



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



Dear Fellow Shareholders,

Healthcare Trust, Inc. (“HTI”) continued to execute in line with our stated investment objectives and performed consistent with our expectations for the first half of 2016.

HTI and the parent of its sponsor, AR Global Investments, LLC (“AR Global”), are focused on helping you meet your financial planning goals. We do this by operating our business to preserve and grow your invested capital while delivering stable and consistent cash distributions. We deliver on these goals by abiding by four guiding principles: to acquire properties in line with our core investment objectives, to seek exceptional performance, to communicate clearly with our constituents and to deliver an experience that puts shareholders first.

Our second quarter performance reflects this foundational focus. HTI’s balance sheet remains strong and stable with a modest 27% secured debt to assets ratio. We are currently exploring a limited amount of secured debt to provide future capital sources to the company. Our asset management team continues to drive optimal value for our healthcare facility portfolio.

We are focused on continuing to deliver monthly cash distributions and maximizing total return for shareholders. You will recall that the anticipated holding period associated with your investment in HTI was three to six years after the close of our public, non-listed offering of securities, which occurred in November 2014. As we approach next year, we and our board are taking definitive steps to identify potential liquidity opportunities. We anticipate providing you with additional details over the coming months on our board’s previously announced review of strategic alternatives. Engaging in this process is part of our ongoing commitment to creating long-term value for shareholders.

HTI finished the second quarter owning 164 properties with an aggregate gross asset value of \$2.3 billion. HTI will continue to assemble a diversified portfolio of real estate properties, focusing primarily on medical office buildings, seniors housing communities and other facilities as we seek to create shareholder value by taking advantage of real estate investment opportunities within the rapidly growing American healthcare industry.

AR Global, one of the largest asset manager of public non-traded REITs, has been dedicated since its founding to providing a platform of complementary, sector-specific investment vehicles. HTI and our shareholders benefit from the efficiency delivered through shared asset management and operational resources and personnel who provide institutional experience and knowledge which deliver unparalleled investment execution for you. We are aligned with you and are committed to achieving optimal performance for the company and its shareholders.

Sincerely,

A handwritten signature in black ink, appearing to read "TJ", with a large, stylized flourish at the end.

Todd Jensen
Interim Chief Executive Officer and President

Fact Sheet

Second Quarter Update

As of June 30, 2016, Healthcare Trust, Inc. (“HTI” or the “Company”) owned 164 properties with an aggregate gross asset value of \$2.3 billion. At the end of the second quarter of 2016, the Company had \$40.6 million of cash and cash equivalents. In addition, the Company had a credit facility that affords \$565.0 million of borrowing capacity, with \$461.5 million in outstanding advances as of June 30, 2016. On April 7, 2016, the independent directors of HTI’s board approved an estimated per-share net asset value (“NAV”) of \$22.27 as of December 31, 2015. Please refer to the Company’s Quarterly Report on Form 10-Q for the quarterly period ended June 30, 2016, as filed with the U.S. Securities and Exchange Commission on August 15, 2016.

Investment Objectives

HTI is a publicly registered non-traded real estate investment trust (“REIT”)¹ 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 June 30, 2016

\$2.2 billion

Distribution Information

Annualized Distribution Yield²

(as of June 30, 2016)

6.8%

Distribution Frequency

Monthly

Business Summary (as of June 30, 2016)

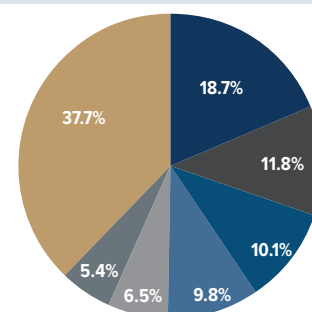
	# Properties	% Property Total
By Business Segment		
Medical Office Buildings	81	49.4%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	20	12.2%
Hospital	4	2.4%
Post Acute/Skilled Nursing	18	11.0%
Seniors Housing - Operating Properties	38	23.2%
Land	2	1.2%
Construction in Progress	1	0.6%
Total	164	100%

Portfolio Highlights (as of June 30, 2016)

Property Highlights		Financial Highlights	
Number of Properties	164	Leverage Ratio ³	27.3%
Rentable Square Feet	8,417,726	Effective Interest Rate - Mortgage Notes Payable	5.3%
Occupancy Rate⁴		Effective Interest Rate - Credit Facility	2.2%
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	91.1%		

Diversification by State (by Annualized SLR⁵)

State	%
Florida	18.7%
Pennsylvania	11.8%
Iowa	10.1%
Georgia	9.8%
Michigan	6.5%
Arkansas	5.4%
Other	37.7%



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

2 Annualized Distribution Yield is calculated based upon distributions of \$1.70 per share per annum (calculated by annualizing the daily distribution rate as of June 30, 2016) divided by the initial public offering per share price of \$25.00. Annualized Distribution Yield is 7.6% based on HTI’s NAV of \$22.27 per share as of December 31, 2015.

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 June 30, 2016, properties leased to our seniors housing - triple net leased and post acute/skilled nursing tenants had operating occupancies of approximately 86.4% and 77.2%, 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 seniors housing - triple net leased and post acute/skilled nursing facilities are compiled through reports from tenants and have not been independently validated by us. The terms of leases with tenants in our hospital facilities do not require reporting of operating occupancy statistics to us and, as such, no operating occupancy information for our hospital facilities is included herein.

5 Annualized rental income as of June 30, 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 HTI, please visit the company website listed below or call our Investor Services department at 866-902-0063.

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 June 30, 2016, as filed with the U.S. Securities and Exchange Commission on August 15, 2016.

Forward-Looking Statement Disclosure

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. 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.