

PEOPLE. PLANET. PURPOSE.

2023-2024 LTC Corporate Responsibility Report





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ABOUT THIS REPORT: This Corporate Responsibility Report highlights the progress of the environmental, social, and governance (ESG) accomplishments, policies, and related performance of LTC Properties, Inc. It includes links and/or references to other pertinent sources, including LTC's most recent [proxy statement](#) and [website](#), that contain additional information about LTC's achievements, policies, and performance. In preparing this report, we referenced the Sustainability Accounting Standards Board (SASB) standards and describe our alignment with the specific United Nations Sustainable Development Goals (SDGs) that we believe best align with our business activities and key priorities. Unless otherwise indicated, financial data in this report is as of September 30, 2024.

FORWARD-LOOKING STATEMENTS: This report 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 our company's expectations, beliefs, intentions, or strategies regarding the future. All statements other than historical facts contained in this proxy statement are forward-looking statements. These forward-looking statements involve a number of risks and uncertainties. Please see our company's most recent Annual Report on Form 10-K, subsequent Quarterly Reports on Form 10-Q, and 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 proxy statement are based on information available to our company on the date hereof, and we assume no obligation to update such forward-looking statements. Although our 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 our company may differ materially from any forward-looking statements due to the risks and uncertainties of such statements.

A Message from our Executive Chairman

Greetings,

I am proud to share LTC's latest Corporate Responsibility Report. For more than three decades, corporate responsibility has been a core value of our company. It is integral to what we do and how we do it. It governs the relationships we build with the operators of our properties, our talented team, and our shareholders. At LTC, we focus on creating long-term value for all stakeholders, meeting today's needs while preparing for the opportunities and challenges of tomorrow.

We are in the business of investing in real estate assets and providing financing for our operating partners to meet the growing demand for seniors housing and care needs. As a capital provider and triple-net lessor, our role in promoting sustainability is unique. While we do not directly oversee property operations, we partner with operators who are aligned with our corporate goals of responsible growth, effective risk management, and corporate stewardship. These partnerships with our operators have been and will continue to be key to our success.

The need for seniors housing and care is growing rapidly, with over 11,000 Americans turning 65 every day through 2027. LTC is well-positioned to help meet this demand. By strategically allocating capital, we are able to enhance our portfolio while delivering strong, risk-adjusted returns to our shareholders. At the same time, we remain committed to supporting our operators and encouraging them to adopt best practices that will create value to benefit their residents, their businesses, and their communities.

I would also like to recognize our LTC team. As a relatively small organization, our success is driven by the expertise, creativity, shared values, and dedication of our people. Every team member is accountable to each other and to delivering results that matter to all our stakeholders. Their collaborative spirit and innovative solutions are vital to the value we create.

We are better positioned than ever to deliver long-term, responsible, and sustainable growth that benefits our shareholders, our operators and partners, our employees, and the communities we serve. I look forward to sharing our progress with you.



*AT LTC, WE FOCUS ON CREATING LONG-TERM VALUE FOR ALL STAKEHOLDERS,
MEETING TODAY'S NEEDS WHILE PREPARING FOR THE OPPORTUNITIES
AND CHALLENGES OF TOMORROW.*

A handwritten signature in black ink that reads "Wendy Simpson".

WENDY SIMPSON
EXECUTIVE CHAIRMAN

About LTC Properties, Inc.

LTC PROPERTIES, INC. (NYSE: LTC) is a self-administered real estate investment trust (REIT) investing in seniors housing and healthcare properties primarily through sale-leaseback transactions, mortgage financing, joint ventures, and structured finance solutions, including preferred equity and mezzanine lending. LTC is a trusted partner in seniors housing and healthcare investments, recognized for delivering flexible financing options that create value for our operators, stakeholders, and LTC itself. We are headquartered in Westlake Village, Calif., and have investments in 191 properties in 25 U.S. states.

We invest in purpose-built properties that cater to the needs of America’s aging population and those who need care. LTC’s portfolio encompasses Independent Living, Assisted Living, Memory Care, and Skilled Nursing.

Our primary objective is to build and grow a diversified portfolio that delivers long-term value to our shareholders through consistent monthly dividends and returns on investment. To meet this objective, we seek 1) properties operated by regional operators, ideally offering the opportunity to earn profits from operations, and 2) properties that provide LTC with portfolio diversification across geography, operator, property type, and investment vehicle.

OUR BUSINESS (as of Sept. 30, 2024)



OUR PORTFOLIO (as of Sept. 30, 2024)



MEETING A GROWING NEED

LTC invests in properties that deliver critical services to a growing portion of the U.S. population. That's why it is essential that we operate in ways to ensure the sustainability of our enterprise. We believe in fostering strong relationships with operators to create mutually beneficial outcomes. By providing access to innovative capital solutions, our operators can focus on running their business without the burden of raising capital, ultimately enhancing long-term value for our shareholders. This approach allows us to maintain the trust and alignment necessary for sustainable success.



THE U.S. POPULATION AGED 85+ IS EXPECTED TO INCREASE BY 59% IN THE NEXT DECADE, RISING FROM 7 MILLION IN 2025 TO OVER 11 MILLION BY 2035 AND APPROACHING 16 MILLION BY 2045.

(U.S. Census Bureau)

THE INCREASING NUMBER OF OLDER ADULTS, PARTICULARLY THOSE AGED 85 AND ABOVE, HAS SIGNIFICANT IMPLICATIONS FOR HEALTHCARE AND DEMAND FOR OUR PRODUCTS.



Corporate Responsibility: Our Approach

From our earliest days, LTC has been guided by a shared conviction to operate responsibly. We strive to cultivate long-term, sustainable enterprise value through an ecosystem that includes all key stakeholders. As a capital partner and triple-net lessor in the seniors housing and healthcare properties sector, we seek to align our operators' interests with innovative capital solutions that create shared success. We believe this multi-stakeholder approach has been essential to our success for the past three decades, and we remain firmly committed to continuing to operate in this way.



Our corporate responsibility strategy also emphasizes stakeholder engagement to ensure our initiatives continue to be relevant, yield positive impacts, and are in the best interests of all our stakeholders. Our Board of Directors plays a key role in evaluating our corporate responsibility strategy, prioritizing the areas we can control to enhance business resiliency and contribute to our long-term success. We have a Board-level ESG committee dedicated to overseeing LTC's environmental, health, safety, and social matters. This committee, which meets at least four times annually, includes the full Board and is chaired by Ms. Cornelia Cheng, who has extensive experience in corporate responsibility.

Additionally, LTC has an internal working group with management representation from every department in the company, focused on setting and executing corporate responsibility and sustainability goals. Senior management reports to the Board committee at least four times per year to provide updates on progress and initiatives.

We have launched programs designed to support our tenant operators in adopting sustainable business and operational practices that benefit not only the environment and our investments but also enhance their own financial stability. Our ability to provide attractive financing and incentives further demonstrates our commitment to supporting the integration of sustainable opportunities into their operations. We evaluate all opportunities with the same rigorous discipline that we bring to our investment decisions.



PEOPLE

EMPOWERING PEOPLE
AND COMMUNITIES

**Foster an inclusive work environment
that supports team fulfillment
and community needs.**

- Respect our employees
- Fairness and inclusion
- Employee engagement
- Training and development
- Community and industry engagement



PLANET

PROTECTING AND
CONSERVING
THE ENVIRONMENT

**Promote environmental stewardship
in our operations and encourage
operators to do the same.**

- Climate risk management
- Partnering with our tenant operators
- Our own environmental performance



PURPOSE

GOVERNING FOR TODAY
AND THE FUTURE

**Conduct business responsibly
and ethically to maintain our position
as a trusted leader.**

- Board of Directors oversight
- Ethical business conduct
- Whistleblower protection
- Engaging with stakeholders
- Cybersecurity management

Key Accomplishments:

Through these efforts, we continue to advance our corporate responsibility objectives while maintaining a strong commitment to disciplined investment practices.

PEOPLE

- **Company Policies:** Completed annual updates to company policies
- **Employee Engagement Survey:** Completed annual Employee Engagement survey
- **Enhanced Communication:** Initiated quarterly Town Hall meetings as a result of employee feedback
- **United Nations Sustainable Development Goals (UNSDGs):** Continued to align activities to select UNSDGs
- **Industry Participation and Support:** Continued financial support of and participation in industry charities and associations

PLANET

- **Green Lease Provisions:** Added "green lease" clauses to new and amended leases for more than 100 properties
- **Environmental Underwriting:** Enhanced underwriting processes to incorporate environmental assessments
- **Climate Risk Assessment:** Conducted annual portfolio reviews to assess and address climate-related risks at our properties
- **Carbon Offsets:** Purchased offsets equating to 790 tonnes of CO2
- **Tenant Operator Support:** Engaged third-party experts at LTC's expense to monitor utilities, assess properties, and recommend sustainable, cost-effective solutions and best practices for the management of LTC properties
- **Created E-Playbook:** Developed a resource for operators to access an array of sustainable products and services
- **Capital Improvement Allowances for Sustainable Projects:** Provided capital at reduced financing rates for property redevelopment, expansions, and renovations
- **LED Lighting Projects:** Invested over \$1 million and financed an additional \$1.9 million in retrofits

PURPOSE

- **Board Refresh:** Elected two new directors to the LTC Board
- **Proxy Update:** Introduced additional content and disclosures in our proxy
- **Enhanced Cybersecurity Practices:** Implemented new cybersecurity measures and increased employee training

Our People

We foster an environment in which respect, collaboration, dignity, transparency, and integrity are embedded in our daily interactions and how we conduct business with all stakeholders. These principles, as outlined in our [Human Capital and Human Rights](#) policy, have enabled us to attract, develop, and retain high-caliber, talented employees and Board members with a wide range of backgrounds and skill sets, ultimately contributing to the collective success of our company.

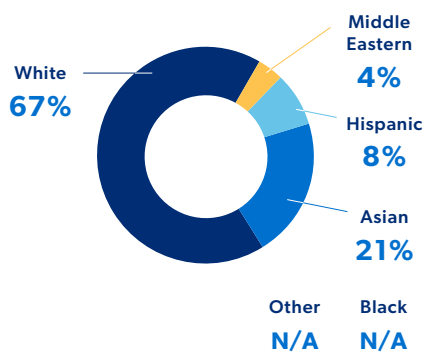
LTC DOES NOT DISCRIMINATE BASED ON AN INDIVIDUAL'S RACE, GENDER, AGE, COLOR, RELIGION, NATIONAL ORIGIN, MENTAL OR PHYSICAL DISABILITY, SEXUAL ORIENTATION, ANCESTRY, GENETIC INFORMATION, MILITARY OR VETERAN STATUS, CREED, PREGNANCY, MARITAL STATUS, CITIZENSHIP, GENDER IDENTITY, GENDER EXPRESSION, OR ANY OTHER STATUS PROTECTED BY APPLICABLE LAW.

(as of Sept. 30, 2024)

TOTAL EMPLOYEES

24

WORKFORCE COMPOSITION



AVERAGE DIRECTOR TENURE



EXECUTIVE OFFICERS



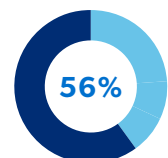
AVERAGE EMPLOYEE TENURE



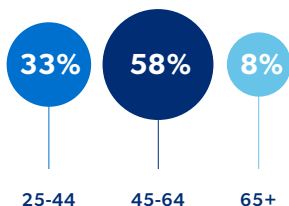
ANNUAL TURNOVER



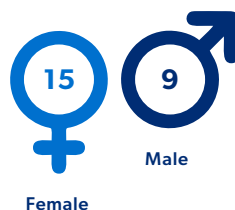
WOMEN IN MANAGEMENT POSITIONS



AGE



GENDER



BOARD COMPOSITION



EMPLOYEE ENGAGEMENT

We know that an engaged team is key to our long-term success, which is why we conduct employee engagement surveys on a regular basis. These surveys enable us to better understand employee sentiment and concerns, and provide an avenue for feedback on a wide range of workplace issues.

IN OUR 2023 SURVEY,
100%
OF EMPLOYEE RESPONDENTS
SAID THEY STRONGLY
AGREED OR AGREED WITH
THE STATEMENTS THAT THEY
ENJOYED WORKING AT LTC
AND THAT THEY FOUND
THEIR WORK ENGAGING.

When asked if they had the information and resources to do their job effectively, 90% of respondents strongly agreed or agreed that they did. And 100% of respondents strongly agreed or agreed that they had confidence in the leaders of LTC. When asked for new suggestions, respondents asked for additional communication from our senior leaders, which led to the initiation of quarterly Town Halls with the entire LTC team.

We believe in sharing our success with our employees and offer fair and competitive compensation at or above reasonable living wage standards. Furthermore, we offer all full-time employees a comprehensive package of benefits to support their health and financial well-being. A list of our benefits can be found below.

LTC EMPLOYEE BENEFITS PROGRAM

MEDICAL PLANS Pay 100% of healthcare premiums for employees and all eligible dependents	401(K) PLAN Offer a 401(k) retirement plan with an employer matching contribution program	PAID TIME OFF Flexible paid time off program for all employees
DENTAL & VISION PLANS Pay 100% of premiums for employees and all eligible dependents	DISCRETIONARY BONUSES Eligible employees have opportunities to earn discretionary bonuses	PAID HOLIDAYS LTC has 10 paid holidays annually
LIFE INSURANCE Employer-funded life insurance	PROFESSIONAL DEVELOPMENT Internal and external programs to promote professional and personal development	FAMILY/PREGNANCY LEAVE PROGRAM Leave for new parents and leave for pregnancy-related disabilities
DISABILITY INSURANCE Employer-funded short- and long-term disability insurance	FLEXIBLE WORK LOCATIONS Hybrid work environment for eligible corporate office employees	ORGAN & BONE MARROW DONATION LEAVE Paid time off
EMPLOYEE ASSISTANCE PROGRAM An external program to support employees' mental health and well-being	BEREAVEMENT LEAVE Paid time off to an employee following the death of a family member	DISABILITY & MEDICAL LEAVE Leave, if necessary, to accommodate a workplace injury or qualified disabled worker



TRAINING AND DEVELOPMENT

We are committed to fostering continuous learning and professional growth across all departments. Our employees actively participate in targeted training and development programs to enhance their skills, stay current with industry standards, and achieve certifications relevant to their fields. On average, LTC employees complete a minimum of 12 hours of training per year. Examples include:

ACCOUNTING: Staying current with certifications and attending webinars, including a Certificate of Accounting program at UCLA Extension

HUMAN RESOURCES: Achieving certifications such as the Society for Human Resource Management (SHRM) certification in Leading Workplace Investigations

CYBERSECURITY: Engaging in ongoing training programs and earning advanced certifications to address evolving risks

ASSET MANAGEMENT: Participating in regular demonstrations of new products and technology to stay informed about industry innovations and share newfound intelligence with operators

BUSINESS DEVELOPMENT: Completing the NIC Academy Certified Senior Housing Investment Professional (CSHIP) program

THROUGH THESE AND OTHER INITIATIVES, WE CONTINUE TO ENSURE THAT OUR TEAM MEMBERS REMAIN EQUIPPED WITH THE KNOWLEDGE AND EXPERTISE NECESSARY TO EXCEL IN THEIR ROLES, FURTHER DEVELOP PROFESSIONALLY, AND CONTRIBUTE TO THE COMPANY'S SUCCESS.

COMMUNITY & INDUSTRY ENGAGEMENT

The LTC team is an enthusiastic participant in a number of charitable events. As in past years, individual employees and the company participated in the local *Spark of Love Toy Drive* and the annual *Walk to End Alzheimer's* event. LTC also provided financial contributions to the *Alzheimer's Vision Gala* and *Bridgetown Bash*. This year, LTC was an event sponsor for the *Hilarity for Charity: Bringing Light to Alzheimer's*, which was a huge success.

Jason Zuccari,
Hamilton Insurance and
Hilarity for Charity Board Member



EVERESTING CHALLENGE

PRINCIPALS FROM OUR OPERATING PARTNER ANTHEM, ISAAC SCOTT AND LEWIS MCCOY, TACKLED AN EVERESTING CHALLENGE TO RAISE MONEY TO SUPPORT THEIR COMPANY'S EMPLOYEE RESOURCE FUND, WHICH PROVIDES FINANCIAL RELIEF TO STAFF MEMBERS DEALING WITH A CRISIS. THE EVERESTING CHALLENGE WAS A CLIMB FROM SNOWBASIN LODGE (UT) TO THE TOP OF MT. OGDEN AND THEN REPEATING THAT 13 TIMES IN ONE DAY TO TOTAL 29,029 VERTICAL FEET, WHICH EQUALS THE ELEVATION FROM SEA LEVEL TO THE PEAK OF MT. EVEREST. LTC WAS THRILLED TO SUPPORT THE SUCCESSFUL EFFORTS OF OUR OPERATING PARTNER.

(L to R): Isaac Scott and Lewis McCoy

We support industry associations by engaging in advocacy on key industry issues when appropriate. This typically includes participating in events, writing letters, or providing input when requested and deemed necessary. LTC made no political contributions in 2023 and 2024.



LTC'S NEW CORPORATE HEADQUARTERS

In 2024, LTC relocated its headquarters to a different building in Westlake Village, Calif. The building is certified as Energy Star and includes a wide variety of sustainable features and enhancements for our employees. We continue to incorporate sustainable practices at our new location to reduce our environmental footprint, including purchasing green supplies for the kitchen and recycled paper and office supplies whenever possible. In addition, we issued Rocketbooks – reusable, digital notebooks – to all employees and implemented digitizing processes to discourage and reduce paper use.

EACH MEMBER OF OUR TEAM WAS GIVEN A REUSABLE GLASS BOTTLE TO ENCOURAGE HYDRATING AND HEALTHY HABITS, AND DISCOURAGE AND REDUCE THE USE OF DISPOSABLE BOTTLES.



LED lights throughout building are on motion sensors and timers		Recycling bins	Temperature control		Participating in organic composting
	Standing desks with anti-fatigue mats	Low flow toilets		Access to a gym	Ergonomic desk chairs
Hands-free water dispensers for reusable bottles			Healthy snacks	Outdoor BBQ and large screen TV to promote socialization	

Planet

ENVIRONMENTAL RESPONSIBILITY AND SUSTAINABILITY

At LTC, we are committed to implementing environmentally sustainable practices in our own operations, and encouraging, incentivizing, and assisting our operators in their efforts to address environmental opportunities and challenges. We have already added “green lease” clauses to new and amended leases for more than 100 properties. In addition, we have enhanced our underwriting processes to incorporate environmental assessments. Details of our approach are outlined in our [Environmental Sustainability Policy](#).

In our own operations, we continue to identify new ways to reduce our carbon footprint. For example, from 2022 through 2024, we steadily increased the number of carbon offsets we purchased.

PARTNERING WITH OPERATORS

As a predominantly triple-net lessor and capital provider, we recognize that the most impactful way to drive environmentally sustainable initiatives is by supporting and empowering our operators. We aim to support our operators in identifying environmentally responsible opportunities to enhance their operational efficiency. These efforts deliver a multi-stakeholder benefit: they reduce environmental impact, contribute to the quality of life in the communities where they operate, benefit their financial performance, and increase the value of our investments.

We continue to offer complimentary consultations with third-party experts to help tenant operators identify and implement sustainable operational improvements, emphasizing both proactive measures and remediation efforts. Once these opportunities are identified, we offer attractive financing and other incentives to encourage them to integrate sustainability measures into their operations.

To further advance these efforts, we partnered with a well-respected consultant in the healthcare REIT sector to create a compendium of information to guide our operators’ efforts. The result was an Environmental Playbook (E-Playbook) which we share with our operators. Key resources in the E-Playbook include:

- Identifying a team of external resources that are already working with other operators across geographies
- Comprehensive list of environmentally sustainable solutions, ranging from easily implemented measures (e.g., LED lighting) to more complex solutions (e.g., upgraded HVAC systems)
- Establishing ongoing relationships with national vendors, utility companies, and third-party program administrators to advance an operator’s sustainability efforts
- Identifying a variety of rebate programs to further incentivize the implementation of various measures

ACCORDING TO ENERGYSTAR, LED LIGHT BULBS ARE UP TO **90% MORE EFFICIENT**, LAST 15% LONGER, AND OFFER GREATER LIFETIME SAVINGS COMPARED TO TRADITIONAL BULBS. ONE OF LTC’S OPERATORS RECENTLY COMPLETED A MULTI-YEAR UPGRADE OF LIGHTING AT NEARLY 20 PROPERTIES WITH THE HELP OF LTC’S FINANCING. IN THE FIRST YEAR, THIS OPERATOR REDUCED ITS OVERALL ELECTRICITY CONSUMPTION BY 4.5%* AND EXPECTS THOSE SAVINGS TO RISE IN FUTURE YEARS.

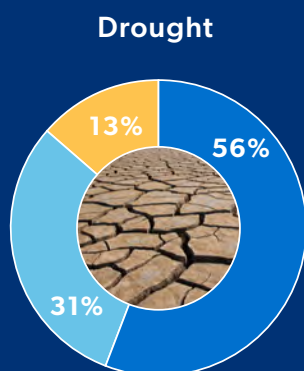
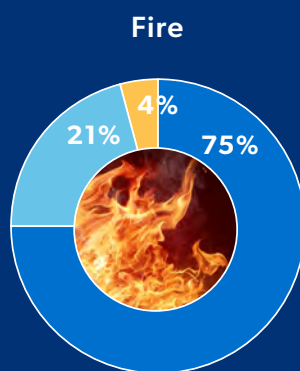
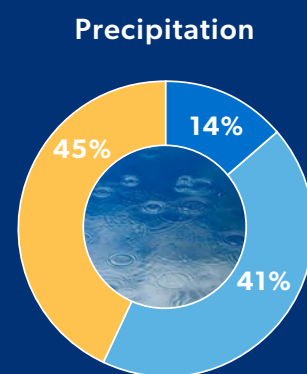
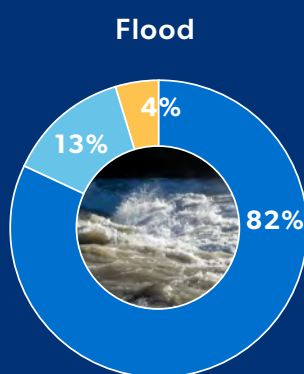
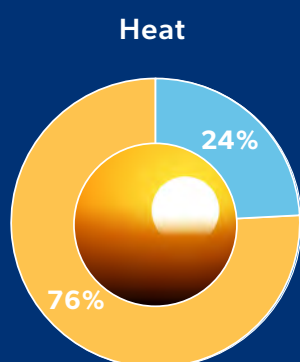
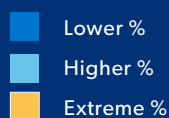
*Based on the annual reduction of total kWh electrical usage for the 2023 calendar period.



MANAGING CLIMATE RISK

We recognize the importance of identifying and addressing climate-related concerns. This is a key area of interest for our employees, operators, investors, and the communities where we have properties. As part of our efforts, we conduct annual reviews of our portfolio utilizing ClimateCheck® Enterprise Risk Application. This process encompasses a review of current and longer-term climate change risk analyses, including both physical and transition risks, for each property. This information is used to identify and measure risk at the portfolio level, and is shared with operators so they can identify measures that may prevent or reduce property damage before extreme weather events occur, as well as prioritize opportunities for water and energy efficiency improvements.

CLIMATECHECK® CLIMATE CHANGE RISK ANALYSIS FOR LTC PROPERTY PORTFOLIO *as of September 30, 2024*



THESE RATINGS REFLECT HAZARD RISK AT A PROPERTY RELATIVE TO THE REST OF THE CONTIGUOUS U.S. RATINGS ARE BASED ON PROJECTED 2050 RISK AND THE CHANGE FROM HISTORICAL RISK.

Purpose

Good corporate governance is rooted in ethics, integrity, accountability, and transparency. We've built our business on sound governance principles and practices to ensure we remain a trusted leader in our sector. These principles and practices are the foundation of sustainable value creation, fostering stakeholder trust, and driving responsible business practices. Since our last report, our legal and compliance team has received no complaints or issues of concern via LTC's internal reporting systems.

WELCOME NEW BOARD MEMBERS



DAVID L. GRUBER

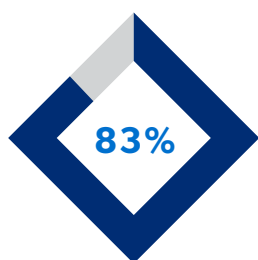
Mr. Gruber brings experience from a multi-decade career in investment banking and capital markets to our Board, including his current role as a capital markets and investment consultant at Venture Visionary Partners. He spent 25 years in various roles at KeyBanc Capital Markets, and he chaired and was a member of its Equity Commitment and Capital Committees. In these roles, Mr. Gruber's responsibilities included corporate finance, the structuring and execution of various equity products, as well as governance, compliance, and risk management. He is also a member of the advisory board for Cleveland Central Catholic High School in Cleveland, Ohio, and has served on numerous nonprofit organization boards. Mr. Gruber chairs LTC's Investment Committee.



BRADLEY J. PREBER

With more than 40 years of experience in financial and executive positions, including serving as CEO of public accounting firm Grant Thornton LLP, Mr. Preber has vast expertise in finance including financial reporting and controls, risk assessment, and cybersecurity oversight. He was a member of the Center for Audit Quality from June 2019 through July 2022. In addition to serving on the LTC Board, Mr. Preber is a director and Chair of the Audit Committee of The Plaza Group, as well as a director for Diné Development Company. He also has been a Trustee for the University of New Mexico Foundation since 2021. Mr. Preber chairs LTC's Audit Committee.

Independent



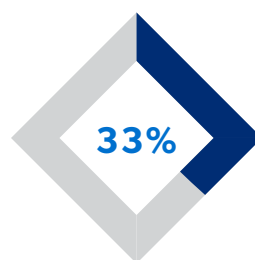
● Independent (5) – 83%
● Non-independent (1) – 17%

Tenure



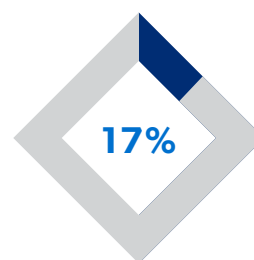
● 0-5 years (3) – 50%
● 10+ years (3) – 50%

Gender



● Female (2) – 33%
● Male (4) – 67%

Ethnicity



● Non-white (1) – 17%
● White (5) – 83%

ENHANCING CYBERSECURITY

Ensuring the security of our systems and data is a critical priority. The Board and the Audit Committee oversee cybersecurity, and are assisted by internal and external subject matter experts as needed.

We have further enhanced our comprehensive cybersecurity program to include additional employee education and training, advanced technologies, and third-party partnerships to mitigate risks and safeguard our operations.

OVER THE PAST THREE YEARS, LTC HAS NOT EXPERIENCED ANY MATERIAL LOSSES, PENALTIES, BREACHES, OR SETTLEMENTS DUE TO INFORMATION TECHNOLOGY FAILURES, DATA BREACHES, OR CYBERSECURITY INCIDENTS.



EMPLOYEE EDUCATION

- Monthly training modules and simulated phishing campaigns through our partnership with [KnowBe4](#)
- Comprehensive cybersecurity training for new hires
- Quarterly strategy sessions with our Director of Information Technology and KnowBe4 to continuously improve training and awareness



THIRD-PARTY TESTING AND INSURANCE:

- Retained a third-party vendor to conduct regular security testing and address vulnerabilities
- Maintain cybersecurity insurance to mitigate financial risks associated with incidents like social engineering and system fraud

AUTHENTICATION AND MONITORING:

- Implementation of DUO for mandatory multi-factor authentication upon login for all employees
- Collaboration with Sophos MTR to assess and strengthen our security posture
- Annual reviews of vendor security protocols for those interacting with financial data

STAKEHOLDER ENGAGEMENT

Engaging with key stakeholders across a broad range of issues is essential to our success. We believe that fostering an open dialogue enables us to provide relevant updates and hear about their interests and concerns in a timely manner. Here is a sampling of our ongoing engagement activities.

EMPLOYEES

We conduct an annual Employee Engagement survey to measure engagement and satisfaction.

This, along with regular access to all levels of management, provides us with actionable feedback that helps us attract and retain the highest quality talent.

OPERATORS

We strive to maintain strong relationships with our operators focusing on areas that lead to shared success. We provide open access to LTC decision-makers and host collaborative mindshare sessions and educational calls on regulatory topics.

STOCKHOLDERS/INVESTORS/

We value our stockholders' perspectives and engage with them in a variety of ways, including one-on-one meetings, at investor conferences and roadshows, and on quarterly earnings calls. We also regularly communicate updates on our business performance and key developments through press releases, our company website, and SEC filings. These efforts ensure our disclosures continue to be transparent, timely, and accessible.

INDUSTRY

We are actively engaged with our industry to help foster positive change. We support and participate in multiple industry associations and sponsor select industry conferences. We also host networking events to increase collaboration and engage with various ESG ratings organizations.



LTC PARTICIPATED IN THE NYSE/DELOITTE REIT BOARD MEMBER FORUM, WHICH IS DESIGNED TO ADDRESS THE PIVOTAL ISSUES SHAPING BOARD GOVERNANCE TODAY. THE FORUM IS OPEN TO DIRECTORS OF NYSE-LISTED REITS.

(L to R): Director David L. Gruber, Executive Chairman Wendy Simpson, Director Bradley J. Preber and Co-President & Co-CEO Pam Kessler

STANDARDS AND FRAMEWORKS

LTC's Board of Directors and management team have committed to aligning with select United Nations Sustainable Development Goals (SDGs) and providing disclosures in accordance with the Sustainability Accounting Standards Board (SASB), a guidance framework that sets standards for the disclosure of financially material sustainability information by companies.

UNITED NATIONS SDGs



Goal 3: Good Health and Well-Being

WHY WE ALIGN:

LTC invests in seniors housing and skilled nursing facilities, directly contributing to the health and well-being of aging populations. By partnering with operators who prioritize high-quality care and safe living environments, LTC helps ensure that older adults receive the support and services they need.

In addition, we pay 100% of the healthcare premiums for employees and all eligible dependents for medical, dental, and vision coverage. We also offer paid time off, paid holidays, bereavement leave, employer-funded life and disability insurance, an employee assistance program, disability and medical leave, family and pregnancy leave, and organ and bone marrow donation leave.



Goal 5: Gender Equality

WHY WE ALIGN:

We recognize, value, and are grateful for the unique individuals who are members of our team, 60% of which are female and two-thirds of our executive team are women. Our Board of Directors has two women and four men.



Goal 8: Decent Work and Economic Growth

WHY WE ALIGN:

LTC supports regional, growth-oriented operators that generate jobs in senior care communities across the U.S. Additionally, LTC fosters a supportive employment experience for its own team, focused on employee growth and a welcoming workplace.



Goal 9: Industry, Innovation, and Infrastructure

WHY WE ALIGN:

LTC invests in the construction and improvement of seniors housing and care facilities, contributing to critical infrastructure for an aging population. LTC also encourages sustainable building practices and innovative solutions in facility operations, and supports renovations and updates to meet modern safety standards.



Goal 11: Sustainable Cities and Communities

WHY WE ALIGN:

By financing and maintaining seniors housing facilities, LTC contributes to creating sustainable communities where older adults can live safely and independently while receiving the care they need. These community-focused housing solutions enhance the quality of life for residents.



Goal 12: Responsible Consumption and Production

WHY WE ALIGN:

LTC encourages operators to adopt sustainable practices, including energy efficiency and waste reduction, in the facilities they operate. We are committed to educating our operator partners about the benefits of sustainability for long-term success. This approach minimizes environmental impact while fostering long-term sustainability.

TOPIC	ACTIVITY METRIC	SASB CODE	RESPONSE
Properties	Number of assets, by property subsector	IR-RE-000.A	191 real estate investments in total <ul style="list-style-type: none"> • 114 Seniors Housing (Independent / Assisted Living & Memory Care) • 76 Skilled Nursing • 1 Other Investment
Properties	Percentage of indirectly managed	IF-RE-000.C	100%
Energy & Water Management	Description of how building energy and water management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.5 IF-RE-140a.4	Measuring, Incentivizing, and Improving Tenant Sustainability Practices: <ul style="list-style-type: none"> • Developed an E-Playbook to provide guidance on energy and water efficiency best practices • Partner with select operators to track real-time energy and water consumption across properties • Offer attractive financing and direct investment for sustainability initiatives, including: <ul style="list-style-type: none"> — Energy-efficient upgrades (LED lighting, HVAC optimization, smart thermostats) — Water conservation measures (low-flow fixtures, water-efficient landscaping) • Encourage the adoption of LEED, ENERGY STAR, and WELL certifications where applicable to enhance environmental performance
Climate Change Adaptation	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	IF-RE-450a.2	Proactive Climate Adaptation and Risk Mitigation: <ul style="list-style-type: none"> • Conduct annual climate risk assessments to evaluate exposure to extreme weather events, regulatory changes, and physical risks • 100% of new or amended leases include a green clause



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