

Report of Organizational Actions Affecting Basis of Securities

OMB No. 1545-2224

► See separate instructions.

Part I Reporting Issuer

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

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 2016 on the following dates: January 29, February 29, March 31, April 29, May 31, June 30, July 29, August 31, September 30, October 31, November 30, and December 30.

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 29, 2016: distribution per share \$0.18; Return of Capital per share \$0.0456957, February 29, 2016: distribution per share \$0.18 Return of Capital per share \$0.0456957, March 31, 2016: distribution per share \$0.18; Return of Capital per share \$0.0456957, April 29, 2016: distribution per share \$0.18; Return of Capital per share \$0.0456957, May 31, 2016: distribution per share \$0.18; Return of Capital per share \$0.0456957, June 30, 2016: distribution per share \$0.18; Return of Capital per share \$0.0456957, July 29, 2016: distribution per share \$0.18; Return of Capital per share \$0.0456957, August 31, 2016: distribution per share \$0.18; Return of Capital per share \$0.0456957, September 30, 2016: distribution per share \$0.18; Return of Capital per share \$0.0456957, October 31, 2016: distribution per share \$0.19; Return of Capital per share \$0.0482344, November 30, 2016: distribution per share \$0.19; Return of Capital per share \$0.0482344, December 30, 2016: distribution per share \$0.19; Return of Capital per share \$0.0482344.

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 ► _____ Date ► _____

Print your name ► [PETER LYEW](#)Title ► [V.P. TAX](#)**Paid
Preparer
Use Only**

Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
Firm's name ►	Firm's EIN ►			
Firm's address ►	Phone no.			