



SECOND QUARTER 2018 UPDATE

Healthcare Trust, Inc. (“HTI”) continues to focus on the most attractive sectors in healthcare, particularly medical office and seniors housing, and is actively pursuing acquisitions. A key objective of management in the near-term is to manage our assets for optimal profitability, including incremental leasing of vacant space, extending current leases, and replacing underperforming managers and tenants for improved earnings and value.

As of June 30, 2018, HTI owned 192 properties with a gross asset value of \$2.54 billion. At the end of the second quarter, we had \$71.0 million of cash and cash equivalents. Our revolving credit facility allows for committed borrowing of up to \$565.0 million and the unused borrowing capacity was \$22.8 million. Additionally, as of June 30, 2018, HTI had \$359.3 million outstanding on its Fannie Mae Master Credit Facility arrangements. We may request additional borrowings under the credit facilities by adding additional properties to the collateral pool. During the second quarter, HTI acquired two Medical Office Buildings.

BUSINESS SUMMARY (As of June 30, 2018)

Business Segment	# of Properties	% of Property Total
Medical Office Buildings	106	55.2%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	4	2.1%
Hospital	4	2.1%
Post Acute/Skilled Nursing	17	8.9%
Seniors Housing - Operating Properties	58	30.2%
Land	2	1.0%
Construction in Progress	1	0.5%
Total	192	100.0%

PORTFOLIO HIGHLIGHTS (As of June 30, 2018)

Property Highlights

Number of Properties	192
Rentable Square Feet	9,149,920
Percentage Leased ¹	
Medical Office Buildings	89.6%
Triple-Net Leased Healthcare Facilities:	
Seniors Housing - Triple-Net Leased	100%
Hospitals	88.8%
Post Acute/Skilled Nursing	100%
Seniors Housing - Operating Properties	87.7%

Financial Highlights

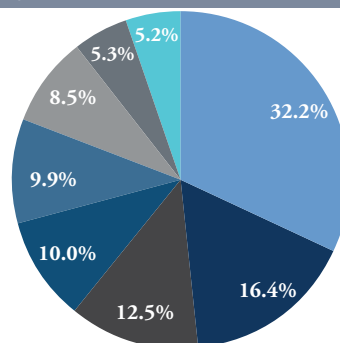
Leverage Ratio ²	41.9%
Effective Interest Rate - Mortgage Notes Payable ³	4.5%
Effective Interest Rate - Revolving Credit Facility ³	4.1%
Effective Interest Rate - Master Credit Facilities ³	4.5%

Distribution Information

Distribution Rate ⁴ (as of June 30, 2018)	3.4%
Distribution Frequency	Monthly

DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent⁵)

State	%
Florida	16.4%
Michigan	12.5%
Pennsylvania	10.0%
Georgia	9.9%
Iowa	8.5%
Illinois	5.3%
Texas	5.2%
Other	32.2%



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 Effective interest rate is calculated on a weighted average basis.

4 Annualized Distribution Rate was calculated based upon distributions of \$0.85 per share per annum (calculated by annualizing the daily distribution rate as of June 30, 2018) divided by the initial public offering per share price of \$25.00. HTI's distribution rate was equivalent to 4.2% based on HTI's Estimated Per-Share NAV of \$20.25 as of December 31, 2017.

5 Annualized rental income for the leases in place as of June 30, 2018, are 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

PLAZA DEL RIO CAMPUS

OVERVIEW

The Plaza del Rio campus consists of five multi-tenant medical office buildings (Commercial Center, Medical Center I-III and Plaza Medical & Research Center II) located in Peoria, Arizona, a suburb of Phoenix. As of June 30, 2018 this medical office building portfolio had a net leasable area of approximately 153 thousand rentable square feet and was 74.4% leased to 44 tenants. Subsequent to June 30, 2018, HTI executed several initiatives which increased the net leasable area to approximately 162 thousand rentable square feet while also increasing portfolio occupancy to 91.2%. The initiatives centered around Cardiac Solutions which now occupies 100% of Medical Center II (representing 25% of the total portfolio). As part of the recent lease with Cardiac Solutions, HTI relocated several existing tenants to Med I & Med III to accommodate Cardiac Solutions desire to be in one centralized location.

SELECTED TENANT PROFILES

Cardiac Solutions is a medical, physician-owned business that provides a comprehensive range of cardiac health services to the general public and referred patients. Founded in 1984 by Dr. Joseph Caplan, they have established a solid reputation for innovative cardiology treatments and personalized cardiovascular care with four convenient locations throughout the Valley.

SMI Imaging occupies 3,053 SF in a free-standing building adjacent to the Commercial Center, and recently signed a second lease for 3,940 SF in Plaza Medical & Research Center II. SMI Imaging was formed by Howard (John) Simon, MD and has grown into the “largest outpatient physician radiology group in the country.”¹ These locations are two of several on the PDR Campus, with each location providing different modalities to its patients. Services include MRI, CT, Mammography, Ultrasound, Bone Density, PET, Nuclear Medicine, Interventional Radiology, Fluoroscopy and X-Ray.

The Pain Center of Arizona is the “Southwest’s leading pain management group in Arizona.”² They provide comprehensive pain management treatments for chronic and acute pain. This location is one of 20 in Arizona and Florida, and three locations offer surgical services. Occupying 7,095 SF of the Commercial Center, The Pain Center is the largest tenant in the Commercial Center and their suite is one of the newest, most modern in the building.

LOCATION SUMMARY

The Plaza del Rio Campus is located in Peoria, Arizona, a suburb located about 30 miles from downtown Phoenix and with a population of 164,000 residents. The Campus is located approximately 1.4 miles from Banner Boswell Medical Center and 2.5 miles from Loop 101, a major freeway encompassing much of the greater Phoenix metropolitan area. Originally developed in 1979, the Campus has grown to include medical and mixed-use office buildings, senior and assisted living, acute care facilities, a church and Montessori school, and single family housing. A new 333-unit apartment complex is under construction and due to complete early 2019.

¹ Source: Website of Howard (John) Simon, MD. www.simonmed.com

² Source: Website of The Pain Center of Arizona. www.thepaincenter.com/locations/az/phoenix/paradise-valley

For more information on HTI, please visit the company website, www.healthcarertrustinc.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, 2018, as filed with the U.S. Securities and Exchange Commission on August 3, 2018.

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 20, 2018 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	13090, 13260, 13460, 13660 N. 94th Drive, Peoria, AZ 85381
	9401 & 9403 W. Thunderbird Road, Peoria, AZ 85381
Net Leasable Area (rentable square feet)	153,582 (as of June 30, 2018)
Acquisition Date	May 2015
Property Type	Medical Office Building
Percentage Occupied	74.4% (as of June 30, 2018) 91.2% (as of August 28, 2018)

