



FIRST QUARTER 2017 UPDATE

As of March 31, 2017, Healthcare Trust, Inc. (“HTI”) owned 163 properties with a gross asset value of \$2.4 billion. At the end of the first quarter of 2017, we had \$91.7 million of cash and cash equivalents. Our revolving credit facility affords \$565.0 million of borrowing capacity, with \$467.5 million in outstanding advances as of March 31, 2017. Additionally, as of March 31, 2017, HTI had \$113.4 million outstanding on its master credit facility arrangements. The Company may request additional borrowings under the credit facilities by adding additional properties to the collateral pool. On March 30, 2017, the independent directors of HTI’s board approved an estimated per-share net asset value of \$21.45 as of December 31, 2016.

BUSINESS SUMMARY (As of March 31, 2017)

| Business Segment | # of Properties | % of Property Total |
|--|-----------------|---------------------|
| Medical Office Buildings | 80 | 49.1% |
| Triple-Net Leased Healthcare Facilities: | | |
| Seniors Housing - Triple-Net Leased | 20 | 12.3% |
| Hospital | 4 | 2.5% |
| Post Acute/Skilled Nursing | 18 | 11.0% |
| Seniors Housing - Operating Properties | 38 | 23.3% |
| Land | 2 | 1.2% |
| Construction in Progress | 1 | 0.6% |
| Total | 163 | 100.0% |

PORTFOLIO HIGHLIGHTS (As of March 31, 2017)

Property Highlights

| | |
|--|-----------|
| Number of Properties | 163 |
| Rentable Square Feet | 8,383,679 |
| Percentage Leased ¹ | |
| Medical Office Buildings | 92.2% |
| Triple-Net Leased Healthcare Facilities: | |
| Seniors Housing - Triple-Net Leased | 100.0% |
| Hospitals | 77.6% |
| Post Acute/Skilled Nursing | 68.7% |
| Seniors Housing - Operating Properties | 89.3% |

Financial Highlights

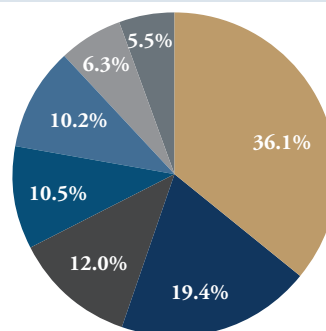
| | |
|---|-------|
| Leverage Ratio ² | 32.3% |
| Effective Interest Rate - Mortgage Notes Payable | 5.3% |
| Effective Interest Rate - Revolving Credit Facility | 2.2% |
| Effective Interest Rate - Master Credit Facilities | 3.3% |

Distribution Information

| | |
|--|---------|
| Distribution Rate ³ (as of March 31, 2017) | 6.8% |
| Distribution Frequency | Monthly |

DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent⁴)

| State | % |
|--------------|-------|
| Florida | 19.4% |
| Pennsylvania | 12.0% |
| Iowa | 10.5% |
| Georgia | 10.2% |
| Michigan | 6.3% |
| Arkansas | 5.5% |
| Other | 36.1% |



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 Annualized Distribution Rate is calculated based upon distributions of \$1.70 per share per annum (calculated by annualizing the daily distribution rate as of March 31, 2017) divided by the initial public offering per share price of \$25.00. In March 2017, HTI’s board of directors authorized a decrease in the daily distribution rate; effective April 1, 2017, HTI’s distribution rate is equivalent to \$1.45 per annum per share of common stock, or 6.8% based on HTI’s Estimated Per-Share NAV as of December 31, 2016 and 5.8% based on \$25.00 per share.

4 Annualized rental income as of March 31, 2017 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

GREENVILLE HEALTH SYSTEM OB/GYN CENTER

OVERVIEW

The Greenville Health System OB/GYN Center in Greenville, South Carolina is a medical office building comprised of 21,603 rentable square feet. This single tenant property was purchased for \$4.3 million and is leased to the not-for-profit Greenville Health System, known as GHS. The lease had 6.5 years remaining at the date of acquisition. Located less than one mile from the main hospital campus of GHS, the property provides services in gynecology, reproductive endocrinology, infertility, maternal-fetal medicine and urology.

TENANT PROFILE

GHS provides clinical care, education and research at six campus locations. These campuses feature four acute-care hospitals and nine specialty healthcare facilities strategically located in various parts of Greenville County. GHS is a large employer with various facilities providing acute care, rehabilitation, mental health and long-term care and nursing home services.

LOCATION SUMMARY

Greenville is located approximately halfway between Atlanta and Charlotte along Interstate 85. The city is the fourth largest municipality and the fastest growing urban area in the state of South Carolina, with a population of 60,709¹. The property is located outside downtown Greenville.

¹ 2010 US Census

For more information on HTI, please visit the company website, www.healthcaretrustinc.com or call our Investor Services department at 866-902-0063.

The information included herein should be read in connection with your review of the HTI's Quarterly Report on Form 10-Q for the quarter ended March 31, 2017, as filed with the U.S. Securities and Exchange Commission on May 12, 2017.

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 21, 2017 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.

PROPERTY AT A GLANCE

| | |
|-------------------|---|
| Address | 1120 Grove Road Greenville, SC 29605 |
| Net Leasable Area | 21,603 rentable square feet |
| Purchase Price | \$4.3 million |
| Acquisition Date | October 10, 2013 |
| Property Type | Medical Office Building |
| Percentage Leased | 100% |