



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

Fourth Quarter Update

As of December 31, 2015, Healthcare Trust, Inc. (“HTI” or the “Company”) owned 166 properties with an aggregate gross asset value of \$2.3 billion. The Company had an additional \$49.0 million of assets under contract and/or executed letters of intent as of March 4, 2016. At the end of the fourth quarter of 2015, the Company had \$24.5 million of cash and cash equivalents. In addition, the Company had a credit facility that affords \$565.0 million of borrowing capacity, with \$430.0 million in outstanding advances as of December 31, 2015. Please refer to the Company’s Annual Report on Form 10-K for the fiscal year ended December 31, 2015, as filed with the U.S. Securities and Exchange Commission on March 11, 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 December 31, 2015
\$2.1 billion

Distribution Information

Current Annualized Distribution Yield²
(as of December 31, 2015)
6.8%

Distribution Frequency
Monthly

Business Summary (as of December 31, 2015)

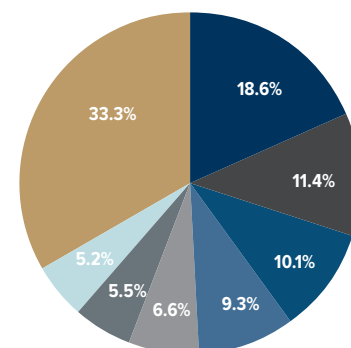
By Business Segment	# Properties	% Property Total
Medical Office Buildings	81	48.8%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing	20	12.0%
Hospital	4	2.4%
Post Acute/Skilled Nursing	20	12.0%
Seniors Housing - Operating Properties	38	22.9%
Land	2	1.2%
Construction in Progress	1	0.7%
Total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

Portfolio Highlights (as of December 31, 2015)

Property Highlights	Financial Highlights
Number of Properties	Leverage Ratio ³
166	25.9%
Rentable Square Feet	Effective Interest Rate - Mortgage Notes Payable
8,494,764	5.3%
Occupancy Rate⁴	Effective Interest Rate - Credit Facility
Medical Office Buildings	1.8%
91.4%	
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	91.0%

Diversification by State (by Annualized SLR⁵)

State	%
Florida	18.6%
Pennsylvania	11.4%
Iowa	10.1%
Georgia	9.3%
Michigan	6.6%
Arkansas	5.5%
Missouri	5.2%
Other	33.3%



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 December 31, 2015) 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 December 31, 2015, properties leased to our seniors housing - triple net leased, hospital and post acute/skilled nursing tenants had operating occupancies of approximately 87.4%, 57.0% and 80.9%, 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 December 31, 2015 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

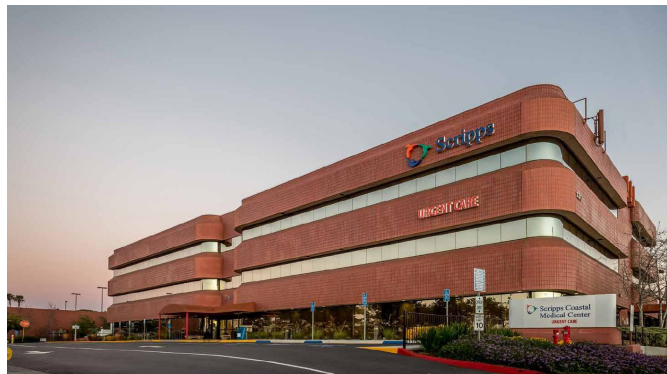
Scripps Cedar Medical Center

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

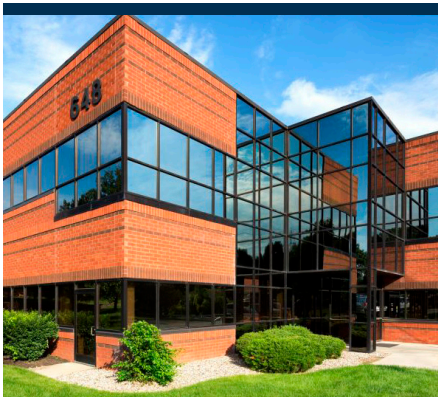
Address 1031 Community Drive
Jupiter, FL 33458

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

The information included herein should be read in connection with your review of the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2015, as filed with the U.S. Securities and Exchange Commission on March 11, 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. 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.