UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20459

FORM 8-K

CURRENT REPORT PURSUANT TO SECTION 13 OR 15(D)
OF THE SECURITIES EXCHANGE ACT OF 1934

Date of report: **February 28, 2019**
(Date of earliest event reported)

LTC PROPERTIES, INC.

(Exact name of Registrant as specified in its charter)

Maryland	**1-11314**	**71-0720518**
(State or other jurisdiction of incorporation or organization)	(Commission file number)	(I.R.S. Employer Identification No)

2829 Townsgate Road, Suite 350
Westlake Village, CA 91361
(Address of principal executive offices)

(805) 981-8655
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

o Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

o Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

o Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

o Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company o

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. o

Item 2.02. — Results of Operations and Financial Condition

On February 28, 2019, LTC Properties, Inc. announced the operating results for the three months ended December 31, 2018. The text of the press release and the supplemental information package are furnished herewith as Exhibits 99.1 and 99.2, respectively, and are specifically incorporated by reference herein.

The information in this Form 8-K and the related information in the exhibits attached hereto shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “Exchange Act”), or otherwise subject to the liabilities of that section and shall not be incorporated by reference into any filing of LTC under the Securities Act of 1933, as amended, or the Exchange Act, regardless of any general incorporation language in such filing, except as shall be expressly set forth by specific reference in any such filing.

Item 9.01. — Financial Statements and Exhibits

99.1	Press Release issued February 28, 2019.
99.2	LTC Properties, Inc. Supplemental Information Package for the period ending December 31, 2018.

SIGNATURE

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, hereunto duly authorized.

LTC PROPERTIES, INC.

Dated: February 28, 2019

By: /s/ WENDY L. SIMPSON
Wendy L. Simpson
Chairman, CEO & President

Exhibit 99.1

FOR IMMEDIATE RELEASE

For more information contact:
Wendy L. Simpson
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**LTC REPORTS 2018 FOURTH QUARTER RESULTS
AND DISCUSSES RECENT INVESTMENT ACTIVITY**

WESTLAKE VILLAGE, CALIFORNIA, February 28, 2019— LTC Properties, Inc. (NYSE: LTC), a real estate investment trust that primarily invests in seniors housing and health care properties, today announced operating results for its fourth quarter ended December 31, 2018.

Net income available to common stockholders was $30.6 million, or $0.77 per diluted share, for the 2018 fourth quarter, compared with $19.8 million, or $0.50 per diluted share, for the same period in 2017. The improvement was primarily due to a net gain on sale of $8.0 million in 2018, compared with a net loss of $1.2 million in 2017, one-time non-recurring income of $3.1 million related to the write-off of a contingent lease incentive and related earn-out liability, higher rental and interest income resulting from acquisitions, mortgage loan originations, and higher income from unconsolidated joint ventures and mezzanine loans, partially offset by a reduction in rental income resulting from properties sold in 2018 and the non-payment of December rent by Senior Care Centers, LLC (“Senior Care”) as a result of their bankruptcy filing.

Funds from Operations (“FFO”) was $32.1 million for the 2018 fourth quarter, compared with $30.4 million for the comparable 2017 period. FFO per diluted common share was $0.81 and $0.77 for the quarters ended December 31, 2018 and 2017, respectively. Excluding the $3.1 million non-recurring income in the fourth quarter of 2018, FFO decreased $1.4 million compared with the fourth quarter of 2017 due to the non-payment of December rent by Senior Care.

During the fourth quarter of 2018, LTC sold two skilled nursing centers with a total of 169 beds in Florida and Georgia for an aggregate of $10.5 million.

Subsequent to December 31, 2018, and as announced in January, LTC entered into a a real estate joint venture which acquired an operational 74-unit assisted living and memory care community for approximately $17.0 million. LTC’s economic interest in the real estate joint venture is approximately 95%. The initial cash lease rate is 7.4% with a 10-year lease term.

Conference Call Information

LTC will conduct a conference call on Friday, March 1, 2019, at 8:00 a.m. Pacific Time (11:00 a.m. Eastern Time), to provide commentary on its performance and operating results for the quarter ended December 31, 2018. The conference call is accessible by telephone and the internet. Telephone access will be available by dialing 877-510-2862 (domestically) or 412-902-4134 (internationally). To participate in the webcast, go to LTC’s website at www.LTCreit.com 15 minutes before the call to download the necessary software.

An audio replay of the conference call will be available from March 1 through March 15, 2019 and may be accessed by dialing 877-344-7529 (domestically) or 412-317-0088 (internationally) and entering conference number 10128164. Additionally, an audio archive will be available on LTC's website on the "Presentations" page of the "Investor Information" section, which is under the "Investors" tab. LTC's earnings release and supplemental information package for the current period will be available on its website on the "Press Releases" and "Presentations" pages, respectively, of the "Investor Information" section which is under the "Investors" tab.

About LTC

LTC is a real estate investment trust (REIT) investing in seniors housing and health care properties primarily through sale-leasebacks, mortgage financing, joint-ventures and structured finance solutions including preferred equity and mezzanine lending. LTC holds more than 200 investments in 28 states with 30 operating partners. The portfolio is comprised of approximately 50% seniors housing and 50% skilled nursing properties. Learn more at www.LTCreit.com.

Forward Looking Statements

This press release includes statements that are not purely historical and are "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, including statements regarding the Company's expectations, beliefs, intentions or strategies regarding the future. All statements other than historical facts contained in this press release are forward looking statements. These forward looking statements involve a number of risks and uncertainties. Please see LTC's most recent Annual Report on Form 10-K, its subsequent Quarterly Reports on Form 10-Q, and its other publicly available filings with the Securities and Exchange Commission for a discussion of these and other risks and uncertainties. All forward looking statements included in this press release are based on information available to the Company on the date hereof, and LTC assumes no obligation to update such forward looking statements. 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.

(financial tables follow)

LTC PROPERTIES, INC.
CONSOLIDATED STATEMENTS OF INCOME
(amounts in thousands, except per share amounts)

	Three Months Ended December 31,		Twelve Months Ended December 31,	
	2018	2017	2018	2017
	(unaudited)		(audited)	
Revenues:				
Rental income	$ 32,759	$ 34,124	$ 135,405	$ 137,657
Interest income from mortgage loans	7,290	6,719	28,200	26,769
Interest and other income	3,538	886	5,040	3,639
Total revenues	43,587	41,729	168,645	168,065
Expenses:				
Interest expense	7,215	7,683	30,196	29,949
Depreciation and amortization	9,396	9,424	37,555	37,610
Impairment charges	—	—	—	1,880
Provision (recovery) for doubtful accounts	11	(67)	87	(206)
Transaction costs	65	—	84	56
General and administrative expenses	4,801	4,243	19,193	17,513
Total expenses	21,488	21,283	87,115	86,802
Other operating income:				
Gain (loss) on sale of real estate, net	7,984	(1,240)	70,682	3,814
Operating income	30,083	19,206	152,212	85,077
Income from unconsolidated joint ventures	761	628	2,864	2,263
Net income	30,844	19,834	155,076	87,340
Income allocated to non-controlling interests	(78)	—	(95)	—
Net income attributable to LTC Properties, Inc.	30,766	19,834	154,981	87,340
Income allocated to participating securities	(121)	(81)	(625)	(362)
Net income available to common stockholders	$ 30,645	$ 19,753	$ 154,356	$ 86,978
Earnings per common share:				
Basic	$ 0.78	$ 0.50	$ 3.91	$ 2.21
Diluted	$ 0.77	$ 0.50	$ 3.89	$ 2.20
Weighted average shares used to calculate earnings per common share:				
Basic	39,501	39,429	39,477	39,409
Diluted	39,864	39,645	39,839	39,637
Dividends declared and paid per common share	$ 0.57	$ 0.57	$ 2.28	$ 2.28

Supplemental Reporting Measures

FFO and Funds Available for Distribution (“FAD”) are supplemental measures of a real estate investment trust’s (“REIT”) financial performance that are not defined by U.S. generally accepted accounting principles (“GAAP”). Investors, analysts and the Company use FFO and FAD as supplemental measures of operating performance. The Company believes FFO and FAD are helpful in evaluating the operating performance of a REIT. Real estate values historically rise and fall with market conditions, but cost accounting for real estate assets in accordance with GAAP assumes that the value of real estate assets diminishes predictably over time. We believe that by excluding the effect of historical cost depreciation, which may be of limited relevance in evaluating current performance, FFO and FAD facilitate like comparisons of operating performance between periods. Occasionally, the Company may exclude non-recurring items from FFO and FAD in order to allow investors, analysts and our management to compare the Company’s operating performance on a consistent basis without having to account for differences caused by unanticipated items.

FFO, as defined by the National Association of Real Estate Investment Trusts (“NAREIT”), means net income available to common stockholders (computed in accordance with GAAP) excluding gains or losses on the sale of real estate and impairment write-downs of depreciable real estate, plus real estate depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. The Company’s computation of FFO may not be comparable to FFO reported by other REITs that do not define the term in accordance with the current NAREIT definition or have a different interpretation of the current NAREIT definition from that of the Company; therefore, caution should be exercised when comparing our Company’s FFO to that of other REITs.

We define FAD as FFO excluding the effects of non-cash income, such as straight-line rent, amortization of lease inducement, effective interest income, and deferred income from unconsolidated joint ventures, and non-cash expense, such as non-cash compensation charges, capitalized interest and non-cash interest charges. FAD is useful in analyzing the portion of cash flow that is available for distribution to stockholders. Investors, analysts and the Company utilize FAD as an indicator of common dividend potential. The FAD payout ratio, which represents annual distributions to common shareholders expressed as a percentage of FAD, facilitates the comparison of dividend coverage between REITs.

While the Company uses FFO and FAD as supplemental performance measures of our cash flow generated by operations and cash available for distribution to stockholders, such measures are not representative of cash generated from operating activities in accordance with GAAP, and are not necessarily indicative of cash available to fund cash needs and should not be considered an alternative to net income available to common stockholders.

Reconciliation of FFO, AFFO and FAD

The following table reconciles GAAP net income available to common stockholders to each of NAREIT FFO attributable to common stockholders and FAD *(unaudited, amounts in thousands, except per share amounts)*:

	Three Months Ended December 31,				Twelve Months Ended December 31,			
	2018		2017		2018		2017	
GAAP net income available to common stockholders	$	30,645	$	19,753	$	154,356	$	86,978
Add: Depreciation and amortization		9,396		9,424		37,555		37,610
Add: Impairment charges		—		—		—		1,880
Less: (Gain) loss on sale of real estate, net		(7,984)		1,240		(70,682)		(3,814)
NAREIT FFO attributable to common stockholders		32,057		30,417		121,229		122,654
Less: Non-recurring income		(3,074)(1)		—		(3,074)(1)		(842)(1)
FFO attributable to common stockholders excluding non-recurring income (1)		28,983		30,417		118,155		121,812
Less: Non-cash rental income		(480)		(2,804)		(7,458)		(8,485)
Less: Effective interest income from mortgage loans		(1,438)		(1,398)		(5,703)		(5,500)
Less: Deferred income from unconsolidated joint ventures		(15)		(36)		(108)		(177)
Add: Non-cash compensation charges		1,486		1,282		5,870		5,249
Add: Non-cash interest related to earn-out liabilities		—		126		377		602
Less: Capitalized interest		(398)		(281)		(1,248)		(908)
Funds available for distribution (FAD)	$	28,138	$	27,306	$	109,885	$	112,593

(1) Represents net write-off of a contingent lease incentive and related earn-out liability.

NAREIT Basic FFO attributable to common stockholders per share	$	0.81	$	0.77	$	3.07	$	3.11
NAREIT Diluted FFO attributable to common stockholders per share	$	0.81	$	0.77	$	3.06	$	3.10
NAREIT Diluted FFO attributable to common stockholders	$	32,178	$	30,498	$	121,854	$	123,016
Weighted average shares used to calculate NAREIT diluted FFO per share attributable to common stockholders		39,864		39,645		39,839		39,637
Diluted FFO attributable to common stockholders, excluding non-recurring income	$	29,104	$	30,498	$	118,780	$	122,174
Weighted average shares used to calculate diluted FFO per share attributable to common stockholders, excluding non-recurring income		39,864		39,645		39,839		39,637
Diluted FAD	$	28,259	$	27,387	$	110,510	$	112,113
Weighted average shares used to calculate diluted FAD per share		39,864		39,645		39,839		39,637

LTC PROPERTIES, INC.
CONSOLIDATED BALANCE SHEETS
(amounts in thousands, except per share)

	December 31, 2018 (audited)	December 31, 2017 (audited)
ASSETS		
Investments:		
Land	$ 125,358	$ 124,041
Buildings and improvements	1,290,352	1,262,335
Accumulated depreciation and amortization	(312,959)	(304,117)
Operating real estate property, net	1,102,751	1,082,259
Properties held-for-sale, net of accumulated depreciation: 2018—$1,916; 2017—$1,916	3,830	3,830
Real property investments, net	1,106,581	1,086,089
Mortgage loans receivable, net of loan loss reserve: 2018—$2,447; 2017—$2,255	242,939	223,907
Real estate investments, net	1,349,520	1,309,996
Notes receivable, net of loan loss reserve: 2018—$128; 2017—$166	12,715	16,402
Investments in unconsolidated joint ventures	30,615	29,898
Investments, net	1,392,850	1,356,296
Other assets:		
Cash and cash equivalents	2,656	5,213
Restricted cash	2,108	—
Debt issue costs related to bank borrowings	2,989	810
Interest receivable	20,732	15,050
Straight-line rent receivable, net of allowance for doubtful accounts: 2018—$746; 2017—$814	73,857	64,490
Lease incentives	14,443	21,481
Prepaid expenses and other assets	3,985	2,230
Total assets	$ 1,513,620	$ 1,465,570
LIABILITIES		
Bank borrowings	$ 112,000	$ 96,500
Senior unsecured notes, net of debt issue costs: 2018—$938; 2017—$1,131	533,029	571,002
Accrued interest	4,180	5,276
Accrued incentives and earn-outs	—	8,916
Accrued expenses and other liabilities	31,440	25,228
Total liabilities	680,649	706,922
EQUITY		
Stockholders' equity:		
Common stock: $0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2018—39,657; 2017—39,570	397	396
Capital in excess of par value	862,712	856,992
Cumulative net income	1,255,764	1,100,783
Cumulative distributions	(1,293,383)	(1,203,011)
Total LTC Properties, Inc. stockholders' equity	825,490	755,160
Non-controlling interests	7,481	3,488
Total equity	832,971	758,648
Total liabilities and equity	$ 1,513,620	$ 1,465,570

Exhibit 99.2

Supplemental Operating & Financial Data

December 2018

FORWARD-LOOKING STATEMENTS

This supplemental information 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,'' ''should,'' ''seeks,'' ''approximately,'' ''intends,'' ''plans,'' ''estimates'' or ''anticipates,'' or the negative of those words or similar words. Forward- looking statements involve inherent risks and uncertainties regarding events, conditions and financial trends that may affect our 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 status of the economy, the status of capital markets (including prevailing interest rates), and our access to capital; the income and returns available from investments in health care related real estate, the ability of our borrowers and lessees to meet their obligations to us, our reliance on a few major operators; competition faced by our borrowers and lessees within the health care industry, regulation of the health care industry by federal, state and local governments, changes in Medicare and Medicaid reimbursement amounts (including due to federal and state budget constraints), compliance with and changes to regulations and payment policies within the health care industry, debt that we may incur and changes in financing terms, our ability to continue to qualify as a real estate investment trust, the relative illiquidity of our real estate investments, potential limitations on our remedies when mortgage loans default, and risks and liabilities in connection with properties owned through limited liability companies and partnerships. 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'' and other information contained in our Annual Report on Form 10-K for the fiscal year ended December 31, 2018 and in our publicly available filings with the Securities and Exchange Commission. We do 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.

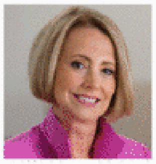
NON-GAAP INFORMATION

This supplemental information contains certain non-GAAP information including EBITDAre, adjusted EBITDAre, FFO, normalized FFO, normalized AFFO, normalized FAD, normalized interest coverage ratio, and adjusted fixed charges coverage ratio. A reconciliation of this non-GAAP information is provided on pages 22, 25 and 26 of this supplemental information, and additional information is available under the "Non-GAAP Financial Measures" subsection under the "Selected Financial Data" section of our website at www.LTCreit.com.

TABLE OF CONTENTS

Founded in 1992, LTC Properties, Inc. (NYSE: LTC) is a self-administered real estate investment trust (REIT) investing in seniors housing and health care properties primarily through sale-leaseback transactions, mortgage financing and structured finance solutions including preferred equity and mezzanine lending. LTC's portfolio encompasses Skilled Nursing Facilities (SNF), Assisted Living Communities (ALF), Independent Living Communities (ILF), Memory Care Communities (MC) and combinations thereof. Our main objective is to build and grow a diversified portfolio that creates and sustains shareholder value while providing our stockholders current distribution income. To meet this objective, we seek properties operated by regional operators, ideally offering upside and portfolio diversification (geographic, operator, property type and investment vehicle). For more information, visit www.LTCreit.com.

LEADERSHIP


Wendy Simpson
Chairman, Chief Executive Officer and President

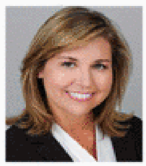

Pam Kessler
Executive Vice President, CFO and Secretary


Clint Malin
Executive Vice President, Chief Investment Officer


Cece Chikhale
Senior Vice President, Controller and Treasurer


Doug Korey
Senior Vice President, Managing Director of Business Development


Peter Lyew
Vice President, Director of Taxes


Mandi Hogan
Vice President, Marketing


Gibson Satterwhite
Vice President, Asset Management

BOARD OF DIRECTORS

Wendy Simpson	Chairman
Boyd Hendrickson	Lead Independent Director
James Pieczynski	Nominating & Corporate Governance Committee Chairman
Devra Shapiro	Audit Committee Chairman
Timothy Triche, MD	Compensation Committee Chairman

ANALYSTS

John Kim	BMO Capital Markets Corp.
Daniel Bernstein	CapitalOne
Doug Christopher	D.A. Davidson
Peter Martin	JMP Securities, LLC
Jordan Sadler	KeyBanc Capital Markets, Inc.
Karin Ford	Mitsubishi - MUFG
Haendel St. Juste	Mizuho Securities
Mike Carroll	RBC Capital Markets Corporation
Chad Vanacore	Stifel, Nicolaus & Company, Inc.
Todd Stender	Wells Fargo Securities, LLC

Any opinions, estimates, or forecasts regarding LTC's performance made by the analysts listed above do not represent the opinions, estimates, and forecasts of LTC or its management.

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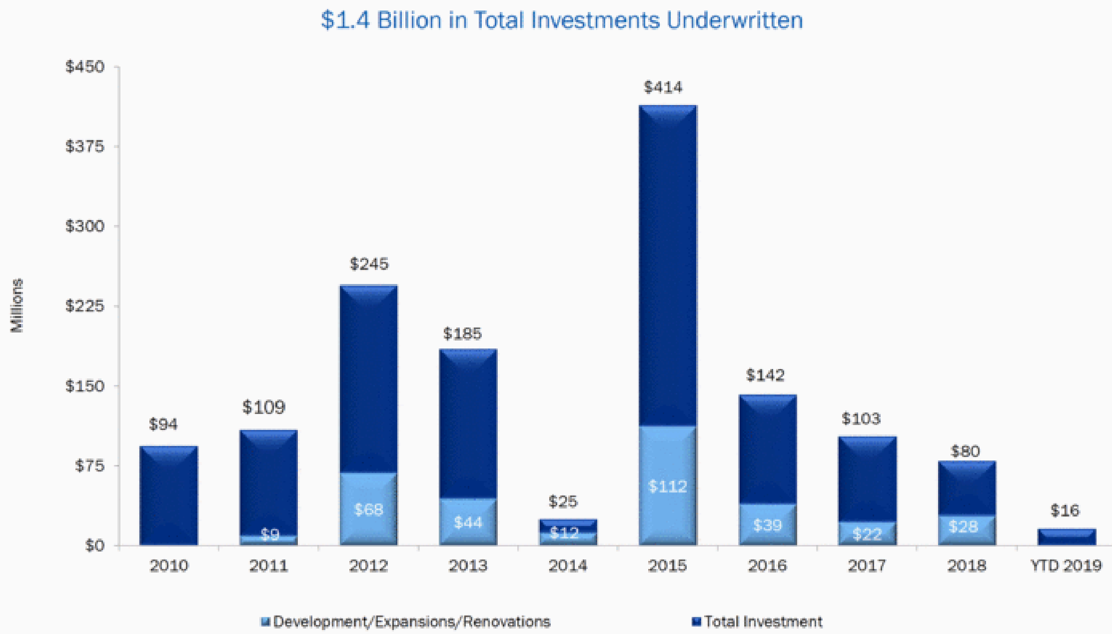
EXECUTION OF GROWTH STRATEGY



REAL ESTATE ACTIVITIES – ACQUISITIONS AND LOAN ORIGINATIONS

(DOLLAR AMOUNTS IN THOUSANDS)

ACQUISITIONS

DATE		# OF PROPERTIES	PROPERTY TYPE	# BEDS/ UNITS	LOCATION	OPERATOR	DATE OF CONSTRUCTION	CONTRACTUAL INITIAL CASH YIELD	PURCHASE PRICE	ADDITIONAL COMMITMENT[1]
2017	6/16	2	ALF/MC/ILF	180 units	Clovis, CA	Frontier Management	2014/2016	7.00%	$ 38,813	$ –
	6/23	1	MC	60 units	West Chester, OH	Thrive Senior Living	2017	– [3]	15,650	–
	10/31	1	ALF/MC	73 units	Kansas City, MO	Oxford Senior Living	2017	7.00%	16,555	–
	12/13	1	UDP[2]	110 units	Cedarburg, WI	Tealwood Senior Living	2017-2019	7.50%	800 [4]	21,671 [4]
	12/22	1	ALF/MC	87 units	Spartanburg, SC	Affinity Living Group	1999	7.25%	10,000 [4]	– [4]
		6		510 units					$ 81,818	$ 21,671
2018	5/11	1	UDP[2]	78 units	Medford, OR	Fields Senior Living	2018-2019	7.65%	$ 600 [5]	$ 17,508 [5]
	6/28	2	MC	88 units	Fort Worth & Frisco, TX	Koelsch Communities	2014/2015	7.25%	25,200	–
	8/30	1	ILF	89 units	Medford, OR	Fields Senior Living	1984	6.75%	14,400 [5]	– [5]
		4		255 units					$ 40,200	$ 17,508
2019	1/31	1	ALF/MC	74 units	Abingdon, VA	English Meadows Senior Living	2015	7.40%	$ 16,869 [6]	$ –

(1) Commitments may include capital improvement or development allowances for approved projects but excludes incentive payments and contingent payments. For a comprehensive list of our commitments, see our Annual Report on Form 10-K.

(2) See page 7 for development activities.

(3) Transitioned two MC communities in our portfolio from Clarity Pointe to Thrive in the third quarter of 2017. The Thrive master lease was amended and restated to include these two MC communities, along with the property in West Chester, OH. The GAAP rent under the Thrive amended and restated master lease on six properties (one in lease-up on page 9 and five stabilized on page 10) represents a lease rate of 7.35%. Beginning January 2019, Thrive is being accounted for on a cash basis. See page 9 for Thrive disclosure.

(4) LTC owns a 90% controlling interest in the partnership that owns the real estate and accounts for the partnership on a consolidated basis.

(5) We entered into a joint venture ("JV") to develop, purchase and own seniors housing communities. During the second quarter of 2018, the JV purchased land for the development of a 78-unit ALF/MC community for a total anticipated project cost of $18,108. During the third quarter of 2018, in a sale-leaseback transaction, the JV purchased an existing operational 89-unit ILF community adjacent to the 78-unit ALF/MC community we are developing for $14,400. Upon completion of the development project, LTC's economic interest in the real estate JV is approximately 88%. We account for the JV on a consolidated basis. See page 6 for joint venture contributions.

(6) We entered into a JV to purchase an existing operational 74-unit ALF/MC community. The non-controlling partner contributed $919 of equity and we contributed $15,950 in cash. LTC's economic interest in the real estate JV is approximately 95%. We account for the JV on a consolidated basis.

LOAN ORIGINATIONS

DATE		# OF PROPERTIES	PROPERTY TYPE	# BEDS/ UNITS	LOCATION	LOAN TYPE	MATURITY DATE	OPERATOR	ORIGINATION	FUNDED AT ORIGINATION	STATED INTEREST RATE
2018	3/1	1	SNF	112 beds	Sterling Heights, MI [1]	Mortgage	Oct-45	Prestige Healthcare	$ 9,100	$ 7,400	8.66%
	8/31	1	SNF	126 beds	Grand Haven, MI [1]	Mortgage	Oct-45	Prestige Healthcare	10,125	7,125	9.41%
	10/16	1	UDP-ILF/ALF/MC	204 units	Atlanta, GA	Mezzanine	Dec-23	Village Park Senior Living	6,828	–	12.00% [2]
		3		238 beds/204 units					$ 26,053	$ 14,525	

(1) We funded additional loan proceeds of $7,400 and $7,125 and committed to fund $1,700 and $3,000 in capital improvements, respectively, under an existing mortgage loan. The loan is secured by four SNF properties in Michigan. See page 8 for the detail of remaining commitments for expansions and renovations.

(2) Represents a mezzanine loan with a rate of 12.00% annually (8% paid in cash and 4% deferred during the first 46 months). We expect funding to occur on or before the commitment expiration date of March 15, 2019.

REAL ESTATE ACTIVITIES –JOINT VENTURES

(DOLLAR AMOUNTS IN THOUSANDS)

UNCONSOLIDATED JOINT VENTURES

COMMITMENT YEAR	LOCATION	PROJECTS	OPERATOR	PROPERTY TYPE	INVESTMENT TYPE	MATURITY DATE	RETURN	# BEDS/ UNITS	INVESTMENT COMMITMENT	4Q18 FUNDING	TOTAL FUNDED TO DATE	REMAINING COMMITMENT
2015	Peoria & Yuma, AZ	4	Senior Lifestyle	ALF/MC/ILF	Preferred Equity	N/A	15.00% (1)	585 units	$ 25,650	$ 90	$ 23,684	$ 1,966
2015	Ocala, FL	1	Canterfield	ALF/ILF/MC	Mezzanine	Nov-20	15.00% (2)	99 units	2,900	–	2,900	–
2016	Fort Myers, FL	1	Canterfield	UDP-ALF/MC	Mezzanine	Dec-23	15.00% (3)	127 units	3,400	–	3,400	–
								811 units	$ 31,950	$ 90	$ 29,984	$ 1,966

(1) Currently, 7% is paid in cash and 8% is deferred.
(2) Currently, 12% is paid in cash and 3% is deferred.
(3) Currently, 10% is paid in cash and 5% is deferred.

CONSOLIDATED JOINT VENTURES

INVESTMENT YEAR	LOCATION	OPERATOR	PROPERTY TYPE	INVESTMENT PURPOSE	# BEDS/ UNITS	TOTAL JOINT VENTURES COMMITMENT	NON-CONTROLLING INTEREST CONTRIBUTION	LTC COMMITMENT	LTC FUNDED TO DATE	LTC REMAINING COMMITMENT[1]
2017	Cedarburg, WI	Tealwood Senior Living	UDP	Owned Real Estate & Development	110 units	$ 22,471	$ 2,272	$ 20,199	$ 14,026	$ 6,173
2017	Spartanburg, SC	Affinity Living Group	ALF	Owned Real Estate	87 units	11,660	1,241	10,419	9,935	484
					197 units	34,131	3,513	30,618	23,961	6,657
2018	Medford, OR	Fields Senior Living[2]	UDP	Owned Real Estate & Development	78 units	18,108	1,081	17,027	3,433	13,594
2018	Medford, OR	Fields Senior Living[2]	ILF	Owned Real Estate	89 units	14,400	2,857	11,543	11,543	–
					167 units	32,508	3,938	28,570	14,976	13,594
2019	Abingdon, VA	English Meadows Senior Living[3]	ALF/MC	Owned Real Estate	74 units	16,869	919	15,950	15,950	–
					438 units	$ 83,508	$ 8,370	$ 75,138	$ 54,887	$ 20,251

(1) See page 7 and 8 for the development and renovation activities on a consolidated basis.
(2) Represents a single joint venture with ownership in two properties.
(3) We entered into a JV to purchase an existing operational 74-unit ALF/MC community. The non-controlling partner contributed $919 of equity and we contributed $15,950 in cash. LTC's economic interest in the real estate JV is approximately 95%. We account for the JV on a consolidated basis.

REAL ESTATE ACTIVITIES – DE NOVO DEVELOPMENT

(DOLLAR AMOUNTS IN THOUSANDS)

ESTIMATED RENT INCEPTION DATE	COMMITMENT YEAR	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	CONTRACTUAL INITIAL CASH YIELD	# BEDS/ UNITS	INVESTMENT COMMITMENT(1)	4Q18 FUNDING	TOTAL CAPITALIZED INTEREST/OTHER	TOTAL PROJECT BASIS TO DATE	REMAINING COMMITMENT(2)
1Q19	2016	Union, KY	Carespring	1	SNF	8.50%	143 beds	$ 24,325	$ 1,307	$ 1,065	$ 19,915	$ 5,475
2Q19	2017	Cedarburg, WI	Tealwood	1	ILF/ALF/MC	7.50%	110 units	22,471	6,193	367	16,665	6,173
4Q19	2018	Medford, OR	Fields	1	ALF/MC	7.65%	78 units	18,108	1,686	92	4,606	13,594
				3		7.92%	188 units/143 beds	$ 64,904	$ 9,186	$ 1,524	$ 41,186	$ 25,242

(1) Includes purchase of land and initial improvement funding, if applicable, and development commitment.
(2) Remaining Commitment is calculated as follows: "Investment Commitment" less "Total Project Basis" plus "Total Capitalized Interest/Other."


Weatherly Court
Medford, OR


Boonespring
Union, KY


Hamilton House
Cedarburg, WI

REAL ESTATE ACTIVITIES – EXPANSIONS & RENOVATIONS

(DOLLAR AMOUNTS IN THOUSANDS)

OWNED

ESTIMATED RENT INCEPTION DATE	COMMITMENT YEAR	PROJECT TYPE	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	CONTRACTUAL INITIAL CASH YIELD	INVESTMENT COMMITMENT	4Q18 FUNDING	TOTAL FUNDED TO DATE	REMAINING COMMITMENT
— (1)	2017	Renovation	Spartanburg, SC	Affinity Living Group	1	ALF/MC	7.25%	$ 1,500	$ 623	$ 1,015	$ 485
— (1)	2017	Renovation	Las Vegas, NV	Fundamental	1	OTH	9.00%	5,550	25	847	4,703
					2			$ 7,050	$ 648	$ 1,862	$ 5,188

(1) Rent payment increases upon each funding.

MORTGAGE LOANS

ESTIMATED INTEREST INCEPTION DATE	COMMITMENT YEAR	PROJECT TYPE	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	CONTRACTUAL INITIAL CASH YIELD	INVESTMENT COMMITMENT	4Q18 FUNDING	TOTAL FUNDED TO DATE	REMAINING COMMITMENT
— (1)	2015	Expansion	Rochester Hills , MI	Prestige Healthcare	1	SNF	9.41%	$ 11,500	$ 19	$ 1,468	$ 10,032
— (2)	2015	Renovation	Farmington & Howell, MI	Prestige Healthcare	2	SNF	9.41%	5,000	237	3,443	1,557
— (3)	2016	Renovation	East Lansing, MI	Prestige Healthcare	2	SNF	9.41%	4,500	349	3,331	1,169
— (2)	2018	Renovation	Sterling Heights, MI	Prestige Healthcare	1	SNF	8.66%	1,700	52	349	1,351
— (2)	2018	Renovation	Grand Haven, MI	Prestige Healthcare	1	SNF	9.41%	3,000	—	—	3,000
— (3)	2016	Expansion	Grand Blanc, MI	Prestige Healthcare	1	SNF	9.41%	5,500	178	5,500	—
					8			$ 31,200	$ 835	$ 14,091	$ 17,109

(1) Commitment is part of the total loan commitment secured by 15 properties in Michigan operated by Prestige Healthcare. Interest payment increases upon each funding.
(2) Commitment is part of the total loan commitment secured by 4 properties in Michigan operated by Prestige Healthcare. Interest payment increases upon each funding.
(3) Interest payment increases upon each funding.

REAL ESTATE ACTIVITIES – LEASE-UP

(DOLLAR AMOUNTS IN THOUSANDS)

DATE ACQUIRED	DATE OPENED [1]	OCCUPANCY AT 12/31/2018	DEVELOPMENT COMMITMENT YEAR	PROJECT TYPE	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	CONTRACTUAL INITIAL CASH YIELD	# OF UNITS	TOTAL INVESTMENT[2]
Oct-15	Dec-17	62%	2015	Development	Glenview, IL	Anthem [3]	1	MC	— [3]	66 units	$ 16,467
Oct-16	Jun-18	38%	2016	Development	Oak Lawn, IL	Anthem [3]	1	MC	— [3]	66 units	14,998
Oct-17	Aug-17	78%	N/A	Acquisition [4]	Kansas City, MO	Oxford Senior Living	1	ALF/MC	7.00%	73 units	16,624
Jun-17	Apr-17	68%	N/A	Acquisition [4]	West Chester, OH	Thrive Senior Living [5]	1	MC	— [5]	60 units	15,909
							4			265 units	$ 63,998

(1) Represents date of Certificate of Occupancy.
(2) Total Investment for acquisitions include closing costs.
(3) During 2017, we issued a notice of default to Anthem resulting from Anthem's partial payment of minimum rent. Anthem operates 11 operational memory care communities under a master lease. We are currently not pursuing enforcement of the guarantees and our rights and remedies pertaining to known events of default under the master lease, with the stipulation that Anthem achieve sufficient performance and pay an agreed upon cash rent for these 11 properties. During 2018, Anthem paid the agreed upon minimum cash rent of $5.2 million. Subsequent to December 31, 2018, Anthem agreed to pay a minimum of $7.5 million of annual cash rent throughout December 31, 2019. We receive regular financial performance updates from Anthem and continue to monitor Anthem's performance obligations under the master lease agreement.
(4) Properties were newly constructed and purchased following issuance of final certificate of occupancy and licensure.
(5) Subsequent to December 31, 2018, we placed Thrive on a cash basis due to short-payment of contractual rent in November 2018 and non-payment of rent in December 2018 totaling $0.7 million. This rent has been accrued and recorded in 2018 and we currently estimate it is collectible. Thrive has not paid January or February 2019 rent. As a result, we have issued a reservation of rights letter to Thrive. We are working with Thrive and exploring our options to maximize the value of these real estate assets.

REAL ESTATE ACTIVITIES – LEASE-UP HISTORY

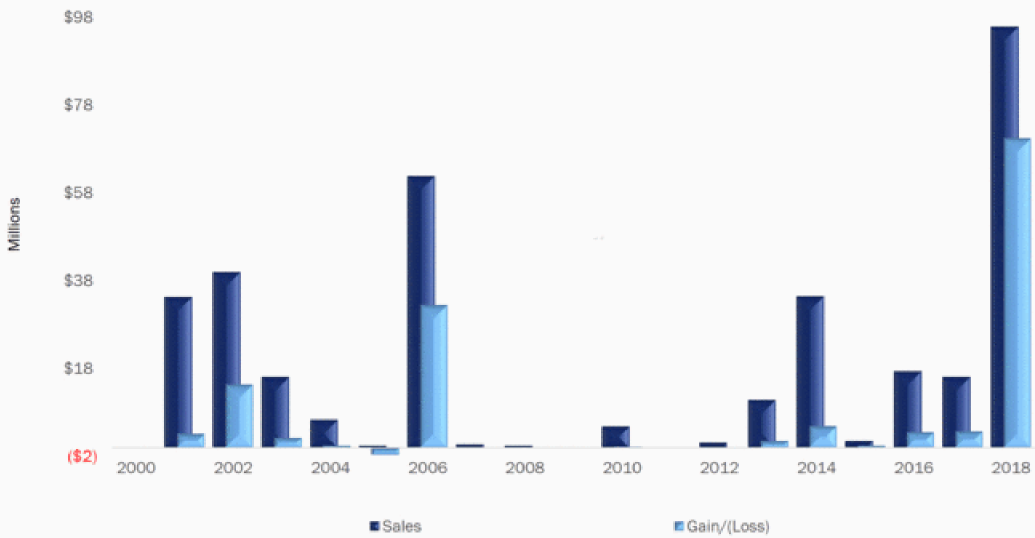
PROPERTY	LOCATION	OPERATOR	PROPERTY TYPE	PROJECT TYPE	# BEDS/ UNITS	DATE ACQUIRED	DATE OPENED (1)	DATE STABILIZED	# OF MONTHS TO STABILIZATION
Highline Place	Littleton, CO	Anthem	MC	Development	60 units	May 2012	Jul 2013	Sep 2013	2
Willowbrook Place - Kipling	Littleton, CO	Anthem	MC	Development	60 units	Sep 2013	Aug 2014	Dec 2015	16
Chelsea Place	Aurora, CO	Anthem	MC	Development	48 units	Sep 2013	Dec 2014	Mar 2016	15
Greenridge Place	Westminster, CO	Anthem	MC	Development	60 units	Dec 2013	Feb 2015	Feb 2017	24
Harvester Place	Burr Ridge, IL	Anthem	MC	Development	66 units	Oct 2014	Feb 2016	Feb 2018	24
Vineyard Place	Murrieta, CA	Anthem	MC	Development	66 units	Sept 2015	Aug 2016	Aug 2018	24
Porter Place	Tinley Park, IL	Anthem	MC	Development	66 units	May 2015	Jul 2016	Jul 2018	24
Coldspring Transitional Care Center	Cold Spring, KY	Carespring	SNF	Development	143 beds	Dec 2012	Nov 2014	Jun 2016	19
Carmel Village Memory Care	Clovis, CA	Frontier	MC/ILF	Acquisition	73 units	Jun 2017	Sep 2016	Jun 2018	12
Carmel Village at Clovis	Clovis, CA	Frontier	ALF	Acquisition	107 units	Jun 2017	Nov 2014	Jun 2018	12
Hillside Heights Rehabilitation Suites	Amarillo, TX	Fundamental	SNF	Redevelopment	120 beds	Oct 2011	Jul 2013	Aug 2013	1
Pavilion at Glacier Valley	Slinger, WI	Fundamental	SNF	Redevelopment	106 beds	Feb 2015	Feb 2014	Feb 2016	24
Pavilion at Creekwood	Mansfield, TX	Fundamental	SNF	Acquisition	126 beds	Feb 2016	Jul 2015	Feb 2017	12
Mustang Creek Estates	Frisco, TX	Mustang Creek Mgmt	ALF/MC	Development	80 units	Dec 2012	Oct 2014	Dec 2015	14
The Oxford Grand	Wichita, KS	Oxford Senior Living	ALF/MC	Development	77 units	Oct 2012	Oct 2013	Sep 2014	11
Oxford Villa (2)	Wichita, KS	Oxford Senior Living	ILF	Development	108 units	May 2015	Nov 2016	Nov 2018	24
Thrive at Deerwood	Jacksonville, FL	Thrive Senior Living	MC	Acquisition	60 units	Sep 2015	Jul 2015	Jul 2017	24
Thrive at Beckley Creek	Louisville, KY	Thrive Senior Living	MC	Acquisition	60 units	Apr 2016	Mar 2016	Mar 2018	24
Thrive at Athens	Athens, GA	Thrive Senior Living	ALF/MC	Acquisition	70 units	June 2016	May 2016	May 2018	24
Thrive at Oso Bay	Corpus Christi, TX	Thrive Senior Living	MC	Development	56 units	Feb 2015	May 2016	May 2018	24
Thrive at Prince Creek (3)	Murrells Inlet, SC	Thrive Senior Living	ALF/MC	Development	89 units	Feb 2015	Sep 2016	Sep 2018	24

(1) Represents date of Certificate of Occupancy.
(2) Property meets the definition of stabilized but has not yet achieved the applicable occupancy threshold. The occupancy for Wichita, KS property at December 31, 2018 was 69%.
(3) The occupancy for Murrells Inlet, SC property at December 31, 2018 was 93%.

REAL ESTATE ACTIVITIES – CAPITAL RECYCLING

On average, LTC has sold approximately $20 million annually

Since 2000:
- Total Sales Price of $343.8 million
- Total Gain of $137.2 million



PORTFOLIO OVERVIEW

(DOLLAR AMOUNTS IN THOUSANDS)

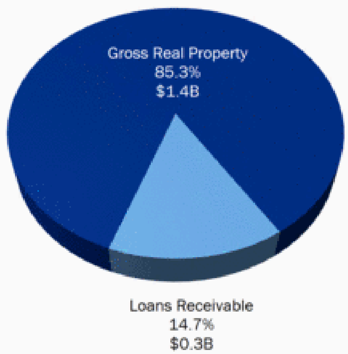
PROPERTY TYPE	# OF PROPERTIES	GROSS INVESTMENT	% OF INVESTMENT	TWELVE MONTHS ENDED DECEMBER 31, 2018 RENTAL INCOME [1]	INTEREST INCOME[1]	% OF REVENUES
Skilled Nursing	93	$ 810,570	48.6%	$ 64,911	$ 28,143	58.0%
Assisted Living [2]	103	804,021	48.2%	66,305	—	41.4%
Under Development[3]	—	41,186	2.5%	—	—	0.0%
Other[4]	1	11,065	0.7%	924	—	0.6%
Total	197	$ 1,666,842	100.0%	$ 132,140	$ 28,143	100.0%

(1) Includes rental income and interest income from mortgage loans and excludes rental income from properties sold and interest income from loans that paid off during the twelve months ended December 31, 2018.

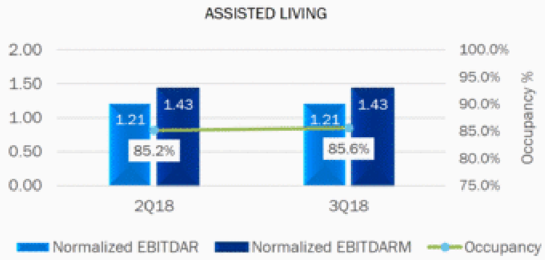
(2) Subsequent to December 31, 2018, we entered into a JV to purchase an existing operational 74-unit ALF/MC community. The non-controlling partner contributed $919 of equity and we contributed $15,950 in cash. LTC's economic interest in the real estate JV is approximately 95%. We account for the JV on a consolidated basis.

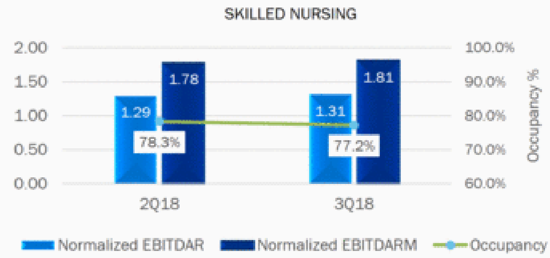
(3) Includes three development projects consisting of a 143-bed SNF in Kentucky, a 110-unit ILF/ALF/MC community in Wisconsin and a 78-unit ALF/MC community in Oregon.

(4) Includes three parcels of land held-for use and one behavioral health care hospital.



SAME PROPERTY PORTFOLIO STATISTICS [1]

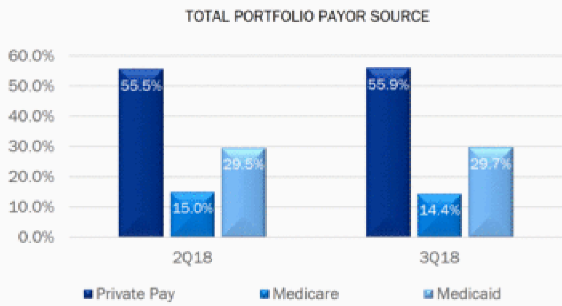


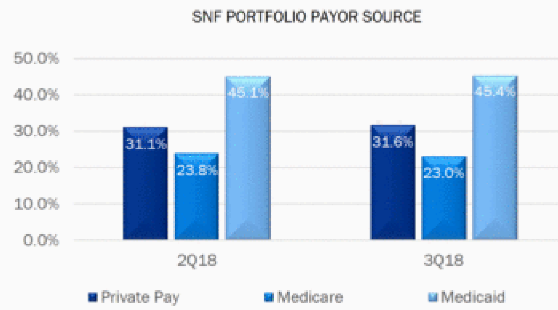


(1) Information is for the trailing twelve months through September 30, 2018 and June 30, 2018 and is from property level operator financial statements which are unaudited and have not been independently verified by LTC.

STABILIZED PROPERTY PORTFOLIO

TTM Ended September 30, 2018

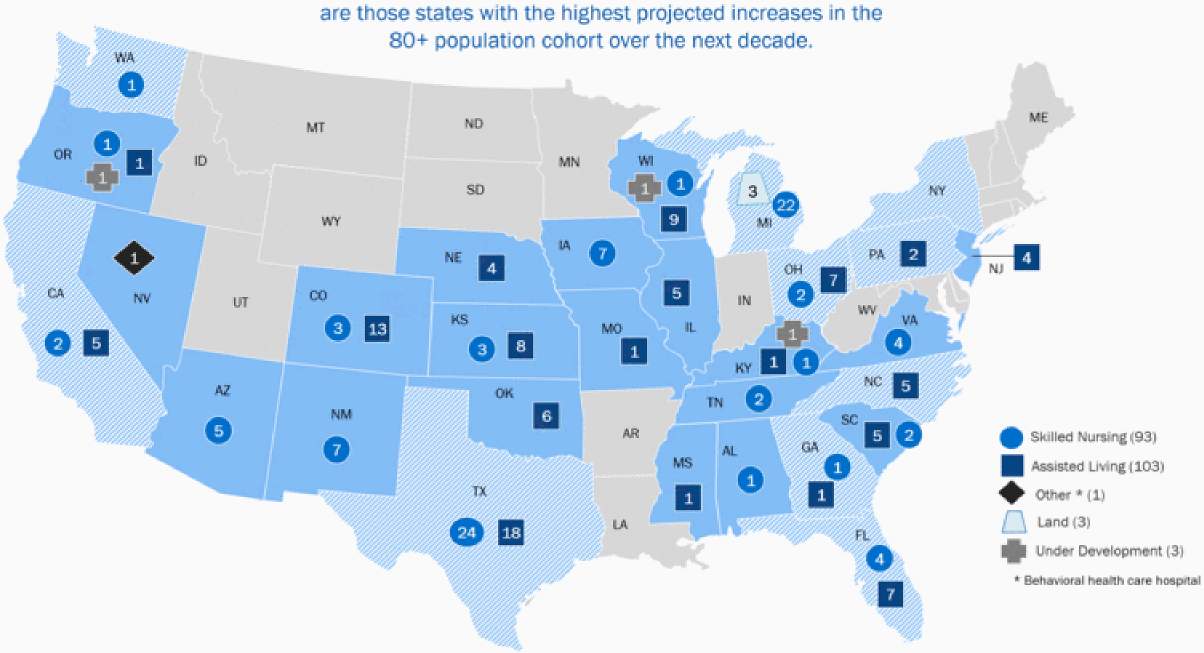




PORTFOLIO DIVERSIFICATION – GEOGRAPHY

(AS OF DECEMBER 31, 2018)

States in which we have the highest concentration of properties are those states with the highest projected increases in the 80+ population cohort over the next decade.



Represents 10 states with the highest projected increases in the 80+ population cohort from year 2020 to year 2030

Source: The American Senior Housing Association, Winter 2018, Population Growth Forecast by State

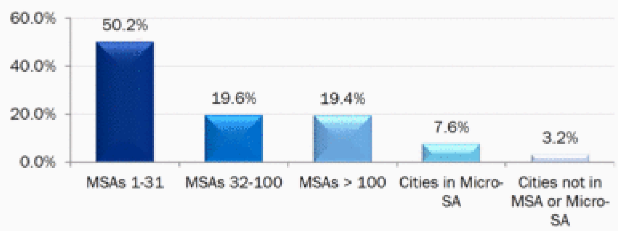
PORTFOLIO DIVERSIFICATION – GEOGRAPHY

(AS OF DECEMBER 31, 2018, DOLLAR AMOUNTS IN THOUSANDS)

STATE [1]	# OF PROPS	GROSS INVESTMENT	%	SNF	%	ALF	%	UDP	%	OTH [2]	%
Texas	42	$ 292,317	17.5%	$ 216,247	26.7%	$ 76,070	9.4%	$ –	–	$ –	–
Michigan	22	246,329	14.8%	245,386	30.3%	–	–	–	–	943	8.5%
Wisconsin	10	143,657	8.6%	13,946	1.7%	113,046	14.1%	16,665	40.5%	–	–
Colorado	16	114,923	6.9%	8,044	1.0%	106,879	13.3%	–	–	–	–
California	7	102,254	6.1%	22,130	2.7%	80,124	10.0%	–	–	–	–
Illinois	5	87,484	5.3%	–	–	87,484	10.9%	–	–	–	–
Ohio	9	86,223	5.2%	54,000	6.7%	32,223	4.0%	–	–	–	–
Florida	11	72,152	4.3%	32,865	4.1%	39,287	4.9%	–	–	–	–
Kansas	11	71,418	4.3%	14,112	1.7%	57,306	7.1%	–	–	–	–
New Jersey	4	62,106	3.7%	–	–	62,106	7.7%	–	–	–	–
All Others	60	387,979	23.3%	203,840	25.1%	149,496	18.6%	24,521	59.5%	10,122	91.5%
Total	197	$ 1,666,842	100.0%	$ 810,570	100.0%	$ 804,021	100.0%	$ 41,186	100.0%	$ 11,065	100.0%

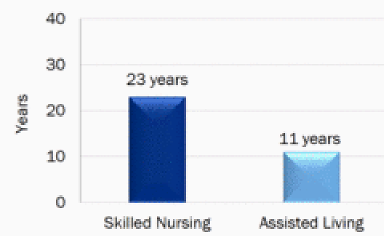
(1) Due to master leases with properties in multiple states, revenue by state is not available.
(2) Includes one behavioral health care hospital and three parcels of land.

GROSS PORTFOLIO BY MSA [1]



(1) The MSA rank by population as of July 1, 2017, as estimated by the United States Census Bureau. Approximately 70% of our properties are in the top 100 MSAs.

AVERAGE PORTFOLIO AGE [1]



(1) As calculated from construction date or major renovation/expansion date. Includes owned portfolio and mortgage loans secured by 22 SNF properties in Michigan.

PORTFOLIO DIVERSIFICATION – OPERATORS

(AS OF DECEMBER 31, 2018, DOLLAR AMOUNTS IN THOUSANDS)

OPERATORS	# OF PROPERTIES	ANNUAL INCOME [1]	%	GROSS INVESTMENT	%
Prestige Healthcare	24	$ 29,378	18.0%	$ 258,519	15.5%
Senior Lifestyle Corporation	23	19,716	12.1%	190,368	11.4%
Brookdale Senior Living	37	15,506	9.5%	126,991	7.6%
Senior Care Centers [2]	11	14,247	8.7%	138,109	8.3%
Anthem Memory Care [3]	11	7,144	4.4%	136,397	8.2%
Preferred Care	24	10,125	6.2%	78,264	4.7%
Fundamental	7	8,382	5.1%	75,500	4.5%
Traditions Senior Management	7	8,263	5.0%	71,610	4.3%
Genesis Healthcare	7	8,154	5.0%	53,404	3.2%
Carespring Health Care Management	3	7,635	4.7%	97,461	5.9%
All Others [4]	43	34,824	21.3%	440,219	26.4%
	197	$ 163,374	100.0%	$ 1,666,842	100.0%

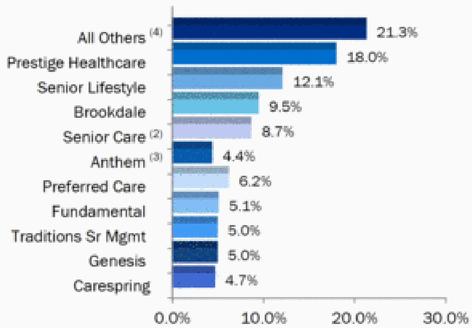
(1) Includes annualized GAAP rent for leased properties, except for Anthem as described below, and trailing twelve months of interest income from mortgage loans outstanding as of December 31, 2018.

(2) In December 2018, Senior Care Centers and numerous of its affiliates and subsidiaries ("Senior Care") filed for chapter 11 bankruptcy resulting from lease terminations from certain landlords and on-going operational challenges. Due to the bankruptcy, the amount reflects contractual annual cash rent. LTC believes they continued to operate more than 100 properties in two states as of December 31, 2018.

(3) Anthem is currently being accounted for on a cash basis. Contractual annualized GAAP rent is $13,703. See page 9 for Anthem disclosure.

(4) Beginning January 2019, Thrive is being accounted for on a cash basis. The contractual annualized GAAP rent is $6,729. See page 9 for Thrive disclosure.

ANNUAL INCOME BY OPERATOR[1]



PRESTIGE HEALTHCARE	Privately Held	SNF/ALF/ILF Other Rehab	82 Properties	6 States
SENIOR LIFESTYLE	Privately Held	ALF/ILF/MC/SNF Short Term Stays	181 Properties	28 States
BROOKDALE SENIOR LIVING	NYSE: BKD	ILF/ALF/MC Continuing Care	Approx 961 Properties	46 States
SENIOR CARE CENTERS	Privately Held	SNF/ALF/ILF/MC Transitional Care & Rehab	More than 100 Properties [2]	2 States [2]
ANTHEM MEMORY CARE	Privately Held	Exclusively MC	12 Properties	4 States
Preferred Care, Inc	Privately Held	SNF/ALF/ILF Specialty Care	69 Properties	11 States
FUNDAMENTAL	Privately Held	SNF/MC Hospitals & Other Rehab	87 Properties	10 States
TRADITIONS SENIOR MANAGEMENT	Privately Held	SNF/ALF/ILF	26 Properties	5 States
Genesis HealthCare	NYSE: GEN	SNF/ALF Senior Living	More than 400 Properties	29 States
CARESPRING	Privately Held	SNF/ALF/ILF Transitional Care	11 Properties	2 States

PORTFOLIO MATURITY

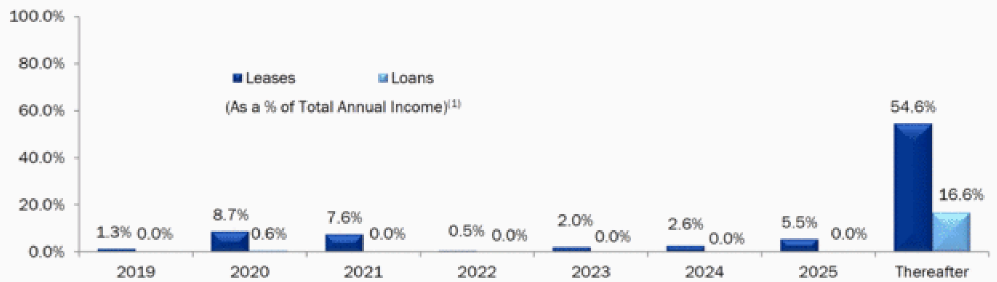
(AS OF DECEMBER 31, 2018, DOLLAR AMOUNTS IN THOUSANDS)

YEAR	RENTAL INCOME(1)	% OF TOTAL	INTEREST INCOME(1)	% OF TOTAL	ANNUAL INCOME(1)	% OF TOTAL
2019	$ 2,100	1.6%	$ —	—	$ 2,100	1.3%
2020	14,295	10.6%	954	3.4%	15,249	9.3%
2021	12,336	9.1%	—	—	12,336	7.6%
2022	771	0.6%	—	—	771	0.5%
2023	3,332	2.5%	—	—	3,332	2.0%
2024	4,201	3.1%	—	—	4,201	2.6%
2025	9,060	6.7%	—	—	9,060	5.5%
Thereafter	89,136	65.8%	27,189	96.6%	116,325	71.2%
Total	$ 135,231	100.0%	$ 28,143	100.0%	$ 163,374	100.0%

Near Term Lease Maturities:

- One in 2019 with an annualized GAAP rent totaling $2.1 million
- Five in 2020 with an annualized GAAP rent totaling $14.3 million
- Four in 2021 with an annualized GAAP rent totaling $12.3 million

As of December 31, 2018, approximately 96% of owned properties are covered under master leases and approximately 97% of rental revenues come from master leases or cross-default leases.



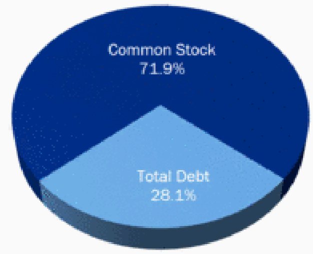
(1) Includes annualized GAAP rent for leased properties except for Anthem, and trailing twelve months of interest income from mortgage loans outstanding as of December 31, 2018.

ENTERPRISE VALUE

(AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS AND NUMBER OF SHARES)

	No. of shares	12/31/18 Closing Price	DECEMBER 31, 2018	CAPITALIZATION
DEBT				
Bank borrowings - weighted average rate 3.7% [1]			$ 112,000	
Senior unsecured notes - weighted average rate 4.5% [2]			533,029	
Total debt - weighted average rate 4.4%			645,029	28.1%
EQUITY				
Common stock	39,656,737	$ 41.68 [3]	1,652,893	71.9%
TOTAL MARKET VALUE			$ 2,297,922	100.0%
Add: Non-controlling interest			7,481	
Less: Cash and cash equivalents			(2,656)	
ENTERPRISE VALUE			$ 2,302,747	
Debt to Enterprise Value			28.0%	
Debt to Annualized Adjusted EBITDAre [4]			4.2x	

CAPITALIZATION

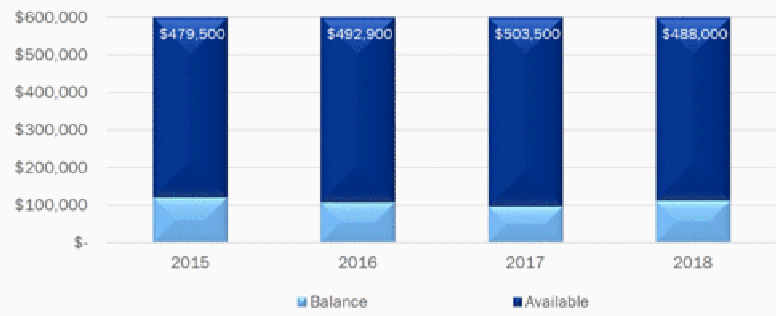


(1) Subsequent to December 31, 2018, we borrowed $26,400, net, under our unsecured revolving line of credit. Accordingly, we have $138,400 outstanding with $461,600 available for borrowing.
(2) Represents outstanding balance of $533,967, net of debt issue costs of $938. Rate includes amortization of debt issue cost. Subsequent to December 31, 2018, we paid down $4,167 in regular scheduled principal payments. Accordingly, we have $528,862 outstanding under our senior unsecured notes and $98,000 available for borrowing.
(3) Closing price of our common stock as reported by the NYSE on December 31, 2018.
(4) See page 22 for reconciliation of annualized adjusted EBITDAre.

DEBT METRICS

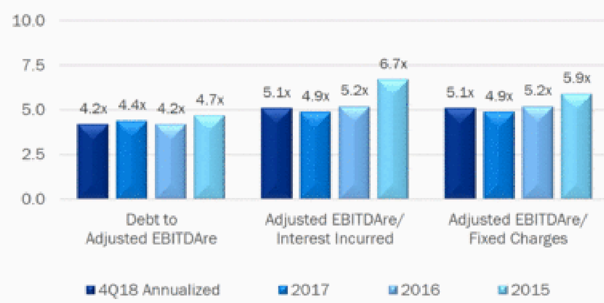
(DOLLAR AMOUNTS IN THOUSANDS)

LINE OF CREDIT LIQUIDITY



LEVERAGE RATIOS

COVERAGE RATIOS

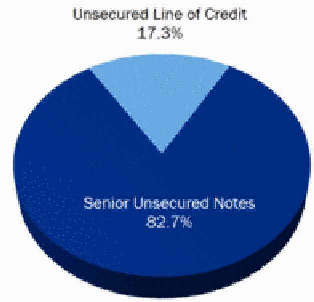


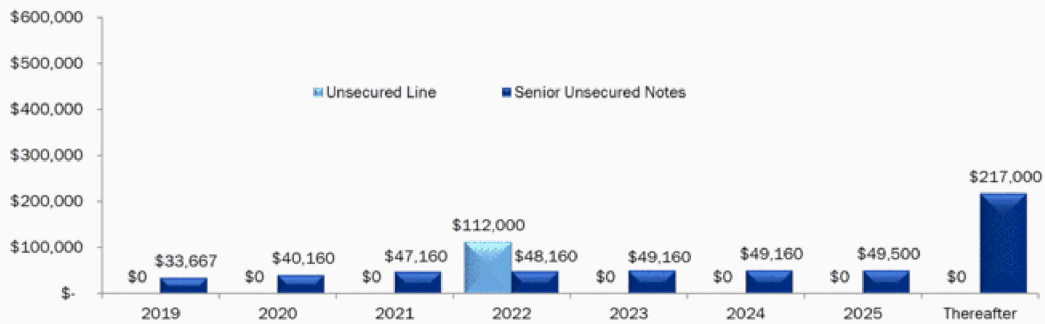
DEBT MATURITY

(AS OF DECEMBER 31, 2018, DOLLAR AMOUNTS IN THOUSANDS)

YEAR	UNSECURED LINE OF CREDIT [1]	SENIOR UNSECURED NOTES [2]	TOTAL	% OF TOTAL
2019	$ —	$ 33,667	$ 33,667	5.2%
2020	—	40,160	40,160	6.2%
2021	—	47,160	47,160	7.3%
2022	112,000	48,160	160,160	24.8%
2023	—	49,160	49,160	7.6%
2024	—	49,160	49,160	7.6%
2025	—	49,500	49,500	7.7%
Thereafter	—	217,000	217,000	33.6%
Total	$ 112,000	$ 533,967 [3]	$ 645,967 [3]	100.0%

DEBT STRUCTURE





(1) Subsequent to December 31, 2018, we borrowed $26,400, net, under our unsecured revolving line of credit. Accordingly, we have $138,400 outstanding with $461,600 available for borrowing.

(2) Reflects scheduled principal payments. Subsequent to December 31, 2018, we paid down $4,167 in regular scheduled principal payments. Accordingly, we have $528,862 outstanding under our senior unsecured notes and $98,000 available for borrowing.

(3) Excludes debt issue costs which are included in the senior unsecured notes balance on our Consolidated Balance Sheets shown on page 24.

FINANCIAL DATA SUMMARY

(DOLLAR AMOUNTS IN THOUSANDS)

	12/31/2018	12/31/17	12/31/16	12/31/15
Gross real estate assets	$1,666,842	$1,618,284	$1,533,679	$1,418,405
Net real estate investments	1,349,520	1,309,996	1,255,503	1,164,950
Gross asset value	1,831,070	1,774,024	1,673,238	1,528,879
Total debt [1]	645,029	667,502	609,391	571,872
Total liabilities	680,649	706,922	654,848	616,222
Total equity	832,971	758,648	740,048	659,202

(1) Represents outstanding balance of gross bank borrowings and senior unsecured notes, net of debt issue costs.

NON-CASH REVENUE COMPONENTS

	4Q18	1Q19[1]	2Q19[1]	3Q19[1]	4Q19[1]
Straight-line rent	$ 921	$ 851	$ 1,088	$ 1,065	$ 1,145
Amort of lease inducement	(441)	(441)	(441)	(445)	(454)
Effective Interest	1,438	1,415	1,418	1,412	1,352
Net	$ 1,918	$ 1,825	$ 2,065	$ 2,032	$ 2,043

(1) For leases and loans in place at December 31, 2018, assuming no renewals, modifications or replacements, and no new investments are added to our portfolio except for year 2019 lease extensions noted on page 17, the completed development in 2019 and the exclusion of Senior Care and Anthem straight-line rent due to the Senior Care bankruptcy and the Anthem master lease which is in default and currently being accounted for on a cash basis.

(DOLLAR AMOUNTS IN THOUSANDS)

RECONCILIATION OF ANNUALIZED ADJUSTED EBITDA*re* AND FIXED CHARGES

	4Q18 ANNUALIZED	FOR THE YEAR ENDED 12/31/18	12/31/17	12/31/16
Net income	$ 99,424	$ 155,076	$ 87,340	$ 85,115
Less: Gain on sale of real estate, net [1]	(7,984)	(70,682)	(3,814)	(3,582)
Add: Impairment charges	—	—	1,880 [2]	766 [3]
Add: Interest expense	28,860	30,196	29,949	26,442
Add: Depreciation and amortization	37,584	37,555	37,610	35,932
EBITDAre	157,884	152,145	152,965	144,673
(Less)/add: Non-recurring items	(3,074) [4]	(3,074) [4]	(842) [4]	—
Adjusted EBITDAre	$ 154,810	$ 149,071	$ 152,123	$ 144,673
Interest expense:	$ 28,860	$ 30,196	$ 29,949	$ 26,442
Add: Capitalized interest	1,592	1,248	908	1,408
Interest incurred	$ 30,452	$ 31,444	$ 30,857	$ 27,850
Interest incurred	$ 30,452	$ 31,444	$ 30,857	$ 27,850
Fixed Charges	$ 30,452	$ 31,444	$ 30,857	$ 27,850

(1) Gain on sale of real assets is not annualized.
(2) In conjunction with our negotiations to transition two properties to another operator in our portfolio, we wrote off $1,880 of straight-line rent and other receivables related to these two properties.
(3) Impairment charge related to an asset sold in 2017.
(4) Represents net write-off of earn-out liabilities and the related lease incentives.

INCOME STATEMENT DATA

(AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

	THREE MONTHS ENDED DECEMBER 31,		TWELVE MONTHS ENDED DECEMBER 31,	
	2018	2017	2018	2017
	(unaudited)		*(audited)*	
Revenues				
Rental income	$ 32,759	$ 34,124	$ 135,405	$ 137,657
Interest income from mortgage loans	7,290	6,719	28,200	26,769
Interest and other income	3,538	886	5,040	3,639
Total revenues	43,587	41,729	168,645	168,065
Expenses				
Interest expense	7,215	7,683	30,196	29,949
Depreciation and amortization	9,396	9,424	37,555	37,610
Impairment charges	–	–	–	1,880
Provision (recovery) for doubtful accounts	11	(67)	87	(206)
Transaction costs	65	–	84	56
General and administrative expenses	4,801	4,243	19,193	17,513
Total expenses	21,488	21,283	87,115	86,802
Other operating income:				
Gain (loss) on sale of real estate, net	7,984	(1,240)	70,682	3,814
Operating Income	30,083	19,206	152,212	85,077
Income from unconsolidated joint ventures	761	628	2,864	2,263
Net Income	30,844	19,834	155,076	87,340
Income allocated to non-controlling interests	(78)	–	(95)	–
Net income attributable to LTC Properties, Inc.	30,766	19,834	154,981	87,340
Income allocated to participating securities	(121)	(81)	(625)	(362)
Net income available to common stockholders	$ 30,645	$ 19,753	$ 154,356	$ 86,978
Earnings per common share:				
Basic	$0.78	$0.50	$3.91	$2.21
Diluted	$0.77	$0.50	$3.89	$2.20
Weighted average shares used to calculate earnings per common share:				
Basic	39,501	39,429	39,477	39,409
Diluted	39,849	39,645	39,839	39,637
Dividends declared and paid per common share	$0.57	$0.57	$2.28	$2.28

CONSOLIDATED BALANCE SHEETS

(AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

	DECEMBER 31, 2018 (audited)	DECEMBER 31, 2017 (audited)
ASSETS		
Investments:		
Land	$ 125,358	$ 124,041
Buildings and improvements	1,290,352	1,262,335
Accumulated depreciation and amortization	(312,959)	(304,117)
Operating real estate property, net	1,102,751	1,082,259
Properties held-for-sale, net of accumulated depreciation: 2018—$1,916; 2017—$1,916	3,830	3,830
Real property investments, net	1,106,581	1,086,089
Mortgage loans receivable, net of loan loss reserve: 2018—$2,447; 2017—$2,255	242,939	223,907
Real estate investments, net	1,349,520	1,309,996
Notes receivable, net of loan loss reserve: 2018—$128; 2017—$166	12,715	16,402
Investments in unconsolidated joint ventures	30,615	29,898
Investments, net	1,392,850	1,356,296
Other assets:		
Cash and cash equivalents	2,656	5,213
Restricted cash	2,108	—
Debt issue costs related to bank borrowings	2,989	810
Interest receivable	20,732	15,050
Straight-line rent receivable, net of allowance for doubtful accounts: 2018—$746; 2017—$814	73,857	64,490
Lease incentives	14,443	21,481
Prepaid expenses and other assets	3,985	2,230
Total assets	$ 1,513,620	$ 1,465,570
LIABILITIES		
Bank borrowings	$ 112,000	$ 96,500
Senior unsecured notes, net of debt issue costs: 2018—$938; 2017—$1,131	533,029	571,002
Accrued interest	4,180	5,276
Accrued incentives and earn-outs	—	8,916
Accrued expenses and other liabilities	31,440	25,228
Total liabilities	680,649	706,922
EQUITY		
Stockholders' equity:		
Common stock: $0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2018—39,657; 2017—39,570	397	396
Capital in excess of par value	862,712	856,992
Cumulative net income	1,255,764	1,100,783
Cumulative distributions	(1,293,383)	(1,203,011)
Total LTC Properties, Inc. stockholders' equity	825,490	755,160
Non-controlling interests	7,481	3,488
Total equity	832,971	758,648
Total liabilities and equity	$ 1,513,620	$ 1,465,570

(UNAUDITED, AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

RECONCILIATION OF FFO, AFFO, AND FAD

	THREE MONTHS ENDED DECEMBER 31,		TWELVE MONTHS ENDED DECEMBER 31,	
	2018	2017	2018	2017
GAAP net income available to common stockholders	$ 30,645	$ 19,753	$ 154,356	$ 86,978
Add: Depreciation and amortization	9,396	9,424	37,555	37,610
Add: Impairment charges	—	—	—	1,880
Less: Gain on sale of real estate, net	(7,984)	1,240	(70,682)	(3,814)
NAREIT FFO attributable to common stockholders	32,057	30,417	121,229	122,654
Less: Non-recurring income	(3,074) (1)	—	(3,074) (1)	(842) (1)
FFO attributable to common stockholders excluding non-recurring income	28,983	30,417	118,155	121,812
Less: Non-cash rental income	(480)	(2,804)	(7,458)	(8,485)
Less: Effective interest income from mortgage loans	(1,438)	(1,398)	(5,703)	(5,500)
Less: Deferred income from unconsolidated joint ventures	(15)	(36)	(108)	(177)
Add: Non-cash compensation charges	1,486	1,282	5,870	5,249
Add: Non-cash interest related to earn-out liabilities	—	126	377	602
Less: Capitalized interest	(398)	(281)	(1,248)	(908)
Funds available for distribution (FAD)	$ 28,138	$ 27,306	$ 109,885	$ 112,593
NAREIT Diluted FFO attributable to common stockholders per share	$0.81	$0.77	$3.06	$3.10

(1) Represents net write-off of earn-out liabilities and the related lease incentives.

(UNAUDITED, AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

RECONCILIATION OF FFO PER SHARE

	FFO		FAD	
For the three months ended December 31,	**2018**	**2017**	**2018**	**2017**
FFO/FAD attributable to common stockholders	$ 32,057	$ 30,417	$ 28,138	$ 27,306
Non-recurring one-time items	(3,074) (1)	—	—	—
FFO/FAD attributable to common stockholders				
excluding non-recurring income	28,983	30,417	28,138	27,306
Effect of dilutive securities:				
Participating securities	121	81	121	81
Series C cumulative preferred	—	—	—	—
Diluted FFO/FAD assuming conversion	$ 29,104	$ 30,498	$ 28,259	$ 27,387
Shares for basic FFO/FAD per share	39,501	39,429	39,501	39,429
Effect of dilutive securities:				
Stock options	4	7	4	7
Performance based stock units (MSU)	203	67	203	67
Participating securities	156	142	156	142
Series C cumulative preferred	—	—	—	—
Shares for diluted FFO/FAD per share	39,864	39,645	39,864	39,645

	FFO		FAD	
For the twelve months ended December 31,	**2018**	**2017**	**2018**	**2017**
FFO/FAD attributable to common stockholders	$ 121,229	$ 122,654	$ 109,885	$ 111,751
Non-recurring one-time items	(3,074) (1)	(842) (1)	—	—
FFO/FAD attributable to common stockholders				
excluding non-recurring income	118,155	121,812	109,885	111,751
Effect of dilutive securities:				
Participating securities	625	362	625	362
Diluted FFO/FAD assuming conversion	$ 118,780	$ 122,174	$ 110,510	$ 112,113
Shares for basic FFO/FAD per share	39,477	39,409	39,477	39,409
Effect of dilutive securities:				
Stock options	3	10	3	10
Performance based stock units (MSU)	203	67	203	67
Participating securities	156	151	156	151
Shares for diluted FFO/FAD per share	39,839	39,637	39,839	39,637

(1) Represents net write-off of earn-out liabilities and the related lease incentives.

Adjusted Funds from Operations ("AFFO"): FFO excluding the effects of straight-line rent, amortization of lease inducement, effective interest income and deferred income from unconsolidated joint ventures.

Assisted Living Communities ("ALF"): The ALF portfolio consists of assisted living, independent living, and/or memory care properties. (See Independent Living and Memory Care) Assisted living properties are seniors housing properties serving elderly persons who require assistance with activities of daily living, but do not require the constant supervision skilled nursing properties provide. Services are usually available 24 hours a day and include personal supervision and assistance with eating, bathing, grooming and administering medication. The facilities provide a combination of housing, supportive services, personalized assistance and health care designed to respond to individual needs.

Contractual Lease Rent: Rental revenue as defined by the lease agreement between us and the operator for the lease year.

Earnings Before Interest, Tax, Depreciation and Amortization for Real Estate ("EBITDAre"): As defined by the National Association of Real Estate Investment Trusts ("NAREIT"), EBITDAre is calculated as net income available to common stockholders (computed in accordance with GAAP) excluding (i) interest expense, (ii) income tax expense, (iii) real estate depreciation and amortization, (iv) impairment write-downs of depreciable real estate, (v) gains or losses on the sale of depreciable real estate, and (vi) adjustments for unconsolidated partnerships and joint ventures.

Funds Available for Distribution ("FAD"): AFFO excluding the effects of non-cash compensation charges, capitalized interest and non-cash interest charges.

Funds From Operations ("FFO"): As defined by NAREIT, net income available to common stockholders (computed in accordance with U.S. GAAP) excluding gains or losses on the sale of real estate and impairment write-downs of depreciable real estate plus real estate depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures.

GAAP Lease Yield: GAAP rent divided by the sum of the purchase price and transaction costs.

GAAP Rent: Total rent we will receive as a fixed amount over the initial term of the lease and recognized evenly over that term. GAAP rent recorded in the early years of a lease is higher than the cash rent received and during the later years of the lease, the cash rent received is higher than GAAP rent recognized. GAAP rent is commonly referred to as straight-line rental income.

Gross Asset Value: The carrying amount of total assets after adding back accumulated depreciation and loan loss reserves, as reported in the company's consolidated financial statements.

Gross Investment: Original price paid for an asset plus capital improvements funded by LTC, without any depreciation deductions. Gross Investment is commonly referred to as undepreciated book value.

Independent Living Communities ("ILF"): Seniors housing properties offering a sense of community and numerous levels of service, such as laundry, housekeeping, dining options/meal plans, exercise and wellness programs, transportation, social, cultural and recreational activities, on-site security and emergency response programs. Many offer on-site conveniences like beauty/barber shops, fitness facilities, game rooms, libraries and activity centers. ILFs are also known as retirement communities or seniors apartments.

Interest Income: Represents interest income from mortgage loans and other notes.

Licensed Beds/Units: The number of beds and/or units that an operator is authorized to operate at seniors housing and long-term care properties. Licensed beds and/or units may differ from the number of beds and/or units in service at any given time.

Memory Care Communities ("MC"): Seniors housing properties offering specialized options for seniors with Alzheimer's disease and other forms of dementia. These facilities offer dedicated care and specialized programming for various conditions relating to memory loss in a secured environment that is typically smaller in scale and more residential in nature than traditional assisted living facilities. These facilities have staff available 24 hours a day to respond to the unique needs of their residents.

Metropolitan Statistical Areas ("MSA"): Based on the U.S. Census Bureau, MSA is a geographic entity defined by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A metro area contains a core urban area of 50,000 or more population. MSAs 1 to 31 have a population of 20.3M – 2.1M. MSAs 32 to 100 have a population of 2.1M – 0.6M. MSAs less than 100 have a population of 0.5M – 55K. Cities in a Micro-SA have a population of 216K – 13K. Cities not in a MSA has population of less than 100K.

Mezzanine: In certain circumstances, the Company strategically allocates a portion of its capital deployment toward mezzanine loans to grow relationships with operating companies that have not typically utilized sale leaseback financing as a component of their capital structure. Mezzanine financing sits between senior debt and common equity in the capital structure, and typically is used to finance development projects or value-add opportunities on existing operational properties. We seek market-based, risk-adjusted rates of return typically between 12-18% with the loan term typically between four to eight years. Security for mezzanine loans can include all or a portion of the following credit enhancements; secured second mortgage, pledge of equity interests and personal/corporate guarantees. Mezzanine loans can be recorded for GAAP purposes as either a loan or joint venture depending upon specifics of the loan terms and related credit enhancements.

GLOSSARY

Micropolitan Statistical Areas ("Micro-SA"): Based on the U.S. Census Bureau, Micro-SA is a geographic entity defined by the Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics. A micro area contains an urban core of at least 10,000 population.

Mortgage Loan: Mortgage financing is provided on properties based on our established investment underwriting criteria and secured by a first mortgage. Subject to underwriting, additional credit enhancements may be required including, but not limited to, personal/corporate guarantees and debt service reserves. When possible, LTC attempts to negotiate a purchase option to acquire the property at a future time and lease the property back to the borrower.

Net Real Estate Assets: Gross real estate investment less accumulated depreciation. Net Real Estate Asset is commonly referred to as Net Book Value ("NBV").

Non-cash Rental Income: Straight-line rental income and amortization of lease inducement.

Non-cash Compensation Charges: Vesting expense relating to stock options and restricted stock.

Normalized AFFO: AFFO adjusted for non-recurring, infrequent or unusual items.

Normalized EBITDAR Coverage: The trailing twelve month's earnings from the operator financial statements adjusted for non-recurring, infrequent, or unusual items and before interest, taxes, depreciation, amortization, and rent divided by the operator's contractual lease rent. Management fees are imputed at 5% of revenues.

Normalized EBITDARM Coverage: The trailing twelve month's earnings from the operator financial statements adjusted for non-recurring, infrequent, or unusual items and before interest, taxes, depreciation, amortization, rent, and management fees divided by the operator's contractual lease rent.

Normalized FAD: FAD adjusted for non-recurring, infrequent or unusual items.

Normalized FFO: FFO adjusted for non-recurring, infrequent or unusual items.

Occupancy: The weighted average percentage of all beds and/or units that are occupied at a given time. The calculation uses the trailing twelve months and is based on licensed beds and/or units which may differ from the number of beds and/or units in service at any given time.

Operator Financial Statements: Property level operator financial statements which are unaudited and have not been independently verified by us.

Payor Source: LTC revenue by operator underlying payor source for the period presented. LTC is not a Medicaid or a Medicare recipient. Statistics represent LTC's rental revenues times operators' underlying payor source revenue percentage. Underlying payor source revenue percentage is calculated from property level operator financial statements which are unaudited and have not been independently verified by us.

Private Pay: Private pay includes private insurance, HMO, VA, and other payors.

Purchase Price: Represents the fair value price of an asset that is exchanged in an orderly transaction between market participants at the measurement date. An orderly transaction is a transaction that assumes exposure to the market for a period prior to the measurement date to allow for marketing activities that are usual and customary for transactions involving such assets; it is not a forced transaction (for example, a forced liquidation or distress sale).

Rental Income: Represents GAAP rent net of amortized lease inducement cost.

Same Property Portfolio ("SPP"): Same property statistics allow for the comparative evaluation of performance across a consistent population of LTC's leased property portfolio and the Prestige Healthcare mortgage loan portfolio. Our SPP is comprised of stabilized properties occupied and operated throughout the duration of the quarter-over-quarter comparison periods presented (excluding assets sold and assets held-for-sale). Accordingly, a property must be occupied and stabilized for a minimum of 15 months to be included in our SPP.

Skilled Nursing Properties ("SNF"): Seniors housing properties providing restorative, rehabilitative and nursing care for people not requiring the more extensive and sophisticated treatment available at acute care hospitals. Many SNFs provide ancillary services that include occupational, speech, physical, respiratory and IV therapies, as well as sub-acute care services which are paid either by the patient, the patient's family, private health insurance, or through the federal Medicare or state Medicaid programs.

Stabilized: Properties are generally considered stabilized upon the earlier of achieving certain occupancy thresholds (e.g. 80% for SNFs and 90% for ALFs) and, as applicable, 12 months from the date of acquisition or, in the event of a de novo development, redevelopment, major renovations or addition, 24 months from the date the property is first placed in or returned to service, or issuance of certificate of occupancy for properties acquired in lease-up.

Under Development Properties ("UDP"): Development projects to construct seniors housing properties.