



Allegro at Jupiter – Jupiter, FL



Fredrickson Outpatient Clinical Center – Mechanicsburg, PA



Gateway Medical Office Building – Clarksville, TN



Paradise Valley Medical Plaza – Phoenix, AZ



Benedictine Cancer Center – Kingston, NY



Benton House – Dublin – Dublin, GA

## Fact Sheet

### First Quarter Update

As of March 31, 2016, Healthcare Trust, Inc. (“HTI” or the “Company”) owned 166 properties with an aggregate gross asset value of \$2.3 billion. At the end of the first quarter of 2016, the Company had \$36.5 million of cash and cash equivalents. In addition, the Company had a credit facility that affords \$565.0 million of borrowing capacity, with \$460.0 million in outstanding advances as of March 31, 2016. Please refer to the Company’s Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2016, as filed with the U.S. Securities and Exchange Commission on May 13, 2016.

### Investment Objectives

HTI is a publicly registered non-traded real estate investment trust (“REIT”)<sup>1</sup> focused on taking advantage of real estate investment opportunities within the rapidly growing American healthcare industry. The Company is focused on protecting investor principal, paying out regular stable cash distributions and providing investors with long term value appreciation. The Company will continue to assemble a diversified portfolio of real estate properties, focusing primarily on medical office buildings, seniors housing communities and other facilities critical to the support and sustenance of our country’s health and wellness.

### Key Facts

**Equity Raised As of March 31, 2016**  
\$2.2 billion

### Distribution Information

**Current Annualized Distribution Yield<sup>2</sup>**  
(as of March 31, 2016)  
6.8%

**Distribution Frequency**  
Monthly

### Business Summary (as of March 31, 2016)

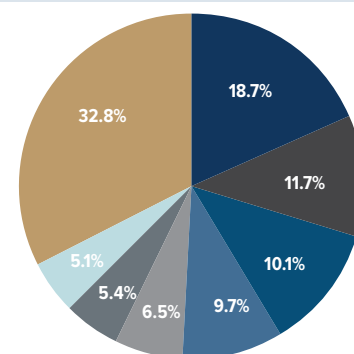
By Business Segment	# Properties	% Property Total
Medical Office Buildings	81	48.8%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	20	12.0%
Hospital	4	2.4%
Post Acute/Skilled Nursing	20	12.0%
Seniors Housing - Operating Properties	38	22.9%
Land	2	1.2%
Construction in Progress	1	0.7%
<b>Total</b>	<b>166</b>	<b>100%</b>

### Portfolio Highlights (as of March 31, 2016)

Property Highlights	Value	Financial Highlights	Value
Number of Properties	166	Leverage Ratio <sup>3</sup>	27.1%
Rentable Square Feet	8,494,520	Effective Interest Rate - Mortgage Notes Payable	5.3%
<b>Occupancy Rate<sup>4</sup></b>		Effective Interest Rate - Credit Facility	2.7%
Medical Office Buildings	91.5%		
Triple-Net Leased Healthcare Facilities:			
Seniors Housing - Triple-Net Leased	100.0%		
Hospitals	77.6%		
Post Acute/Skilled Nursing	100.0%		
Seniors Housing - Operating Properties	90.5%		

### Diversification by State (by Annualized SLR<sup>5</sup>)

State	%
Florida	18.7%
Pennsylvania	11.7%
Iowa	10.1%
Georgia	9.7%
Michigan	6.5%
Arkansas	5.4%
Missouri	5.1%
Other	32.8%



1 HTI elected and qualified to be taxed as a REIT beginning with the taxable year ended December 31, 2013.

2 Total Distribution Yield is calculated based upon distributions of \$1.70 per share per annum (calculated by annualizing the daily distribution rate as of March 31, 2016) divided by the per share price of \$25.00.

3 Total secured debt divided by total assets.

4 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. As of March 31, 2016, properties leased to our seniors housing - triple net leased, hospital and post acute/skilled nursing tenants had operating occupancies of approximately 86.7%, 57.0% and 77.8%, respectively. While operating occupancy rates may affect the profitability of our tenants’ operations, they do not have a direct impact on our revenues or financial results. Operating occupancy statistics for our triple-net leased healthcare facilities are compiled through reports from tenants and have not been independently validated by us.

5 Annualized rental income as of March 31, 2016 for the leases in place in the property portfolio on a straight-line basis, which includes tenant concessions such as free rent, as applicable, as well as annualized revenue from our seniors housing - operating properties.

Property Spotlight

**Medical Office Buildings**

**Scripps Cedar Medical Center**

**Address** 128-130 Cedar Road  
Vista, CA 92803

**Property Type** Single-Tenant MOB

**Rentable Square Feet** 49,303

**Acquisition Date** August 2015



**Medical Office Buildings**

**Conroe Medical Arts and Surgery Center**

**Address** 1501 River Pointe Drive  
Conroe, TX 77304

**Property Type** Multi-Tenant MOB

**Rentable Square Feet** 68,832

**Acquisition Date** July 2015



**Seniors Housing – Operating Properties**

**Allegro at Jupiter – Allegro Portfolio**

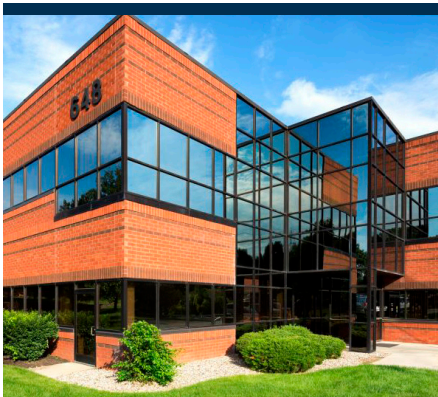
**Address** 1031 Community Drive  
Jupiter, FL 33458

**Property Type** Independent Living, Assisted Living &  
Memory Care

**Rentable Square Feet** 174,860

**Acquisition Date** September 2014





### **Investor Inquiries**

For more information on Healthcare Trust, Inc. please contact your financial professional.

**[www.HealthcareTrustInc.com](http://www.HealthcareTrustInc.com)**

The information included herein should be read in connection with your review of the Company's Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2016, as filed with the U.S. Securities and Exchange Commission on May 13, 2016.

The statements in this report include statements regarding the intent, belief or current expectations of the Company 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 the Company's most recent Annual Report on Form 10-K filed on March 11, 2016 and any subsequent Quarterly Reports on Form 10-Q, which are available at the SEC's website at [www.sec.gov](http://www.sec.gov). Forward-looking statements speak only as of the date they are made, and the Company 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.