

## **PANEL 1 — COVER (Front)**

**Investing in the People Who Care for People.**

**Flexible capital for senior living operators ready to grow.**

At LTC Properties, we partner with experienced operators across the country to support communities where care comes first.

**Your vision. Our capital. Let's go.**

## **PANEL 2 — INSIDE FLAP (Who We Are)**

### **Who We Are**

LTC is a publicly traded real estate investment trust (REIT) focused exclusively on seniors housing and health care.

For more than 30 years, we've provided capital solutions designed to help operators thrive—through changing markets, evolving demand, and new opportunities.

### **What We Do**

We invest in high-quality senior living communities through structures built for performance, partnership, and long-term success.

## **PANEL 3 — INSIDE PANEL (What We're Looking For)**

### **What We're Looking For**

We work best with operators who lead with purpose and operate with discipline.

#### **Our ideal partners are:**

- Relationship-driven
- Performance-focused
- Mission-aligned
- Ready to grow with the right capital behind them

Because at LTC, it's not just about properties.  
It's about the people inside them.

## **PANEL 4 — INSIDE PANEL (Flexible Financing + Assurance to Close)**

### **Capital That Adapts to Your Strategy**

No two operators—or portfolios—are the same. That's why our approach is built on flexibility.

We offer capital solutions that support:

- Growth and expansion
- Stabilization and repositioning
- New acquisitions
- Long-term value creation

### **Structured to Succeed—Together**

We bring the resources of a national REIT with the mindset of a local partner:

**Big enough to support.**

**Small enough to care.**

**Focused enough to execute.**

And when we commit—we close.

## **PANEL 5 — INSIDE PANEL (Financing Focus Areas)**

### **Our Financing Focus**

LTC invests across the senior housing spectrum, with a growing emphasis on **SHOP** partnerships.

#### **SHOP (Seniors Housing Operating Portfolio)**

**Powered by operations. Backed by alignment.**

Our SHOP model is built for operators who want shared success and real-time performance support.

*It's a good time to SHOP—and we're leaning in.*

#### **Triple-Net Lease**

Stable, long-term lease structures that provide clarity and consistency for operators.

#### **Structured Financing**

Creative, customized solutions designed around your specific portfolio and growth goals.

## **QR Code**

**LET'S GO SHOPPING.**

**Explore LTC's SHOP approach and portfolio:**

*(Insert QR code to LTC website)*

## **PANEL 6 — BACK PANEL (Close + Contact Info)**

**Your Vision. Our Capital. LET'S GO.**

Let's talk about what you're building and how LTC can help you take the next step with confidence.

### **Contact the LTC Investments Team**

#### **Dave Boitano**

Executive Vice President & Chief Investment Officer

#### **Mike Bowden**

Senior Vice President, Investments



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*(Insert headshots + titles)*