November 3, 2025

LTC Continues to Execute on External Growth Strategy with $23 Million SHOP Acquisition

– The Arbor Company joins LTC's Expanding SHOP Platform –

WESTLAKE VILLAGE, Calif.--(BUSINESS WIRE)-- **LTC Properties, Inc. (NYSE: LTC)** ("LTC" or the "Company"), a real estate investment trust that invests in seniors housing and health care properties, today announced a new Senior Housing Operating Portfolio ("SHOP") acquisition in Georgia.

This press release features multimedia. View the full release here: https://www.businesswire.com/news/home/20251103519617/en/

Arbor Terrace Burnt Hickory

Acquisition Highlights

- **Investment:** $23 million acquisition of an 88-unit assisted living and memory care community in Georgia that was built in 2017.
- **Performance:** Currently stabilized at 90% occupancy, the community is expected to deliver a year-one yield of approximately 7%.
- **Operating Partner:** The Arbor Company ("Arbor"), a new LTC operating partner, has managed the community since its inception.
- **Funding:** Proceeds from previously disclosed property sales.
- **Momentum:** LTC has closed approximately 85% of its projected $460 million 2025 pipeline. Of this, more than $290 million has been added to the Company's SHOP portfolio. LTC expects to close an additional $70 million in SHOP acquisitions in the next 60 days.
- **SHOP Portfolio Composition:** At November 3, 2025, LTC's SHOP investments make up approximately 20% of its real estate portfolio, and include 22 properties across six operators, four of which are new to LTC.

"Arbor has a strong reputation in the Atlanta market, and its track record of providing excellent care for its residents and employees is evident. We are excited to welcome them to the LTC family," said Dave Boitano, LTC's Chief Investment Officer. "This acquisition exemplifies our strategy of building a portfolio of newer SHOP assets with experienced operating partners, positioning LTC for meaningful NOI growth both now and in the future."

"We are proud to continue successfully operating Arbor Terrace Burnt Hickory into the future with LTC as our partner," said Judd Harper, President of The Arbor Company. "Having

guided this community from its pre-construction phase to becoming a recognized leader in exceptional senior living in the Marietta area, we look forward to building on our strong foundation with LTC to continue delivering outstanding care and services to residents and their families, while creating a vibrant and rewarding place for our team members to thrive."

About LTC

LTC is a real estate investment trust (REIT) focused on seniors housing and health care properties, investing through SHOP, triple-net leases, joint ventures, and structured finance solutions. The Company's portfolio includes nearly 190 properties throughout the United States. Based on gross real estate investments, approximately 62% of the Company's assets are seniors housing communities with the remainder skilled nursing centers. Learn more at www.ltcreit.com.

About The Arbor Company

For nearly 40 years, The Arbor Company has been redefining senior living by creating communities where residents thrive through exceptional care, innovative services, and meaningful connections. Arbor operates more than 45 communities across 11 states and is recognized on the FORTUNE Best Workplaces in Aging Services list and designated as a Great Place To Work based on employee feedback. Guided by a strong company culture dubbed "The Arbor Way," the company's award-winning programs and dedicated teams have established Arbor as a trusted leader families choose for their loved ones. Learn more at www.arborcompany.com.

Forward-Looking Statements

This press release 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," "could," "would," "should," "seeks," "approximately," "intends," "plans," "estimates" or "anticipates," or the negative of those words or similar words. Examples of forward-looking statements include the Company's investment pipeline, including SHOP acquisitions and growth, sources of funding, and future strategy. Forward-looking statements involve inherent risks and uncertainties regarding events, conditions and financial trends that may affect the Company's 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 Company's dependence on its operators for revenue and cash flow; operational and legal risks and liabilities under the Company's new SHOP segment; government regulation of the health care industry; changes in federal, state, or local laws limiting REIT investments in the health care sector; federal and state health care cost containment measures including reductions in reimbursement from third-party payors such as Medicare and Medicaid; required regulatory approvals for operation of health care facilities; a failure to comply with federal, state, or local regulations for the operation of health care facilities; the adequacy of insurance coverage maintained by the Company's operators; the Company's reliance on a few major operators; the Company's ability to renew leases or enter into favorable terms of renewals or new leases; the impact of inflation, operator financial or legal difficulties; the sufficiency of collateral securing mortgage loans; an impairment of the Company's real estate investments; the relative illiquidity of the

Company’s real estate investments; the Company’s ability to develop and complete construction projects; the Company’s ability to invest cash proceeds for health care properties; a failure to qualify as a REIT; the Company’s ability to grow if access to capital is limited; and a failure to maintain or increase the Company’s dividend. 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” contained in the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2024, the Company’s subsequent Quarterly Reports on Form 10-Q, and the Company’s publicly available filings with the Securities and Exchange Commission. The Company does 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. Although the Company’s management believes that the assumptions and expectations reflected in such forward-looking statements are reasonable, no assurance can be given that such expectations will prove to have been correct. The actual results achieved by the Company may differ materially from any forward-looking statements due to the risks and uncertainties of such statements.

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