



LTC PROPERTIES, INC.

AUDIT COMMITTEE CHARTER

I. PURPOSE

The purpose of the Audit Committee (the “Committee”) is to assist the Board of Directors (the “Board”) in its oversight of the integrity of the financial statements of LTC Properties, Inc. (the “Company”), the Company’s compliance with legal and regulatory requirements, the qualifications and independence of the Company’s registered public accounting firm (the “independent accountants”), and the performance of the Company’s independent accountants and the Company’s internal audit function.

To fulfil its purpose, responsibilities, and duties, the Committee shall be given full and direct access to the Company’s Chairman of the Board, management, internal auditors (or other personnel responsible for the internal audit function), and independent accountants. However, the Committee’s function is one of oversight only and shall not relieve the Company’s management of its responsibilities for preparing financial statements which accurately and fairly present the Company’s financial results and conditions, or the responsibilities of the independent accountants relating to the audit or review of financial statements.

The independent accountants’ ultimate responsibility is to the Board and the Committee, as representatives of the shareholders. The Committee shall have the authority to select, appoint, evaluate, compensate, and retain the independent accountants.

II. COMPOSITION OF THE AUDIT COMMITTEE

The Committee shall be comprised of not less than three directors, each of whom will be independent as required by Section 10A(m) of the Securities Exchange Act of 1934, as amended (the “Exchange Act”) and rules of the New York Stock Exchange (“NYSE”). Each appointed Committee member shall be subject to annual reconfirmation and may be removed by the Board at any time.

All members of the Committee shall be able to read and understand fundamental financial statements, including a balance sheet, income statement and cash flow statement. At least one member of the Committee shall have past employment experience in finance or accounting, requisite professional certification in accounting, or any other comparable experience or background, which results in the individual’s financial sophistication.

III. RESPONSIBILITIES AND DUTIES

In carrying out its purpose, the Committee will have the following responsibilities and duties:

1. Review annually the Committee Charter for adequacy and recommend any changes to the Board.
2. Review the significant accounting principles, policies and practices followed by the Company in accounting for and reporting its financial results of operations in accordance with generally accepted accounting principles (“GAAP”).
3. Review the financial, investment and risk management policies followed by the Company in operating its business activities.
4. Review the Company’s annual audited financial statements, related disclosures, including the MD&A portion of the Company’s filings, and discuss with the independent accountants the matters required to be discussed by PCAOB Auditing Standard 1301, including (a) the quality as well as acceptability of the accounting principles applied in the financial statements, and (b) new or changed accounting policies; significant estimates, judgments, uncertainties or unusual transactions; and accounting policies relating to significant financial statement items.
5. Review any management letters or internal control reports prepared by the independent accountants and responses to prior management letters, and review with the independent accountants the Company’s internal financial controls.
6. Review the effectiveness of the independent audit effort, including approval of the scope of, and fees charged in connection with, the annual audit, quarterly reviews and any non-audit services being provided.
7. Be responsible for the appointment of, determination of fees for, and oversight of the work of the independent accountant employed to conduct the audit (including resolution of disagreements between the independent accountants and management regarding financial reporting). The independent accountants shall report directly to the Committee.
8. Approve all services that may be provided to the Company by the independent accountants whether or not related to the audit, and review the hiring policies for any employees or former employees of the independent accountants.

9. Obtain on an annual basis a formal written statement from the independent accountants required by applicable requirements of the Public Company Accounting Oversight Board regarding the independent accountant's communications with the Committee concerning independence, and review and discuss with the accountants all significant relationships the accountants have with the Company, which may affect the accountants' independence.
10. For each of the first three fiscal quarters and at year end, at a Committee meeting, review with management the financial results, the proposed earnings press release and formal guidance which the Company may plan to offer and review with the independent accountants the results of their review of the interim financial information and audit of the annual financial statements.
11. Review management's analysis of any significant accounting issues, changes, estimates, judgments or unusual items relating to the financial statements and the selection, application and effects of critical accounting policies applied by the Company (including an analysis of the effect of alternative GAAP methods) and review with the independent accountants the reports on such subjects delivered pursuant to Section 10A(k) of the Exchange Act.
12. Following completion of the annual audit, review separately with the independent accountants and management any significant difficulties encountered during the course of the audit.
13. Oversee the internal auditors (or other personnel responsible for the internal audit function), who shall report directly to the Committee.
14. Review any significant findings to management prepared by the internal auditors (or other personnel responsible for the internal audit function), and management's responses.
15. Review, and discuss with the independent accountants and management, the responsibilities, budget, and staffing of the internal auditors (or other personnel responsible for the internal audit function), and any recommended changes in the planned scope of the internal audit.
16. Approve the engagement of any third party service provider to which the Company outsources the internal audit function.
17. Engage and determine funding for such independent professional advisors and counsel as the Committee determines are appropriate to carry out its functions hereunder.

18. Report to the Board on a regular basis on the major items covered at each Committee meeting.
19. Perform any other activities consistent with this charter, the Company's Bylaws and governing law as the Committee or the Board deems necessary or appropriate, including but not limited to the Company's legal and regulatory compliance.
20. Review any transaction between the Company and a related party, including any transaction subject to the Company's Related Person Transactions Policy.
21. Establish procedures for (a) the receipt, retention, and treatment of complaints received by the Company regarding accounting, internal accounting controls, or auditing matters, and (b) the confidential, anonymous submission by employees of concerns regarding questionable accounting or auditing matters.
22. Conduct an annual self-evaluation as part of the Board's annual self-assessment directed by the Nominating and Corporate Governance Committee to determine whether it is functioning effectively.
23. Review and approve the Committee report for inclusion in the Company's proxy statement as required by Item 407(d)(3)(i) of Regulation S-K.

IV. AUDIT COMMITTEE MEETINGS

The Committee shall meet as often as it determines necessary, but not less frequently than quarterly. However, the Committee shall meet at any time that the independent accountants believe communication to the Committee is required. The Committee shall meet separately, periodically, with management, the internal auditors (or other personnel responsible for the internal audit function), and representatives of the independent accountants.

At all Committee meetings a majority of the total number of members shall constitute a quorum. A majority of the members of the Committee shall be empowered to act on behalf of the Committee. Minutes shall be kept of each meeting of the Committee.

Adopted, as amended September 3, 2025