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 18, 2021
(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):

¨ 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))

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

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 February 18, 2021, LTC Properties, Inc. announced the operating results for the three months ended December 31, 2020. 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 18, 2021.

99.2 LTC Properties, Inc. Supplemental Information Package for the period ending December 31, 2020.

104 Cover Page Interactive Data File (embedded within the Inline XBRL document)

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 18, 2021

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

Exhibit 99.1

FOR IMMEDIATE RELEASE

For more information contact:
Wendy L. Simpson
Pam Kessler
(805) 981-8655

**LTC REPORTS 2020 FOURTH QUARTER RESULTS
AND DISCUSSES RECENT ACTIVITIES**

WESTLAKE VILLAGE, CALIFORNIA, February 18, 2021-- 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, 2020.

Net income available to common stockholders was $17.5 million, or $0.45 per diluted share, for the 2020 fourth quarter, compared with $12.4 million, or $0.31 per diluted share, for the same period in 2019. Funds from Operations ("FFO") was $30.4 million, or $0.78 per share, for the 2020 fourth quarter, compared with $32.4 million, or $0.81 per share, for the comparable 2019 period. Excluding the prior year's $2.1 million gain from property insurance proceeds related to a previously sold property, FFO was $30.3 million for the quarter ended December 31, 2019. Funds available for distribution ("FAD") was $30.7 million for the 2020 fourth quarter, compared with $29.5 million for the 2019 fourth quarter.

Fourth quarter 2020 results were impacted by the following:

- Collected 98% of contractual rent and mortgage interest, which includes the application of Senior Lifestyle's letter of credit and deposit discussed below;
- Lower interest and property tax expense;
- A $3.0 million impairment loss related to a memory care community located in Colorado leased to Senior Lifestyle;
- Decreased rental income from abated and deferred rent, net of repayment, and decreased rent from properties sold in 2020, partially offset by higher rental income from acquisitions, completed development projects and lease escalations; and
- Senior Lifestyle Update
    - Rent: paid LTC $3.9 million (83%) of its $4.7 million contractual rent due during the 2020 fourth quarter;
    - Letter of Credit: LTC applied Senior Lifestyle's letter of credit and deposits totaling $3.7 million to accrued 2020 second quarter rent receivable of $2.5 million and notes receivable of $125,000, and the remaining $1.1 million to third and fourth quarter rent. As of December 31, 2020, Senior Lifestyle's unaccrued delinquent rent balance was $1.0 million.

During the fourth quarter of 2020, LTC completed the following:

- Funded $5.0 million of a $13.0 million preferred equity commitment to develop a 267-unit independent and assisted living community in Washington. This commitment was finalized in the third quarter 2020; and

- Funded $6.4 million in development and capital improvement projects at a weighted average rate of 8.0%.

Subsequent to December 31, 2020, LTC completed the following:

- Transitioned 11 assisted living communities previously leased to Senior Lifestyle to two operators. These communities are located in Wisconsin, Ohio, and Illinois. Total cash rent expected under these master lease agreements is $5.2 million for the first lease year, $7.1 million for the second lease year, and $7.3 million for the third lease year, escalating by 2% annually thereafter;

- As previously announced, reduced 2021 rent escalations by 50% to support eligible operators during the continuing COVID-19 crisis. The rent escalation reduction was given in the form of a rent credit and is expected to have an approximate $530,000 impact on LTC's 2021 GAAP revenue, and an approximate $1.3 million impact on 2021 funds available for distribution;

- To date in 2021, rent deferrals were $689,000, net of $14,000 of deferred rent repayments. Excluding the rent credit related to the rent escalation reduction discussed above, abated rent to date in 2021 is $360,000. Senior Lifestyle did not pay any of their monthly contractual rent of $1.6 million in January or February 2021. LTC received $545,000 under the new master leases related to the transitioned assisted living communities discussed above;

- Received $936,000 related to the payoff of a note receivable;

- Paid $7.0 million in regular scheduled principal payments under its 4.5% senior unsecured notes; and

- Borrowed $9.0 million under its unsecured revolving line of credit at 1.3%.

Conference Call Information

LTC will conduct a conference call on Friday, February 19, 2021, 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, 2020. The conference call is accessible by telephone and the internet. Interested parties may access the live conference call via the following:

Webcast	www.LTCreit.com
USA Toll-Free Number	1-877-510-2862
International Toll-Free Number	1-412-902-4134
Canada Toll-Free Number	1-855-669-9657

Additionally, an audio replay of the call will be available one hour after the live call and through March 5, 2021 via the following:

USA Toll-Free Number	1-877-344-7529
International Toll-Free Number	1-412-317-0088
Canada Toll-Free Number	1-855-669-9658
Conference Number	10151170

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 181 properties in 27 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 December 31,		Twelve Months Ended December 31,	
	2020	2019	2020	2019
	(unaudited)		*(audited)*	
Revenues:				
Rental income	$ 37,774	$ 38,189	$ 126,094	$ 152,755
Interest income from mortgage loans	7,909	7,683	31,396	29,991
Interest and other income	590	591	1,847	2,558
Total revenues	46,273	46,463	159,337	185,304
Expenses:				
Interest expense	7,088	7,578	29,705	30,582
Depreciation and amortization	9,839	9,817	39,071	39,216
Impairment loss from real estate investments	3,036	—	3,977	—
(Recovery) provision for doubtful accounts	(2)	13	(3)	166
Transaction costs	102	90	299	365
Property tax expense	3,380	4,189	15,065	16,755
General and administrative expenses	5,216	4,541	19,710	18,453
Total expenses	28,659	26,228	107,824	105,537
Other operating income:				
Gain (loss) on sale of real estate, net	44	(4,630)	44,117	2,106
Operating income	17,658	15,605	95,630	81,873
Gain from property insurance proceeds	—	2,111	373	2,111
Loss on unconsolidated joint ventures	(138)	—	(758)	—
Impairment loss from investments in unconsolidated joint ventures	—	(5,500)	—	(5,500)
Income from unconsolidated joint ventures	145	415	432	2,388
Net income	17,665	12,631	95,677	80,872
Income allocated to non-controlling interests	(92)	(89)	(384)	(346)
Net income attributable to LTC Properties, Inc.	17,573	12,542	95,293	80,526
Income allocated to participating securities	(103)	(93)	(422)	(391)
Net income available to common stockholders	$ 17,470	$ 12,449	$ 94,871	$ 80,135
Earnings per common share:				
Basic	$ 0.45	$ 0.31	$ 2.42	$ 2.03
Diluted	$ 0.45	$ 0.31	$ 2.42	$ 2.02
Weighted average shares used to calculate earnings per common share:				
Basic	39,062	39,588	39,179	39,571
Diluted	39,147	39,775	39,264	39,759
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 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 December 31,		Twelve Months Ended December 31,	
	2020	2019	2020	2019
GAAP net income available to common stockholders	$ 17,470	$ 12,449	$ 94,871	$ 80,135
Add: Impairment loss from investments	3,036	5,500	3,977	5,500
Add: Depreciation and amortization	9,839	9,817	39,071	39,216
Add: Loss on unconsolidated joint ventures	138	—	758	—
(Less)/Add: (Gain) loss on sale of real estate, net	(44)	4,630	(44,117)	(2,106)
NAREIT FFO attributable to common stockholders	30,439	32,396	94,560	122,745
Add: Non-recurring items	—	(2,111)[1]	22,841[1][2]	(1,535)[3][4]
FFO attributable to common stockholders, excluding non-recurring items	$ 30,439	$ 30,285	$ 117,401	$ 121,210
NAREIT FFO attributable to common stockholders	$ 30,439	$ 32,396	$ 94,560	$ 122,745
Non-cash income:				
Less: straight-line rental income	(77)	(889)	(1,778)	(4,487)
Add: amortization of lease costs	109	104	611	385
Add: Other non-cash expense	—	—	23,029[2]	1,926[3]
Less: Effective interest income from mortgage loans	(1,506)	(1,481)	(6,154)	(5,842)
Less: Deferred income from unconsolidated joint ventures	—	—	—	(18)
Net non-cash income	(1,474)	(2,266)	15,708	(8,036)
Non-cash expense:				
Add: Non-cash compensation charges	1,781	1,627	7,012	6,565
Less: Capitalized interest	—	(167)	(354)	(608)
Net non-cash expense	1,781	1,460	6,658	5,957
Funds available for distribution (FAD)	30,746	31,590	$ 116,926	$ 120,666
Less: Non-recurring income	—	(2,111)[1]	(373)[1]	(3,461)[4]
Funds available for distribution (FAD), excluding non-recurring items	$ 30,746	$ 29,479	$ 116,553	$ 117,205

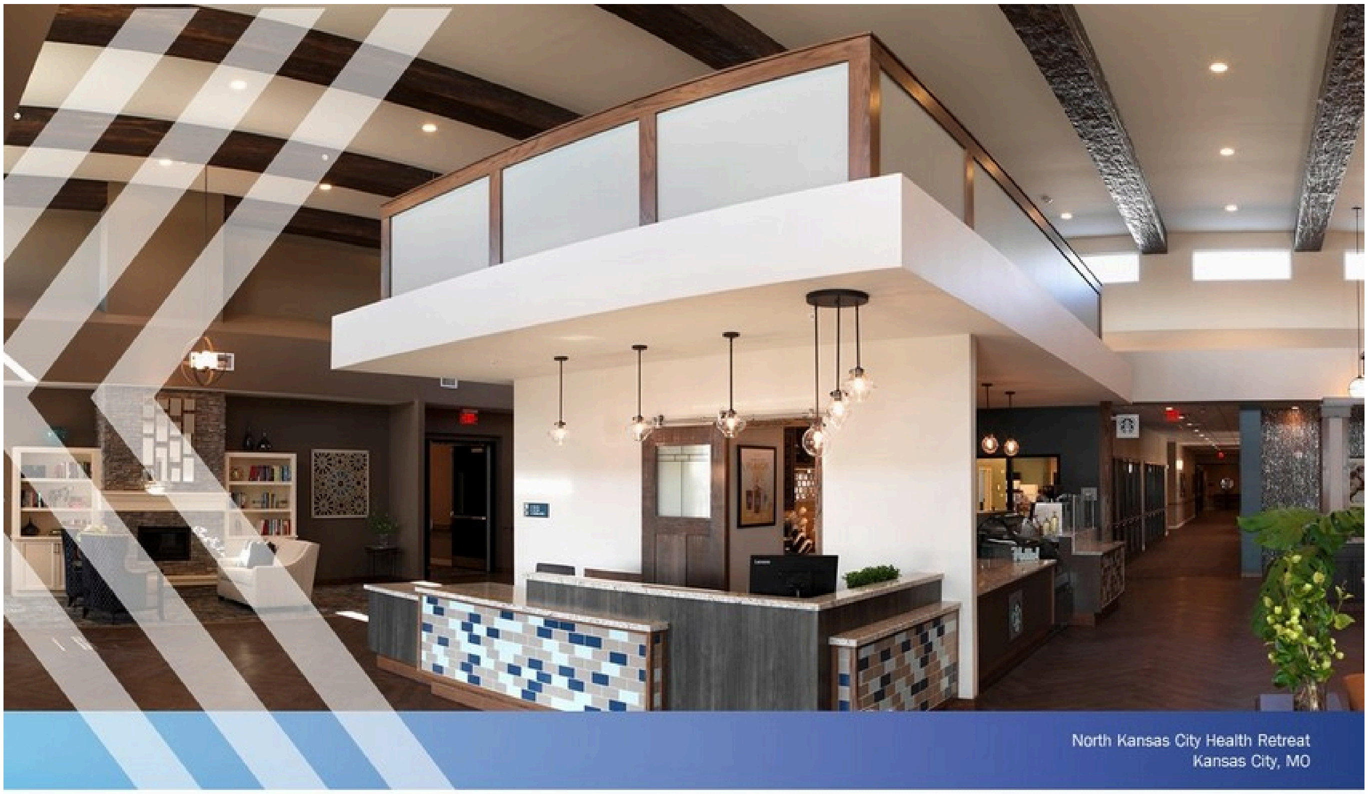
(1) Represents the gain from insurance proceeds related to previously sold properties.
(2) Represents the write-off of straight-line rent related to Senior Lifestyle, Genesis Healthcare, Inc. and another operator.
(3) Represents the write-off of straight-line rent due to a lease termination and transition of two senior housing communities to a new operator.
(4) Represents deferred rent repayment from an operator and (1) above

	Three Months Ended 2020	Three Months Ended 2019	Twelve Months Ended 2020	Twelve Months Ended 2019
NAREIT Basic FFO attributable to common stockholders per share	$ 0.78	$ 0.82	$ 2.41	$ 3.10
NAREIT Diluted FFO attributable to common stockholders per share	$ 0.78	$ 0.81	$ 2.41	$ 3.08
NAREIT Diluted FFO attributable to common stockholders	$ 30,542	$ 32,489	$ 94,560	$ 123,136
Weighted average shares used to calculate NAREIT diluted FFO per share attributable to common stockholders	39,327	39,939	39,269	39,921
Diluted FFO attributable to common stockholders, excluding non-recurring items	$ 30,542	$ 30,378	$ 117,823	$ 121,601
Weighted average shares used to calculate diluted FFO, excluding non-recurring items, per share attributable to common stockholders	39,327	39,939	39,438	39,921
Diluted FAD	$ 30,849	$ 31,683	$ 117,348	$ 121,057
Weighted average shares used to calculate diluted FAD per share	39,327	39,939	39,438	39,921
Diluted FAD, excluding non-recurring items	$ 30,849	$ 29,572	$ 116,975	$ 117,596
Weighted average shares used to calculate diluted FAD, excluding non-recurring items, per share	39,327	39,939	39,438	39,921

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

	December 31, 2020	December 31, 2019
ASSETS		
Investments:		
Land	$ 127,774	$ 126,703
Buildings and improvements	1,324,227	1,295,899
Accumulated depreciation and amortization	(349,643)	(312,642)
Operating real estate property, net	1,102,358	1,109,960
Properties held-for-sale, net of accumulated depreciation: 2020—$0; 2019—$35,113	—	26,856
Real property investments, net	1,102,358	1,136,816
Mortgage loans receivable, net of loan loss reserve: 2020—$2,592; 2019—$2,560	257,251	254,099
Real estate investments, net	1,359,609	1,390,915
Notes receivable, net of loan loss reserve: 2020—$146; 2019—$181	14,465	17,927
Investments in unconsolidated joint ventures	11,340	19,003
Investments, net	1,385,414	1,427,845
Other assets:		
Cash and cash equivalents	7,772	4,244
Debt issue costs related to bank borrowings	1,324	2,164
Interest receivable	32,746	26,586
Straight-line rent receivable	24,452	45,703
Lease incentives	2,462	2,552
Prepaid expenses and other assets	5,316	5,115
Total assets	$ 1,459,486	$ 1,514,209
LIABILITIES		
Bank borrowings	$ 89,900	$ 93,900
Senior unsecured notes, net of debt issue costs: 2020—$658; 2019—$812	559,482	599,488
Accrued interest	4,216	4,983
Accrued expenses and other liabilities	30,082	30,412
Total liabilities	683,680	728,783
EQUITY		
Stockholders’ equity:		
Common stock: $0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2020—39,242; 2019—39,752	392	398
Capital in excess of par value	852,780	867,346
Cumulative net income	1,388,775	1,293,482
Cumulative distributions	(1,474,545)	(1,384,283)
Total LTC Properties, Inc. stockholders’ equity	767,402	776,943
Non-controlling interests	8,404	8,483
Total equity	775,806	785,426
Total liabilities and equity	$ 1,459,486	$ 1,514,209

Exhibit 99.2



SUPPLEMENTAL OPERATING and FINANCIAL DATA

FOURTH QUARTER 2020

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, 2020 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

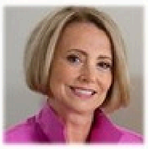
This supplemental information contains certain non-GAAP information including EBITDAre, adjusted EBITDAre, FFO, FFO excluding non-recurring items, FAD, FAD excluding non-recurring items, adjusted interest coverage ratio, and adjusted fixed charges coverage ratio. A reconciliation of this non-GAAP information is provided on pages 21, 24 and 25 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.

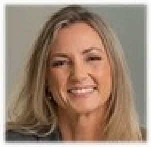
TABLE OF CONTENTS

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.

LTC LISTED NYSE

LEADERSHIP


WENDY SIMPSON
Chairman and Chief Executive Officer


PAM KESSLER
Co-President, CFO and Secretary


CLINT MALIN
Co-President and Chief Investment Officer

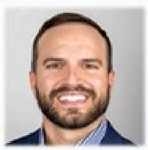

CECE CHIKHALE
Executive Vice President, Chief Accounting Officer, and Treasurer


DOUG KOREY
Executive Vice President, Managing Director of Business Development


GIBSON SATTERWHITE
Senior Vice President, Asset Management


PETER LYEW
Vice President, Director of Taxes


MANDI HOGAN
Vice President, Marketing & Investor Relations


MIKE BOWDEN
Vice President, Investments


RACHEL SON
Vice President and Controller

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

CONNOR SIVERSKY	Berenberg Capital Markets
JUAN SANABRIA	BMO Capital Markets Corp.
DANIEL BERNSTEIN	CapitalOne
AARON HECHT	JMP Securities, LLC
JORDAN SADLER	KeyBanc Capital Markets, Inc.
OMOTAYO OKUSANYA	Mizuho Securities USA LLC
MIKE CARROLL	RBC Capital Markets Corporation
RICHARD ANDERSON	SMBC Nikko Securities
STEVE MANAKER	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.

LTC PROPERTIES, INC.
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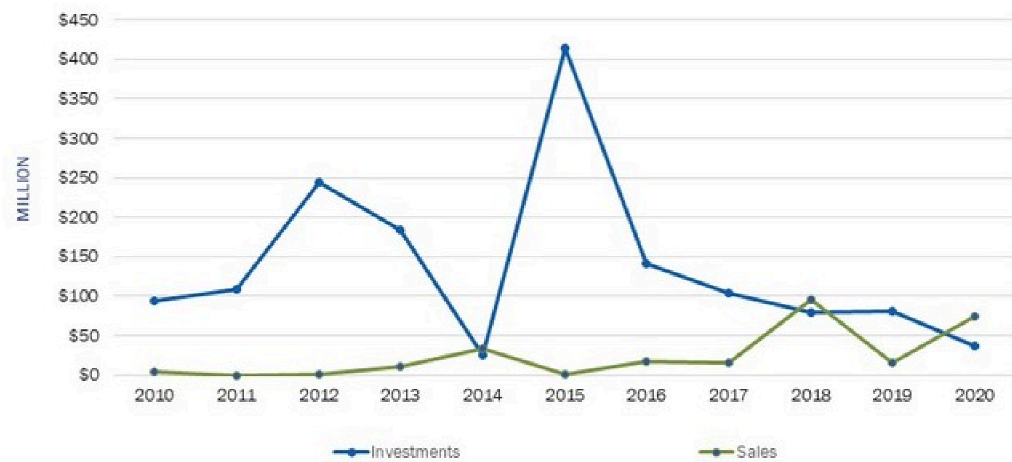
TRANSFER AGENT
Broadridge Shareholder Services
c/o Broadridge Corporate Issuer Solutions
1155 Long Island Avenue
Edgewood, NY 11717-8309
ATTN: IWS
866-708-5586

REAL ESTATE ACTIVITIES – INVESTMENTS AND CAPITAL RECYCLING SINCE 2010

Total Investments	Total Sales (1)	Total Gains
$ 1.5 Billion	$ 273.2 Million	$ 131.8 Million



(1) Reflects total sales price.

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]
2019 1/31	1	ALF/MC	74 units	Abingdon, VA	English Meadows Senior Living	2015	7.40%	$ 16,719 [2]	$ –
8/15	1	SNF[3]	90 beds	Kansas City, MO	Ignite Medical Resorts	2018	8.25%	19,500	–
8/23	1	UDP[3]	90 beds	Independence, MO	Ignite Medical Resorts	2019-2020	9.25%	2,622	14,752
12/31	1	ALF/MC	76 units	Auburn Hills, MI	Randall Residence	1995	7.40%	6,486	2,285 [4]
12/31	1	MC	80 units	Sterling Heights, MI	Randall Residence	1997	7.40%	12,514	– [4]
	5		230 units / 180 beds					$ 57,841	$ 17,037
2020 1/10	1	SNF	140 beds	Longview, TX	HMG Healthcare	2014	8.50%	$ 13,500	$ –

(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) We entered into a JV to purchase and lease an operational 74-unit ALF/MC community. The non-controlling partner contributed $919 of equity and we contributed $15,976 in cash at closing. LTC's economic interest in the JV is approximately 95%. We account for the JV on a consolidated basis. See page 6 for a list of our joint ventures.

(3) We acquired a 90-bed post-acute skilled nursing center in Kansas City, MO. We also acquired a parcel of land and developed a 90-bed post-acute skilled nursing center in Independence, MO. See page 7 for lease-up activities.

(4) Capital improvement commitment is available to both properties for a total of $2,285 at 7.40%.

LOAN ORIGINATIONS

DATE	# OF PROPERTIES	PROPERTY TYPE	# BEDS/ UNITS	LOCATION	LOAN TYPE	MATURITY DATE	OPERATOR	ORIGINATION	FUNDED AT ORIGINATION	STATED INTEREST RATE
2019 6/20	2	SNF	205 beds	East Lansing, MI[1]	Mortgage	Jan-2045	Prestige Healthcare	$ 7,500	$ 7,500	9.41%
2020 6/2	4	SNF	501 beds	Various in MI[2]	Mortgage	Oct-2045	Prestige Healthcare	$ 2,000	$ 2,000	8.89%

(1) We funded additional loan proceeds of $7,500 under an existing mortgage loan. The incremental funding bears interest at 9.41%, fixed for two years, and escalating annually by 2.25% thereafter.

(2) We funded additional loan proceeds of $2,000 under an existing mortgage loan. The incremental funding bears interest at 8.89%, escalating annually by 2.25% thereafter.

REAL ESTATE ACTIVITIES – MEZZANINE AND JOINT VENTURES

(DOLLAR AMOUNTS IN THOUSANDS)

MEZZANINE LOANS

COMMITMENT YEAR	LOCATION	PROPERTIES	OPERATOR	PROPERTY TYPE	INVESTMENT TYPE	MATURITY DATE	RETURN	# BEDS/ UNITS	INVESTMENT BALANCE
2018	Various	15	Genesis Healthcare	SNF	Mezzanine	Nov 2021	11.90%	1,934 beds	$ 1,618
2018	Atlanta, GA	1	Village Park Senior Living	ALF/MC/ILF	Mezzanine	Dec 2023	8.00% (1)	204 units	6,828
		16						1,934 beds/204 units	$ 8,446

(1) The initial cash rate is 8% with a 12% IRR. Our investment represents 5% of the total estimated project cost.

UNCONSOLIDATED JOINT VENTURES

COMMITMENT YEAR	LOCATION	PROPERTIES	OPERATOR	PROPERTY TYPE	INVESTMENT TYPE	MATURITY DATE	RETURN	# BEDS/ UNITS	INVESTMENT COMMITMENT	4Q20 FUNDING	TOTAL FUNDED TO DATE	REMAINING COMMITMENT
2020	Arlington, WA	1	Fields Senior Living	UDP-AL/MC	Preferred Equity	N/A	7.00% (1)	95 units	$ 6,340	$ —	$ 6,340	$ —
2020	Vancouver, WA	1	Koelsch Communities	UDP-IL/AL	Preferred Equity	N/A	8.00% (2)	267 units	13,000	5,000	5,000	8,000
		2						362 units	$ 19,340	$ 5,000	$ 11,340	$ 8,000

(1) The initial cash rate is 7.00% increasing to 9.00% in year four until the IRR is 8.00%. After achieving an 8.00% IRR, the cash rate drops to 8.00% with an IRR ranging between of 12.00% and 14.00% depending upon timing of redemption. Our investment represents 15.50% of the total estimated project cost.

(2) The initial cash rate is 8.00% with an IRR of 12.00%. Our investment represents 11.60% of the total estimated project cost.

CONSOLIDATED JOINT VENTURES

INVESTMENT YEAR	LOCATION	OPERATOR	PROPERTY TYPE	INVESTMENT PURPOSE	# BEDS/ UNITS	TOTAL JOINT VENTURES COMMITMENT	NON-CONTROLLING INTEREST CONTRIBUTION	LTC CONTRIBUTION
2017	Cedarburg, WI	Tealwood Senior Living	ALF/MC/ILF	Owned Real Estate & Development	110 units	$ 22,244	$ 2,305	$ 19,939
2017	Spartanburg, SC	ALG Senior	ALF	Owned Real Estate	87 units	11,660	1,241	10,419
					197 units	33,904	3,546	30,358
2018	Medford, OR	Fields Senior Living (1)	ALF/MC	Owned Real Estate & Development	78 units	17,871	1,081	16,790
2018	Medford, OR	Fields Senior Living (1)	ILF	Owned Real Estate	89 units	14,401	2,858	11,543
					167 units	32,272	3,939	28,333
2019	Abingdon, VA	English Meadows Senior Living	ALF/MC	Owned Real Estate	74 units	16,895	919	15,976
					438 units	$ 83,071	$ 8,404	$ 74,667

(1) Represents a single joint venture with ownership in two properties.

REAL ESTATE ACTIVITIES – LEASE-UP AND RENOVATIONS

(DOLLAR AMOUNTS IN THOUSANDS)

LEASE-UP

DATE ACQUIRED	DATE OPENED [1]	OCCUPANCY AT 12/31/2020	DEVELOPMENT COMMITMENT YEAR	PROJECT TYPE	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	# BEDS/ UNITS	CONTRACTUAL INITIAL CASH YIELD	TOTAL INVESTMENT [2]
Dec-2017	Feb-2019 [3]	36%	2017	Development	Cedarburg, WI	Tealwood	1	ALF/MC/ILF	110 units	7.50%	$ 21,535
May-2018	Sep-2020 [4]	17%	2018	Development	Medford, OR	Fields Senior Living	1	ALF/MC	78 units	7.65%	17,885
Aug-2019	Sep-2020 [5]	54%	2019	Development	Independence, MO	Ignite Medical Resorts	1	SNF	90 beds	9.25%	16,315 [5]
							3		188 units/90 beds		$ 55,735

(1) Represents date of Certificate of Occupancy except for (4) below.
(2) Total Investment includes land acquisition, closing costs and total development funding and excludes capitalized interest.
(3) Certificate of occupancy was received in February 2019, however licensure was not received until April 2019.
(4) Certificate of occupancy was received in March 2020 and license was received in May 2020. Due to COVID-19 pandemic, opening was delayed until September 2020.
(5) Certificate of occupancy and licensure was received in September 2020. During 4Q20, we funded $3,315. The project was completed under budget by $1,059.

RENOVATIONS: MORTGAGE LOANS

ESTIMATED INTEREST DATE	COMMITMENT YEAR	PROJECT TYPE	LOCATION	OPERATOR	# OF PROJECTS	PROPERTY TYPE	CONTRACTUAL INITIAL CASH YIELD	INVESTMENT COMMITMENT	4Q20 FUNDING	TOTAL FUNDED TO DATE	REMAINING COMMITMENT
— [1]	2016	Renovation	East Lansing, MI	Prestige Healthcare	2	SNF	9.41%	$ 4,500	$ —	$ 4,374	$ 126
— [2]	2018	Renovation	Grand Haven, MI	Prestige Healthcare	1	SNF	9.41%	3,000	24	1,381	1,619
					3			$ 7,500	$ 24	$ 5,755	$ 1,745

(1) Interest payment increases upon each funding.
(2) This commitment is part of a total loan commitment secured by four properties in Michigan. Interest payment increases upon each funding.

REAL ESTATE ACTIVITIES – LEASE-UP HISTORY

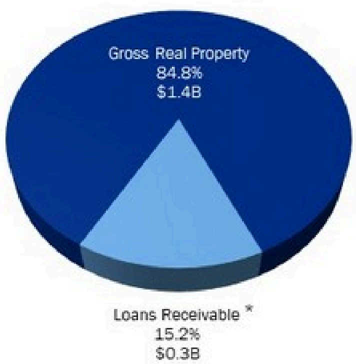
PROPERTY	LOCATION	OPERATOR	PROPERTY TYPE	PROJECT TYPE	# BEDS/ UNITS	DATE ACQUIRED	DATE OPENED [1]	DATE STABILIZED	# OF MONTHS TO STABILIZATION
Highline Place	Littleton, CO	Anthem	MC	Development	60 units	May-2012	Jul-2013	Sep-2013	2
Willowbrook Place - Kipling	Littleton, CO	Anthem	MC	Development	60 units	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 [2]
Harvester Place	Burr Ridge, IL	Anthem	MC	Development	66 units	Oct-2014	Feb-2016	Feb-2018	24 [2]
Vineyard Place	Murrieta, CA	Anthem	MC	Development	66 units	Sep-2015	Aug-2016	Aug-2018	24 [2]
Porter Place	Tinley Park, IL	Anthem	MC	Development	66 units	May-2015	Jul-2016	Jul-2018	24 [2]
Emerald Place	Glenview, IL	Anthem	MC	Development	66 units	Oct-2015	Dec-2017	Dec-2019	24 [2]
Grace Point Place	Oak Lawn, IL	Anthem	MC	Development	66 units	Oct-2016	Jun-2018	Jun-2020	24 [2]
Coldspring Transitional Care Center	Cold Spring, KY	Carespring	SNF	Development	143 beds	Dec-2012	Nov-2014	Jun-2016	19
Boonespring Healthcare Center	Union, KY	Carespring	SNF	Development	143 beds	Sep-2016	Feb-2019	Dec-2019	10
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 [2]
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 [2]
Oxford Kansas City	Kansas City, MO	Oxford Senior Living	ALF/MC	Acquisition	73 units	Oct-2017	Aug-2017	Jun-2019	22

(1) Represents date of Certificate of Occupancy.
(2) Although this property met our definition of stabilization on page 27 based on the time criteria, it did not meet the occupancy threshold.

(DOLLAR AMOUNTS IN THOUSANDS)

				TWELVE MONTHS ENDED DECEMBER 31, 2020		
PROPERTY TYPE	# OF PROPERTIES	GROSS INVESTMENT	% OF INVESTMENT	RENTAL INCOME (1)	INTEREST INCOME (2)	% OF REVENUES
Skilled Nursing	73	$ 820,312	47.9%	$ 62,098	$ 31,396	56.5%
Assisted Living	107	880,172	51.4%	70,889	—	42.9%
Other[3]	1	11,360	0.7%	970	—	0.6%
Total	181	$ 1,711,844	100.0%	$ 133,957	$ 31,396	100.0%

(1) Includes "cash rent," "straight-line rent" and "amortization of lease incentives" and excludes real estate taxes reimbursement, straight-line rent write-off and rental income from properties sold during the twelve months ended December 31, 2020. See page 20 for Components of Rental Income.
(2) Includes "interest income from mortgage loans."
(3) Includes three parcels of land held-for use and one behavioral health care hospital.



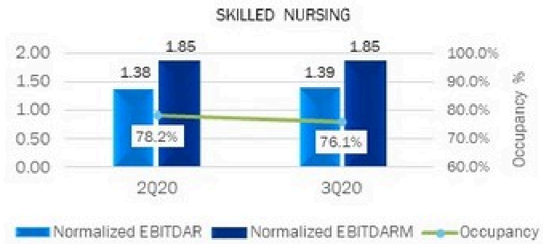
Weighted average maturity – 23.3 years*

PORTFOLIO METRICS

(TRAILING TWELVE MONTHS THROUGH SEPTEMBER 30, 2020 AND JUNE 30, 2020)

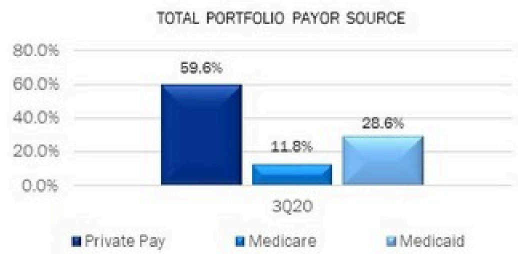
SAME PROPERTY PORTFOLIO COVERAGE STATISTICS (1)(2)

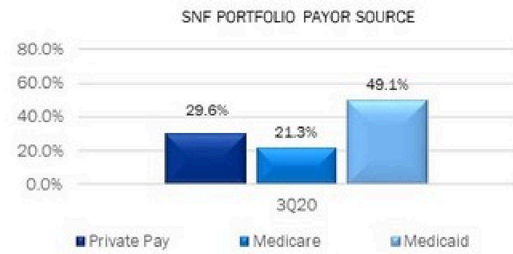
ALF metrics are the same with and without Provider Relief Funds ("PRF") as no operators allocated PRF to their P&L statements. See definition of Provider Relief Funds on Page 27.



SNF metrics include PRF, as allocated/reported by operators. Excluding PRF, the 3Q20 normalized EBITDAR and EBITDARM coverages were 1.13 and 1.58, respectively, and 1.19 and 1.64, respectively, for 2Q20.

STABILIZED PROPERTY PORTFOLIO (1)(3)



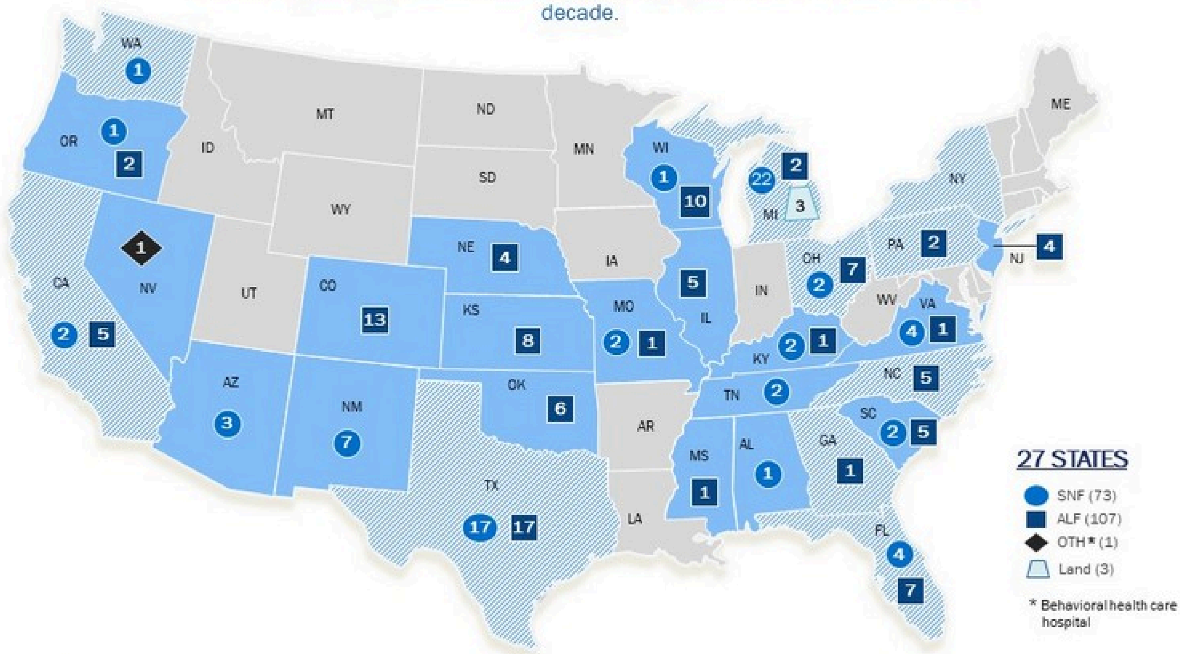


(1) Information is from property level operator financial statements which are unaudited and have not been independently verified by LTC.
(2) The coverage and occupancy levels at our properties will be adversely affected if COVID-19 or another pandemic results in infections on a large scale at our properties, early resident move-outs, our operators delay accepting new residents due to quarantines, and/or potential occupants postpone moving to a senior housing facility.
(3) Excludes Provider Relief Funds. See definition on page 27.

PORTFOLIO DIVERSIFICATION - GEOGRAPHY

(AS OF DECEMBER 31, 2020)

States in which we have some of the highest concentration of properties are 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

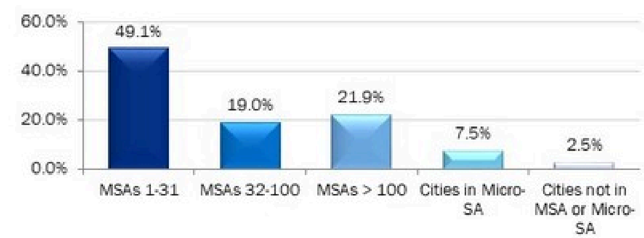
Source: The American Senior Housing Association, Winter 2018, Population Growth Forecast by State

(AS OF DECEMBER 31, 2020, DOLLAR AMOUNTS IN THOUSANDS)

STATE[1]	# OF PROPS	GROSS INVESTMENT	%	SNF	%	ALF	%	OTH[2]	%
Michigan	24	$ 281,963	16.5%	$259,843	31.7%	$ 21,177	2.4%	$ 943	8.3%
Texas	34	273,287	16.0%	202,604	24.7%	70,683	8.0%	—	—
Wisconsin	11	149,403	8.7%	13,946	1.7%	135,457	15.4%	—	—
California	7	105,163	6.1%	22,262	2.7%	82,901	9.4%	—	—
Colorado	13	104,090	6.1%	—	—	104,090	11.8%	—	—
Illinois	5	87,670	5.1%	—	—	87,670	10.0%	—	—
Ohio	9	86,642	5.1%	54,000	6.6%	32,642	3.7%	—	—
Florida	11	71,952	4.2%	32,865	4.0%	39,087	4.4%	—	—
Kentucky	3	62,809	3.7%	48,520	5.9%	14,289	1.6%	—	—
New Jersey	4	62,229	3.6%	—	—	62,229	7.1%	—	—
All Others	60	426,636	24.9%	186,272	22.7%	229,947	26.2%	10,417	91.7%
Total	181	$ 1,711,844	100.0%	$820,312	100.0%	$880,172	100.0%	$ 11,360	100.0%

(1) Due to master leases with properties in 27 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, 2019, as estimated by the United States Census Bureau. Approximately 68% 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 – 29 OPERATORS

(AS OF DECEMBER 31, 2020, DOLLAR AMOUNTS IN THOUSANDS)

OPERATORS	# OF PROPS	ANNUALIZED INCOME[1] GAAP	%	CASH	%	GROSS INVESTMENT	%
Prestige Healthcare	24	$ 32,847	20.3%	$ 27,133	17.4%	$ 272,976	15.9%
Senior Care Centers	11	14,968	9.2%	14,968	9.6%	138,109	8.1%
Brookdale Senior Living [2]	35	14,095	8.7%	14,122	9.0%	100,613	5.9%
Anthem Memory Care [2]	11	10,800	6.7%	10,800	6.9%	136,483	8.0%
Carespring Health Care Management	4	11,185	6.9%	9,992	6.4%	102,520	6.0%
Senior Lifestyle Corporation [3]	23	9,289	5.7%	9,289	6.0%	188,586	11.0%
Traditions Senior Management	7	8,257	5.1%	8,722	5.6%	71,742	4.2%
Fundamental	7	8,392	5.2%	8,675	5.6%	75,795	4.4%
Genesis Healthcare [2]	6	8,322	5.2%	8,322	5.3%	50,004	2.9%
Juniper Communities	5	6,652	4.1%	6,626	4.2%	81,988	4.8%
All Others [2]	48	37,018	22.9%	37,482	24.0%	493,028	28.8%
	181	$ 161,825	100.0%	$ 156,131	100.0%	$ 1,711,844	100.0%

(1) Represents annualized income for the month of December 2020 for leased properties, except for Senior Lifestyle and Anthem as noted below, and annualized interest income from mortgage loans outstanding as of December 31, 2020.
(2) See operator update on page 14.
(3) Represents annualized December rent collection of $774. See operator update on page 14.

PRESTIGE HEALTHCARE	Privately Held	SNF/ALF/ILF Other Rehab	78 Properties	5 States
SENIOR CARE CENTERS	Privately Held	SNF/ALF	22 Properties	1 State
BROOKDALE SENIOR LIVING	NYSE: BKD	ILF/ALF/MC Continuing Care	726 Properties	44 States
ANTHEM MEMORY CARE	Privately Held	Exclusively MC	11 Properties	4 States
CARESPRING	Privately Held	SNF/ALF/ILF Transitional Care	13 Properties	2 States

TRADITIONS SENIOR MANAGEMENT	Privately Held	SNF/ALF/ILF	25 Properties	5 States
FUNDAMENTAL	Privately Held	SNF/MC Hospitals & Other Rehab	80 Properties	8 States
Genesis	NYSE: GEN	SNF/ALF Senior Living	More than 325 Properties	24 States
JUNIPER COMMUNITIES	Privately Held	ALF/ILF/MC/SNF	21 Properties	3 States

BROOKDALE SENIOR LIVING

Effective July 2020, we consolidated the previous four separate lease agreements into a single consolidated master lease and extended Brookdale's lease maturity date by one year to December 31, 2021. This new master lease provides three renewal options consisting of a four-year renewal option, a five-year renewal option and a 10-year renewal option. The notice period for the first renewal option is January 1, 2021 to April 30, 2021. The economic rent terms remain the same as the consolidated rent terms under the previous four separate lease agreements. In addition, we have extended a $4,000 capital commitment to Brookdale, which is available through December 31, 2021 at a 7% yield. As of December 31, 2020, we have funded $1,693 under this agreement and our remaining commitment is $2,307.

ANTHEM MEMORY CARE

Rental revenue from Anthem is currently being accounted for on a cash basis due to Anthem's 2017 default under its master lease. Anthem paid us annual cash rent of $9,900 in 2020, and we anticipate they will pay their annualized 4Q20 cash rent of $10,800 through 2021. We receive regular financial performance updates from Anthem and continue to monitor their performance obligations under the master lease agreement.

SENIOR LIFESTYLE FAMILY-OWNED COMMUNITIES

An affiliate of Senior Lifestyle ("Senior Lifestyle") was provided deferred rent in the amount of $394 in April 2020 which has since been fully repaid, however, they failed to pay full rent during 2Q20. As a result, we wrote off a total of $17,742 of straight-line rent receivable and lease incentives related to this master lease and transitioned rental revenue recognition to a cash basis effective July 2020. During 4Q20, we received $3,877 of Senior Lifestyle's $4,683 contractual rent due. Additionally, we applied their letter of credit and deposits totaling $3,725 to accrued 2Q20 rent receivable of $2,501 and notes receivable of $125 and the remaining $1,099 to 3Q and 4Q20 rent. As of December 31, 2020, Senior Lifestyle's unaccrued delinquent rent balance was $1,002. Also, during 4Q20, we recorded an impairment loss of $3,036 related to a memory care community in Colorado that is operated by Senior Lifestyle. Subsequent to December 31, 2020, we transitioned 11 assisted living communities previously leased to Senior Lifestyle to two operators. These communities are located in Wisconsin, Ohio and Illinois. Total cash rent expected under these master lease agreements is $5,250 for the first lease year, $7,078 for the second lease year, and $7,303 for the third lease year, escalating 2% annually thereafter.

Genesis

Genesis reported doubt regarding its ability to continue as a going concern on its Quarterly Report on Form 10-Q filed in August 2020. As a result, we wrote off the Genesis straight-line rent receivable balance of $4,316 and transitioned rental revenue recognition to cash basis in 3Q20. Genesis is current on all of its lease obligations to LTC.

Other

During 3Q20, an operator paid $542 of its contractual rent of $1,299. Effective September 1, 2020, we consolidated our two master leases with this operator into one combined master lease. Under the new combined master lease, LTC agreed to abate $570 of 3Q20 rent along with $80 that had been deferred in 2Q20, totaling $650. Additionally, the new combined master lease allows the operator to defer rent as needed through March 31, 2021. We also recorded an impairment charge of $941 related to an assisted living community that they operated. This community was closed in October 2020 and we are currently evaluating our options to sell this property. During 4Q20, the operator deferred $1,057 of $1,299 of contractual rent and repaid $888 of its deferred rent. The remaining deferred balance due from the operator is $355 as of December 31, 2020.

98%[1] of 4Q20 contractual cash rent and mortgage interest collected

ABATED RENT

- $360 abated rent during 4Q20
- 2021 rent and mortgage interest escalations were reduced by 50% in the form of a rent credit to provide financial support to our eligible operating partners. The one-time rent escalation reduction is expected to have an approximate $530 impact on 2021 GAAP revenue, and an approximate $1,300 impact on 2021 FAD (funds available for distribution).

DELINQUENT RENT

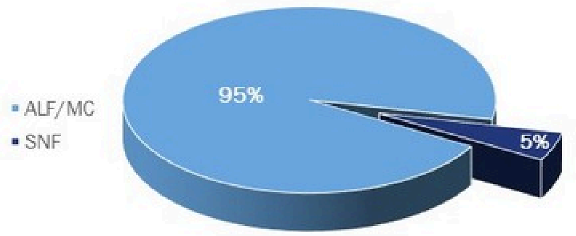
- As of December 31, 2020, Senior Lifestyle's unaccrued outstanding rent balance was $1,002. See page 14 for more detail.

CONTRACTUAL RENT AND MORTGAGE INTEREST 2020

Collected, 98.0%[1] - $157,870
Abated, 0.7% - $1,130
Net Deferred, 0.7% - $1,044
Delinquent, 0.6% - $1,002

(1) Includes application of Senior Lifestyle's letter of credit and security deposit.

DEFERRED RENT OUTSTANDING BY PROPERTY TYPE



DEFERRED RENT

- Deferred rent of $1,338 and received $969 of deferred rent repayments during 4Q20.
- As of December 31, 2020, $1,044 of deferred rent was outstanding.
- Our rent deferral agreements generally require the deferred rent to be paid within 6 to 24 months.
- LTC evaluated deferral requests with close attention to ongoing operations, rent coverage, corporate financial health and liquidity of the operator.

COLLECTED RENT

- To date in 2021, rent deferrals were $689, net of $14 of deferred rent repayments. Excluding the rent credit related to the rent escalation reduction discussed above, abated rent to date in 2021 is $360. Senior Lifestyle did not pay any of their monthly contractual rent of $1,561 in January or February 2021. We received $545 under the new master leases related to the transitioned assisted living communities discussed on page 14.

PORTFOLIO MATURITY

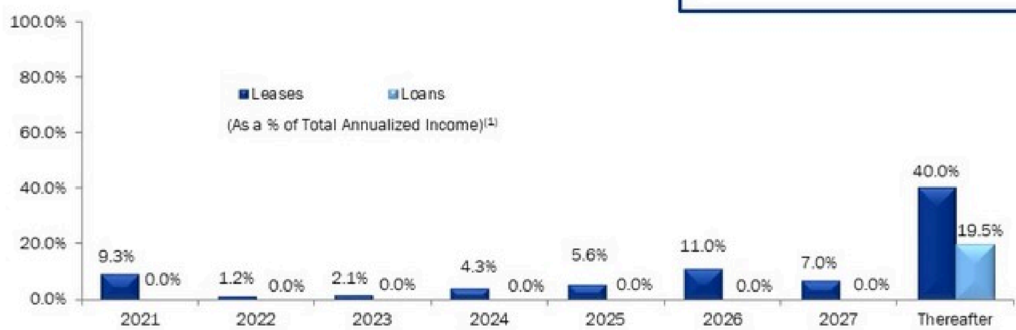
(AS OF DECEMBER 31, 2020, DOLLAR AMOUNTS IN THOUSANDS)

YEAR	RENTAL INCOME[1]	% OF TOTAL	INTEREST INCOME[1]	% OF TOTAL	ANNUALIZED INCOME[1]	% OF TOTAL
2021	$ 15,045 [2]	11.6%	$ –	–	$ 15,045	9.3%
2022	2,005	1.5%	–	–	2,005	1.2%
2023	3,318	2.5%	–	–	3,318	2.1%
2024	6,994	5.4%	–	–	6,994	4.3%
2025	9,068	7.0%	–	–	9,068	5.6%
2026	17,814	13.7%	–	–	17,814	11.0%
2027	11,249	8.6%	–	–	11,249	7.0%
Thereafter	64,719	49.7%	31,613	100.0%	96,332	59.5%
Total	$ 130,212	100.0%	$ 31,613	100.0%	$ 161,825	100.0%

Near Term Lease Maturities:

- Two in 2021 with an annualized GAAP rent totaling $15.0 million [2]
- Two in 2022 with an annualized GAAP rent totaling $2.0 million

As of December 31, 2020, approximately 93% of owned properties are covered under master leases and approximately 94% of rental revenues come from master leases or cross-default leases.



(1) Includes annualized GAAP rent for leased properties, except for Anthem and Senior Lifestyle, and annualized interest income from mortgage loans outstanding as of December 31, 2020. See page 14 for operator disclosure.

(2) One of the two lease maturities is Brookdale which represents 94% of the annualized GAAP rent. See page 14 for Brookdale disclosure. The other lease is for a 123-bed skilled nursing center in Washington. Subsequent to December 31, 2020, we entered into an agreement, subject to standard due diligence and other contingencies, to sell this property.

ENTERPRISE VALUE

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

			DECEMBER 31, 2020	CAPITALIZATION
DEBT				
Bank borrowings - weighted average rate 1.4% [1]			$ 89,900	
Senior unsecured notes, net of debt issue costs - weighted average rate 4.4% [2]			559,482	
Total debt - weighted average rate 4.0%			649,382	29.8%
EQUITY		12/31/2020		
	No. of shares	Closing Price		
Common stock	39,242,225	$ 38.91 [3]	1,526,915	70.2%
Total Market Value			1,526,915	
TOTAL VALUE			**$ 2,176,297**	100.0%
Add: Non-controlling interest			8,404	
Less: Cash and cash equivalents			(7,772)	
ENTERPRISE VALUE			**$ 2,176,929**	
Debt to Enterprise Value			29.8%	
Debt to Annualized Adjusted EBITDAre [4]			4.3x	
Net Debt to Annualized Adjusted EBITDAre [4]			4.3x	

(1) Subsequent to December 31, 2020, we borrowed $9,000 under our unsecured revolving line of credit. Accordingly, we have $98,900 outstanding with $501,100 available for borrowing.

(2) Represents outstanding balance of $560,140, net of debt issue costs of $658. Subsequent to December 31, 2020, we paid $7,000 under our senior unsecured notes. Accordingly, we have $552,482 outstanding, net of debt issue costs, under our senior unsecured notes.

(3) Closing price of our common stock as reported by the NYSE on December 31, 2020.

(4) See page 21 for reconciliation of annualized adjusted EBITDAre.

DEBT METRICS
(DOLLAR AMOUNTS IN THOUSANDS)

LINE OF CREDIT LIQUIDITY

LEVERAGE RATIOS

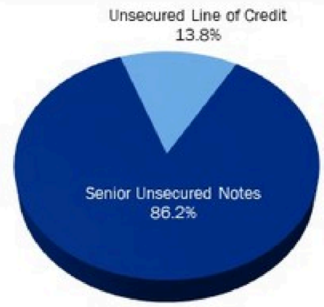
COVERAGE RATIOS

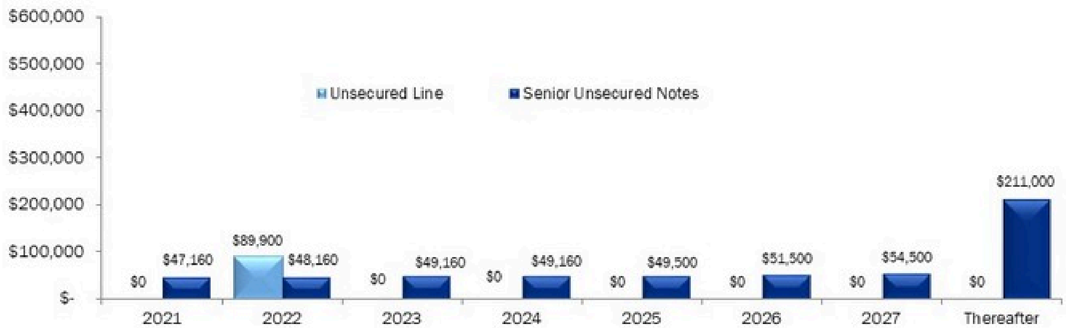
DEBT MATURITY

(AS OF DECEMBER 31, 2020, DOLLAR AMOUNTS IN THOUSANDS)

YEAR	UNSECURED LINE OF CREDIT [1]	SENIOR UNSECURED NOTES [2]	TOTAL	% OF TOTAL
2021	$ —	$ 47,160 [3]	$ 47,160	7.3%
2022	89,900	48,160	138,060	21.2%
2023	—	49,160	49,160	7.6%
2024	—	49,160	49,160	7.6%
2025	—	49,500	49,500	7.6%
2026	—	51,500	51,500	7.9%
2027	—	54,500	54,500	8.4%
Thereafter	—	211,000	211,000	32.4%
Total	$ 89,900	$ 560,140 [4]	$ 650,040 [3]	100.0%

DEBT STRUCTURE





(1) Subsequent to December 31, 2020, we borrowed $9,000 under our unsecured revolving line of credit. Accordingly, we have $98,900 outstanding with $501,100 available for borrowing.
(2) Reflects scheduled principal payments.
(3) Subsequent to December 31, 2020, we paid $7,000 under our senior unsecured notes. Accordingly, we have $553,140 outstanding and $40,160 payable during 2021.
(4) Excludes debt issue costs which are netted against the principal outstanding in the senior unsecured notes balance on our Consolidated Balance Sheets shown on page 23.

FINANCIAL DATA SUMMARY

(DOLLAR AMOUNTS IN THOUSANDS)

	12/31/20	12/31/19	12/31/18
Gross real estate assets	$ 1,711,844	$ 1,741,230	$ 1,666,842
Net real estate investments	$ 1,359,609	$ 1,390,915	$ 1,349,520
Gross asset value	$ 1,811,867	$ 1,864,705	$ 1,831,070
Total debt [1]	$ 649,382	$ 693,388	$ 645,029
Total liabilities [1]	$ 683,680	$ 728,783	$ 680,649
Total equity	$ 775,806	$ 785,426	$ 832,971

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

NON-CASH REVENUE COMPONENTS

	4Q20	1Q21 [1]	2Q21 [1]	3Q21 [1]	4Q21 [1]
Straight-line rent	$ 77	$ 682 [2]	$ (197)	$ (140)	$ (152)
Amortization of lease incentives	(109)	(114)	(114)	(114)	(114)
Effective interest	1,506	1,721 [2]	1,450	1,440	1,366
Net	$ 1,474	$ 2,289	$ 1,139	$ 1,186	$ 1,100

(1) For leases and loans in place at December 31, 2020, assuming no renewals, modifications or replacements and no new investments are added to our portfolio.
(2) 2021 rent and loan escalation were reduced by 50% in the form of a rent credit to provide financial support to the majority of our operating partners.

COMPONENTS OF RENTAL INCOME

	THREE MONTHS ENDED DECEMBER 31,		TWELVE MONTHS ENDED DECEMBER 31,	
	2020	2019	2020	2019
Cash rent	$ 34,435 [1]	$ 33,500	$132,900 [1]	$134,581
Revenue related to real estate taxes reimbursed by the operator	3,371 [2]	3,904	15,056 [2]	15,998
Straight-line rent	77 [3]	889	1,778 [3]	4,487
Straight-line rent write-off	–	–	(23,029) [4]	(1,926) [5]
Amortization of lease incentives	(109)	(104)	(611) [6]	(385)
Total rental income	$ 37,774	$ 38,189	$126,094	$152,755

(1) Quarter over quarter increase due to rent increases from acquisitions, completion of development projects and contractual rent increases partially offset by Senior Care's delinquent rent repayment in 2019. Year over year decreased due to the Preferred Care portfolio sale, Senior Lifestyle rent shortfall, abated and deferred rent and prior year's delinquent rent repayment from Senior Care partially offset by rent increases from acquisitions, completion of development projects, contractual rent increases and lease transitions.
(2) Quarter over quarter decrease due to Senior Lifestyle delinquent rent partially offset by increases from acquisitions. Year over year decrease due to quarter over quarter changes and sale of Preferred Care portfolio.
(3) Decrease due to the straight-line rent receivable write-off related to Senior Lifestyle, Genesis and another operator and normal amortization.
(4) Represents write-off of straight-line rent receivable relating to Senior Lifestyle, Genesis, and another operator.
(5) Represents the write-off of straight-line rent receivable due to a lease termination.
(6) Increase due to the write-off of Senior Lifestyle lease incentives in 2Q20.

(DOLLAR AMOUNTS IN THOUSANDS)

RECONCILIATION OF ANNUALIZED ADJUSTED EBITDAre AND FIXED CHARGES

	THREE MONTHS ENDED	FOR THE YEAR ENDED		
	12/31/20	12/31/2020	12/31/2019	12/31/2018
Net income	$ 17,665	$ 95,677	$ 80,872	$ 155,076
Less: Gain on sale of real estate, net	(44)	(44,117)	(2,108)	(70,682)
Less: Gain on insurance proceeds	—	(373) (1)	(2,111) (2)	—
Add: Loss on unconsolidated joint ventures	136 (5)	758 (5)	—	—
Add: Impairment loss from investments	3,038 (3)	3,977 (4)	5,500 (5)	—
Add: Interest expense	7,088	29,705	30,582	30,196
Add: Depreciation and amortization	9,839	39,071	39,218	37,555
EBITDAre	37,722	124,698	151,953	152,145
Add/(less): Non-recurring one-time items	—	22,841 (6)	(1,535) (7)	(3,074) (8)
Adjusted EBITDAre	**$ 37,722**	**$ 147,539**	**$ 150,418**	**$ 149,071**
Interest expense	$ 7,088	$ 29,705	$ 30,582	$ 30,196
Add: Capitalized interest	—	354	608	1,248
Fixed charges (9)	**$ 7,088**	**$ 30,059**	**$ 31,190**	**$ 31,444**
Annualized Adjusted EBITDAre	$ 150,888			
Annualized Fixed Charges	$ 28,352			
Debt (net of debt issue costs)	$ 649,382	$ 649,382	$ 693,388	$ 645,029
Net Debt (debt less cash)	$ 641,610	$ 641,610	$ 669,144	$ 642,373
Debt to Adjusted EBITDAre	4.3x	4.4x	4.6x	4.3x
Net Debt to Adjusted EBITDAre	4.3x	4.3x	4.6x	4.3x
Adjusted EBITDAre to Fixed Charges	5.3x	4.9x	4.8x	4.7x

(1) Represents gain on insurance proceeds related to roof damage at a property.
(2) Represents $2,111 gain from property insurance proceeds related to a previously sold property in Texas.
(3) Represents an impairment loss related to a 48-unit memory care community in Colorado.
(4) Relates to (3) above and an impairment loss related to a 61-unit assisted living community in Florida. Subsequent to December 31, 2020, we entered into an agreement, subject to standard due diligence and other contingencies, to sell this assisted living community for a purchase price approximately equal to the carrying value of this property.
(5) In 4Q19, we wrote down our investment in an unconsolidated joint venture ("JV") to its estimated fair value as a result of the JV entering into a contract to sell the properties comprising the JV. In 2Q20, the JV sold the properties and we incurred an additional loss of $758.
(6) Represents the $23,029 straight-line rent receivable write-off related to Senior Lifestyle, Genesis and another operator, the write-off of Senior Lifestyle's lease incentives balance ($185) offset by (1) above.
(7) Represents (2) above and $1,350 deferred rent repayment from an operator offset by $1,926 write-off of straight-line rent due to a lease termination.
(8) Represents net write-off of earn-out liabilities and the related lease incentives.
(9) Given we do not have preferred stock, our fixed-charge coverage ratio and interest coverage ratio are the same.

INCOME STATEMENT DATA

(AMOUNTS IN THOUSANDS, EXCEPT PER SHARE AMOUNTS)

	THREE MONTHS ENDED DECEMBER 30,		TWELVE MONTHS ENDED DECEMBER 30,	
	2020	2019	2020	2019
	(unaudited)		(audited)	
Revenues				
Rental income	$ 37,774	$ 38,189	$ 126,094	$ 152,755
Interest income from mortgage loans	7,909	7,683	31,396	29,991
Interest and other income	590	591	1,847	2,558
Total revenues	46,273	46,463	159,337	185,304
Expenses				
Interest expense	7,088	7,578	29,705	30,582
Depreciation and amortization	9,839	9,817	39,071	39,216
Impairment loss from real estate investments	3,036	—	3,977	—
(Recovery) provision for doubtful accounts	(2)	13	(3)	166
Transaction costs	102	90	299	365
Property tax expense	3,380	4,189	15,065	16,755
General and administrative expenses	5,216	4,541	19,710	18,453
Total expenses	28,659	26,228	107,824	105,537
Other Operating Income				
Gain (loss) on sale of real estate, net	44	(4,630)	44,117	2,106
Operating Income	17,658	15,605	95,630	81,873
Gain from property insurance proceeds	—	2,111	373	2,111
Loss on unconsolidated joint ventures	(138)	—	(758)	—
Impairment loss from investments in unconsolidated joint ventures	—	(5,500)	—	(5,500)
Income from unconsolidated joint ventures	145	415	432	2,388
Net Income	17,665	12,631	95,677	80,872
Income allocated to non-controlling interests	(92)	(89)	(384)	(346)
Net income attributable to LTC Properties, Inc.	17,573	12,542	95,293	80,526
Income allocated to participating securities	(103)	(93)	(422)	(391)
Net income available to common stockholders	$ 17,470	$ 12,449	$ 94,871	$ 80,135
Earnings per common share:				
Basic	$0.45	$0.31	$2.42	$2.03
Diluted	$0.45	$0.31	$2.42	$2.02
Weighted average shares used to calculate earnings per common share:				
Basic	39,062	39,588	39,179	39,571
Diluted	39,147	39,775	39,264	39,758
Dividends declared and paid per common share	$0.57	$0.57	$2.28	$2.28

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

	DECEMBER 31, 2020	DECEMBER 31, 2019
ASSETS		
Investments:		
Land	$ 127,774	$ 126,703
Buildings and improvements	1,324,227	1,295,899
Accumulated depreciation and amortization	(349,643)	(312,642)
Operating real estate property, net	1,102,358	1,109,960
Properties held-for-sale, net of accumulated depreciation: 2020—$0; 2019—$35,113	—	26,856
Real property investments, net	1,102,358	1,136,816
Mortgage loans receivable, net of loan loss reserve: 2020—$2,592; 2019—$2,560	257,251	254,099
Real estate investments, net	1,359,609	1,390,915
Notes receivable, net of loan loss reserve: 2020—$146; 2019—$181	14,465	17,927
Investments in unconsolidated joint ventures	11,340	19,003
Investments, net	1,385,414	1,427,845
Other assets:		
Cash and cash equivalents	7,772	4,244
Debt issue costs related to bank borrowings	1,324	2,164
Interest receivable	32,746	26,586
Straight-line rent receivable	24,452	45,703
Lease incentives	2,462	2,552
Prepaid expenses and other assets	5,316	5,115
Total assets	$ 1,459,486	$ 1,514,209
LIABILITIES		
Bank borrowings	$ 89,900	$ 93,900
Senior unsecured notes, net of debt issue costs: 2020—$658; 2019—$812	559,482	599,488
Accrued interest	4,216	4,983
Accrued expenses and other liabilities	30,082	30,412
Total liabilities	683,680	728,783
EQUITY		
Stockholders' equity:		
Common stock: $0.01 par value; 60,000 shares authorized; shares issued and outstanding: 2020—39,242; 2019—39,752	392	398
Capital in excess of par value	852,780	867,346
Cumulative net income	1,388,775	1,293,482
Cumulative distributions	(1,474,545)	(1,384,283)
Total LTC Properties, Inc. stockholders' equity	767,402	776,943
Non-controlling interests	8,404	8,483
Total equity	775,806	785,426
Total liabilities and equity	$ 1,459,486	$ 1,514,209

FUNDS FROM OPERATIONS – RECONCILIATION OF FFO AND FAD

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

	THREE MONTHS ENDED DECEMBER 31,		TWELVE MONTHS ENDED DECEMBER 31,	
	2020	2019	2020	2019
GAAP net income available to common stockholders	$ 17,470	$ 12,449	$ 94,871	$ 80,135
Add: Impairment loss from investments	3,036	5,500	3,977	5,500
Add: Depreciation and amortization	9,839	9,817	39,071	39,216
Add: Loss on unconsolidated joint ventures	138	—	758	—
(Less)/Add: (Gain) Loss on sale of real estate, net	(44)	4,630	(44,117)	(2,106)
NAREIT FFO attributable to common stockholders	$ 30,439	$ 32,396	$ 94,560	$ 122,745
NAREIT Diluted FFO attributable to common stockholders per share	$0.76	$0.81	$2.41	$3.06
NAREIT FFO attributable to common stockholders	$ 30,439	$ 32,396	$ 94,560	$ 122,745
Add: Non-recurring items	—	(2,111) [1]	22,841 [2]	(1,535) [3]
FFO attributable to common stockholders, excluding non-recurring items	$ 30,439	$ 30,285	$ 117,401	$ 121,210
NAREIT FFO attributable to common stockholders	$ 30,439	$ 32,396	$ 94,560	$ 122,745
Non-cash income:				
Less: Straight-line rental income	(77)	(889)	(1,778)	(4,487)
Add: Amortization of lease incentives	109	104	611 [4]	385
Add: Other non-cash expense	—	—	23,029 [5]	1,926 [6]
Less: Effective interest income from mortgage loans	(1,506)	(1,481)	(6,154)	(5,842)
Less: Deferred income from unconsolidated joint ventures	—	—	—	(18)
Net non-cash income	(1,474)	(2,266)	15,708	(8,036)
Non-cash expense:				
Add: Non-cash compensation charges	1,781	1,627	7,012	6,565
Add: Non-cash interest related to earn-out liabilities	—	—	—	—
Less: Capitalized interest	—	(167)	(354)	(608)
Net non-cash expense	1,781	1,460	6,658	5,957
Funds available for distribution (FAD)	30,746	31,590	116,926	120,666
Less: Non-recurring income	—	(2,111) [1]	(373) [7]	(3,461) [8]
Funds available for distribution (FAD), excluding non-recurring items	$ 30,746	$ 29,479	$ 116,553	$ 117,205

(1) Gain from insurance proceeds related to a previously sold property in Texas.
(2) Represents (4) and (5) below offset by (7) below.
(3) Represents (8) below offset by (6) below.
(4) Includes the write-off of Senior Lifestyle's lease incentives balances ($185).
(5) Represents the $23,029 straight-line rent receivable write-off related to Senior Lifestyle, Genesis, and another operator. See page 14 for operator disclosures.
(6) Represents $1,926 write-off of straight-line rent receivable due to a lease termination.
(7) Represents a gain on insurance proceeds related to roof damage at a property.
(8) Represents $1,350 deferred rent repayment from an operator and (1) above.

FUNDS FROM OPERATIONS – RECONCILIATION OF FFO PER SHARE

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

	FFO		FAD	
FOR THE THREE MONTHS ENDED DECEMBER 31,	**2020**	**2019**	**2020**	**2019**
FFO/FAD attributable to common stockholders	$ 30,439	$ 32,396	$ 30,746	$ 31,590
Non-recurring one-time items	—	(2,111) (1)	—	(2,111) (1)
FFO/FAD attributable to common stockholders excluding non-recurring items	30,439	30,285	30,746	29,479
Effect of dilutive securities:				
Participating securities	103	93	103	93
Diluted FFO/FAD	$ 30,542	$ 30,378	$ 30,849	$ 29,572
Shares for basic FFO/FAD per share	39,062	39,588	39,062	39,588
Effect of dilutive securities:				
Stock options	—	3	—	3
Performance-based stock units	85	184	85	184
Participating securities	180	164	180	164
Shares for diluted FFO/FAD per share	39,327	39,939	39,327	39,939

	FFO		FAD	
FOR THE TWELVE MONTHS ENDED DECEMBER 31,	**2020**	**2019**	**2020**	**2019**
FFO/FAD attributable to common stockholders	$ 94,560	$ 122,745	$ 116,926	$ 120,666
Non-recurring one-time items	22,841 (2)	(1,535) (3)	(373) (4)	(3,461) (5)
FFO/FAD attributable to common stockholders excluding non-recurring items	117,401	121,210	116,553	117,205
Effect of dilutive securities:				
Participating securities	422	391	422	391
Diluted FFO/FAD	$ 117,823	$ 121,601	$ 116,975	$ 117,596
Shares for basic FFO/FAD per share	39,179	39,571	39,179	39,571
Effect of dilutive securities:				
Stock options	—	4	—	4
Performance based stock units	85	184	85	184
Participating securities	174	162	174	162
Shares for diluted FFO/FAD per share	39,438	39,921	39,438	39,921

(1) Gain from insurance proceeds related to a previously sold property in Texas.
(2) Represents the write-off of Senior Lifestyle's straight-line rent receivable ($17,557) and lease incentives ($185) and the $5,472 straight-line rent receivable write-off of Genesis and another operator offset by (4) below. See page 14 for operator disclosures.
(3) Represents (5) below offset by $1,926 straight-line rent receivable write-off due to a lease termination.
(4) Represents a gain on insurance proceeds related to roof damage at a property.
(5) Represents $1,350 deferred rent repayment from an operator and (1) above.

GLOSSARY

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 (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.

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 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.

Provider Relief Fund ("PRF"): Formally known as the Public Health and Social Service Emergency Fund, the PRF was established under the Coronavirus Aid, Relief, And Economic Security Act passed on March 27, 2020 to provide relief to hospitals and healthcare providers on the front lines of the coronavirus response. The initial allocation to the PRF was $100 billion, which was subsequently increased to $175 billion under the Paycheck Protection Program and Healthcare Enhancement Act. The Provider Relief Fund excludes, among other mechanisms of coronavirus-related support, funds from the Paycheck Protection Program (PPP), suspension of the Medicare sequestration cut, and increases to the Federal Medical Assistance Percentages (FMAP).

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/lease transition 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 properties acquired in lease-up.

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