
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: **May 9, 2019**
(Date of earliest event reported)

LTC PROPERTIES, INC.

(Exact name of Registrant as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation or organization)

1-11314
(Commission file number)

71-0720518
(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)

Securities registered pursuant to Section 12(b) of the Act:

Title of each class:	Trading Symbol(s)	Name of each exchange on which registered:
Common stock, \$.01 Par Value	LTC	New York Stock Exchange

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):

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- ☐ 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 ☐

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. ☐

Item 2.02. — Results of Operations and Financial Condition

On May 9, 2019, LTC Properties, Inc. announced the operating results for the three months ended March 31, 2019. 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 May 9, 2019.](#)

99.2 [LTC Properties, Inc. Supplemental Information Package for the period ending March 31, 2019.](#)

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: May 9, 2019

By: /s/ WENDY L. SIMPSON

Wendy L. Simpson
Chairman, CEO & President

**FOR IMMEDIATE RELEASE**

For more information contact:

Wendy L. Simpson

Pam Kessler

(805) 981-8655

**LTC REPORTS 2019 FIRST QUARTER RESULTS
AND DISCUSSES RECENT INVESTMENT ACTIVITY**

WESTLAKE VILLAGE, CALIFORNIA, May 9, 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 first quarter ended March 31, 2019.

Net income available to common stockholders was \$20.3 million, or \$0.51 per diluted share, for both quarters ended March 31, 2019 and 2018. Funds from Operations (“FFO”) was \$29.9 million for the 2019 first quarter, compared with \$29.7 million for the comparable 2018 period. FFO per diluted common share was \$0.75 for both quarters ended March 31, 2019 and 2018.

During the quarter we received \$1.4 million of deferred rent from Thrive and wrote off \$1.9 million of straight-line rent related to the termination of a lease and transition of two seniors housing communities to a new operator. Excluding these two non-recurring items in the first quarter of 2019, FFO increased \$0.7 million compared with the first quarter of 2018, due to higher rental and interest income resulting from acquisitions, mortgage loan originations, development and capital improvement projects, net increased rent from Anthem, Preferred Care and Senior Care, higher income from unconsolidated joint ventures, and lower interest expense, partially offset by a reduction in rental income related to properties sold in 2018 and Thrive’s failure to pay first quarter 2019 rent.

LTC completed the following transactions during the first quarter of 2019:

- Under a partnership agreement, acquired an operational 74-unit assisted living and memory care community in Virginia, with a stabilized occupancy of 90% as of closing. LTC contributed \$16.0 million in cash and the non-controlling partner contributed \$919,487 of equity. LTC’s economic interest in the JV is approximately 95%.
- Completed construction of and opened a 143-bed skilled nursing center in Kentucky.
- Funded a \$6.8 million mezzanine loan commitment, that was originated in the fourth quarter of 2018, for the development of a 204-unit independent living, assisted living and memory care community in Georgia. The mezzanine loan has a five-year term and a 12% return, a portion of which is paid in cash, and the remaining portion of which is deferred during the first 46 months.
- Entered into an agreement to transition two seniors housing communities in Clovis, California to a new operator. The new master lease has a 10-year term with an annual initial cash rent of \$2.9 million, fixed for five years.

Conference Call Information

LTC will conduct a conference call on Friday, May 10, 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 March 31, 2019. 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 any necessary software.

An audio replay of the conference call will be available from May 10 through May 24, 2019 and may be accessed by dialing 877-344-7529 (domestically) or 412-317-0088 (internationally) and entering conference number 10130181. 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 29 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 March 31,	
	2019	2018
	(unaudited)	
Revenues:		
Rental income	\$ 28,024(1)	\$ 34,505
Interest income from mortgage loans	7,311	6,816
Interest and other income	521	489
Total revenues	<u>35,856</u>	<u>41,810</u>
Expenses:		
Recovery of written-off straight-line rent receivable	(9,600)(1)	—
Interest expense	7,467	7,829
Depreciation and amortization	9,607	9,444
Provision for doubtful accounts	83	8
Transaction costs	—	4
Property tax expense	4,386(1)	—
General and administrative expenses	4,571	4,797
Total expenses	<u>16,514</u>	<u>22,082</u>
Operating income	19,342	19,728
Income from unconsolidated joint ventures	1,085	631
Net income	<u>20,427</u>	<u>20,359</u>
Income allocated to non-controlling interests	(81)	—
Net income attributable to LTC Properties, Inc.	<u>20,346</u>	<u>20,359</u>
Income allocated to participating securities	(92)	(88)
Net income available to common stockholders	<u>\$ 20,254</u>	<u>\$ 20,271</u>
Earnings per common share:		
Basic	\$ 0.51	\$ 0.51
Diluted	<u>\$ 0.51</u>	<u>\$ 0.51</u>
Weighted average shares used to calculate earnings per common share:		
Basic	39,532	39,451
Diluted	<u>39,874</u>	<u>39,454</u>
Dividends declared and paid per common share	<u>\$ 0.57</u>	<u>\$ 0.57</u>

(1) The decrease in rental income and the new income statement line items “recovery of written-off straight-line rent receivable” and “property tax expense” are due to the impact of newly adopted Accounting Standard Codification 842, *Leases* (“ASC 842”). See *Footnote 1* in our Quarterly Report on Form 10-Q for the quarter ended March 31, 2019 for further discussion.

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 straight-line rent, amortization of lease inducement, effective interest income, deferred income from unconsolidated joint ventures, non-cash compensation charges, capitalized interest and non-cash interest charges. GAAP requires rental revenues related to non-contingent leases that contain specified rental increases over the life of the lease to be recognized evenly over the life of the lease. This method results in rental income in the early years of a lease that is higher than actual cash received, creating a straight-line rent receivable asset included in our consolidated balance sheet. At some point during the lease, depending on its terms, cash rent payments exceed the straight-line rent which results in the straight-line rent receivable asset decreasing to zero over the remainder of the lease term. Effective interest method, as required by GAAP, is a technique for calculating the actual interest rate for the term of a mortgage loan based on the initial origination value. Similar to the accounting methodology of straight-line rent, the actual interest rate is higher than the stated interest rate in the early years of the mortgage loan thus creating an effective interest receivable asset included in the interest receivable line item in our consolidated balance sheet and reduces down to zero when, at some point during the mortgage loan, the stated interest rate is higher than the actual interest rate. 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 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 March 31,	
	2019	2018
GAAP net income available to common stockholders	\$ 20,254	\$ 20,271
Add: Depreciation and amortization	9,607	9,444
NAREIT FFO attributable to common stockholders	29,861	29,715
Less: Non-recurring items(1)(2)	576	—
FFO attributable to common stockholders, excluding non-recurring items	\$ 30,437	\$ 29,715
NAREIT FFO attributable to common stockholders	\$ 29,861	\$ 29,715
Non-cash income:		
Less: Straight-line rental income	(1,238)	(3,440)
Add: Amortization of lease costs	87	540
Add: Other non-cash contra-revenue(1)	1,926	—
Less: Effective interest income from mortgage loans	(1,415)	(1,404)
Less: Deferred income from unconsolidated joint ventures	(7)	(31)
Net non-cash income	(647)	(4,335)
Non-cash expense:		
Add: Non-cash compensation charges	1,689	1,376
Add: Non-cash interest related to earn-out liabilities	—	126
Less: Capitalized interest	(260)	(259)
Net non-cash expense	1,429	1,243
Funds available for distribution (FAD)	30,643	26,623
Less: Non-recurring income(2)	(1,350)	—
Funds available for distribution (FAD), excluding non-recurring items	\$ 29,293	\$ 26,623

(1) Represents the write-off of straight-line rent due to a lease termination and transition of two seniors housing communities to a new operator.

(2) Represents deferred rent repayment from an operator.

NAREIT Basic FFO attributable to common stockholders per share	\$ 0.76	\$ 0.75
NAREIT Diluted FFO attributable to common stockholders per share	\$ 0.75	\$ 0.75
NAREIT Diluted FFO attributable to common stockholders	\$ 29,953	\$ 29,803
Weighted average shares used to calculate NAREIT diluted FFO per share attributable to common stockholders	39,874	39,603
Diluted FFO attributable to common stockholders, excluding non-recurring items	\$ 30,529	\$ 29,803
Weighted average shares used to calculate diluted FFO, excluding non-recurring items, per share attributable to common stockholders	39,874	39,603
Diluted FAD, excluding non-recurring items	\$ 29,385	\$ 26,711
Weighted average shares used to calculate diluted FAD, excluding non-recurring items, per share	39,874	39,603

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

	March 31, 2019 (unaudited)	December 31, 2018 (audited)
ASSETS		
Investments:		
Land	\$ 125,898	\$ 125,358
Buildings and improvements	1,313,952	1,290,352
Accumulated depreciation and amortization	(322,535)	(312,959)
Operating real estate property, net	1,117,315	1,102,751
Properties held-for-sale, net of accumulated depreciation: 2019—\$1,916; 2018—\$1,916	3,830	3,830
Real property investments, net	1,121,145	1,106,581
Mortgage loans receivable, net of loan loss reserve: 2019—\$2,461; 2018—\$2,447	244,314	242,939
Real estate investments, net	1,365,459	1,349,520
Notes receivable, net of loan loss reserve: 2019—\$198; 2018—\$128	19,558	12,715
Investments in unconsolidated joint ventures	27,515	30,615
Investments, net	1,412,532	1,392,850
Other assets:		
Cash and cash equivalents	6,715	2,656
Restricted cash	2,108	2,108
Debt issue costs related to bank borrowings	2,775	2,989
Interest receivable	22,176	20,732
Straight-line rent receivable, net of allowance for doubtful accounts: 2019—\$0; 2018—\$746	42,455(1)	73,857
Lease incentives	2,263(1)	14,443
Prepaid expenses and other assets	5,342(2)	3,985
Total assets	<u>\$ 1,496,366</u>	<u>\$ 1,513,620</u>
LIABILITIES		
Bank borrowings	\$ 146,900	\$ 112,000
Senior unsecured notes, net of debt issue costs: 2019—\$900; 2018—\$938	528,900	533,029
Accrued interest	4,193	4,180
Accrued expenses and other liabilities	28,220(2)	31,440
Total liabilities	708,213	680,649
EQUITY		
Stockholders' equity:		
Common stock: \$0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2019—39,739; 2018—39,657	397	397
Capital in excess of par value	862,376	862,712
Cumulative net income	1,233,302	1,255,764
Cumulative distributions	(1,316,314)	(1,293,383)
Total LTC Properties, Inc. stockholders' equity	779,761	825,490
Non-controlling interests	8,392	7,481
Total equity	788,153	832,971
Total liabilities and equity	<u>\$ 1,496,366</u>	<u>\$ 1,513,620</u>

(1) Decrease due to impact of newly adopted ASC 842. See *Footnote 1* in our Quarterly Report on Form 10-Q for the quarter ended March 31, 2019 for further discussion.

(2) Includes \$1,445 right of use asset/lease liability due to the impact of newly adopted ASC 842. See *Footnote 1* in our Quarterly Report on Form 10-Q for the quarter ended March 31, 2019 for further discussion.



Supplemental Operating & Financial Data

March 2019





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 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, FFO excluding non-recurring items, FAD, FAD excluding non-recurring items, adjusted 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

COMPANY

Company Information & Leadership	3
----------------------------------	---

INVESTMENTS

Execution of Growth Strategy	4
Real Estate Activities	
Acquisitions and Loan Originations	5
Joint Ventures	6
De Novo Development	7
Expansions and Renovations	8
Lease-Up and Lease-Up History	9-10
Capital Recycling	11

PORTFOLIO

Portfolio Overview	12
Portfolio Metrics	13
Portfolio Diversification	
Geography, MSA, Age of Portfolio	14-15
Operators	16
Maturity	17

FINANCIAL

Enterprise Value	18
Debt Metrics	19
Debt Maturity	20
Financial Data Summary	21-22
Income Statement Data	23
Consolidated Balance Sheets	24
Funds from Operations	25-26

GLOSSARY

Glossary	27-28
----------	-------





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.

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.

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



Mike Bowden
Vice President, Investments

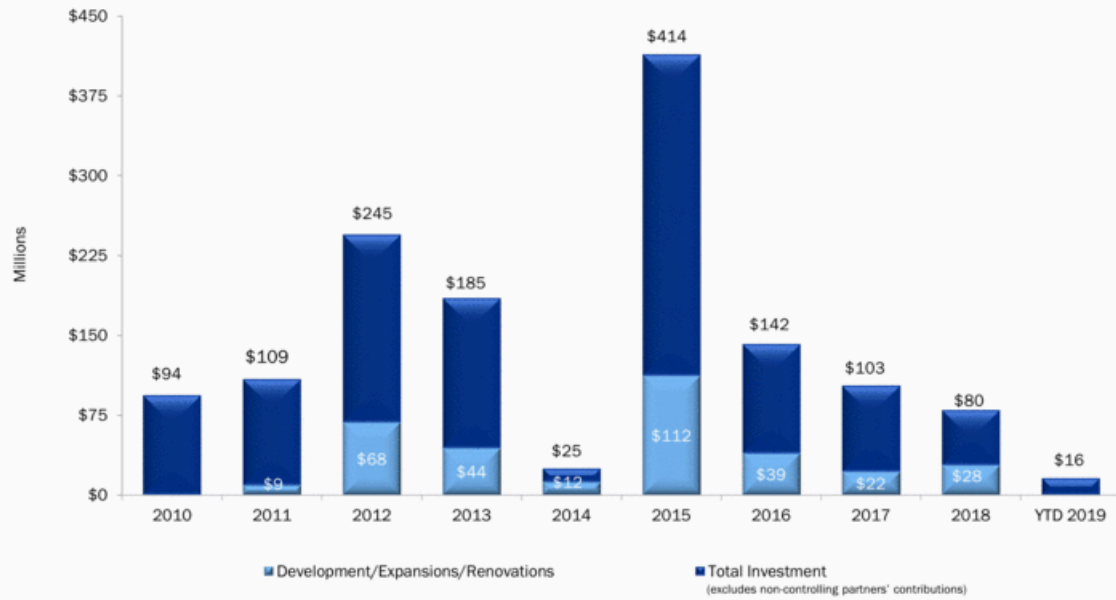
LTC PROPERTIES, INC.
2829 Townsgate Road
Suite 350
Westlake Village, CA 91361
805-981-8655
www.LTCreit.com

TRANSFER AGENT
American Stock Transfer
and Trust Company
6201 15th Avenue
Brooklyn, NY 11219
866-708-5586





\$1.4 Billion in Total Investments Underwritten





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⁾
2018 5/11	1	UDP ⁽²⁾	78 units	Medford, OR	Fields Senior Living	2018-2019	7.65%	\$ 600 ⁽³⁾	\$ 17,508 ⁽³⁾
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	1984/2005	6.75%	14,400 ⁽³⁾	— ⁽³⁾
	<u>4</u>		<u>255 units</u>					<u>\$ 40,200</u>	<u>\$ 17,508</u>
2019 1/31	1	ALF/MC	74 units	Abingdon, VA	English Meadows Senior Living	2015	7.40%	\$ 16,890 ⁽⁴⁾	\$ —

(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 Quarterly Report on Form 10-Q.

(2) See page 7 for development activities.

(3) We entered into a joint venture ("JV") to develop, purchase and own seniors housing communities. During 2018, the JV purchased land for the development of a 78-unit ALF/MC community for a total anticipated project cost of \$18,108. Additionally during 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.

(4) 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 \$15,971 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-ALF/MC/ILF	204 units	Atlanta, GA	Mezzanine	Dec-23	Village Park Senior Living	6,828	—	12.00% ⁽²⁾
	<u>3</u>		<u>238 beds/204 units</u>					<u>\$ 26,053</u>	<u>\$ 14,525</u>	

(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) which was originated in fourth quarter 2018 but funded in first quarter 2019.





REAL ESTATE ACTIVITIES – JOINT VENTURES

(DOLLAR AMOUNTS IN THOUSANDS)

UNCONSOLIDATED JOINT VENTURES

COMMITMENT				PROPERTY	INVESTMENT	MATURITY		# BEDS/	INVESTMENT	1Q19	TOTAL	REMAINING
YEAR	LOCATION	PROJECTS	OPERATOR	TYPE	TYPE	DATE	RETURN	UNITS	COMMITMENT	FUNDING	FUNDED	COMMITMENT
2015	Peoria & Yuma, AZ	4	Senior Lifestyle	ALF/MC/ILF	Preferred Equity	N/A	15.00% ⁽¹⁾	585 units	\$ 25,650	\$ 293	\$ 23,976	\$ 1,674
2015	Ocala, FL	1	Centerfield	ALF/MC/ILF	Mezzanine	Nov-20	15.00%	99 units	2,900	—	2,900	—
								684 units	\$ 28,550	\$ 293	\$ 26,876	\$ 1,674

(1) Currently, 7% is paid in cash and 8% is deferred.

CONSOLIDATED JOINT VENTURES

INVESTMENT			PROPERTY		# BEDS/	TOTAL	NON-CONTROLLING	LTC	LTC	LTC
YEAR	LOCATION	OPERATOR	TYPE	INVESTMENT PURPOSE	UNITS	JOINT VENTURES	INTEREST	COMMITMENT	FUNDED	REMAINING
2017	Cedarburg, WI	Tealwood Senior Living	UDP	Owned Real Estate & Development	110 units	\$ 22,471	\$ 2,272	\$ 20,199	\$ 16,999	\$ 3,200
2017	Spartanburg, SC	Affinity Living Group	ALF	Owned Real Estate	87 units	11,660	1,241	10,419	10,190	229
					197 units	34,131	3,513	30,618	27,189	3,429
2018	Medford, OR	Fields Senior Living ⁽¹⁾	UDP	Owned Real Estate & Development	78 units	18,108	1,081	17,027	4,967	12,060
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	16,510	12,060
2019	Abingdon, VA	English Meadows Senior Living ⁽³⁾	ALF/MC	Owned Real Estate	74 units	16,890	919	15,971	15,971	—
					438 units	\$ 83,529	\$ 8,370	\$ 75,159	\$ 59,670	\$ 15,489

(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 \$15,971 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						CONTRACTUAL		TOTAL		TOTAL		
INCEPTION DATE	COMMITMENT YEAR	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	INITIAL CASH YIELD	# BEDS/ UNITS	INVESTMENT COMMITMENT ⁽¹⁾	1Q19 FUNDING	CAPITALIZED INTEREST/OTHER	PROJECT BASIS TO DATE	REMAINING COMMITMENT ⁽²⁾
1Q20	2018	Medford, OR	Fields	1	ALF/MC	7.65%	78 units	\$ 18,108	\$ 1,534	\$ 145	\$ 6,193	\$ 12,060
2Q20 ⁽³⁾	2017	Cedarburg, WI	Tealwood	1	ALF/MC/ILF	7.50%	110 units	22,471	2,973	488	19,759	3,200
				2		7.57%	188 units	\$ 40,579	\$ 4,507 ⁽⁴⁾	\$ 633	\$ 25,952	\$ 15,260

(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."

(3) Certificate of occupancy was received in first quarter 2019. In accordance with implementing the new lease accounting standard, we determined that, for this new operator, we do not have the level of collectibility certainty required by the standard to begin recording straight-line rent.

(4) Additionally, we funded \$2,450 on a property in Union, KY that completed development this quarter. See Lease-Up on page 9.





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	1Q19 FUNDING	TOTAL FUNDED TO DATE	REMAINING COMMITMENT
— ⁽¹⁾	2017	Renovation	Spartanburg, SC	Affinity Living Group	1	ALF/MC	7.25%	\$ 1,500	\$ 256	\$ 1,271	\$ 229
— ⁽¹⁾	2017	Renovation	Las Vegas, NV	Fundamental	1	OTH	9.00%	5,550	3	850	4,700
					2			\$ 7,050	\$ 259	\$ 2,121	\$ 4,929

(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	1Q19 FUNDING	TOTAL FUNDED TO DATE	REMAINING COMMITMENT
— ⁽¹⁾	2015	Expansion	Rochester Hills, MI	Prestige Healthcare	1	SNF	9.41%	\$ 11,500	\$ 357	\$ 1,825	\$ 9,675
— ⁽²⁾	2015	Renovation	Farmington & Howell, MI	Prestige Healthcare	2	SNF	9.41%	5,000	243	3,686	1,314
— ⁽³⁾	2016	Renovation	East Lansing, MI	Prestige Healthcare	2	SNF	9.41%	4,500	336	3,668	832
— ⁽²⁾	2018	Renovation	Sterling Heights, MI	Prestige Healthcare	1	SNF	8.66%	1,700	469	818	882
— ⁽²⁾	2018	Renovation	Grand Haven, MI	Prestige Healthcare	1	SNF	9.41%	3,000	49	49	2,951
					7			\$ 25,700	\$ 1,454	\$ 10,046	\$ 15,654

(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 3/31/2019	DEVELOPMENT COMMITMENT YEAR	PROJECT TYPE	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	# BEDS/ UNITS	CONTRACTUAL INITIAL CASH YIELD	TOTAL INVESTMENT ⁽²⁾
Oct-15	Dec-17	61%	2015	Development	Glenview, IL	Anthem ⁽³⁾	1	MC	66 units	— ⁽³⁾	\$ 16,467
Oct-16	Jun-18	44%	2016	Development	Oak Lawn, IL	Anthem ⁽³⁾	1	MC	66 units	— ⁽³⁾	14,997
Oct-17	Aug-17	82%	N/A	Acquisition ⁽⁴⁾	Kansas City, MO	Oxford Senior Living	1	ALF/MC	73 units	7.00%	16,624
Jun-17	Apr-17	75%	N/A	Acquisition ⁽⁴⁾	West Chester, OH	Thrive Senior Living ⁽⁵⁾	1	MC	60 units	— ⁽⁵⁾	15,909
Sep-16	Feb-19	11%	2016	Development	Union, KY	Carespring	1	SNF	143 beds	8.50%	21,300
							<u>5</u>		<u>265 units/143 beds</u>		<u>\$ 85,297</u>

(1) Represents date of Certificate of Occupancy.

(2) Total investment for acquisitions include closing costs and total development costs.

(3) During 2017, we issued a notice of default to Anthem resulting from Anthem's partial payment of minimum rent. Anthem operates 11 memory care communities under a master lease. Anthem is paying 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) Beginning in 2019, 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. During 2019, Thrive paid these amounts due plus \$1.4 million of deferred rent they owed us. Thrive has paid us property tax escrows, however, they have not paid January through May 2019 rent. We have issued a reservation of rights letter to Thrive and are 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
Wilowbrook 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
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
Carmel Village Memory Care	Clovis, CA	Generations	MC/ILF	Acquisition	73 units	Jun 2017	Sep 2016	Jun 2018	12
Carmel Village at Clovis	Clovis, CA	Generations	ALF	Acquisition	107 units	Jun 2017	Nov 2014	Jun 2018	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	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 Osu Bay	Corpus Christi, TX	Thrive Senior Living	MC	Development	56 units	Feb 2015	May 2016	May 2018	24
Thrive at Prince Creek	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.

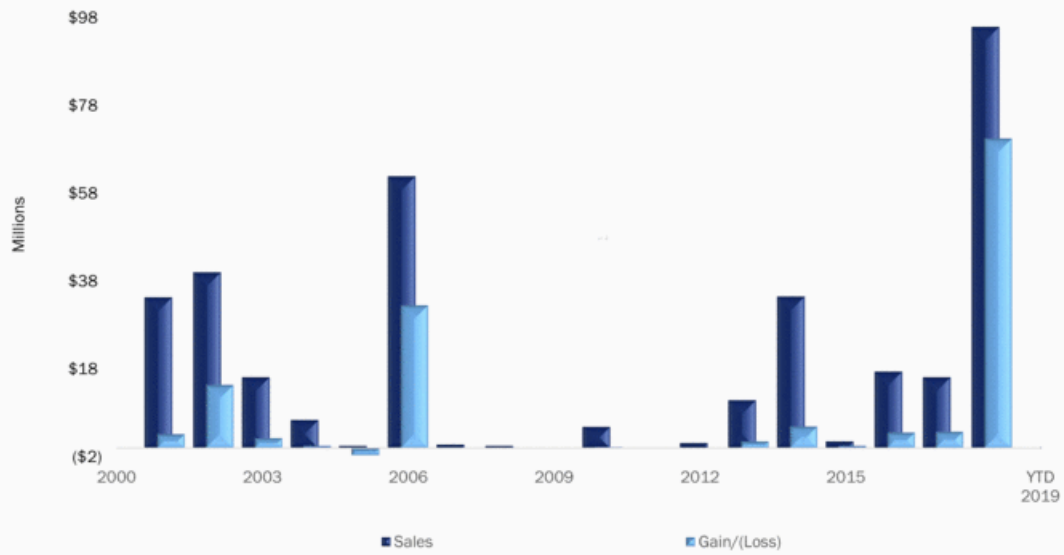




REAL ESTATE ACTIVITIES – CAPITAL RECYCLING

On average, LTC has sold approximately \$20 million annually

- Since 2000:
- Total Sales Price of \$344.1 million
 - Total Gain of \$137.4 million





PORTFOLIO OVERVIEW

(DOLLAR AMOUNTS IN THOUSANDS)

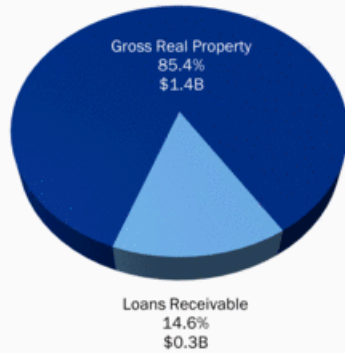
PROPERTY TYPE	# OF PROPERTIES	GROSS INVESTMENT	% OF INVESTMENT	TWELVE MONTHS ENDED MARCH 31, 2019		
				RENTAL INCOME ⁽¹⁾	INTEREST INCOME ⁽²⁾	% OF REVENUES
Skilled Nursing	94	\$ 834,185	49.3%	\$ 65,942	\$ 28,668	58.0%
Assisted Living	104	821,167	48.5%	67,636	—	41.4%
Under Development ⁽³⁾	—	25,952	1.5%	—	—	0.0%
Other ⁽⁴⁾	1	11,067	0.7%	933	—	0.6%
Total	199	\$ 1,692,371	100.0%	\$ 134,511	\$ 28,668	100.0%

(1) Includes "cash rent," "straight-line rent" and "amortization of lease incentives" and excludes rental income from properties sold during the twelve months ended March 31, 2019.

(2) Includes "interest income from mortgage loans" and excludes interest income from mortgage loans that paid off during the twelve months ended March 31, 2019.

(3) Includes two development projects consisting of 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.





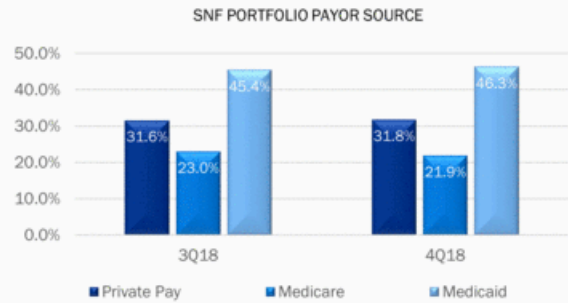
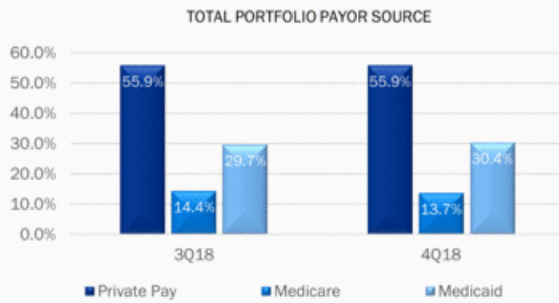
PORTFOLIO METRICS

(TRAILING TWELVE MONTHS THROUGH DECEMBER 31, 2018 AND SEPTEMBER 30, 2018)

SAME PROPERTY PORTFOLIO STATISTICS⁽¹⁾



STABILIZED PROPERTY PORTFOLIO⁽¹⁾



(1) Information is from property level operator financial statements which are unaudited and have not been independently verified by LTC.

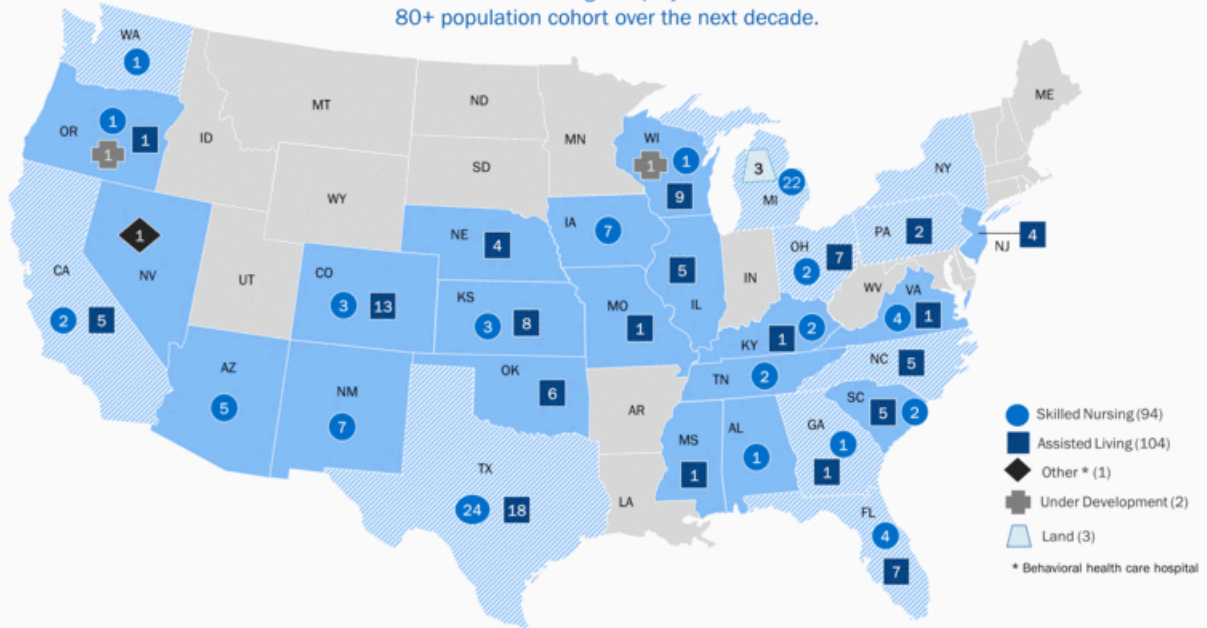




PORTFOLIO DIVERSIFICATION – GEOGRAPHY

(AS OF MARCH 31, 2019)

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

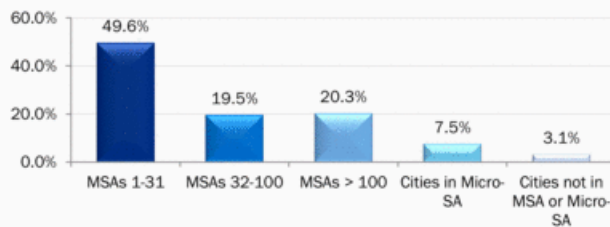
(AS OF MARCH 31, 2019. DOLLAR AMOUNTS IN THOUSANDS)

STATE ⁽¹⁾	# OF PROPS	GROSS INVESTMENT	%	SNF	%	ALF	%	UDP	%	OTH ⁽²⁾	%
Texas	42	\$ 292,091	17.3%	\$ 216,022	25.9%	\$ 76,069	9.2%	\$ —	—	\$ —	—
Michigan	22	247,718	14.6%	246,775	29.6%	—	—	—	—	943	8.5%
Wisconsin	10	146,750	8.7%	13,946	1.7%	113,045	13.8%	19,759	76.1%	—	—
Colorado	16	114,923	6.8%	8,044	1.0%	106,879	13.0%	—	—	—	—
California	7	102,254	6.0%	22,130	2.6%	80,124	9.7%	—	—	—	—
Illinois	5	87,484	5.1%	—	—	87,484	10.7%	—	—	—	—
Ohio	9	86,223	5.1%	54,000	6.5%	32,223	3.9%	—	—	—	—
Florida	11	72,152	4.3%	32,865	3.9%	39,287	4.8%	—	—	—	—
Kansas	11	71,418	4.2%	14,111	1.7%	57,307	7.0%	—	—	—	—
New Jersey	4	62,106	3.7%	—	—	62,106	7.6%	—	—	—	—
All Others	62	409,252	24.2%	226,292	27.1%	166,643	20.3%	6,193	23.9%	10,124	91.5%
Total	199	\$ 1,692,371	100.0%	\$ 834,185	100.0%	\$ 821,167	100.0%	\$ 25,952	100.0%	\$ 11,067	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 69% 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 MARCH 31, 2019. DOLLAR AMOUNTS IN THOUSANDS)

OPERATORS	# OF PROPERTIES	ANNUAL INCOME ⁽¹⁾	%	GROSS INVESTMENT	%
Prestige Healthcare	24	\$ 30,554	18.4%	\$ 259,907	15.4%
Senior Lifestyle Corporation	23	19,716	11.9%	190,368	11.2%
Brookdale Senior Living	37	15,748	9.5%	126,991	7.5%
Senior Care Centers ⁽²⁾	11	14,247	8.6%	138,109	8.2%
Anthem Memory Care ⁽³⁾	11	7,500	4.5%	136,397	8.1%
Preferred Care ⁽⁴⁾	24	12,155	7.3%	78,039	4.6%
Carespring Health Care Management	4	11,194	6.7%	99,997	5.9%
Fundamental	7	8,382	5.0%	75,503	4.5%
Traditions Senior Management	7	8,265	5.0%	71,610	4.2%
Genesis Healthcare	7	8,154	4.9%	53,404	3.1%
All Others ⁽⁵⁾	44	30,294	18.2%	462,046	27.3%
	199	\$ 166,209	100.0%	\$ 1,692,371	100.0%

(1) Includes annualized GAAP rent for leased properties, except for Anthem, Senior Care, Preferred Care and Thrive as described below, and annualized interest income from mortgage loans outstanding as of March 31, 2019.

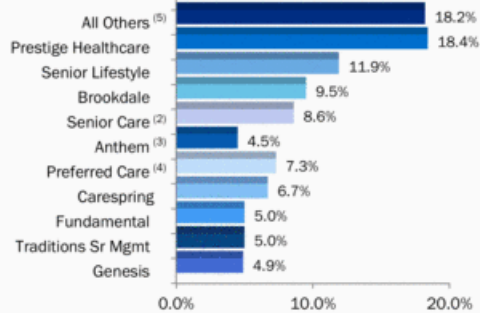
(2) In December 2018, Senior Care Centers and numerous of its affiliates and subsidiaries ("Senior Care") filed for chapter 11 bankruptcy resulting from lease terminations from certain landlords and on-going operational challenges. Due to the uncertainty regarding the outcome of the bankruptcy process, the amount reflects contractual annual cash rent.

(3) Anthem is currently being accounted for on a cash basis. See page 9 for Anthem disclosure.

(4) We have agreed to possibly re-lease and/or sell some of the properties currently operated by Preferred Care. Due to the uncertainty regarding the timing and transition of properties to new operator(s), this amount reflects annual cash rent.

(5) Beginning January 2019, Thrive is being accounted for on a cash basis. See page 9 for Thrive disclosure.

ANNUAL INCOME BY OPERATOR ⁽¹⁾



SENIOR LIFESTYLE
RARELY-OWNED COMMUNITIES

BROOKDALE
SENIOR LIVING

SENIOR CARE
CENTERS
Our greatest strength is life.

ANTHEM
MEMORY CARE

PREFERRED CARE, INC.

CARESPRING
Senior Care Solutions

FUNDAMENTAL

TRADITIONS SENIOR MANAGEMENT
175 YEARS OF SERVICE

Genesis Healthcare

Privately Held	SNF/ALF/ILF Other Rehab	82 Properties	6 States
Privately Held	ALF/ILF/MC/SNF Short Term Stays	181 Properties	28 States
NYSE: BKD	ILF/ALF/MC Continuing Care	Approx 892 Properties	45 States
Privately Held	SNF/ALF/ILF/MC Transitional Care & Rehab	100 Properties ⁽²⁾	2 States ⁽²⁾
Privately Held	Exclusively MC	12 Properties	4 States
Privately Held	SNF/ALF/ILF Specialty Care	65 Properties	10 States
Privately Held	SNF/ALF/ILF Transitional Care	12 Properties	2 States
Privately Held	SNF/MC Hospitals & Other Rehab	88 Properties	10 States
Privately Held	SNF/ALF/ILF	25 Properties	5 States
NYSE: GEN	SNF/ALF Senior Living	More than 400 Properties	29 States



PORTFOLIO MATURITY

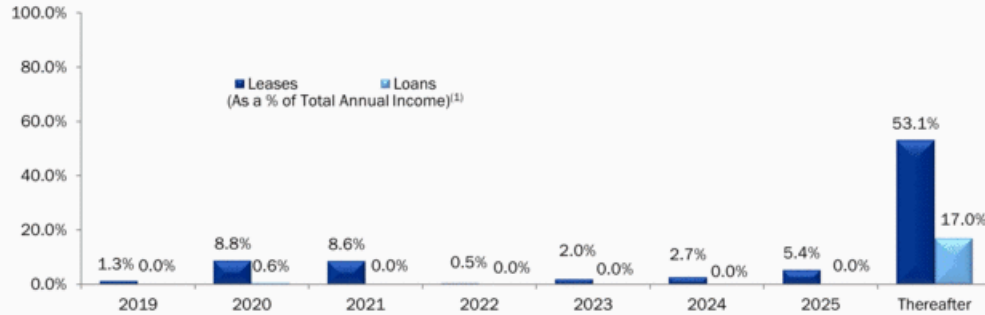
(AS OF MARCH 31, 2019, DOLLAR AMOUNTS IN THOUSANDS)

YEAR	RENTAL INCOME ⁽¹⁾	% OF TOTAL	INTEREST INCOME ⁽¹⁾	% OF TOTAL	ANNUAL INCOME ⁽¹⁾	% OF TOTAL
2019	\$ 2,100	1.5%	\$ —	—	\$ 2,100	1.3%
2020	14,537	10.6%	1,081	3.7%	15,618	9.4%
2021	14,366	10.5%	—	—	14,366	8.6%
2022	771	0.6%	—	—	771	0.5%
2023	3,332	2.4%	—	—	3,332	2.0%
2024	4,467	3.3%	—	—	4,467	2.7%
2025	9,060	6.6%	—	—	9,060	5.4%
Thereafter	88,257	64.5%	28,238	96.3%	116,495	70.1%
Total	\$ 136,890	100.0%	\$ 29,319	100.0%	\$ 166,209	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 \$14.5 million
- Four in 2021 with an annualized GAAP rent totaling \$14.4 million

As of March 31, 2019, approximately 96% of owned properties are covered under master leases and approximately 95% of rental revenues come from master leases or cross-default leases.



(1) Includes annualized GAAP rent for leased properties, except for Anthem, Senior Care, Preferred Care and Thrive, and annualized interest income from mortgage loans outstanding as of March 31, 2019.





ENTERPRISE VALUE

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

		AT MARCH 31, 2019		CAPITALIZATION	
DEBT					
Bank borrowings - weighted average rate 3.8%			\$	146,900	
Senior unsecured notes - weighted average rate 4.5% ⁽¹⁾				528,900	
Total debt - weighted average rate 4.4%				675,800	27.1%
EQUITY					
		03/29/19			
	No. of shares	Closing Price			
Common stock	39,738,695	\$ 45.80 ⁽²⁾		1,820,032	72.9%
TOTAL MARKET VALUE				\$ 2,495,832	100.0%
Add: Non-controlling interest				8,392	
Less: Cash and cash equivalents				(6,715)	
ENTERPRISE VALUE				\$ 2,497,509	
Debt to Enterprise Value				27.1%	
Debt to Annualized Adjusted EBITDAre ⁽³⁾				4.4x	

(1) Represents outstanding balance of \$529,800, net of debt issue costs of \$900.

(2) Closing price of our common stock as reported by the NYSE on March 29, 2019, the last trading day of first quarter 2019.

(3) See page 22 for reconciliation of annualized adjusted EBITDAre.

CAPITALIZATION





DEBT METRICS

(DOLLAR AMOUNTS IN THOUSANDS)

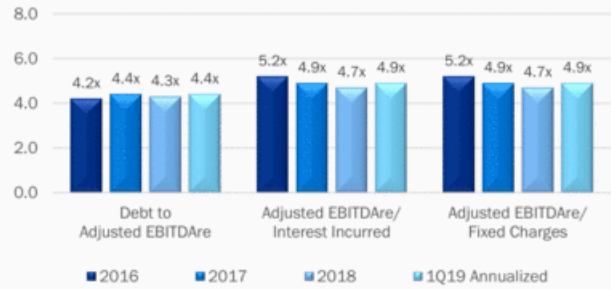
LINE OF CREDIT LIQUIDITY



LEVERAGE RATIOS



COVERAGE RATIOS



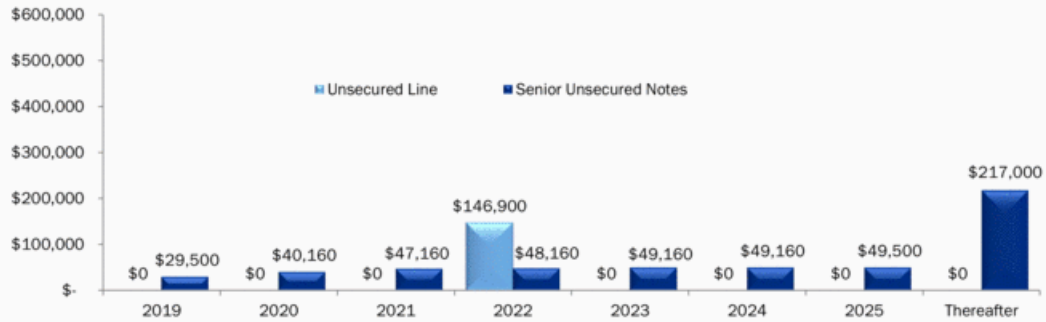
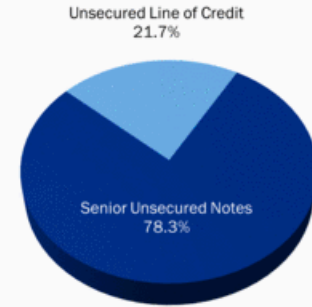


DEBT MATURITY

(AS OF MARCH 31, 2019, DOLLAR AMOUNTS IN THOUSANDS)

YEAR	UNSECURED LINE OF CREDIT	SENIOR UNSECURED NOTES ⁽¹⁾	TOTAL	% OF TOTAL
2019	\$ —	\$ 29,500	\$ 29,500	4.3%
2020	—	40,160	40,160	5.9%
2021	—	47,160	47,160	7.0%
2022	146,900	48,160	195,060	28.8%
2023	—	49,160	49,160	7.3%
2024	—	49,160	49,160	7.3%
2025	—	49,500	49,500	7.3%
Thereafter	—	217,000	217,000	32.1%
Total	\$ 146,900	\$ 529,800 ⁽²⁾	\$ 676,700 ⁽²⁾	100.0%

DEBT STRUCTURE



(1) Reflects scheduled principal payments.

(2) 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)

	3/31/19	12/31/18	12/31/17	12/31/16
Gross real estate assets	\$1,692,371	\$1,666,842	\$1,618,284	\$1,533,679
Net real estate investments	\$1,365,459	\$1,349,520	\$1,309,996	\$1,255,503
Gross asset value	\$1,823,476	\$1,831,070	\$1,774,024	\$1,673,238
Total debt ⁽¹⁾	\$675,800	\$645,029	\$667,502	\$609,391
Total liabilities	\$708,213	\$680,649	\$706,922	\$654,848
Total equity	\$788,153	\$832,971	\$758,648	\$740,048

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

NON-CASH REVENUE COMPONENTS

	1Q19	2Q19 ⁽¹⁾	3Q19 ⁽¹⁾	4Q19 ⁽¹⁾	1Q20 ⁽¹⁾
Straight-line rent	\$ 1,238	\$ 1,049	\$ 1,011	\$ 808	\$ 990
Amortization of lease incentives	(87)	(94)	(97)	(97)	(101)
Effective interest	1,415	1,418	1,412	1,352	1,309
Net	\$ 2,566	\$ 2,373	\$ 2,326	\$ 2,063	\$ 2,198

(1) For leases and loans in place at March 31, 2019, 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 and completed developments in 2019 and 2020. Additionally, the table reflects the changes as a result of implementing the new lease accounting standard. In accordance with the transition guidance on January 1, 2019, we wrote off straight-line rent and lease incentives related to certain operators due to our assessment that it is not probable that we will collect substantially all of the lease obligation through maturity.

COMPONENTS OF RENTAL INCOME

	THREE MONTHS ENDED MARCH 31,	
	2019	2018
Cash rent	\$ 24,464 ⁽¹⁾	\$ 31,605
Revenue related to real estate taxes reimbursed by the operator ⁽²⁾	4,335	—
Straight-line rent	1,238 ⁽³⁾	3,440
Straight-line rent write-off	(1,926) ⁽⁴⁾	—
Amortization of lease incentives	(87) ⁽³⁾	(540)
Total rental income	\$ 28,024	\$ 34,505

(1) Decreased due to recognition of \$9,600 of cash rent received from Anthem, Preferred Care, Senior Care and Thrive as contra-expense titled "Recovery of written-off straight-line rent receivable" on the income statement and decreased rent from properties sold in 2018, partially offset by increased rent from acquisitions, developments and capital improvement projects.

(2) Per the provisions of the new lease standard, any lessor cost, paid by the lessor and reimbursed by the lessee, must be included as lease payment. We have adopted the new lease standard using a modified retrospective approach as of January 1, 2019. Accordingly, we are not required to report this revenue stream for periods prior to January 1, 2019.

(3) Decrease is due to the adoption of the new lease standard, under which we wrote off straight-line rent and lease incentives related to certain operators due to our assessment that it is not probable that we will collect substantially all of the lease obligation through maturity.

(4) Represents the write-off of straight-line rent due to a lease termination and transition of two seniors housing communities to a new operator.





FINANCIAL DATA SUMMARY

(DOLLAR AMOUNTS IN THOUSANDS)

RECONCILIATION OF ANNUALIZED ADJUSTED EBITDAre AND FIXED CHARGES

	THREE MONTHS ENDED	FOR THE YEAR ENDED		
	3/31/19	12/31/18	12/31/17	12/31/16
Net income	\$ 20,427	\$ 155,076	\$ 87,340	\$ 85,115
Less: Gain on sale of real estate, net	—	(70,682)	(3,814)	(3,582)
Add: Impairment charges	—	—	1,880 ⁽¹⁾	766 ⁽²⁾
Add: Interest expense	7,467	30,196	29,949	26,442
Add: Depreciation and amortization	9,607	37,555	37,610	35,932
EBITDAre	37,501	152,145	152,965	144,673
(Less)/add: Non-recurring items	576 ⁽⁴⁾	(3,074) ⁽³⁾	(842) ⁽³⁾	—
Adjusted EBITDAre	\$ 38,077	\$ 149,071	\$ 152,123	\$ 144,673
Interest expense:	\$ 7,467	\$ 30,196	\$ 29,949	\$ 26,442
Add: Capitalized interest	260	1,248	908	1,408
Interest incurred	\$ 7,727	\$ 31,444	\$ 30,857	\$ 27,850
Fixed charges	\$ 7,727	\$ 31,444	\$ 30,857	\$ 27,850
Annualized Adjusted EBITDAre	\$ 152,308			
Annualized Interest Incurred	\$ 30,908			
Annualized Fixed Charges	\$ 30,908			
Debt (net of debt issue costs)	\$ 675,800	\$ 645,029	\$ 667,502	\$ 609,391
Debt to Adjusted EBITDAre	4.4x *	4.3x	4.4x	4.2x
Adjusted EBITDAre to Interest Incurred	4.9x *	4.7x	4.9x	5.2x
Adjusted EBITDAre to Fixed Charges	4.9x *	4.7x	4.9x	5.2x

* Represents annualized 1Q19 results

(1) Represents net write-off of \$1,880 of straight-line rent and other receivables related to two properties.

(2) Impairment charge related to an asset sold in 2017.

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

(4) Represents \$1,350 deferred rent repayment from an operator and \$1,926 write-off of straight-line rent due to a lease termination and transition of two seniors housing communities to a new operator.





INCOME STATEMENT DATA

(AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

	THREE MONTHS ENDED	
	MARCH 31,	
	2019	2018
	(unaudited)	
Revenues		
Rental income (see page 21)	\$ 28,024	\$ 34,505
Interest income from mortgage loans	7,311	6,816
Interest and other income	521	489
Total revenues	35,856	41,810
Expenses		
Recovery of written-off straight-line rent receivable	(9,600)	—
Interest expense	7,467	7,829
Depreciation and amortization	9,607	9,444
Provision for doubtful accounts	83	8
Transaction costs	—	4
Property tax expense (see page 21)	4,386	—
General and administrative expenses	4,571	4,797
Total expenses	16,514	22,082
Operating income	19,342	19,728
Income from unconsolidated joint ventures	1,085	631
Net Income	20,427	20,359
Income allocated to non-controlling interests	(81)	—
Net income attributable to LTC Properties, Inc.	20,346	20,359
Income allocated to participating securities	(92)	(88)
Net income available to common stockholders	\$ 20,254	\$ 20,271
Earnings per common share:		
Basic	\$ 0.51	\$ 0.51
Diluted	\$ 0.51	\$ 0.51
Weighted average shares used to calculate earnings per common share:		
Basic	39,532	39,451
Diluted	39,874	39,454
Dividends declared and paid per common share	\$ 0.57	\$ 0.57





CONSOLIDATED BALANCE SHEETS

(AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

	MARCH 31, 2019 (unaudited)	DECEMBER 31, 2018 (audited)
ASSETS		
Investments:		
Land	\$ 125,898	\$ 125,358
Buildings and improvements	1,313,952	1,290,352
Accumulated depreciation and amortization	(322,535)	(312,959)
Operating real estate property, net	1,117,315	1,102,751
Properties held-for-sale, net of accumulated depreciation: 2019—\$1,916; 2018—\$1,916	3,830	3,830
Real property investments, net	1,121,145	1,106,581
Mortgage loans receivable, net of loan loss reserve: 2019—\$2,461; 2018—\$2,447	244,314	242,939
Real estate investments, net	1,365,459	1,349,520
Notes receivable, net of loan loss reserve: 2019—\$198; 2018—\$128	19,558	12,715
Investments in unconsolidated joint ventures	27,515	30,615
Investments, net	1,412,532	1,392,850
Other assets:		
Cash and cash equivalents	6,715	2,656
Restricted cash	2,108	2,108
Debt issue costs related to bank borrowings	2,775	2,989
Interest receivable	22,176	20,732
Straight-line rent receivable, net of allowance for doubtful accounts: 2019—\$0; 2018—\$746	42,455	73,857
Lease incentives	2,263	14,443
Prepaid expenses and other assets	5,342	3,985
Total assets	\$ 1,496,366	\$ 1,513,620
LIABILITIES		
Bank borrowings	\$ 146,900	\$ 112,000
Senior unsecured notes, net of debt issue costs: 2019—\$900; 2018—\$938	528,900	533,029
Accrued interest	4,193	4,180
Accrued expenses and other liabilities	28,220	31,440
Total liabilities	708,213	680,649
EQUITY		
Stockholders' equity:		
Common stock: \$0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2019—39,739; 2018—39,657	397	397
Capital in excess of par value	862,376	862,712
Cumulative net income	1,233,302	1,255,764
Cumulative distributions	(1,316,314)	(1,293,383)
Total LTC Properties, Inc. stockholders' equity	779,761	825,490
Non-controlling interests	8,392	7,481
Total equity	788,153	832,971
Total liabilities and equity	\$ 1,496,366	\$ 1,513,620





FUNDS FROM OPERATIONS

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

RECONCILIATION OF FFO AND FAD

	THREE MONTHS ENDED	
	MARCH 31,	
	2019	2018
GAAP net income available to common stockholders	\$ 20,254	\$ 20,271
Add: Depreciation and amortization	9,607	9,444
NAREIT FFO attributable to common stockholders	29,861	29,715
Less: Non-recurring items	576 ^{(1) (2)}	—
FFO attributable to common stockholders excluding non-recurring items	\$ 30,437	\$ 29,715
<hr/>		
NAREIT FFO attributable to common stockholders	\$ 29,861	\$ 29,715
Non-cash income:		
Less: Straight-line rental income (see page 21)	(1,238)	(3,440)
Add: Amortization of lease incentives (see page 21)	87	540
Add: Other non-cash contra-revenue ⁽¹⁾	1,926	—
Less: Effective interest income from mortgage loans	(1,415)	(1,404)
Less: Deferred income from unconsolidated joint ventures	(7)	(31)
Total Non-cash income	(647)	(4,335)
Non-cash expense:		
Add: Non-cash compensation charges	1,689	1,376
Add: Non-cash interest related to earn-out liabilities	—	126
Less: Capitalized interest	(260)	(259)
Total Non-cash expense	1,429	1,243
Funds available for distribution (FAD)	30,643	26,623
Less: Non-recurring income ⁽²⁾	(1,350)	—
Funds available for distribution (FAD) excluding non-recurring items	\$ 29,293	\$ 26,623
NAREIT Diluted FFO attributable to common stockholders per share	\$ 0.75	\$ 0.75

(1) Represents \$1,926 write-off of straight-line rent due to a lease termination and transition of two seniors housing communities to a new operator.
(2) Represents \$1,350 deferred rent repayment from an operator.





FUNDS FROM OPERATIONS

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

RECONCILIATION OF FFO PER SHARE

FOR THE THREE MONTHS ENDED MARCH 31,	FFO		FAD	
	2019	2018	2019	2018
FFO/FAD attributable to common stockholders	\$ 29,861	\$ 29,715	\$ 30,643	\$ 26,623
Non-recurring one-time items	576 ⁽¹⁾	—	(1,350) ⁽²⁾	—
FFO/FAD attributable to common stockholders excluding non-recurring income	30,437	29,715	29,293	26,623
Effect of dilutive securities:				
Participating securities	92	88	92	88
Diluted FFO/FAD assuming conversion	\$ 30,529	\$ 29,803	\$ 29,385	\$ 26,711
Shares for basic FFO/FAD per share	39,532	39,451	39,532	39,451
Effect of dilutive securities:				
Stock options	4	3	4	3
Performance based stock units (MSU)	181	—	181	—
Participating securities	157	149	157	149
Shares for diluted FFO/FAD per share	39,874	39,603	39,874	39,603

(1) Represents \$1,350 deferred rent repayment from an operator and \$1,926 write-off of straight-line rent due to a lease termination and transition of two seniors housing communities to a new operator.

(2) Represents \$1,350 deferred rent repayment from an operator.





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"): FFO excluding the effects of straight-line rent, amortization of lease costs, effective interest income, deferred income from unconsolidated joint ventures, 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.





Metropolitan 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 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.

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.

