



Medilodge of Monroe  
Monroe, MI

# Supplemental Operating & Financial Data

March 2019





## 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, 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, 2018 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 EBITDAre, adjusted EBITDAre, FFO, FFO excluding non-recurring items, FAD, FAD excluding non-recurring items, adjusted interest coverage ratio, and adjusted fixed charges coverage ratio. A reconciliation of this non-GAAP information is provided on pages 22, 25 and 26 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.LTCreit.com](http://www.LTCreit.com).

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Founded in 1992, LTC Properties, Inc. (NYSE: LTC) is a self-administered real estate investment trust (REIT) investing in seniors housing and health care properties primarily through sale-leaseback transactions, mortgage financing and structured finance solutions including preferred equity and mezzanine lending. LTC's portfolio encompasses Skilled Nursing Facilities (SNF), Assisted Living Communities (ALF), Independent Living Communities (ILF), Memory Care Communities (MC) and combinations thereof. Our main objective is to build and grow a diversified portfolio that creates and sustains shareholder value while providing our stockholders current distribution income. To meet this objective, we seek properties operated by regional operators, ideally offering upside and portfolio diversification (geographic, operator, property type and investment vehicle). For more information, visit [www.LTCreit.com](http://www.LTCreit.com).

## BOARD OF DIRECTORS

Wendy Simpson	Chairman
Boyd Hendrickson	Lead Independent Director
James Pieczynski	Nominating & Corporate Governance Committee Chairman
Devra Shapiro	Audit Committee Chairman
Timothy Triche, MD	Compensation Committee Chairman

## ANALYSTS

John Kim	BMO Capital Markets Corp.
Daniel Bernstein	CapitalOne
Doug Christopher	D.A. Davidson
Peter Martin	JMP Securities, LLC
Jordan Sadler	KeyBanc Capital Markets, Inc.
Karin Ford	Mitsubishi - MUFG
Haendel St. Juste	Mizuho Securities
Mike Carroll	RBC Capital Markets Corporation
Chad Vanacore	Stifel, Nicolaus & Company, Inc.
Todd Stender	Wells Fargo Securities, LLC

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

## LEADERSHIP



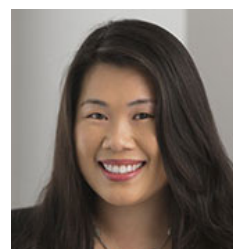
**Wendy Simpson**  
Chairman, Chief Executive Officer and President



**Pam Kessler**  
Executive Vice President, CFO and Secretary



**Clint Malin**  
Executive Vice President, Chief Investment Officer



**Cece Chikhale**  
Senior Vice President, Controller and Treasurer



**Doug Korey**  
Senior Vice President, Managing Director of Business Development



**Peter Lyew**  
Vice President, Director of Taxes



**Mandi Hogan**  
Vice President, Marketing



**Gibson Satterwhite**  
Vice President, Asset Management



**Mike Bowden**  
Vice President, Investments

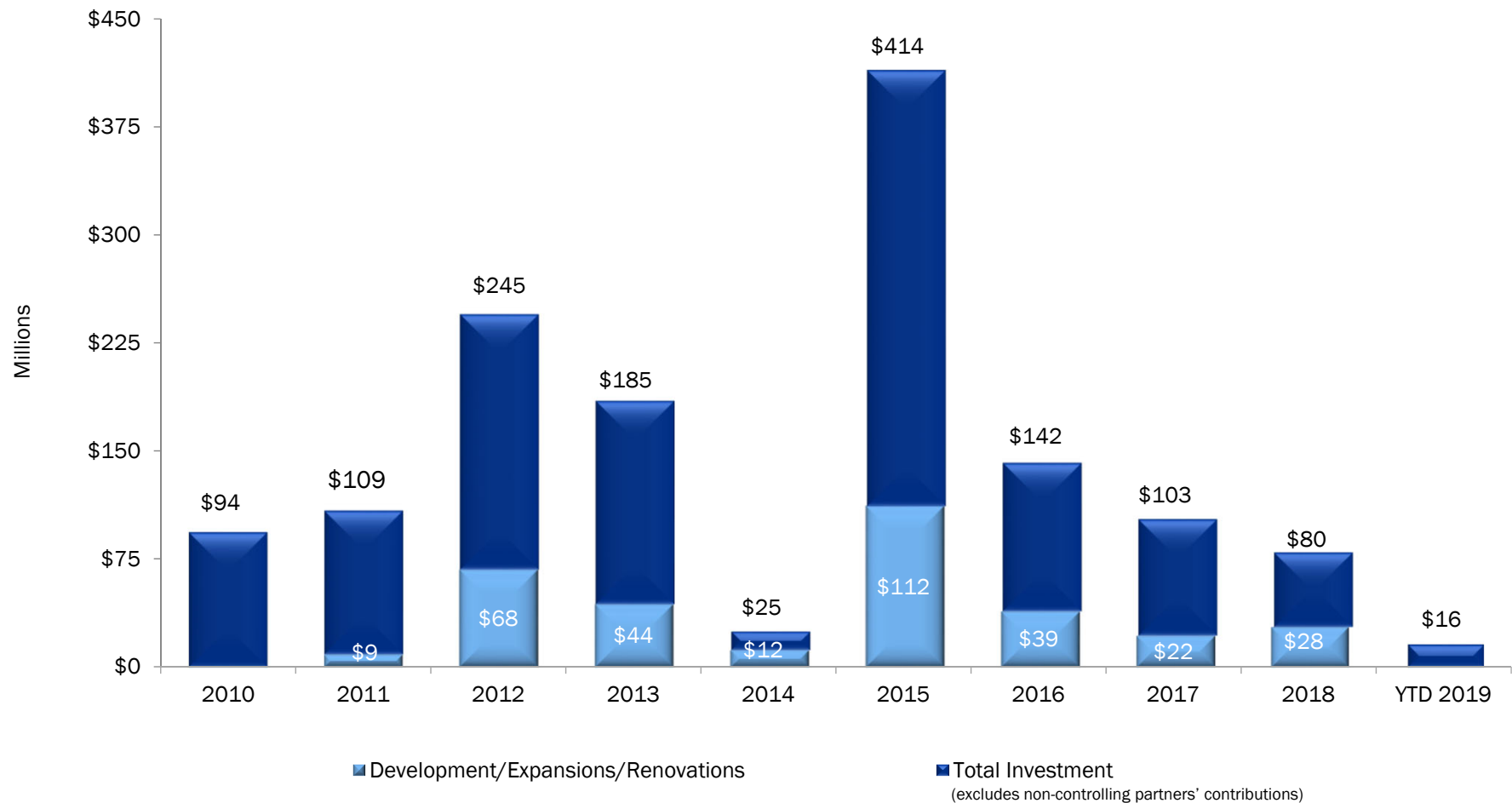
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Westlake Village, CA 91361  
805-981-8655  
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**TRANSFER AGENT**  
American Stock Transfer and Trust Company  
6201 15<sup>th</sup> Avenue  
Brooklyn, NY 11219  
866-708-5586



## EXECUTION OF GROWTH STRATEGY

\$1.4 Billion in Total Investments Underwritten





# REAL ESTATE ACTIVITIES – ACQUISITIONS AND LOAN ORIGINATIONS

(DOLLAR AMOUNTS IN THOUSANDS)

## ACQUISITIONS

DATE	# OF PROPERTIES	PROPERTY TYPE	# BEDS/ UNITS	LOCATION	OPERATOR	DATE OF CONSTRUCTION	CONTRACTUAL INITIAL CASH YIELD	PURCHASE PRICE	ADDITIONAL COMMITMENT <sup>(1)</sup>
2018 5/11	1	UDP <sup>(2)</sup>	78 units	Medford, OR	Fields Senior Living	2018-2019	7.65%	\$ 600 <sup>(3)</sup>	\$ 17,508 <sup>(3)</sup>
6/28	2	MC	88 units	Fort Worth & Frisco, TX	Koelsch Communities	2014/2015	7.25%	25,200	—
8/30	1	ILF	89 units	Medford, OR	Fields Senior Living	1984/2005	6.75%	14,400 <sup>(3)</sup>	— <sup>(3)</sup>
	<u>4</u>		<u>255 units</u>					<u>\$ 40,200</u>	<u>\$ 17,508</u>
2019 1/31	1	ALF/MC	74 units	Abingdon, VA	English Meadows Senior Living	2015	7.40%	\$ 16,890 <sup>(4)</sup>	\$ —

- (1) Commitments may include capital improvement or development allowances for approved projects but excludes incentive payments and contingent payments. For a comprehensive list of our commitments, see our Quarterly Report on Form 10-Q.
- (2) See page 7 for development activities.
- (3) We entered into a joint venture (“JV”) to develop, purchase and own seniors housing communities. During 2018, the JV purchased land for the development of a 78-unit ALF/MC community for a total anticipated project cost of \$18,108. Additionally during 2018, in a sale-leaseback transaction, the JV purchased an existing operational 89-unit ILF community adjacent to the 78-unit ALF/MC community we are developing for \$14,400. Upon completion of the development project, LTC’s economic interest in the real estate JV is approximately 88%. We account for the JV on a consolidated basis. See page 6 for joint venture contributions.
- (4) We entered into a JV to purchase an existing operational 74-unit ALF/MC community. The non-controlling partner contributed \$919 of equity and we contributed \$15,971 in cash. LTC’s economic interest in the real estate JV is approximately 95%. We account for the JV on a consolidated basis.

## LOAN ORIGINATIONS

DATE	# OF PROPERTIES	PROPERTY TYPE	# BEDS/ UNITS	LOCATION	LOAN TYPE	MATURITY DATE	OPERATOR	ORIGINATION	FUNDED AT ORIGINATION	STATED INTEREST RATE
2018 3/1	1	SNF	112 beds	Sterling Heights, MI <sup>(1)</sup>	Mortgage	Oct-45	Prestige Healthcare	\$ 9,100	\$ 7,400	8.66%
8/31	1	SNF	126 beds	Grand Haven, MI <sup>(1)</sup>	Mortgage	Oct-45	Prestige Healthcare	10,125	7,125	9.41%
10/16	1	UDP-ALF/MC/ILF	204 units	Atlanta, GA	Mezzanine	Dec-23	Village Park Senior Living	6,828	—	12.00% <sup>(2)</sup>
	<u>3</u>		<u>238 beds/204 units</u>					<u>\$ 26,053</u>	<u>\$ 14,525</u>	

- (1) We funded additional loan proceeds of \$7,400 and \$7,125 and committed to fund \$1,700 and \$3,000 in capital improvements, respectively, under an existing mortgage loan. The loan is secured by four SNF properties in Michigan. See page 8 for the detail of remaining commitments for expansions and renovations.
- (2) Represents a mezzanine loan with a rate of 12.00% annually (8% paid in cash and 4% deferred during the first 46 months) which was originated in fourth quarter 2018 but funded in first quarter 2019.





# REAL ESTATE ACTIVITIES –JOINT VENTURES

(DOLLAR AMOUNTS IN THOUSANDS)

## UNCONSOLIDATED JOINT VENTURES

COMMITMENT YEAR	LOCATION	PROJECTS	OPERATOR	PROPERTY TYPE	INVESTMENT TYPE	MATURITY DATE	RETURN	# BEDS/ UNITS	INVESTMENT COMMITMENT	1Q19 FUNDING	TOTAL FUNDED	REMAINING COMMITMENT
											TO DATE	
2015	Peoria & Yuma, AZ	4	Senior Lifestyle	ALF/MC/ILF	Preferred Equity	N/A	15.00% <sup>(1)</sup>	585 units	\$ 25,650	\$ 293	\$ 23,976	\$ 1,674
2015	Ocala, FL	1	Canterfield	ALF/MC/ILF	Mezzanine	Nov-20	15.00%	99 units	2,900	—	2,900	—
								684 units	\$ 28,550	\$ 293	\$ 26,876	\$ 1,674

(1) Currently, 7% is paid in cash and 8% is deferred.

## CONSOLIDATED JOINT VENTURES

INVESTMENT YEAR	LOCATION	OPERATOR	PROPERTY TYPE	INVESTMENT PURPOSE	# BEDS/ UNITS	TOTAL JOINT VENTURES	NON-CONTROLLING INTEREST	LTC	LTC	LTC
						COMMITMENT	CONTRIBUTION	COMMITMENT	FUNDED TO DATE	REMAINING COMMITMENT <sup>(1)</sup>
2017	Cedarburg, WI	Tealwood Senior Living	UDP	Owned Real Estate & Development	110 units	\$ 22,471	\$ 2,272	\$ 20,199	\$ 16,999	\$ 3,200
2017	Spartanburg, SC	Affinity Living Group	ALF	Owned Real Estate	87 units	11,660	1,241	10,419	10,190	229
					197 units	34,131	3,513	30,618	27,189	3,429
2018	Medford, OR	Fields Senior Living <sup>(2)</sup>	UDP	Owned Real Estate & Development	78 units	18,108	1,081	17,027	4,967	12,060
2018	Medford, OR	Fields Senior Living <sup>(2)</sup>	ILF	Owned Real Estate	89 units	14,400	2,857	11,543	11,543	—
					167 units	32,508	3,938	28,570	16,510	12,060
2019	Abingdon, VA	English Meadows Senior Living <sup>(3)</sup>	ALF/MC	Owned Real Estate	74 units	16,890	919	15,971	15,971	—
					438 units	\$ 83,529	\$ 8,370	\$ 75,159	\$ 59,670	\$ 15,489

(1) See page 7 and 8 for the development and renovation activities on a consolidated basis.

(2) Represents a single joint venture with ownership in two properties.

(3) We entered into a JV to purchase an existing operational 74-unit ALF/MC community. The non-controlling partner contributed \$919 of equity and we contributed \$15,971 in cash. LTC's economic interest in the real estate JV is approximately 95%. We account for the JV on a consolidated basis.







# REAL ESTATE ACTIVITIES – DE NOVO DEVELOPMENT

(DOLLAR AMOUNTS IN THOUSANDS)

## ESTIMATED

RENT INCEPTION DATE	COMMITMENT YEAR	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	CONTRACTUAL INITIAL CASH YIELD	# BEDS/ UNITS	INVESTMENT COMMITMENT <sup>(1)</sup>	1Q19 FUNDING	TOTAL CAPITALIZED INTEREST/OTHER	TOTAL PROJECT BASIS TO DATE	REMAINING COMMITMENT <sup>(2)</sup>
1Q20	2018	Medford, OR	Fields	1	ALF/MC	7.65%	78 units	\$ 18,108	\$ 1,534	\$ 145	\$ 6,193	\$ 12,060
2Q20 <sup>(3)</sup>	2017	Cedarburg, WI	Tealwood	1	ALF/MC/ILF	7.50%	110 units	22,471	2,973	488	19,759	3,200
				2		7.57%	188 units	\$ 40,579	\$ 4,507 <sup>(4)</sup>	\$ 633	\$ 25,952	\$ 15,260

(1) Includes purchase of land and initial improvement funding, if applicable, and development commitment.

(2) Remaining Commitment is calculated as follows: "Investment Commitment" less "Total Project Basis" plus "Total Capitalized Interest/Other."

(3) Certificate of occupancy was received in first quarter 2019. In accordance with implementing the new lease accounting standard, we determined that, for this new operator, we do not have the level of collectibility certainty required by the standard to begin recording straight-line rent.

(4) Additionally, we funded \$2,450 on a property in Union, KY that completed development this quarter. See Lease-Up on page 9.





# REAL ESTATE ACTIVITIES – EXPANSIONS & RENOVATIONS

(DOLLAR AMOUNTS IN THOUSANDS)

## OWNED

ESTIMATED RENT INCEPTION DATE	COMMITMENT YEAR	PROJECT TYPE	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	CONTRACTUAL INITIAL CASH YIELD	INVESTMENT COMMITMENT	1Q19 FUNDING	TOTAL FUNDED TO DATE	REMAINING COMMITMENT
— <sup>(1)</sup>	2017	Renovation	Spartanburg, SC	Affinity Living Group	1	ALF/MC	7.25%	\$ 1,500	\$ 256	\$ 1,271	\$ 229
— <sup>(1)</sup>	2017	Renovation	Las Vegas, NV	Fundamental	1	OTH	9.00%	5,550	3	850	4,700
					<u>2</u>			<u>\$ 7,050</u>	<u>\$ 259</u>	<u>\$ 2,121</u>	<u>\$ 4,929</u>

(1) Rent payment increases upon each funding.

## MORTGAGE LOANS

ESTIMATED INTEREST INCEPTION DATE	COMMITMENT YEAR	PROJECT TYPE	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	CONTRACTUAL INITIAL CASH YIELD	INVESTMENT COMMITMENT	1Q19 FUNDING	TOTAL FUNDED TO DATE	REMAINING COMMITMENT
— <sup>(1)</sup>	2015	Expansion	Rochester Hills, MI	Prestige Healthcare	1	SNF	9.41%	\$ 11,500	\$ 357	\$ 1,825	\$ 9,675
— <sup>(2)</sup>	2015	Renovation	Farmington & Howell, MI	Prestige Healthcare	2	SNF	9.41%	5,000	243	3,686	1,314
— <sup>(3)</sup>	2016	Renovation	East Lansing, MI	Prestige Healthcare	2	SNF	9.41%	4,500	336	3,668	832
— <sup>(2)</sup>	2018	Renovation	Sterling Heights, MI	Prestige Healthcare	1	SNF	8.66%	1,700	469	818	882
— <sup>(2)</sup>	2018	Renovation	Grand Haven, MI	Prestige Healthcare	1	SNF	9.41%	3,000	49	49	2,951
					<u>7</u>			<u>\$ 25,700</u>	<u>\$ 1,454</u>	<u>\$ 10,046</u>	<u>\$ 15,654</u>

(1) Commitment is part of the total loan commitment secured by 15 properties in Michigan operated by Prestige Healthcare. Interest payment increases upon each funding.

(2) Commitment is part of the total loan commitment secured by 4 properties in Michigan operated by Prestige Healthcare. Interest payment increases upon each funding.

(3) Interest payment increases upon each funding.







# REAL ESTATE ACTIVITIES – LEASE-UP

(DOLLAR AMOUNTS IN THOUSANDS)

DATE ACQUIRED	DATE OPENED <sup>(1)</sup>	OCCUPANCY AT 3/31/2019	DEVELOPMENT COMMITMENT YEAR	PROJECT TYPE	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	# BEDS/ UNITS	CONTRACTUAL INITIAL CASH YIELD	TOTAL INVESTMENT <sup>(2)</sup>
Oct-15	Dec-17	61%	2015	Development	Glenview, IL	Anthem <sup>(3)</sup>	1	MC	66 units	— <sup>(3)</sup>	\$ 16,467
Oct-16	Jun-18	44%	2016	Development	Oak Lawn, IL	Anthem <sup>(3)</sup>	1	MC	66 units	— <sup>(3)</sup>	14,997
Oct-17	Aug-17	82%	N/A	Acquisition <sup>(4)</sup>	Kansas City, MO	Oxford Senior Living	1	ALF/MC	73 units	7.00%	16,624
Jun-17	Apr-17	75%	N/A	Acquisition <sup>(4)</sup>	West Chester, OH	Thrive Senior Living <sup>(5)</sup>	1	MC	60 units	— <sup>(5)</sup>	15,909
Sep-16	Feb-19	11%	2016	Development	Union, KY	Carespring	1	SNF	143 beds	8.50%	21,300
							5		265 units/143 beds		\$ 85,297

(1) Represents date of Certificate of Occupancy.

(2) Total Investment for acquisitions include closing costs and total development costs.

(3) During 2017, we issued a notice of default to Anthem resulting from Anthem's partial payment of minimum rent. Anthem operates 11 memory care communities under a master lease. Anthem is paying a minimum of \$7.5 million of annual cash rent throughout December 31, 2019. We receive regular financial performance updates from Anthem and continue to monitor Anthem's performance obligations under the master lease agreement.

(4) Properties were newly constructed and purchased following issuance of final certificate of occupancy and licensure.

(5) Beginning in 2019, we placed Thrive on a cash basis due to short-payment of contractual rent in November 2018 and non-payment of rent in December 2018 totaling \$0.7 million. During 2019, Thrive paid these amounts due plus \$1.4 million of deferred rent they owed us. Thrive has paid us property tax escrows, however, they have not paid January through May 2019 rent. We have issued a reservation of rights letter to Thrive and are exploring our options to maximize the value of these real estate assets.





## REAL ESTATE ACTIVITIES – LEASE-UP HISTORY

PROPERTY	LOCATION	OPERATOR	PROPERTY TYPE	PROJECT TYPE	# BEDS/ UNITS	DATE ACQUIRED	DATE OPENED <sup>(1)</sup>	DATE STABILIZED	# OF MONTHS TO STABILIZATION
Highline Place	Littleton, CO	Anthem	MC	Development	60 units	May 2012	Jul 2013	Sep 2013	2
Willowbrook Place - Kipling	Littleton, CO	Anthem	MC	Development	60 units	Sep 2013	Aug 2014	Dec 2015	16
Chelsea Place	Aurora, CO	Anthem	MC	Development	48 units	Sep 2013	Dec 2014	Mar 2016	15
Greenridge Place	Westminster, CO	Anthem	MC	Development	60 units	Dec 2013	Feb 2015	Feb 2017	24
Harvester Place	Burr Ridge, IL	Anthem	MC	Development	66 units	Oct 2014	Feb 2016	Feb 2018	24
Vineyard Place	Murrieta, CA	Anthem	MC	Development	66 units	Sept 2015	Aug 2016	Aug 2018	24
Porter Place	Tinley Park, IL	Anthem	MC	Development	66 units	May 2015	Jul 2016	Jul 2018	24
Coldspring Transitional Care Center	Cold Spring, KY	Carespring	SNF	Development	143 beds	Dec 2012	Nov 2014	Jun 2016	19
Hillside Heights Rehabilitation Suites	Amarillo, TX	Fundamental	SNF	Redevelopment	120 beds	Oct 2011	Jul 2013	Aug 2013	1
Pavilion at Glacier Valley	Slinger, WI	Fundamental	SNF	Redevelopment	106 beds	Feb 2015	Feb 2014	Feb 2016	24
Pavilion at Creekwood	Mansfield, TX	Fundamental	SNF	Acquisition	126 beds	Feb 2016	Jul 2015	Feb 2017	12
Carmel Village Memory Care	Clovis, CA	Generations	MC/ILF	Acquisition	73 units	Jun 2017	Sep 2016	Jun 2018	12
Carmel Village at Clovis	Clovis, CA	Generations	ALF	Acquisition	107 units	Jun 2017	Nov 2014	Jun 2018	12
Mustang Creek Estates	Frisco, TX	Mustang Creek Mgmt	ALF/MC	Development	80 units	Dec 2012	Oct 2014	Dec 2015	14
The Oxford Grand	Wichita, KS	Oxford Senior Living	ALF/MC	Development	77 units	Oct 2012	Oct 2013	Sep 2014	11
Oxford Villa	Wichita, KS	Oxford Senior Living	ILF	Development	108 units	May 2015	Nov 2016	Nov 2018	24
Thrive at Deerwood	Jacksonville, FL	Thrive Senior Living	MC	Acquisition	60 units	Sep 2015	Jul 2015	Jul 2017	24
Thrive at Beckley Creek	Louisville, KY	Thrive Senior Living	MC	Acquisition	60 units	Apr 2016	Mar 2016	Mar 2018	24
Thrive at Athens	Athens, GA	Thrive Senior Living	ALF/MC	Acquisition	70 units	June 2016	May 2016	May 2018	24
Thrive at Oso Bay	Corpus Christi, TX	Thrive Senior Living	MC	Development	56 units	Feb 2015	May 2016	May 2018	24
Thrive at Prince Creek	Murrells Inlet, SC	Thrive Senior Living	ALF/MC	Development	89 units	Feb 2015	Sep 2016	Sep 2018	24

(1) Represents date of Certificate of Occupancy.

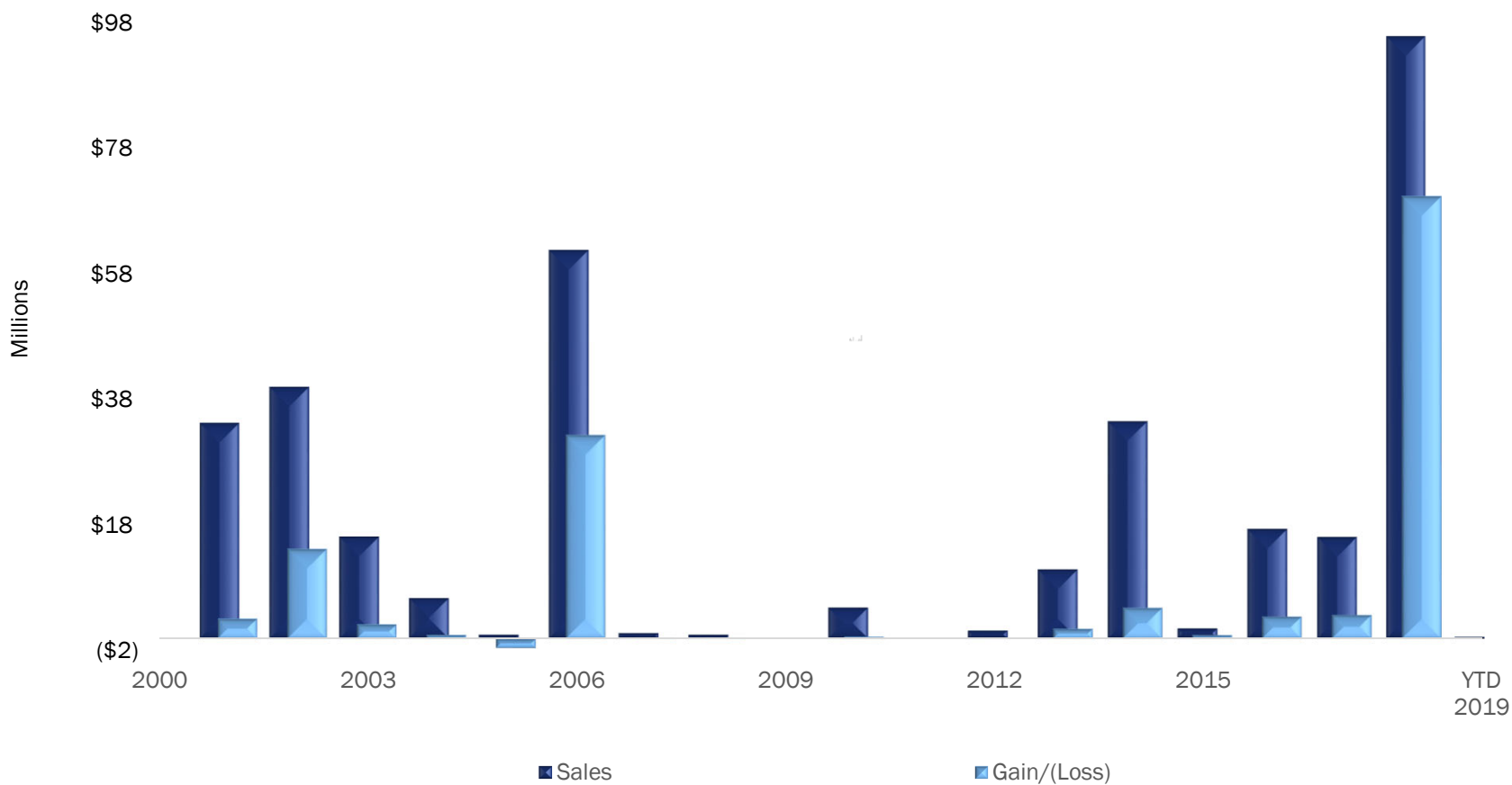




## REAL ESTATE ACTIVITIES – CAPITAL RECYCLING

On average, LTC has sold approximately \$20 million annually

- Since 2000:
- Total Sales Price of \$344.1 million
  - Total Gain of \$137.4 million







# PORTFOLIO OVERVIEW

(DOLLAR AMOUNTS IN THOUSANDS)

TWELVE MONTHS ENDED

MARCH 31, 2019

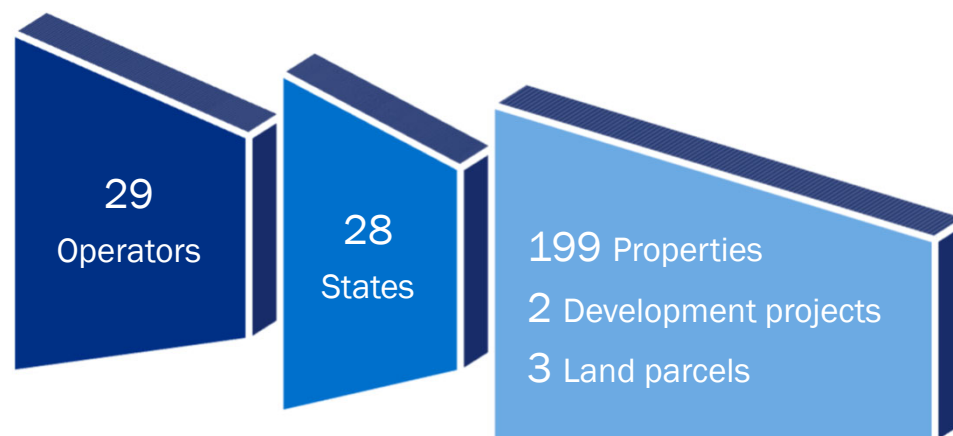
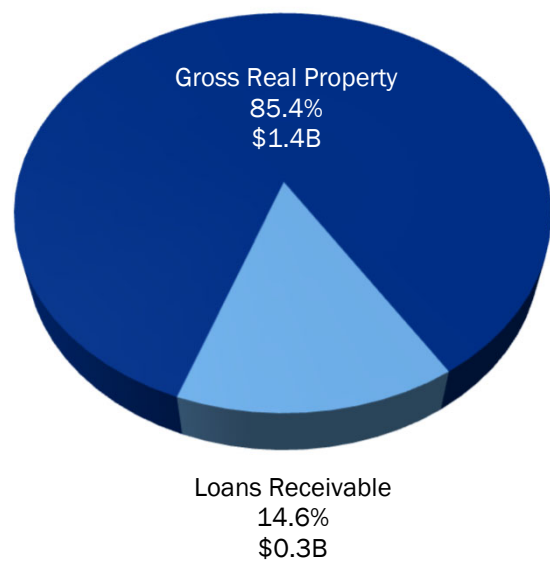
PROPERTY TYPE	# OF PROPERTIES	GROSS INVESTMENT	% OF INVESTMENT	RENTAL INCOME <sup>(1)</sup>	INTEREST INCOME <sup>(2)</sup>	% OF REVENUES
Skilled Nursing	94	\$ 834,185	49.3%	\$ 65,942	\$ 28,668	58.0%
Assisted Living	104	821,167	48.5%	67,636	—	41.4%
Under Development <sup>(3)</sup>	—	25,952	1.5%	—	—	0.0%
Other <sup>(4)</sup>	1	11,067	0.7%	933	—	0.6%
<b>Total</b>	<b>199</b>	<b>\$ 1,692,371</b>	<b>100.0%</b>	<b>\$ 134,511</b>	<b>\$ 28,668</b>	<b>100.0%</b>

(1) Includes "cash rent," "straight-line rent" and "amortization of lease incentives" and excludes rental income from properties sold during the twelve months ended March 31, 2019.

(2) Includes "interest income from mortgage loans" and excludes interest income from mortgage loans that paid off during the twelve months ended March 31, 2019.

(3) Includes two development projects consisting of a 110-unit ILF/ALF/MC community in Wisconsin and a 78-unit ALF/MC community in Oregon.

(4) Includes three parcels of land held-for use and one behavioral health care hospital.

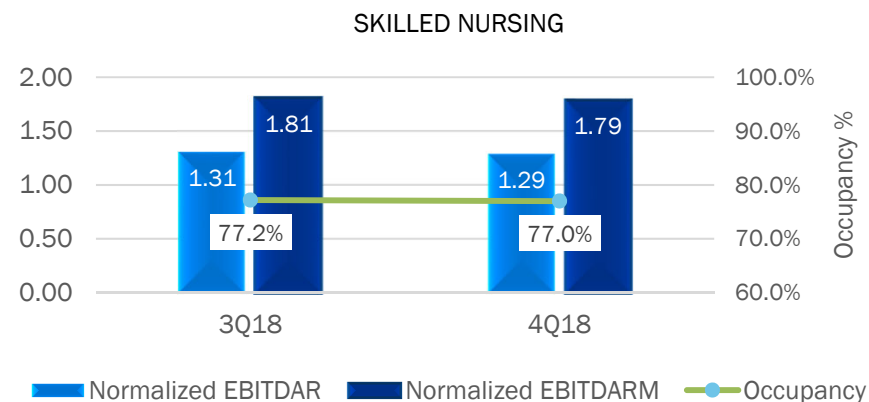
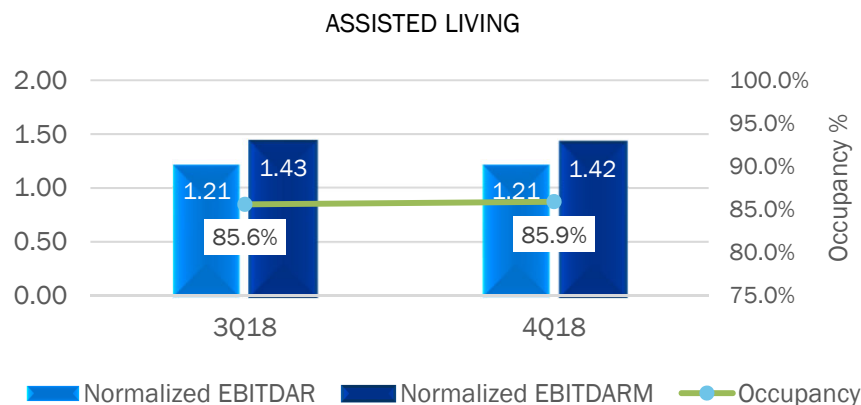




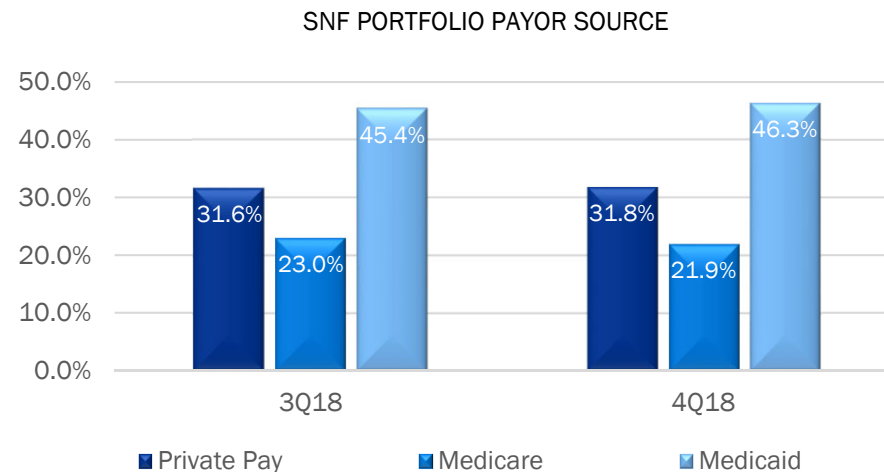
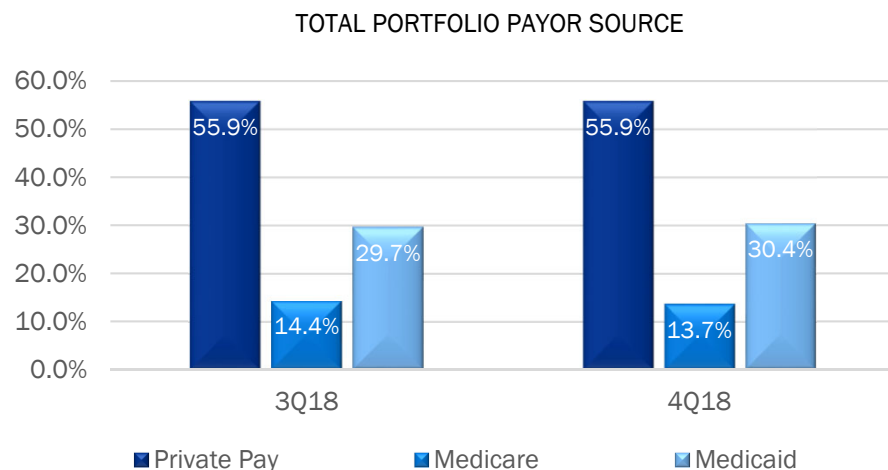
# PORTFOLIO METRICS

(TRAILING TWELVE MONTHS THROUGH DECEMBER 31, 2018 AND SEPTEMBER 30, 2018)

## SAME PROPERTY PORTFOLIO STATISTICS <sup>(1)</sup>



## STABILIZED PROPERTY PORTFOLIO <sup>(1)</sup>



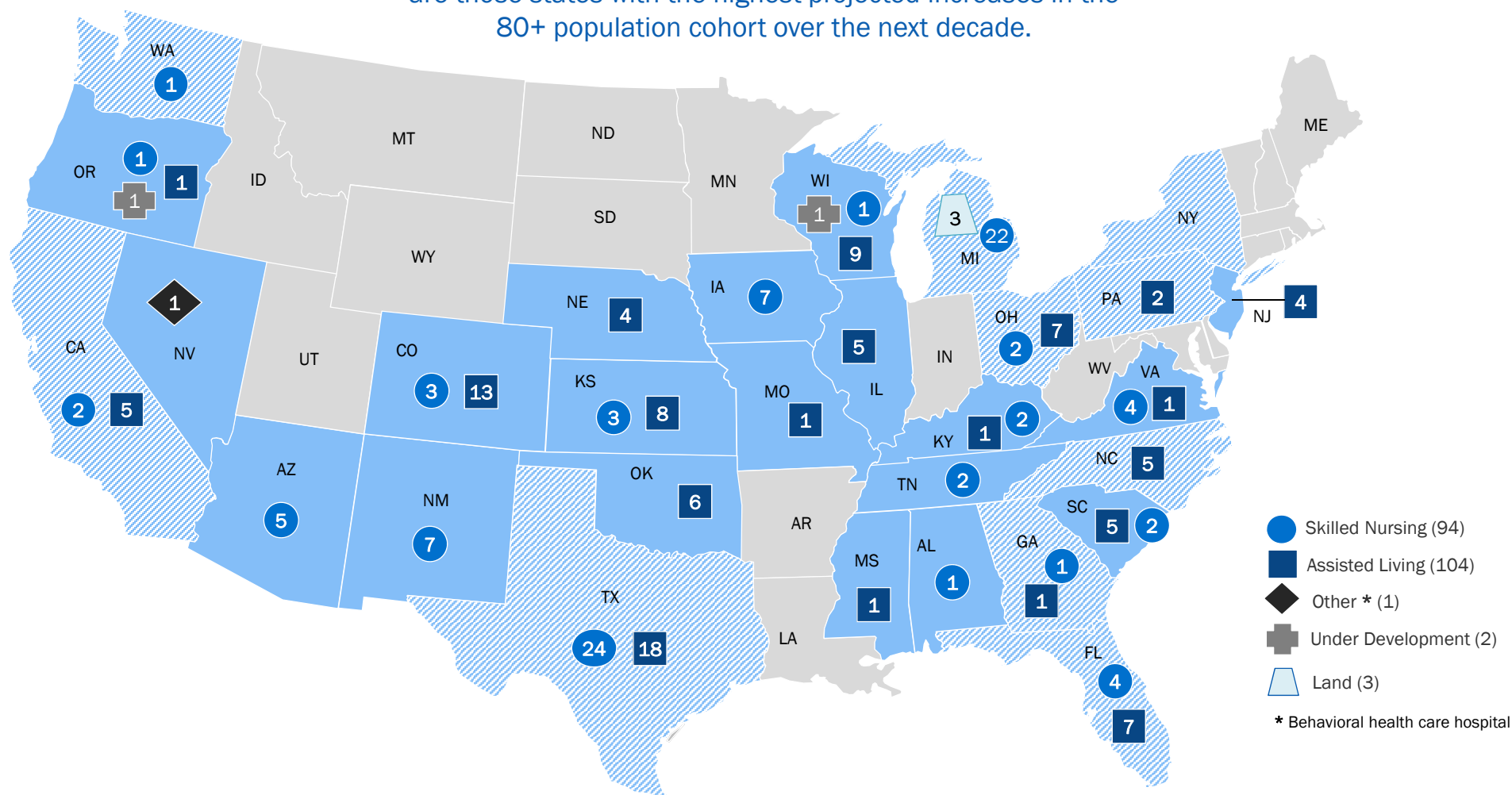
(1) Information is from property level operator financial statements which are unaudited and have not been independently verified by LTC.



# PORTFOLIO DIVERSIFICATION – GEOGRAPHY

(AS OF MARCH 31, 2019)

States in which we have the highest concentration of properties are those states with the highest projected increases in the 80+ population cohort over the next decade.



Represents 10 states with the highest projected increases in the 80+ population cohort from year 2020 to year 2030

Source: The American Senior Housing Association, Winter 2018, Population Growth Forecast by State





# PORTFOLIO DIVERSIFICATION – GEOGRAPHY

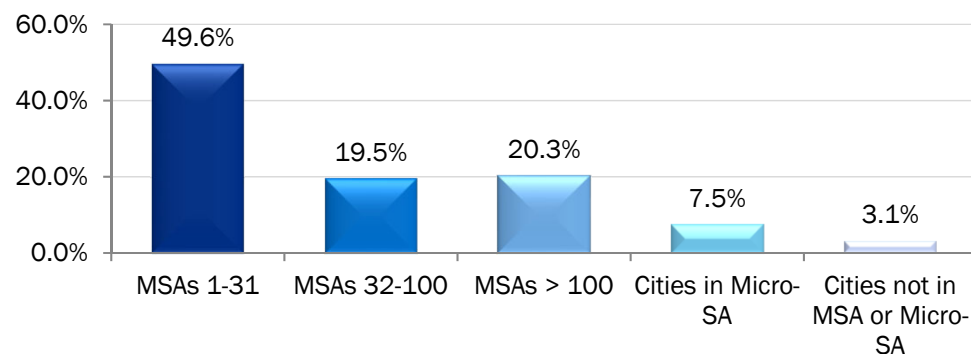
(AS OF MARCH 31, 2019, DOLLAR AMOUNTS IN THOUSANDS)

STATE <sup>(1)</sup>	# OF PROPS	GROSS INVESTMENT	%	SNF	%	ALF	%	UDP	%	OTH <sup>(2)</sup>	%
Texas	42	\$ 292,091	17.3%	\$ 216,022	25.9%	\$ 76,069	9.2%	\$ —	—	\$ —	—
Michigan	22	247,718	14.6%	246,775	29.6%	—	—	—	—	943	8.5%
Wisconsin	10	146,750	8.7%	13,946	1.7%	113,045	13.8%	19,759	76.1%	—	—
Colorado	16	114,923	6.8%	8,044	1.0%	106,879	13.0%	—	—	—	—
California	7	102,254	6.0%	22,130	2.6%	80,124	9.7%	—	—	—	—
Illinois	5	87,484	5.1%	—	—	87,484	10.7%	—	—	—	—
Ohio	9	86,223	5.1%	54,000	6.5%	32,223	3.9%	—	—	—	—
Florida	11	72,152	4.3%	32,865	3.9%	39,287	4.8%	—	—	—	—
Kansas	11	71,418	4.2%	14,111	1.7%	57,307	7.0%	—	—	—	—
New Jersey	4	62,106	3.7%	—	—	62,106	7.6%	—	—	—	—
All Others	62	409,252	24.2%	226,292	27.1%	166,643	20.3%	6,193	23.9%	10,124	91.5%
<b>Total</b>	<b>199</b>	<b>\$ 1,692,371</b>	<b>100.0%</b>	<b>\$ 834,185</b>	<b>100.0%</b>	<b>\$ 821,167</b>	<b>100.0%</b>	<b>\$ 25,952</b>	<b>100.0%</b>	<b>\$ 11,067</b>	<b>100.0%</b>

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

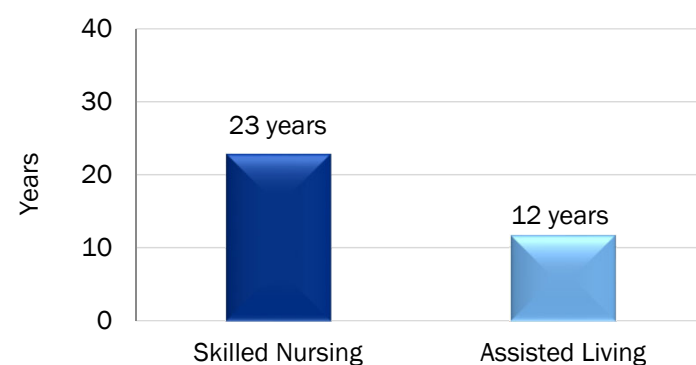
(2) Includes one behavioral health care hospital and three parcels of land.

## GROSS PORTFOLIO BY MSA <sup>(1)</sup>



(1) The MSA rank by population as of July 1, 2017, as estimated by the United States Census Bureau. Approximately 69% of our properties are in the top 100 MSAs.

## AVERAGE PORTFOLIO AGE <sup>(1)</sup>



(1) As calculated from construction date or major renovation/expansion date. Includes owned portfolio and mortgage loans secured by 22 SNF properties in Michigan.





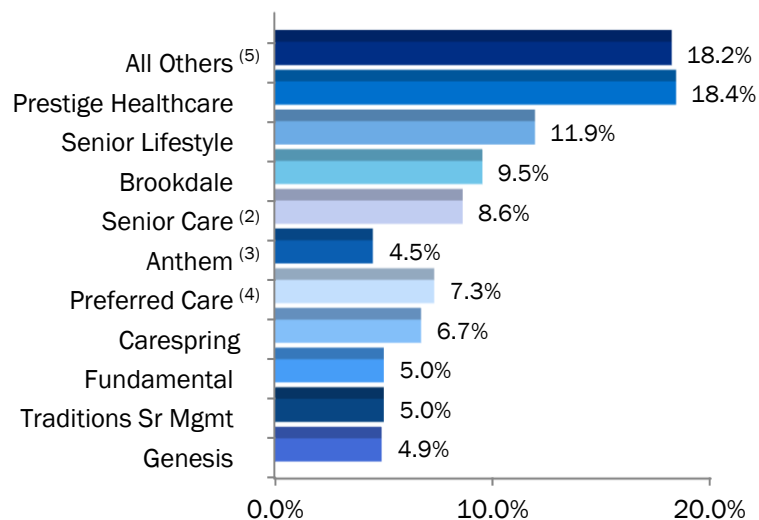
# PORTFOLIO DIVERSIFICATION – OPERATORS

(AS OF MARCH 31, 2019, DOLLAR AMOUNTS IN THOUSANDS)

OPERATORS	# OF PROPERTIES	ANNUAL INCOME <sup>(1)</sup>	%	GROSS INVESTMENT	%
Prestige Healthcare	24	\$ 30,554	18.4%	\$ 259,907	15.4%
Senior Lifestyle Corporation	23	19,716	11.9%	190,368	11.2%
Brookdale Senior Living	37	15,748	9.5%	126,991	7.5%
Senior Care Centers <sup>(2)</sup>	11	14,247	8.6%	138,109	8.2%
Anthem Memory Care <sup>(3)</sup>	11	7,500	4.5%	136,397	8.1%
Preferred Care <sup>(4)</sup>	24	12,155	7.3%	78,039	4.6%
Carespring Health Care Management	4	11,194	6.7%	99,997	5.9%
Fundamental	7	8,382	5.0%	75,503	4.5%
Traditions Senior Management	7	8,265	5.0%	71,610	4.2%
Genesis Healthcare	7	8,154	4.9%	53,404	3.1%
All Others <sup>(5)</sup>	44	30,294	18.2%	462,046	27.3%
	199	\$ 166,209	100.0%	\$ 1,692,371	100.0%

- (1) Includes annualized GAAP rent for leased properties, except for Anthem, Senior Care, Preferred Care and Thrive as described below, and annualized interest income from mortgage loans outstanding as of March 31, 2019.
- (2) In December 2018, Senior Care Centers and numerous of its affiliates and subsidiaries ("Senior Care") filed for chapter 11 bankruptcy resulting from lease terminations from certain landlords and on-going operational challenges. Due to the uncertainty regarding the outcome of the bankruptcy process, the amount reflects contractual annual cash rent.
- (3) Anthem is currently being accounted for on a cash basis. See page 9 for Anthem disclosure.
- (4) We have agreed to possibly re-lease and/or sell some of the properties currently operated by Preferred Care. Due to the uncertainty regarding the timing and transition of properties to new operator(s), this amount reflects annual cash rent.
- (5) Beginning January 2019, Thrive is being accounted for on a cash basis. See page 9 for Thrive disclosure.

## ANNUAL INCOME BY OPERATOR<sup>(1)</sup>



SENIOR LIFESTYLE  
FAMILY-OWNED COMMUNITIES

BROOKDALE  
SENIOR LIVING

SENIOR CARE  
CENTERS  
Our generation caring for theirs...

ANTHEM  
MEMORY CARE

PREFERRED CARE, INC.

CARESPRING  
Stronger. Smarter. Always.

FUNDAMENTAL™

TRADITIONS SENIOR MANAGEMENT™  
NEW VIEWS ON SENIOR LIVING

Genesis Healthcare™

Privately Held	SNF/ALF/ILF Other Rehab	82 Properties	6 States
Privately Held	ALF/ILF/MC/SNF Short Term Stays	181 Properties	28 States
NYSE: BKD	ILF/ALF/MC Continuing Care	Approx 892 Properties	45 States
Privately Held	SNF/ALF/ILF/MC Transitional Care & Rehab	100 Properties <sup>(2)</sup>	2 States <sup>(2)</sup>
Privately Held	Exclusively MC	12 Properties	4 States
Privately Held	SNF/ALF/ILF Specialty Care	65 Properties	10 States
Privately Held	SNF/ALF/ILF Transitional Care	12 Properties	2 States
Privately Held	SNF/MC Hospitals & Other Rehab	88 Properties	10 States
Privately Held	SNF/ALF/ILF	25 Properties	5 States
NYSE: GEN	SNF/ALF Senior Living	More than 400 Properties	29 States



# PORTFOLIO MATURITY

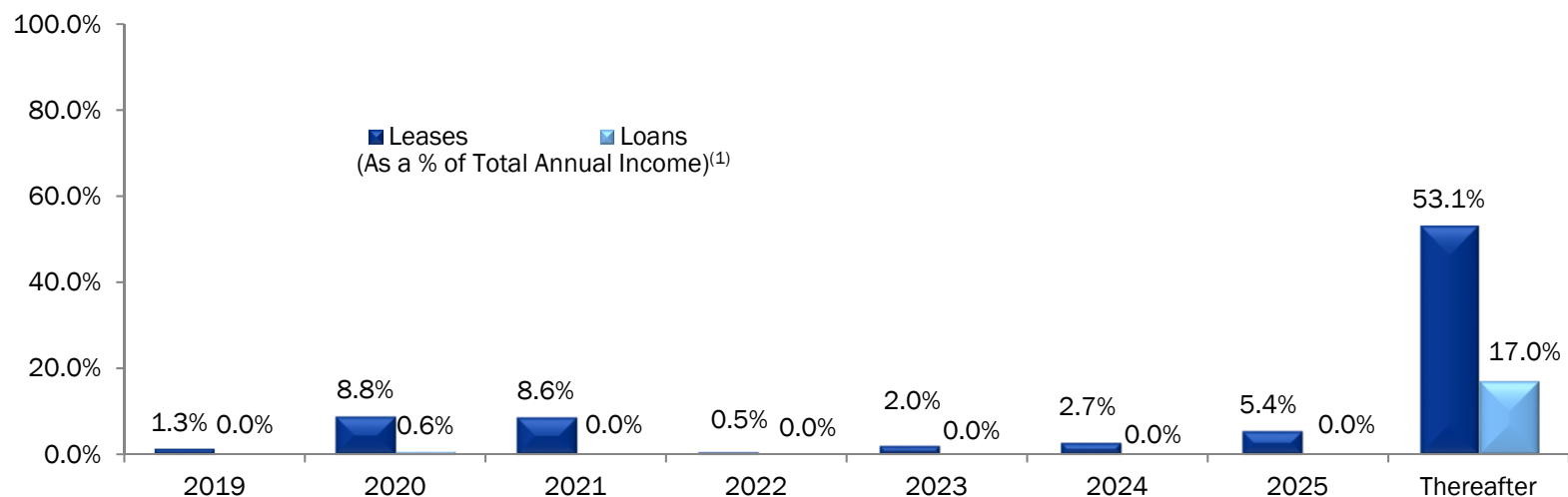
(AS OF MARCH 31, 2019, DOLLAR AMOUNTS IN THOUSANDS)

YEAR	RENTAL INCOME <sup>(1)</sup>	% OF TOTAL	INTEREST INCOME <sup>(1)</sup>	% OF TOTAL	ANNUAL INCOME <sup>(1)</sup>	% OF TOTAL
2019	\$ 2,100	1.5%	\$ —	—	\$ 2,100	1.3%
2020	14,537	10.6%	1,081	3.7%	15,618	9.4%
2021	14,366	10.5%	—	—	14,366	8.6%
2022	771	0.6%	—	—	771	0.5%
2023	3,332	2.4%	—	—	3,332	2.0%
2024	4,467	3.3%	—	—	4,467	2.7%
2025	9,060	6.6%	—	—	9,060	5.4%
Thereafter	88,257	64.5%	28,238	96.3%	116,495	70.1%
<b>Total</b>	<b>\$ 136,890</b>	<b>100.0%</b>	<b>\$ 29,319</b>	<b>100.0%</b>	<b>\$ 166,209</b>	<b>100.0%</b>

## Near Term Lease Maturities:

- One in 2019 with an annualized GAAP rent totaling \$2.1 million
- Five in 2020 with an annualized GAAP rent totaling \$14.5 million
- Four in 2021 with an annualized GAAP rent totaling \$14.4 million

As of March 31, 2019, approximately 96% of owned properties are covered under master leases and approximately 95% of rental revenues come from master leases or cross-default leases.



(1) Includes annualized GAAP rent for leased properties, except for Anthem, Senior Care, Preferred Care and Thrive, and annualized interest income from mortgage loans outstanding as of March 31, 2019.







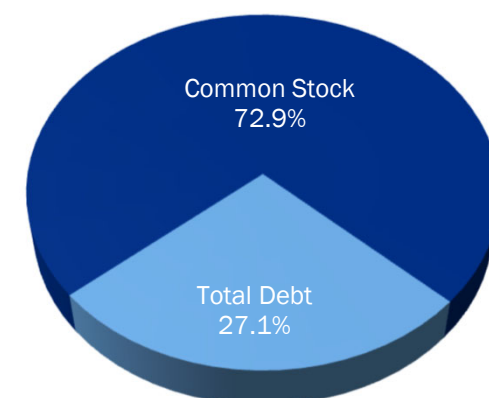
# ENTERPRISE VALUE

(AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS AND NUMBER OF SHARES)

			AT MARCH 31, 2019	CAPITALIZATION
<b>DEBT</b>				
Bank borrowings - weighted average rate 3.8%			\$ 146,900	
Senior unsecured notes - weighted average rate 4.5% <sup>(1)</sup>			528,900	
Total debt - weighted average rate 4.4%			675,800	27.1%
<b>EQUITY</b>				
		03/29/19		
	No. of shares	Closing Price		
Common stock	39,738,695	\$ 45.80 <sup>(2)</sup>	1,820,032	72.9%
<b>TOTAL MARKET VALUE</b>			<b>\$ 2,495,832</b>	<b>100.0%</b>
Add: Non-controlling interest			8,392	
Less: Cash and cash equivalents			(6,715)	
<b>ENTERPRISE VALUE</b>			<b>\$ 2,497,509</b>	
Debt to Enterprise Value			27.1%	
Debt to Annualized Adjusted EBITDAre <sup>(3)</sup>			4.4x	

- (1) Represents outstanding balance of \$529,800, net of debt issue costs of \$900.  
 (2) Closing price of our common stock as reported by the NYSE on March 29, 2019, the last trading day of first quarter 2019.  
 (3) See page 22 for reconciliation of annualized adjusted EBITDAre.

## CAPITALIZATION

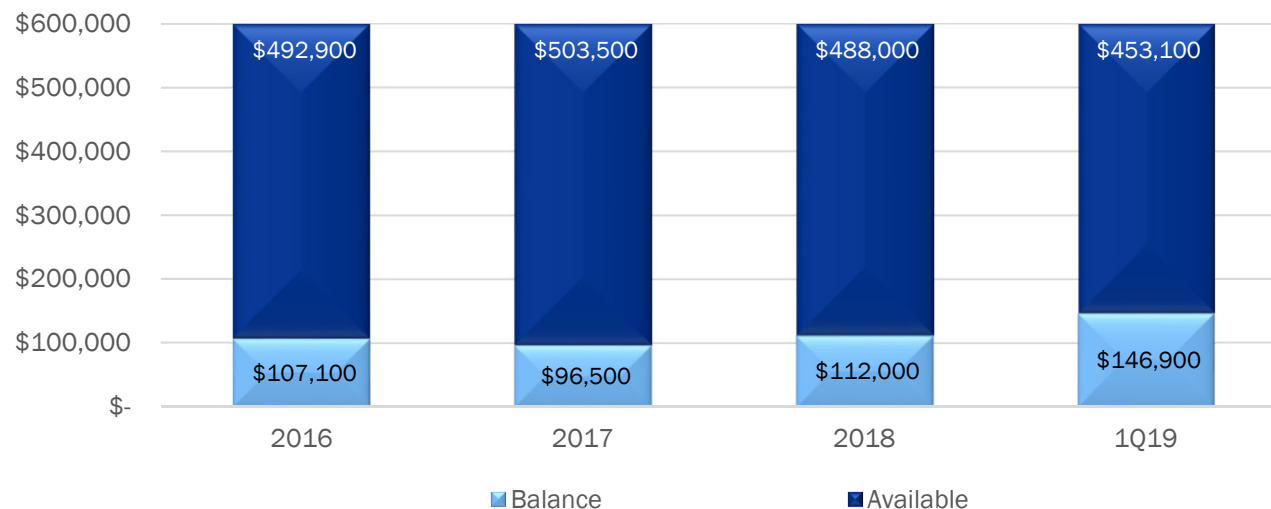




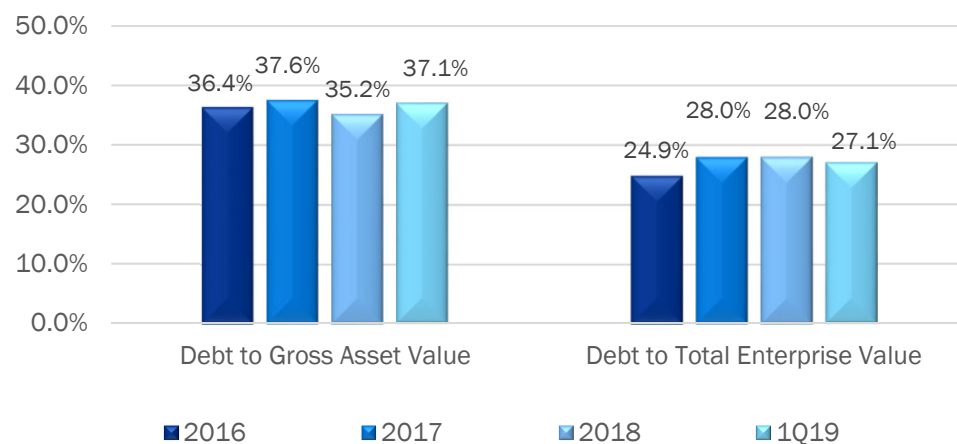
# DEBT METRICS

(DOLLAR AMOUNTS IN THOUSANDS)

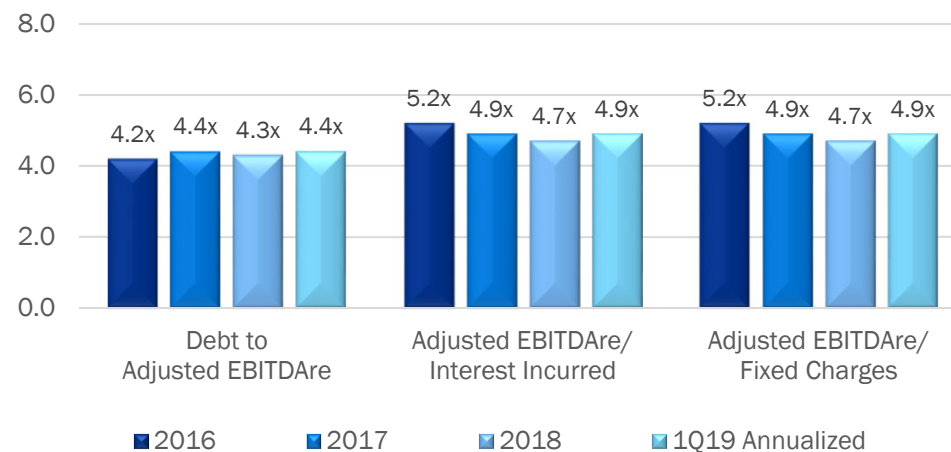
## LINE OF CREDIT LIQUIDITY



## LEVERAGE RATIOS



## COVERAGE RATIOS



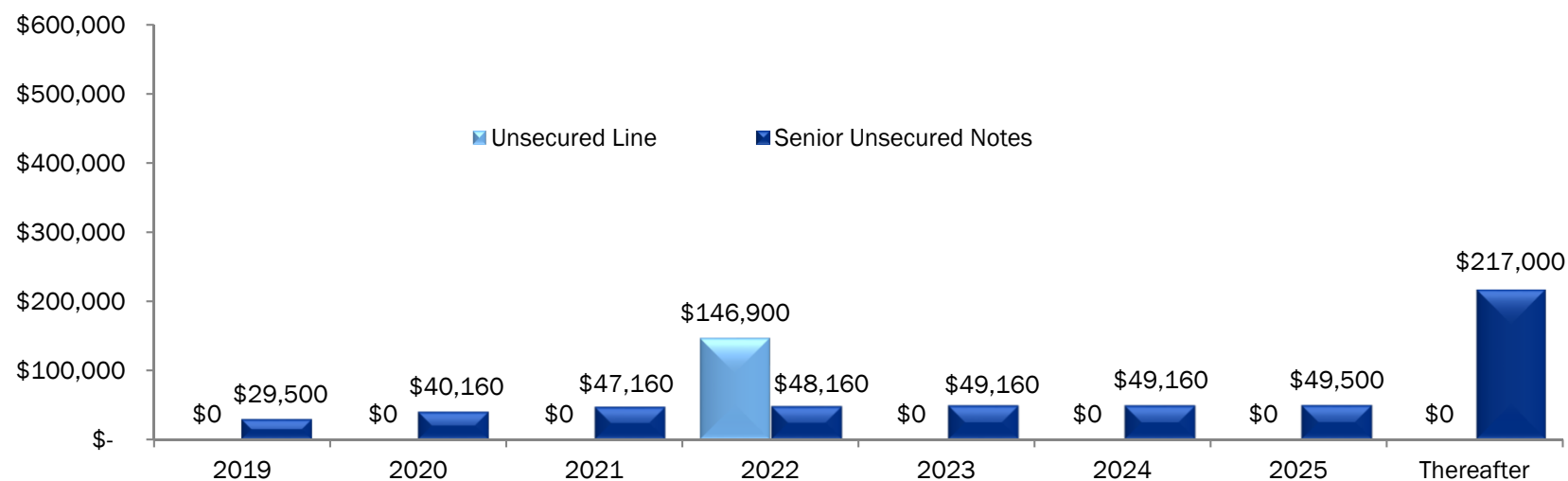
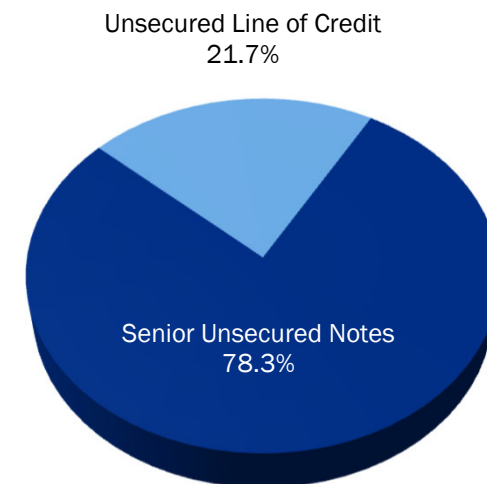


# DEBT MATURITY

(AS OF MARCH 31, 2019, DOLLAR AMOUNTS IN THOUSANDS)

YEAR	UNSECURED LINE OF CREDIT	SENIOR UNSECURED NOTES <sup>(1)</sup>	TOTAL	% OF TOTAL
2019	\$ —	\$ 29,500	\$ 29,500	4.3%
2020	—	40,160	40,160	5.9%
2021	—	47,160	47,160	7.0%
2022	146,900	48,160	195,060	28.8%
2023	—	49,160	49,160	7.3%
2024	—	49,160	49,160	7.3%
2025	—	49,500	49,500	7.3%
Thereafter	—	217,000	217,000	32.1%
Total	\$ 146,900	\$ 529,800 <sup>(2)</sup>	\$ 676,700 <sup>(2)</sup>	100.0%

## DEBT STRUCTURE



(1) Reflects scheduled principal payments.

(2) Excludes debt issue costs which are included in the senior unsecured notes balance on our Consolidated Balance Sheets shown on page 24.





# FINANCIAL DATA SUMMARY

(DOLLAR AMOUNTS IN THOUSANDS)

	3/31/19	12/31/18	12/31/17	12/31/16
Gross real estate assets	\$1,692,371	\$1,666,842	\$1,618,284	\$1,533,679
Net real estate investments	\$1,365,459	\$1,349,520	\$1,309,996	\$1,255,503
Gross asset value	\$1,823,476	\$1,831,070	\$1,774,024	\$1,673,238
Total debt <sup>(1)</sup>	\$675,800	\$645,029	\$667,502	\$609,391
Total liabilities	\$708,213	\$680,649	\$706,922	\$654,848
Total equity	\$788,153	\$832,971	\$758,648	\$740,048

(1) Represents outstanding balance of gross bank borrowings and senior unsecured notes, net of debt issue costs.

## NON-CASH REVENUE COMPONENTS

	1Q19	2Q19 <sup>(1)</sup>	3Q19 <sup>(1)</sup>	4Q19 <sup>(1)</sup>	1Q20 <sup>(1)</sup>
Straight-line rent	\$ 1,238	\$ 1,049	\$ 1,011	\$ 808	\$ 990
Amortization of lease incentives	(87)	(94)	(97)	(97)	(101)
Effective interest	1,415	1,418	1,412	1,352	1,309
Net	\$ 2,566	\$ 2,373	\$ 2,326	\$ 2,063	\$ 2,198

(1) For leases and loans in place at March 31, 2019, assuming no renewals, modifications or replacements, and no new investments are added to our portfolio except for year 2019 lease extensions noted on page 17 and completed developments in 2019 and 2020. Additionally, the table reflects the changes as a result of implementing the new lease accounting standard. In accordance with the transition guidance on January 1, 2019, we wrote off straight-line rent and lease incentives related to certain operators due to our assessment that it is not probable that we will collect substantially all of the lease obligation through maturity.

## COMPONENTS OF RENTAL INCOME

	THREE MONTHS ENDED MARCH 31,	
	2019	2018
Cash rent	\$ 24,464 <sup>(1)</sup>	\$ 31,605
Revenue related to real estate taxes reimbursed by the operator <sup>(2)</sup>	4,335	—
Straight-line rent	1,238 <sup>(3)</sup>	3,440
Straight-line rent write-off	(1,926) <sup>(4)</sup>	—
Amortization of lease incentives	(87) <sup>(3)</sup>	(540)
Total rental income	\$ 28,024	\$ 34,505

- (1) Decreased due to recognition of \$9,600 of cash rent received from Anthem, Preferred Care, Senior Care and Thrive as contra-expense titled "Recovery of written-off straight-line rent receivable" on the income statement and decreased rent from properties sold in 2018, partially offset by increased rent from acquisitions, developments and capital improvement projects.
- (2) Per the provisions of the new lease standard, any lessor cost, paid by the lessor and reimbursed by the lessee, must be included as lease payment. We have adopted the new lease standard using a modified retrospective approach as of January 1, 2019. Accordingly, we are not required to report this revenue stream for periods prior to January 1, 2019.
- (3) Decrease is due to the adoption of the new lease standard, under which we wrote off straight-line rent and lease incentives related to certain operators due to our assessment that it is not probable that we will collect substantially all of the lease obligation through maturity.
- (4) Represents the write-off of straight-line rent due to a lease termination and transition of two seniors housing communities to a new operator.







# FINANCIAL DATA SUMMARY

(DOLLAR AMOUNTS IN THOUSANDS)

## RECONCILIATION OF ANNUALIZED ADJUSTED EBITDAre AND FIXED CHARGES

	THREE MONTHS ENDED	FOR THE YEAR ENDED		
	3/31/19	12/31/18	12/31/17	12/31/16
Net income	\$ 20,427	\$ 155,076	\$ 87,340	\$ 85,115
Less: Gain on sale of real estate, net	—	(70,682)	(3,814)	(3,582)
Add: Impairment charges	—	—	1,880 <sup>(1)</sup>	766 <sup>(2)</sup>
Add: Interest expense	7,467	30,196	29,949	26,442
Add: Depreciation and amortization	9,607	37,555	37,610	35,932
EBITDAre	37,501	152,145	152,965	144,673
(Less)/add: Non-recurring items	576 <sup>(4)</sup>	(3,074) <sup>(3)</sup>	(842) <sup>(3)</sup>	—
<b>Adjusted EBITDAre</b>	<b>\$ 38,077</b>	<b>\$ 149,071</b>	<b>\$ 152,123</b>	<b>\$ 144,673</b>
Interest expense:	\$ 7,467	\$ 30,196	\$ 29,949	\$ 26,442
Add: Capitalized interest	260	1,248	908	1,408
<b>Interest incurred</b>	<b>\$ 7,727</b>	<b>\$ 31,444</b>	<b>\$ 30,857</b>	<b>\$ 27,850</b>
<b>Fixed charges</b>	<b>\$ 7,727</b>	<b>\$ 31,444</b>	<b>\$ 30,857</b>	<b>\$ 27,850</b>
Annualized Adjusted EBITDAre	\$ 152,308			
Annualized Interest Incurred	\$ 30,908			
Annualized Fixed Charges	\$ 30,908			
<b>Debt (net of debt issue costs)</b>	<b>\$ 675,800</b>	<b>\$ 645,029</b>	<b>\$ 667,502</b>	<b>\$ 609,391</b>
Debt to Adjusted EBITDAre	4.4x *	4.3x	4.4x	4.2x
Adjusted EBITDAre to Interest Incurred	4.9x *	4.7x	4.9x	5.2x
Adjusted EBITDAre to Fixed Charges	4.9x *	4.7x	4.9x	5.2x

\* Represents annualized 1Q19 results

(1) Represents net write-off of \$1,880 of straight-line rent and other receivables related to two properties.

(2) Impairment charge related to an asset sold in 2017.

(3) Represents net write-off of earn-out liabilities and the related lease incentives.

(4) Represents \$1,350 deferred rent repayment from an operator and \$1,926 write-off of straight-line rent due to a lease termination and transition of two seniors housing communities to a new operator.





# INCOME STATEMENT DATA

(AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

	THREE MONTHS ENDED	
	MARCH 31,	
	2019	2018
	<i>(unaudited)</i>	
<b>Revenues</b>		
Rental income (see page 21)	\$ 28,024	\$ 34,505
Interest income from mortgage loans	7,311	6,816
Interest and other income	521	489
Total revenues	35,856	41,810
<b>Expenses</b>		
Recovery of written-off straight-line rent receivable	(9,600)	—
Interest expense	7,467	7,829
Depreciation and amortization	9,607	9,444
Provision for doubtful accounts	83	8
Transaction costs	—	4
Property tax expense (see page 21)	4,386	—
General and administrative expenses	4,571	4,797
Total expenses	16,514	22,082
Operating Income	19,342	19,728
Income from unconsolidated joint ventures	1,085	631
<b>Net Income</b>	20,427	20,359
Income allocated to non-controlling interests	(81)	—
Net income attributable to LTC Properties, Inc.	20,346	20,359
Income allocated to participating securities	(92)	(88)
Net income available to common stockholders	\$ 20,254	\$ 20,271
<b>Earnings per common share:</b>		
Basic	\$ 0.51	\$ 0.51
Diluted	\$ 0.51	\$ 0.51
<b>Weighted average shares used to calculate earnings per common share:</b>		
Basic	39,532	39,451
Diluted	39,874	39,454
Dividends declared and paid per common share	\$ 0.57	\$ 0.57



# CONSOLIDATED BALANCE SHEETS

(AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

	MARCH 31, 2019 (unaudited)	DECEMBER 31, 2018 (audited)
<b>ASSETS</b>		
Investments:		
Land	\$ 125,898	\$ 125,358
Buildings and improvements	1,313,952	1,290,352
Accumulated depreciation and amortization	(322,535)	(312,959)
Operating real estate property, net	1,117,315	1,102,751
Properties held-for-sale, net of accumulated depreciation: 2019—\$1,916; 2018—\$1,916	3,830	3,830
Real property investments, net	1,121,145	1,106,581
Mortgage loans receivable, net of loan loss reserve: 2019—\$2,461; 2018—\$2,447	244,314	242,939
Real estate investments, net	1,365,459	1,349,520
Notes receivable, net of loan loss reserve: 2019—\$198; 2018—\$128	19,558	12,715
Investments in unconsolidated joint ventures	27,515	30,615
Investments, net	1,412,532	1,392,850
Other assets:		
Cash and cash equivalents	6,715	2,656
Restricted cash	2,108	2,108
Debt issue costs related to bank borrowings	2,775	2,989
Interest receivable	22,176	20,732
Straight-line rent receivable, net of allowance for doubtful accounts: 2019—\$0; 2018—\$746	42,455	73,857
Lease incentives	2,263	14,443
Prepaid expenses and other assets	5,342	3,985
Total assets	\$ 1,496,366	\$ 1,513,620
<b>LIABILITIES</b>		
Bank borrowings	\$ 146,900	\$ 112,000
Senior unsecured notes, net of debt issue costs: 2019—\$900; 2018—\$938	528,900	533,029
Accrued interest	4,193	4,180
Accrued expenses and other liabilities	28,220	31,440
Total liabilities	708,213	680,649
<b>EQUITY</b>		
Stockholders' equity:		
Common stock: \$0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2019—39,739; 2018—39,657	397	397
Capital in excess of par value	862,376	862,712
Cumulative net income	1,233,302	1,255,764
Cumulative distributions	(1,316,314)	(1,293,383)
Total LTC Properties, Inc. stockholders' equity	779,761	825,490
Non-controlling interests	8,392	7,481
Total equity	788,153	832,971
Total liabilities and equity	\$ 1,496,366	\$ 1,513,620



# FUNDS FROM OPERATIONS

(UNAUDITED, AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

## RECONCILIATION OF FFO AND FAD

	THREE MONTHS ENDED	
	MARCH 31,	
	2019	2018
GAAP net income available to common stockholders	\$ 20,254	\$ 20,271
Add: Depreciation and amortization	9,607	9,444
NAREIT FFO attributable to common stockholders	29,861	29,715
Less: Non-recurring items	576 <sup>(1) (2)</sup>	—
FFO attributable to common stockholders excluding non-recurring items	\$ 30,437	\$ 29,715
<hr/>		
NAREIT FFO attributable to common stockholders	\$ 29,861	\$ 29,715
Non-cash income:		
Less: Straight-line rental income (see page 21)	(1,238)	(3,440)
Add: Amortization of lease incentives (see page 21)	87	540
Add: Other non-cash contra-revenue <sup>(1)</sup>	1,926	—
Less: Effective interest income from mortgage loans	(1,415)	(1,404)
Less: Deferred income from unconsolidated joint ventures	(7)	(31)
Total Non-cash income	(647)	(4,335)
Non-cash expense:		
Add: Non-cash compensation charges	1,689	1,376
Add: Non-cash interest related to earn-out liabilities	—	126
Less: Capitalized interest	(260)	(259)
Total Non-cash expense	1,429	1,243
Funds available for distribution (FAD)	30,643	26,623
Less: Non-recurring income <sup>(2)</sup>	(1,350)	—
Funds available for distribution (FAD) excluding non-recurring items	\$ 29,293	\$ 26,623
<hr/>		
NAREIT Diluted FFO attributable to common stockholders per share	\$ 0.75	\$ 0.75

(1) Represents \$1,926 write-off of straight-line rent due to a lease termination and transition of two seniors housing communities to a new operator.

(2) Represents \$1,350 deferred rent repayment from an operator.







# FUNDS FROM OPERATIONS

(UNAUDITED, AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

## RECONCILIATION OF FFO PER SHARE

FOR THE THREE MONTHS ENDED MARCH 31,	FFO		FAD	
	2019	2018	2019	2018
FFO/FAD attributable to common stockholders	\$ 29,861	\$ 29,715	\$ 30,643	\$ 26,623
Non-recurring one-time items	576 <sup>(1)</sup>	—	(1,350) <sup>(2)</sup>	—
FFO/FAD attributable to common stockholders excluding non-recurring income	30,437	29,715	29,293	26,623
Effect of dilutive securities:				
Participating securities	92	88	92	88
Diluted FFO/FAD assuming conversion	\$ 30,529	\$ 29,803	\$ 29,385	\$ 26,711
Shares for basic FFO/FAD per share	39,532	39,451	39,532	39,451
Effect of dilutive securities:				
Stock options	4	3	4	3
Performance based stock units (MSU)	181	—	181	—
Participating securities	157	149	157	149
Shares for diluted FFO/FAD per share	39,874	39,603	39,874	39,603

(1) Represents \$1,350 deferred rent repayment from an operator and \$1,926 write-off of straight-line rent due to a lease termination and transition of two seniors housing communities to a new operator.

(2) Represents \$1,350 deferred rent repayment from an operator.





## GLOSSARY

**Assisted Living Communities (“ALF”):** The ALF portfolio consists of assisted living, independent living, and/or memory care properties. (See Independent Living and Memory Care) Assisted living properties are seniors 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.

**Earnings Before Interest, Tax, Depreciation and Amortization for Real Estate (“EBITDAre”):** As defined by the National Association of Real Estate Investment Trusts (“NAREIT”), EBITDAre is calculated as net income available to common stockholders (computed in accordance with GAAP) excluding (i) interest expense, (ii) income tax expense, (iii) real estate depreciation and amortization, (iv) impairment write-downs of depreciable real estate, (v) gains or losses on the sale of depreciable real estate, and (vi) adjustments for unconsolidated partnerships and joint ventures.

**Funds Available for Distribution (“FAD”):** FFO excluding the effects of straight-line rent, amortization of lease costs, effective interest income, deferred income from unconsolidated joint ventures, non-cash compensation charges, capitalized interest and non-cash interest charges.

**Funds From Operations (“FFO”):** As defined by 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 sum of the purchase price and transaction costs.

**GAAP Rent:** Total rent we will receive as a fixed amount over the initial term of the lease and recognized evenly over that term. 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 Asset Value:** The carrying amount of total assets after adding back accumulated depreciation and loan loss reserves, as reported in the company's consolidated financial statements.

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

**Independent Living Communities (“ILF”):** Seniors housing properties offering a sense of community and 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 seniors apartments.

**Interest Income:** Represents interest income from mortgage loans and other notes.

**Licensed Beds/Units:** The number of beds and/or units that an operator is authorized to operate at seniors housing and long-term care properties. Licensed beds and/or units may differ from the number of beds and/or units in service at any given time.

**Memory Care Communities (“MC”):** Seniors housing properties offering specialized options for seniors with Alzheimer's disease and other forms of dementia. These facilities offer dedicated care and specialized programming for various conditions relating to memory loss in a secured environment that is typically smaller in scale and more residential in nature than traditional assisted living facilities. These facilities have staff available 24 hours a day to respond to the unique needs of their residents.

**Metropolitan Statistical Areas (“MSA”):** Based on the U.S. Census Bureau, MSA is a geographic entity defined by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. MSAs 1 to 31 have a population of 20.3M – 2.1M. MSAs 32 to 100 have a population of 2.1M – 0.6M. MSAs less than 100 have a population of 0.5M – 55K. Cities in a Micro-SA have a population of 216K – 13K. Cities not in a MSA has population of less than 100K.

**Mezzanine:** In certain circumstances, the Company strategically allocates a portion of its capital deployment toward mezzanine loans to grow relationships with operating companies that have not typically utilized sale leaseback financing as a component of their capital structure. Mezzanine financing sits between senior debt and common equity in the capital structure, and typically is used to finance development projects or value-add opportunities on existing operational properties. We seek market-based, risk-adjusted rates of return typically between 12-18% with the loan term typically between four to eight years. Security for mezzanine loans can include all or a portion of the following credit enhancements; secured second mortgage, pledge of equity interests and personal/corporate guarantees. Mezzanine loans can be recorded for GAAP purposes as either a loan or joint venture depending upon specifics of the loan terms and related credit enhancements.





## GLOSSARY

**Metropolitan Statistical Areas (“Micro-SA”):** Based on the U.S. Census Bureau, Micro-SA is a geographic entity defined by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A micro area contains an urban core of at least 10,000 population.

**Mortgage Loan:** Mortgage financing is provided on properties based on our established investment underwriting criteria and secured by a first mortgage. Subject to underwriting, additional credit enhancements may be required including, but not limited to, personal/corporate guarantees and debt service reserves. When possible, LTC attempts to negotiate a purchase option to acquire the property at a future time and lease the property back to the borrower.

**Net Real Estate Assets:** Gross real estate 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 EBITDAR Coverage:** The trailing twelve month’s earnings from the operator financial statements adjusted for non-recurring, infrequent, or unusual items and before interest, taxes, depreciation, amortization, and rent divided by the operator’s contractual lease rent. Management fees are imputed at 5% of revenues.

**Normalized EBITDARM Coverage:** The trailing twelve month’s earnings from the operator financial statements adjusted for non-recurring, infrequent, or unusual items and before interest, taxes, depreciation, amortization, rent, and management fees divided by the operator’s contractual lease rent.

**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 which are unaudited and have not been independently verified by us.

**Payor Source:** LTC revenue by operator underlying payor source for the period 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.

**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).

**Rental Income:** Represents GAAP rent net of amortized lease inducement cost.

**Same Property Portfolio (“SPP”):** Same property statistics allow for the comparative evaluation of performance across a consistent population of LTC’s leased property portfolio and the Prestige Healthcare mortgage loan portfolio. Our SPP is comprised of stabilized properties occupied and operated throughout the duration of the quarter-over-quarter comparison periods presented (excluding assets sold and assets held-for-sale). Accordingly, a property must be occupied and stabilized for a minimum of 15 months to be included in our SPP.

**Skilled Nursing Properties (“SNF”):** Seniors 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:** Properties are generally considered stabilized upon the earlier of achieving certain occupancy thresholds (e.g. 80% for SNFs and 90% for ALFs) and, as applicable, 12 months from the date of acquisition or, in the event of a de novo development, redevelopment, major renovations or addition, 24 months from the date the property is first placed in or returned to service, or issuance of certificate of occupancy for properties acquired in lease-up.

**Under Development Properties (“UDP”):** Development projects to construct seniors housing properties.

