



LTC PROPERTIES, INC.

ENVIRONMENTAL SUSTAINABILITY POLICY

As owner and capital provider to over 200 properties, LTC recognizes the impact the real estate sector can have on our planet and its natural resources through land change, energy use, greenhouse gas emissions, and other environmental factors.

LTC is committed to implementing environmentally-sustainable best practices for our own operations, and to encouraging, incentivizing and assisting our lessees and borrowers (“operators”) in their efforts to address environmental opportunities and challenges. Through sustainable practices and operator support, LTC is taking action to reduce our impact, and the impact of our properties and those who use them, on the environment.

The development and maintenance of our environmental policies and programs is a company-wide effort led by an internal working group and our executive team. We will review and evaluate this policy at least annually. All employees will receive a copy of this policy.

In addition, the Environmental, Social and Governance Committee (the “Committee”) of LTC’s Board of Directors oversees the progress of our environmental policies and programs. The Charter of the Committee explains the Committee’s purpose and responsibilities. The Charter and this policy are accessible on our website at www.ltcreit.com.

We strive to conduct our overall business in an environmentally sustainable manner by:

- Operating in a commercially responsible manner that respects the environment.
- Complying with all applicable environmental laws and regulations.
- Surveying our operators to better understand their environmental awareness and needs, and identifying opportunities to support and incentivize their initiatives, including sustainable building improvements.
- Aligning with the Sustainability Accounting Standards Board (SASB) real estate framework to guide us as we provide our shareholders with relevant information on our environmental impact.
- Communicating this policy to shareholders, employees, operators, vendors, and the public via our website.

The majority of our operators conduct business under a triple-net (“NNN”) structure and are generally responsible for maintaining the properties in our portfolio, including environmentally sustainable practices. Under this structure, LTC cannot control operations, however we can encourage and support our operators by promoting sustainable best practices, recommending environmentally friendly products and vendors, and financing environmental initiatives at attractive rates.

How We Support Our Operators Environmental Efforts

- We provide financial incentives for environmentally sound, mutually beneficial upgrade initiatives.
- We evaluate and consider climate risk considerations in new investments and portfolio management, including earthquake, fire, heat, storm, and flood.
- We obtain Phase I (and Phase II, if applicable) environmental reports, geotechnical / soils reports, zoning reports and wetlands delineation as part of our diligence procedures when acquiring properties and we attempt to avoid buying real estate with known high-risk catastrophic environmental events and / or environmental contamination.
- We collect data from participating operating partners annually to monitor and report energy and water consumption and recycling initiatives, among other self-reported environmentally sustainable initiatives.
- We incorporate Green Lease language into new and amended leases.

Throughout our LTC organization, we embrace this commitment to environmental and sustainable practices, including in our corporate-level initiatives.

Highlights of corporate-level initiatives:

- Our corporate headquarters' energy efficiency features include automatic lights, internal temperature controls, automatic HVAC controls on evenings and weekends, power saver mode on printer and copy machines, automatic faucets, and toilets.
- Our corporate headquarters provides employees with tri-temp purified water from reverse osmosis water systems. These water systems are plumbed into the wall, eliminating the need for plastic or glass tank refill bottles while also reducing the use of single-serve plastic bottled waters. We provide our team water bottles from recycled glass.
- Our document retention practice strives to reduce paper usage and encourages electronic file sharing.
- We participate in a recycling program that encourages our employees to reduce, reuse and recycle waste.
- We participate in the California Clean Power Alliance Program – an opt-in program that acquires and delivers green energy supply (solar, wind, water) sourced locally and regionally.
- We purchase carbon offsets for employee travel and our corporate office space on a quarterly basis.
- Hand sanitizer is available throughout our office space.
- Rather than sending checks, we send wire transfers reducing the impact of check writing and mailing (carbon emissions) by more than 90%.

All LTC employees will receive a copy of this policy and are responsible for adhering to this policy as well as supporting our operators in their environmental efforts.

Please direct questions and input about this policy to Mandi Hogan mandi.hogan@ltcreit.com.

Ratified May 22, 2024