



Healthcare Trust, Inc.

HEALTHCARE TRUST INC

Publicly Registered Non-Traded Real Estate Investment Trust*



Fourth Quarter Investor Presentation

Risk Factors

Risk Factors

Investing in our common stock involves a high degree of risk. See the section entitled “Risk Factors” in the Annual Report on Form 10-K for a discussion of the risks which should be considered in connection with our Company.

Forward-Looking Statements

This presentation may contain forward-looking statements. You can identify forward-looking statements by the use of forward looking terminology such as “believes,” “expects,” “may,” “will,” “would,” “could,” “should,” “seeks,” “intends,” “plans,” “projects,” “estimates,” “anticipates,” “predicts,” or “potential” or the negative of these words and phrases or similar words or phrases.

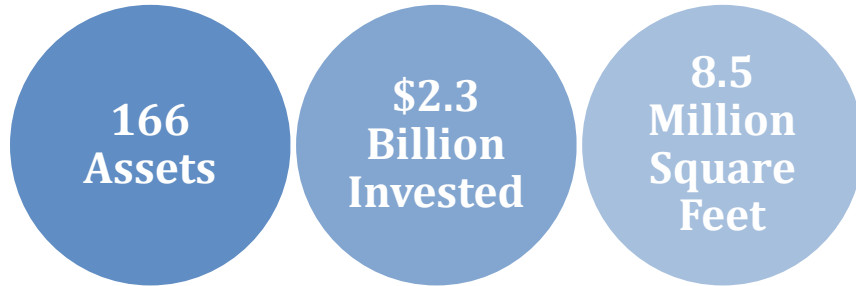
Please review the end of this presentation and the fund’s Annual Report on Form 10-K for a more complete list of risk factors, as well as a discussion of forward-looking statements and other offering details.



HEALTHCARE TRUST INC

Healthcare Trust, Inc. (including, as required by context, Healthcare Trust Operating Partnership, LP and its subsidiaries, the "Company") invests in healthcare real estate, such as seniors housing and medical office buildings, in the United States for investment purposes.

Portfolio Snapshot



ASSETS

Medical Office Buildings	81
Seniors Housing	58
Post-Acute Care	20
Hospitals	4
Land	2
Development	1

MOB Occupancy	MOB Avg. Lease Term	Affiliated MOBs	On-Campus MOBs
91.4%	6.0 Years	66 of 81	20 of 81



Balance Sheet

Amounts in thousands

	Q4 2015	Q3 2015	Q2 2015	Q1 2015	Q4 2014
Assets					
Real estate investments at cost					
Land	\$192,790	\$163,382	\$143,515	\$129,353	\$113,461
Buildings, fixtures and improvements	1,885,713	1,622,718	1,553,100	1,465,190	1,362,387
Construction in Progress	21,309	17,977	-	-	-
Acquired intangible lease assets	241,459	216,537	211,291	201,002	186,849
Total real estate investments at cost	2,341,271	2,020,614	1,907,906	1,795,545	1,662,697
Less: accumulated depreciation and amortization	(146,669)	(122,834)	(91,622)	(60,852)	(30,947)
Total real estate investments, net	2,194,602	1,897,780	1,816,284	1,734,693	1,631,750
Cash and cash equivalents	24,474	47,751	109,489	98,658	182,617
Other assets	52,916	48,736	56,586	42,473	43,343
Total assets	\$2,271,992	\$1,994,267	\$1,982,359	\$1,875,824	\$1,857,710
Liabilities and Equity					
Mortgage notes payable	\$159,455	\$98,150	\$100,305	\$97,036	\$65,786
Line of credit	430,000	185,000	135,000	-	-
Accounts payable, accrued expenses and other liabilities	80,720	72,779	70,848	69,806	59,747
Total liabilities	670,175	355,929	306,153	166,842	125,533
Common stock	861	858	852	845	837
Additional paid-in capital	1,907,549	1,899,908	1,884,492	1,867,696	1,850,169
Accumulated other comprehensive income (loss)	(6)	(44)	133	508	463
Accumulated earnings (deficit)	(316,284)	(272,285)	(219,430)	(169,978)	(129,406)
Total stockholders' equity	1,592,120	1,628,437	1,666,047	1,699,071	1,722,063
Non-controlling interest	9,697	9,901	10,159	9,911	10,114
Total equity	1,601,817	1,638,338	1,676,206	1,708,982	1,732,177
Total liabilities and equity	\$2,271,992	\$1,994,267	\$1,982,359	\$1,875,824	\$1,857,710

Key Initiatives

- Execute closings on current committed pipeline of \$49 million
- Access additional secured debt sources
- Deploy additional capital into new investments
- Actively manage assets to maximize cash flow
- Continue to evaluate liquidity options for HTI
- Establish NAV in compliance with FINRA 15-02



Investing in Healthcare: Why Now?

Healthcare is a \$3.2 trillion industry projected to grow to over \$5.4 trillion by 2024¹

Rising Demand
Due to Aging
Demographics

Affordable
Care Act
Fosters
Increased
Access to
Healthcare;
Rise in Demand

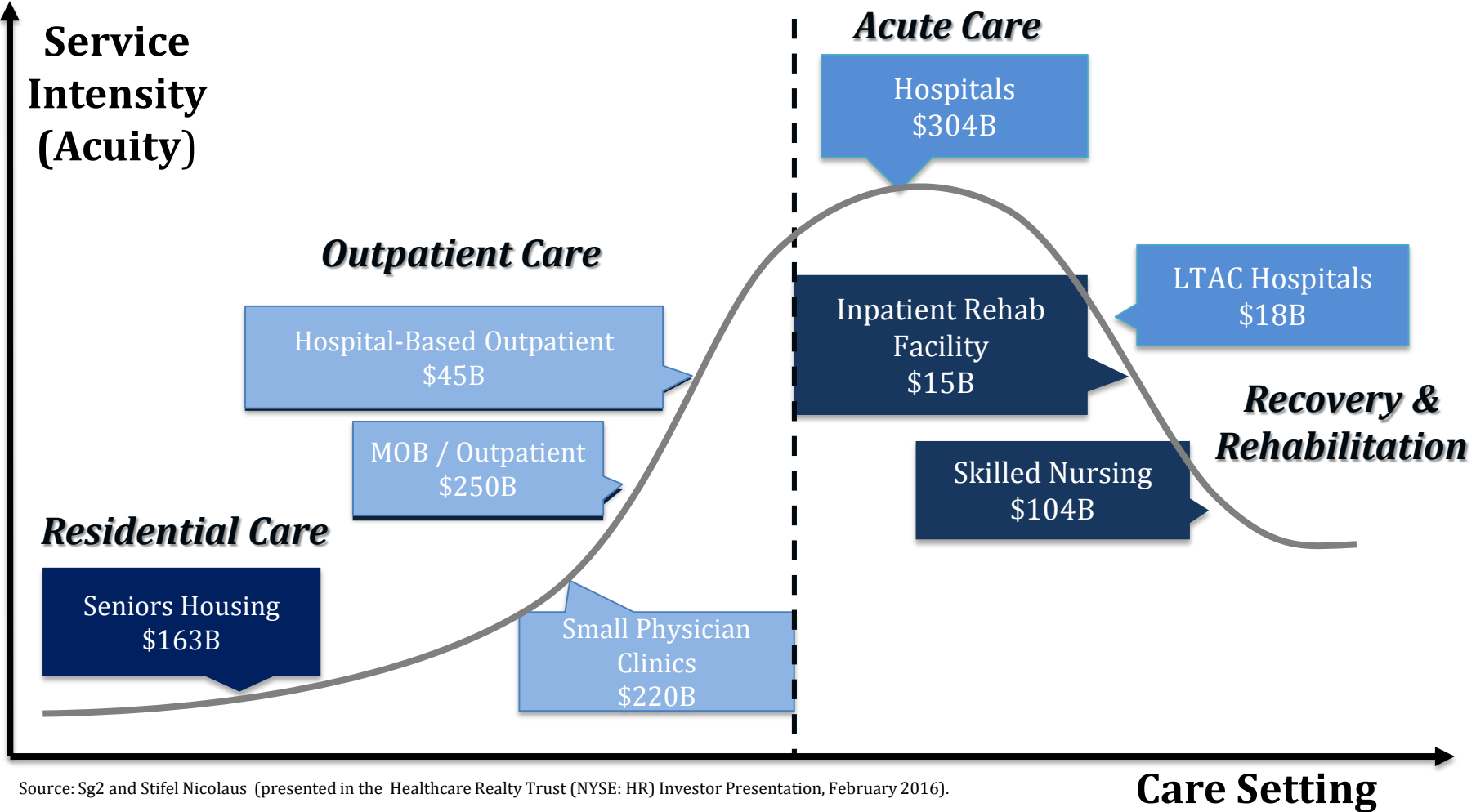
Significant
Growth in
Healthcare
Industry &
Employment

Deeply
Fragmented
Industry

[1] "National Expenditure Projections 2014-2024 Table 2: National Health Expenditure Amounts and Annual Percent Change by Type of Expenditure: Calendar Years 2008-2024. Centers for Medicare & Medicaid Services, Office of the Actuary.

Healthcare Market Opportunity

Healthcare Landscape – More than \$1 Trillion of Healthcare Real Estate Value



Source: Sg2 and Stifel Nicolaus (presented in the Healthcare Realty Trust (NYSE: HR) Investor Presentation, February 2016).

Experienced Management



Randy Read | Non-Executive Chairman

Mr. Read has been President and CEO of Nevada Strategic Credit Investments LLC since 2009. From 2007-2009 he served with Greenspun Corporation as Executive Director and President. Mr. Read has previously served on a number of public and private company boards. He has an MBA in Finance from the Wharton Graduate School of the University of Pennsylvania and a BS from Tulane University.



W. Todd Jensen | Interim CEO and President

Mr. Jensen currently serves as Interim CEO and President of the Company. He is also Chief Investment Officer of the Advisor. He has over 25 years of executive experience in healthcare real estate and has acquired, developed, financed, leased or managed more than \$5 billion of healthcare property. He earned an MBA in Finance from the Wharton Graduate School of the University of Pennsylvania and a BA from Kalamazoo College.



Katie P. Kurtz | Chief Financial Officer, Secretary and Treasurer

Ms. Kurtz currently serves as the Chief Financial Officer, Treasurer and Secretary of the Company. Ms. Kurtz is also a Vice President of AR Global Investments, LLC. She is a certified public accountant in New York State, holds a B.S. in Accountancy and a B.A. in German from Wake Forest University and a Master of Science in Accountancy from Wake Forest University.

Our potential risks and uncertainties are presented in the section titled “Item 1A. Risk Factors” disclosed in our Annual Report on Form 10-K for the year ended December 31, 2015. The following are some of the risks and uncertainties, although not all risks and uncertainties, that could cause our actual results to differ materially from those presented in our forward looking statements:

- Certain of our executive officers and directors are also officers, managers or holders of a direct or indirect controlling interest in our advisor, Healthcare Trust Advisors, LLC (the "Advisor"), formerly known as American Realty Capital Healthcare II Advisors, LLC, and other entities affiliated with AR Global Investments, LLC (the successor business to AR Capital, LLC, "AR Global"), the parent of our sponsor, American Realty Capital VII, LLC. As a result, certain of our executive officers and directors, our Advisor and its affiliates face conflicts of interest, including significant conflicts created by our Advisor's compensation arrangements with us and other investment programs advised by affiliates of AR Global and conflicts in allocating time among these investment programs and us. These conflicts could result in unanticipated actions.
- Because investment opportunities that are suitable for us may also be suitable for other investment programs advised by affiliates of AR Global, our Advisor and its affiliates face conflicts of interest relating to the purchase of properties and other investments and such conflicts may not be resolved in our favor, meaning that we could invest in less attractive assets, which could reduce the investment return to our stockholders.
- Although we intend to list our shares of common stock on a national stock exchange when we believe market conditions are favorable to do so, there is no assurance that our shares of common stock will be listed. No public market currently exists, or may ever exist, for shares of our common stock and our shares are, and may continue to be, illiquid.
- We focus on acquiring a diversified portfolio of healthcare-related assets located in the United States and are subject to risks inherent in concentrating investments in the healthcare industry.
- If our Advisor loses or is unable to obtain qualified personnel, our ability to implement our investment strategies could be delayed or hindered.
- The healthcare industry is heavily regulated, and new laws or regulations, changes to existing laws or regulations, loss of licensure or failure to obtain licensure could result in the inability of tenants to make lease payments to us.
- We are depending on our Advisor to select investments and conduct our operations. Adverse changes in the financial condition of our Advisor or our relationship with our Advisor could adversely affect us.
- We may be unable to pay distributions with cash flows from operations, or maintain cash distributions or increase distributions over time.

Risk Factors (cont'd)

- We are obligated to pay fees, which may be substantial, to our Advisor and its affiliates.
- We depend on tenants for our revenue and, accordingly, our revenue is dependent upon the success and economic viability of our tenants.
- We may not be able to achieve our rental rate objectives on new and renewal leases and our expenses could be greater, which may impact our results of operations.
- Increases in interest rates could increase the amount of our debt payments and limit our ability to pay distributions.
- We are permitted to pay distributions of unlimited amounts from any source. There are no established limits on the amount of borrowings that we may use to fund distribution payments, except for those imposed by Maryland law.
- Any distributions, especially those not covered by our cash flows from operations, may reduce the amount of capital we ultimately invest in properties and other permitted investments and negatively impact the value of our stockholders' investment.
- We have not and may not in the future generate cash flows sufficient to pay our distributions to stockholders and, as such, we may be required to fund distributions from borrowings, which may be at unfavorable rates and could restrict the amount we can borrow for investments and other purposes, or depend on our Advisor or our property manager, Healthcare Trust Properties, LLC, formerly known as American Realty Capital Healthcare II Properties, LLC, to waive fees or reimbursement of certain expenses and fees to fund our operations. There is no assurance these entities will waive such amounts or that we will be able to borrow funds at all.
- We are subject to risks associated with any dislocations or liquidity disruptions that may exist or occur in the credit markets of the United States from time to time.
- We are subject to risks associated with changes in general economic, business and political conditions including the possibility of intensified international hostilities, acts of terrorism, and changes in conditions of United States or international lending, capital and financing markets.
- We may fail to continue to qualify to be treated as a REIT, which would result in higher taxes, may adversely affect our operations and would reduce the value of an investment in our common stock and the cash available for distributions.
- We may be deemed to be an investment company under the Investment Company Act of 1940, as amended (the "Investment Company Act"), and thus subject to regulation under the Investment Company Act.
- Commencing with the day we publish a net asset value ("NAV"), anticipated on or prior to April 11, 2016, the offering price and repurchase price for our shares, including shares sold pursuant to our DRIP will be based on NAV, which may not accurately reflect the value of our assets and may not represent what stockholders may receive upon a liquidation of our assets.

- For account information, including balances and the status of submitted paperwork, please call us at (866) 902-0063

- Financial Advisors may view client accounts, statements and tax forms at www.dstvision.com

- Shareholders may access their accounts at www.ar-global.com

