



THIRD 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 September 30, 2019, HTI owned 193 properties with a gross asset value of \$2.6 billion. At the end of the third quarter, we had \$52.4 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 \$19.8 million at the end of the quarter. Additionally, as of September 30, 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 third quarter, HTI successfully closed on approximately \$45.2 million of new acquisitions, which includes three medical office buildings comprising approximately 36,563 square feet and one seniors housing operating property.

BUSINESS SUMMARY (As of September 30, 2019)

Business Segment	# of Properties	% of Gross Asset Value
Medical Office Buildings	113	41.0%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	4	2.1%
Hospital	6	5.2%
Post Acute/Skilled Nursing	8	3.4%
Seniors Housing - Operating Properties	61	44.6%
Construction in Progress	1	3.7%
Total	193	100.0%

PORTFOLIO HIGHLIGHTS (As of September 30, 2019)

Property Highlights

Number of Properties	193
Rentable Square Feet	9,070,778
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	85.1%

Financial Highlights

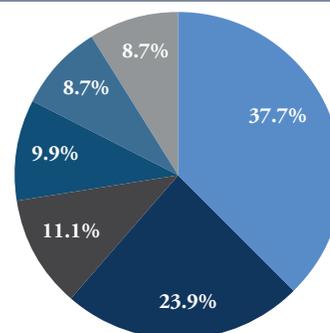
Net Leverage Ratio ²	38.7%
Effective Interest Rate - Mortgage Notes Payable ³	4.4%
Effective Interest Rate - Revolving Credit Facility ³	4.3%
Effective Interest Rate - Master Credit Facilities ³	4.7%

Distribution Information

Distribution Yield ⁴ (as of September 30, 2019)	3.4%
Distribution Frequency	Monthly

DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent⁵)

State	%
Florida	23.9%
Michigan	11.1%
Pennsylvania	9.9%
Georgia	8.7%
Iowa	8.7%
Other	37.7%



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 September 30, 2019) divided by the initial public offering per share price of \$25.00. HTI's distribution yield was equivalent to 4.9% based on HTI's Estimated Per-Share NAV of \$17.50 as of December 31, 2018.

5 Annualized rental income for the leases in place as of September 30, 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

WOODLAKE OFFICE CENTER

OVERVIEW

The Woodlake Office Center (the “Property”) in Woodbury, Minnesota is a two-story, single-tenant medical office building encompassing 36,375 square feet of rentable area. The building, built in 2009, was acquired by HTI in December of 2017 and is 100% occupied.

The property is 15 miles outside of downtown Minneapolis, MN and is strategically located to serve the tertiary market of Minneapolis-St. Paul and surrounding area. The tenant, Summit Orthopedics has been operating in the area for over 25 years and is one of the premier providers in the area; Summit recently executed an early renewal at the property that extends their occupancy through September 30, 2034. Summit Orthopedics utilizes the Property as one of their main treatment centers and plans to begin significant interior upgrades in 2020. Summit Orthopedics currently utilizes the Property for physical and hand therapy, MRI, digital X-Ray, a spine physician clinic and an OrthoQUICK Walk-in clinic.

LOCATION SUMMARY

The Woodlake Office Center is located in Woodbury, Minnesota, approximately 15 miles east of downtown Minneapolis. The property is also strategically located off highway 94 and interstate 494, two important transportation veins within Washington County and the Minneapolis-St. Paul area. The population of Woodbury is 69,756, however the building’s ease of access and proximity to the Twin Cities area place the property in a strategic location to serve the entire metropolitan area. The entire metropolitan area has a population of 3.2 million.

PROPERTY AT A GLANCE

Address	2090 Woodwinds Dr, Woodbury, MN 55125
Net Leasable Area (rentable square feet)	36,375
Acquisition Date	December 2017
Property Type	Medical Office Building
Percentage Occupied	100%



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 September 30, 2019, as filed with the U.S. Securities and Exchange Commission on November 12, 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.