

## Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-2224

► See separate instructions.

### Part I Reporting Issuer

1 Issuer's name <b>LTC PROPERTIES, INC.</b>		2 Issuer's employer identification number (EIN) <b>71-0720518</b>	
3 Name of contact for additional information <b>PETER LYEW</b>	4 Telephone No. of contact <b>805-981-8642</b>	5 Email address of contact <b>PETER.LYEW@LTCPROPERTIES.COM</b>	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact <b>2829 TOWNSGATE ROAD, SUITE 350</b>		7 City, town, or post office, state, and Zip code of contact <b>WESTLAKE VILLAGE, CA 91361</b>	
8 Date of action <b>Various, see Part II, Line 14 below</b>		9 Classification and description <b>COMMON STOCK</b>	
10 CUSIP number <b>502175102</b>	11 Serial number(s)	12 Ticker symbol <b>LTC</b>	13 Account number(s)

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

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► Distributions in excess of earnings and profits were made during 2012 on the following dates: January 31, February 29, March 30, April 30, May 31, June 29, July 31, August 31, September 28, October 31, November 30, and December 28.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► January 31, 2012: distribution per share \$0.145; Return of Capital per share \$0.0213502, February 29, 2012: distribution per share \$0.145; Return of Capital per share \$0.0213502, March 30, 2012: distribution per share \$0.145; Return of Capital per share \$0.0213502, April 30, 2012: distribution per share \$0.145; Return of Capital per share \$0.0213502, May 31, 2012: distribution per share \$0.145; Return of Capital per share \$0.0213502, June 29, 2012: distribution per share \$0.145; Return of Capital per share \$0.0213502, July 31, 2012: distribution per share \$0.145; Return of Capital \$0.0213502, August 31, 2012: distribution per share \$0.155, Return of Capital \$0.0228226, September 28, 2012: distribution per share \$0.155; Return of Capital \$0.0228226, October 31, 2012: distribution per share \$0.155; Return of Capital \$0.0228226, November 30, 2012: distribution per share \$0.155; Return of Capital \$0.0228226, December 28, 2012: distribution per share \$0.155; Return of Capital \$0.0228226.

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

**Part II Organizational Action** (continued)

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

**18** Can any resulting loss be recognized? ▶ **Not Applicable**

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

**Sign  
Here**

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

Signature ▶ /s/ Peter Lyew

Date ▶ January 17, 2013

Print your name ▶ **PETER LYEW**

Title ▶ **VICE PRESIDENT TAX**

**Paid  
Preparer  
Use Only**

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if  
self-employed PTIN

Firm's name ▶

Firm's EIN ▶

Firm's address ▶

Phone no.

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054