activity centers. ILFs are also known as retirement communities or senior apartments.

**Interest Income:** Represents interest income from mortgage loans.



## Glossary

**Licensed Beds/Units:** The number of beds and/or units that an operator is authorized to operate at a senior housing property. Licensed beds and/or units may differ from the number of beds and/or units in service at any given time.

**Net Real Estate Assets:** Gross investment less accumulated depreciation. Net Real Estate Asset is commonly referred to as Net Book Value ("NBV").

**Non-cash rental income:** Straight-line rental income and amortization of lease inducement.

**Non-cash compensation charges:** Vesting expense relating to stock options and restricted stock.

**Normalized AFFO:** FFO adjusted for non-recurring, infrequent or unusual items and excludes the non-cash rental income.

**Normalized FAD:** FFO adjusted for non-recurring, infrequent or unusual items and excludes the non-cash rental income and non-cash compensation charges.

**Normalized FFO:** FFO adjusted for non-recurring, infrequent or unusual items.

**Occupancy:** The weighted average percentage of all beds and/or units that are occupied at a given time. The calculation uses the trailing twelve months and is based on licensed beds and/or units which may differ from the number of beds and/or units in service at any given time.

**Operator Financial Statements:** Property level operator financial statements are unaudited and have not been independently verified by us.

**Other Senior Housing:** Senior housing properties consisting of independent living properties and properties providing any combination of skilled nursing, assisted living and/or independent living services.

**Private Pay:** Private pay includes private insurance, HMO, VA, and other payors.

**Purchase Price:** Represents the fair value price of an asset that is exchanged in an orderly transaction between market participants at the measurement date. An orderly transaction is a transaction that assumes exposure to the market for a period prior to the measurement date to allow for marketing activities that are usual and customary for transactions involving such assets; it is not a forced transaction (for example, a forced liquidation or distress sale).

**Quality Mix:** LTC revenue by operator underlying payor source for the quarter presented. LTC is not a Medicaid or a Medicare recipient. Statistics represent LTC's rental revenues times operators' underlying payor source revenue percentage. Underlying payor source revenue percentage is calculated from property level operator financial statements which are unaudited and have not been independently verified by us.

**Rental Income:** Represents GAAP rent net of amortized lease inducement cost from continuing and discontinued operations.



## Glossary

**Same Property Portfolio (“SPP”):** Same property statistics allow management to evaluate the performance of LTC’s leased property portfolio under a consistent population, which eliminates the changes in the composition of our portfolio of properties. We identify our same property portfolio as stabilized properties that are, and remained, in operations for the duration of the quarter-over quarter comparison periods presented. Accordingly, it takes a stabilized property a minimum of 12 months in operations to be included in our same property portfolio.

**Schools:** An institution for educating students which include private and charter schools. Private schools are not administered by local, state or national governments; therefore, funded in whole or part by student tuition rather than government funded. Charter schools provide an alternative to the traditional public school. Charter schools are generally autonomous entities authorized by the state or locality to conduct operations independent from the surrounding public school district. Laws vary by state, but generally charters are granted by state boards of education either directly or in conjunction with local school districts or public universities. Operators are granted charters to establish and operate schools based on the goals and objectives set forth in the charter. Upon receipt of a charter, schools receive an annuity from the state for each student enrolled.

**Skilled Nursing Properties (“SNF”):** Senior housing properties providing restorative, rehabilitative and nursing care for people not requiring the more extensive and sophisticated treatment available at acute care hospitals. Many SNFs provide ancillary services that include occupational, speech, physical, respiratory and IV therapies, as well as sub-acute care services which are paid either by the patient, the patient’s family, private health insurance, or through the federal Medicare or state Medicaid programs.

**Stabilized:** Newly acquired operating assets are generally considered stabilized at the earlier of lease-up (typically when occupancy reaches 80% at a SNF or 90% at an ALF) or 12 months from the acquisition date. Newly completed developments, including redevelopments, major renovations, and property additions, are considered stabilized at the earlier of lease-up or 24 months from the date the property is placed in service.

**Under Development Properties (“UDP”):** Development projects to construct senior living properties.