



## SECOND QUARTER 2017 UPDATE

As of June 30, 2017, Healthcare Trust, Inc. (“HTI”) owned 163 properties with a gross asset value of \$2.3 billion. At the end of the second quarter of 2017, we had \$158.1 million of cash and cash equivalents. Our revolving credit facility affords \$565.0 million of borrowing capacity, with \$280.5 million in outstanding advances as of June 30, 2017. Additionally, as of June 30, 2017, HTI had \$142.1 million outstanding on its Fannie Mae 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. On June 16, 2017, the board of directors approved the acquisition of all of the assets of American Realty Capital Healthcare Trust III, Inc., pending shareholder approval.

## BUSINESS SUMMARY (As of June 30, 2017)

Business Segment	# of Properties	% of Property Total
Medical Office Buildings	80	49.1%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	8	4.9%
Hospital	4	2.5%
Post Acute/Skilled Nursing	18	11.0%
Seniors Housing - Operating Properties	50	30.7%
Land	2	1.2%
Construction in Progress	1	0.6%
<b>Total</b>	<b>163</b>	<b>100.0%</b>

## PORTFOLIO HIGHLIGHTS (As of June 30, 2017)

### Property Highlights

Number of Properties	163
Rentable Square Feet	8,456,048
Percentage Leased <sup>1</sup>	
Medical Office Buildings	92.8%
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

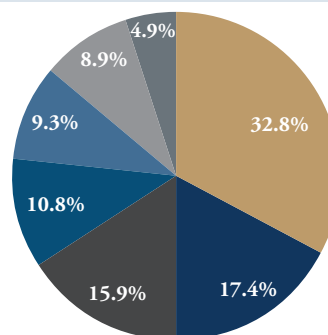
Leverage Ratio <sup>2</sup>	35.3%
Effective Interest Rate - Mortgage Notes Payable	4.7%
Effective Interest Rate - Revolving Credit Facility	2.6%
Effective Interest Rate - Master Credit Facilities	3.4%

### Distribution Information

Distribution Rate <sup>3</sup> (as of June 30, 2017)	5.8%
Distribution Frequency	Monthly

## DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent<sup>4</sup>)

State	%
Florida	17.4%
Michigan	15.9%
Pennsylvania	10.8%
Iowa	9.3%
Georgia	8.9%
Arkansas	4.9%
Other	32.8%



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 \$1.45 per share per annum (calculated by annualizing the daily distribution rate as of June 30, 2017) divided by the initial public offering per share price of \$25.00. HTI’s distribution rate is equivalent to 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 June 30, 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

## MOUNT VERNON MEDICAL OFFICE BUILDING

### OVERVIEW

The Mount Vernon Medical Office Building is a medical office building with 52,900 rentable square feet. Located across the street from the 137-bed, Skagit Valley Hospital, Mount Vernon Medical is a three story, 100% leased medical office building anchored by two credit worthy tenants, Skagit Valley Hospital (63.5% of leased space) and the US Department of Veteran's Affairs (36.5% of leased space). The Property includes a state-of-the-art comprehensive cancer center on the first floor. Since acquisition, HTI has negotiated lease extensions with Skagit Valley Hospital, extending all of their leases to October 2031.

### TENANT PROFILE

The Skagit Valley Regional Health System, which includes the Skagit Valley Hospital and regional clinics, is a health care leader in Northwest Washington providing advanced, quality and comprehensive services to the residents of Anacortes, Arlington / Smokey Point, Camano Island, Mount Vereno, Oak Harbor, Stanwood and Sedro Woolley. Skagit Valley Hospital in Mount Vernon expanded in 2007 and features 137-private patient rooms, from the Level III Trauma Emergency Department to the well-appointed Family Birth Center. The hospital offers a full range of surgical services, advanced diagnostics including CT, MRI and PET, and a spacious Center for Sleep Disorders.

### LOCATION SUMMARY

Mount Vernon is the largest city in Skagit County, with a population of 34,590<sup>1</sup>. Mount Vernon sits at the center of Skagit County, located halfway between Seattle and Vancouver, B.C. Downtown Mount Vernon is primarily known for its annual Tulip Festival Street Fair, but as the hub of Skagit County, the downtown core has much more to offer including a variety of shopping, restaurant and service businesses.

<sup>1</sup> 2010 US Census

For more information on HTI, please visit the company website, [www.healthcaretrustinc.com](http://www.healthcaretrustinc.com) or call our Investor Relations 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 June 30, 2017, as filed with the U.S. Securities and Exchange Commission on August 14, 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](http://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	307 S. 13th Street Mount Vernon, WA 98274
Net Leasable Area	52,900 rentable square feet
Acquisition Date	November 24, 2014
Property Type	Medical Office Building
Percentage Leased	100%