



SECOND QUARTER 2019 UPDATE

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

As of June 30, 2019, HTI owned 191 properties with a gross asset value of \$2.6 billion. At the end of the second quarter, we had \$47.5 million of cash and cash equivalents. Our revolving credit facility allowed for committed borrowings of up to \$630 million and the unused borrowing capacity was \$40.7 million at the end of the quarter. Additionally, as of June 30, 2019, 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 successfully closed on approximately \$10.0 million of new acquisitions, which includes two medical office buildings comprising approximately 52,000 square feet.

BUSINESS SUMMARY (As of June 30, 2019)

Business Segment	# of Properties	% of Gross Asset Value
Medical Office Buildings	111	40.8%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	4	2.1%
Hospital	6	5.2%
Post Acute/Skilled Nursing	8	3.4%
Seniors Housing - Operating Properties	59	44.8%
Land	2	0.1%
Construction in Progress	1	3.6%
Total	191	100.0%

PORTFOLIO HIGHLIGHTS (As of June 30, 2019)

Property Highlights

Number of Properties	191
Rentable Square Feet	9,070,778
Percentage Leased ¹	
Medical Office Buildings	90.6%
Triple-Net Leased Healthcare Facilities:	
Seniors Housing - Triple-Net Leased	100%
Hospitals	90.7%
Post Acute/Skilled Nursing	100%
Seniors Housing - Operating Properties	85.3%

Financial Highlights

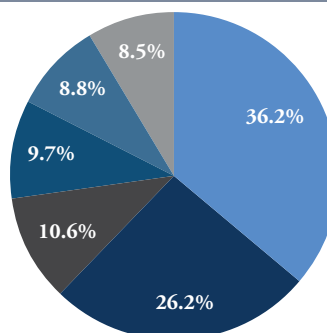
Leverage Ratio ²	46.1%
Effective Interest Rate - Mortgage Notes Payable ³	4.4%
Effective Interest Rate - Revolving Credit Facility ³	4.6%
Effective Interest Rate - Master Credit Facilities ³	5.0%

Distribution Information

Distribution Yield ⁴ (as of June 30, 2019)	3.4%
Distribution Frequency	Monthly

DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent⁵)

State	%
Florida	26.2%
Michigan	10.6%
Pennsylvania	9.7%
Georgia	8.8%
Iowa	8.5%
Other	36.2%



- 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 Yield was calculated based upon distributions of \$0.85 per share per annum (calculated by annualizing the daily distribution rate as of June 30, 2019) divided by the initial public offering per share price of \$25.00. HTI's distribution yield was equivalent to 4.9% based on HTI's Estimated Per-Share NAV of \$17.50 as of December 31, 2018.
- 5 Annualized rental income for the leases in place as of June 30, 2019, are on a straight-line basis, which includes tenant concessions such as free rent, as applicable, as well as gross revenues from our seniors housing - operating properties.



PROPERTY SPOTLIGHT

ADDINGTON PLACE OF TITUSVILLE

OVERVIEW

Addington Place of Titusville, acquired by HTI in the fall of 2014, is a 67-unit senior housing property located in Titusville, Florida, on 12.9 acres just minutes from the Kennedy Space Station. Built in 2009, the community offers assisted living and secured specialized memory care services. At Addington Place, one of the most important things we strive to accomplish is enriching the lives of the seniors that have chosen to call this community their “home.” With a person-centered care philosophy, we strive to ensure that each resident has a wholly unique and fulfilling experience that contributes to a happy and healthy life. Diverse activities create numerous daily opportunities for socialization and cultivate a feeling of community and belonging, all while balancing all aspects between mind, body, and spirit. In order to create such a culture and environment of wellbeing, the Addington Place on-site team works with residents to plan and orchestrate all kinds of life fulfilling and fun activities within the community. Our activity and resident engagement programs however are no longer just card and board games and art projects. In addition to the activities organized by the community, residents are encouraged to lead and participate in the planning events they would like to see made available. Our staff understands that each resident has unique interests, and their role is to assist and advise with the creation and execution of resident-driven programming.

HIGHLIGHTED EVENT

At Addington Place of Titusville, the sky is literally the limit for their residents. Just ask Jean Kozain. At 86, Jean has lived a good life. Married to her late husband Larry for over 40 years, Jean helped raise three children and had a career with the government as a supply supervisor. But there were just a few more dreams she had not yet accomplished. When Jean was asked to participate in the make-a-wish program for the residents, she proclaimed that she wanted to go skydiving. With no hesitation, Executive Director Sarah Miller took a leap of faith and joined her for the skydiving adventure of a lifetime. And, as soon as Jean’s feet touched the ground, she announced her next big adventure: parasailing! Jean’s adventure reminds us that each element in the senior housing real estate portfolio is more than just a piece of land or a nice property. Our communities are living, thriving villages that exist, orchestrated by caring thoughtful team members, to meaningfully enrich people’s lives and fulfill their dreams and wishes.

PROPERTY AT A GLANCE

Address	467 N Washington Ave, Titusville, FL 31525
Net Leasable Area (rentable square feet)	45,933
Acquisition Date	September 2014
Property Type	Assisted Living Facility
Percentage Occupied	83%



For more information on HTI, please visit the company website, 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 HTI’s Quarterly Report on Form 10-Q for the three months ended June 30, 2019, as filed with the U.S. Securities and Exchange Commission on August 14, 2019.

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 14, 2019 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.