



FIRST QUARTER 2019 UPDATE

Healthcare Trust, Inc. (“HTI”) continues to focus on what it believes to be the most attractive sectors in healthcare, particularly medical office and seniors housing, and is actively pursuing acquisitions in these sectors. A key objective of management is to continue to manage our assets for optimal profitability, including a focus on incremental leasing of vacant space, extending current leases, and replacing underperforming managers and tenants to deliver improved earnings and value.

As of March 31, 2019, HTI owned 189 properties with a gross asset value of \$2.6 billion. At the end of the first quarter, we had \$63.5 million of cash and cash equivalents. Our revolving credit facility allowed for committed borrowings of up to \$630 million and the unused borrowing capacity was \$31.6 million at the end of the quarter. Additionally, as of March 31, 2019, HTI had \$359.3 million outstanding on its Fannie Mae Master Credit Facility arrangements. We may request additional borrowings under the credit facilities by adding additional properties to the collateral pool. During the first quarter, HTI successfully closed on \$30.2 million of new acquisitions, which includes three medical office buildings comprising approximately 115,000 square feet.

BUSINESS SUMMARY (As of March 31, 2019)

Business Segment	# of Properties	% of Gross Asset Value
Medical Office Buildings	109	40.7%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	4	2.1%
Hospital	6	5.2%
Post Acute/Skilled Nursing	9	5.4%
Seniors Housing - Operating Properties	58	42.9%
Land	2	0.1%
Construction in Progress	1	3.6%
Total	189	100.0%

PORTFOLIO HIGHLIGHTS (As of March 31, 2019)

Property Highlights

Number of Properties	189
Rentable Square Feet	9,010,293
Percentage Leased ¹	
Medical Office Buildings	91.1%
Triple-Net Leased Healthcare Facilities:	
Seniors Housing - Triple-Net Leased	100%
Hospitals	90.7%
Post Acute/Skilled Nursing	100%
Seniors Housing - Operating Properties	84.4%

Financial Highlights

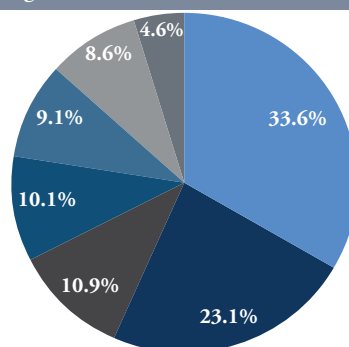
Leverage Ratio ²	45.0%
Effective Interest Rate - Mortgage Notes Payable ³	4.5%
Effective Interest Rate - Revolving Credit Facility ³	4.6%
Effective Interest Rate - Master Credit Facilities ³	4.8%

Distribution Information

Distribution Yield ⁴ (as of March 31, 2019)	3.4%
Distribution Frequency	Monthly

DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent⁵)

State	%
Florida	23.1%
Michigan	10.9%
Pennsylvania	10.1%
Georgia	9.1%
Iowa	8.6%
Arkansas	4.6%
Other	33.6%



- 1 Revenues for our triple-net leased healthcare facilities generally consist of fixed rental amounts (subject to annual contractual escalations) received from our tenants in accordance with the applicable lease terms and do not vary based on the underlying operating performance of the properties.
- 2 Total secured debt divided by total assets.
- 3 Effective interest rate is calculated on a weighted average basis.
- 4 Annualized Distribution Yield was calculated based upon distributions of \$0.85 per share per annum (calculated by annualizing the daily distribution rate as of March 31, 2019) divided by the initial public offering per share price of \$25.00. HTI's distribution yield was equivalent to 4.2% based on HTI's Estimated Per-Share NAV of \$20.25 as of December 31, 2017.
- 5 Annualized rental income for the leases in place as of March 31, 2019, are on a straight-line basis, which includes tenant concessions such as free rent, as applicable, as well as gross revenues from our seniors housing - operating properties.



PROPERTY SPOTLIGHT

PHYSICIANS PLAZA OF ROANE COUNTY

OVERVIEW

The Physicians Plaza of Roane County (the “Property”) in Harriman, Tennessee is a two-story, multi-tenant medical office building encompassing 42,566 square feet of rentable area. The building was built in 2010 and is 96% occupied.

The property is 45 miles outside of downtown Knoxville and is strategically located to serve the tertiary market of Harriman, TN and surrounding area. Located less than a mile from Covenant Hospital, which has bought out two of the tenants in the building, the property is positioned to serve as an extension of outpatient care. Covenant utilizes the Property for family medicine and clinical space for their doctors. Dentistry, podiatry, ophthalmology, orthopedics, and physical therapy tenants in the rest of the building create a good synergistic mix between the tenants.

LOCATION SUMMARY

The Physicians Plaza of Roane is located in Harriman, Tennessee, approximately 45 miles west of downtown Knoxville. The property is also strategically located off highway 70 and interstate 40, two important transportation veins within Roane County and East Tennessee. The population of Harriman is only 6,000, however the building’s ease of access and proximity to Covenant Hospital place the property in a strategic location to serve all of Roane county, with a total population of 53,000, and the surrounding areas.

PROPERTY AT A GLANCE

Address	1855 Tanner Way, Harriman, TN 37748
Net Leasable Area (rentable square feet)	42,566
Acquisition Date	April 2015
Property Type	Medical Office Building
Percentage Occupied	96%



For more information on HTI, please visit the company website, www.healthcaretrustinc.com or call our Investor Relations department at 866-902-0063.

The information included herein should be read in connection with your review of HTI’s Quarterly Report on Form 10-Q for the three months ended March 31, 2019, as filed with the U.S. Securities and Exchange Commission on May 15, 2019.

Forward-Looking Statement Disclosure

The statements in this report include statements regarding the intent, belief or current expectations of HTI and members of its management team, as well as the assumptions on which such statements are based, and generally are identified by the use of words such as “may,” “will,” “seeks,” “strives,” “anticipates,” “believes,” “estimates,” “expects,” “plans,” “intends,” “should” or similar expressions. Actual results may differ materially from those contemplated by such forward-looking statements due to certain factors, including those set forth in the Risk Factors section of HTI’s most recent Annual Report on Form 10-K filed on March 14, 2019 and any subsequent Quarterly Reports on Form 10-Q, which are available at the SEC’s website at www.sec.gov. Forward-looking statements speak only as of the date they are made, and HTI undertakes no obligation to update or revise forward-looking statements to reflect changed assumptions, the occurrence of unanticipated events or changes to future operating results over time, unless required by law.