



THIRD QUARTER 2018 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 September 30, 2018, HTI owned 196 properties with a gross asset value of \$2.5 billion. At the end of the third quarter, we had \$52.1 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 \$32.4 million at the end of the quarter. Additionally, as of September 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 third quarter, HTI acquired four Medical Office Buildings.

BUSINESS SUMMARY (As of September 30, 2018)

Business Segment	# of Properties	% of Property Total
Medical Office Buildings	110	56.2%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	4	2.0%
Hospital	4	2.0%
Post Acute/Skilled Nursing	17	8.7%
Seniors Housing - Operating Properties	58	29.6%
Land	2	1.0%
Construction in Progress	1	0.5%
Total	196	100.0%

PORTFOLIO HIGHLIGHTS (As of September 30, 2018)

Property Highlights

Number of Properties	196
Rentable Square Feet	9,260,345
Percentage Leased ¹	
Medical Office Buildings	88.7%
Triple-Net Leased Healthcare Facilities:	
Seniors Housing - Triple-Net Leased	100%
Hospitals	88.8%
Post Acute/Skilled Nursing	100%
Seniors Housing - Operating Properties	85.9%

Financial Highlights

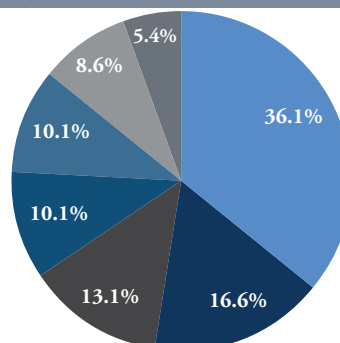
Leverage Ratio ²	39.4%
Effective Interest Rate - Mortgage Notes Payable ³	4.5%
Effective Interest Rate - Revolving Credit Facility ³	4.2%
Effective Interest Rate - Master Credit Facilities ³	4.6%

Distribution Information

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

DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent⁵)

State	%
Florida	16.6%
Michigan	13.1%
Pennsylvania	10.1%
Georgia	10.1%
Iowa	8.6%
Illinois	5.4%
Other	36.1%



- 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.
- Total secured debt divided by total assets.
- Effective interest rate is calculated on a weighted average basis.
- Annualized Distribution Rate was calculated based upon distributions of \$0.85 per share per annum (calculated by annualizing the daily distribution rate as of September 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.
- Annualized rental income for the leases in place as of September 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

ADVOCATE AURORA MOB

OVERVIEW

Advocate Aurora MOB (the “Property”) in Elkhorn, Wisconsin is a single-story, outpatient medical office building encompassing nearly 30,000 square feet of rentable area. The Property is 100% occupied by Aurora Health Care Inc. on the original 15-year double-net lease which commenced in December 2013. The property was built in 2013 for Aurora Health Care.

The Property is well-positioned to serve as an outpatient facility providing healthcare services to the surrounding community. The Property is affiliated with and strategically located four miles southwest of the 55-bed Aurora Lakeland Hospital, and two miles north from the Mercy Walworth Hospital, a 25-bed critical access hospital operated by Mercy Health system. Aurora utilizes the Property to provide outpatient obstetrics / gynecology, audiology, family medicine, otolaryngology, infectious diseases, and urology services.

LOCATION SUMMARY

The Property is located in Elkhorn, WI, approximately 47 miles southwest of downtown Milwaukee, WI, 87 miles northwest of downtown Chicago, IL, 75 miles southeast of Madison, WI, and 48 miles northeast of Rockford, IL. Elkhorn is located at the junction of I-43 and U.S. 12, which makes it easily accessible to major transportation routes and larger surrounding cities. Elkhorn has a population of approximately 10,000 people and serves as the county seat for Walworth County. Despite Elkhorn’s small population, the Property is strategically located in the heart of Advocate Aurora’s newly combined geographic footprint, which will help facilitate referrals to the Advocate hospitals in the south and the Aurora hospitals in the north. Additionally, the Property benefits from the six Aurora healthcare clinics that currently operate in Walworth county, which complement the Property’s service offering and help the Advocate Aurora health system capture additional referrals.

PROPERTY AT A GLANCE

Address	201 East Morrissey Drive, Elkhorn, WI 53121
Net Leasable Area (rentable square feet)	29,540
Acquisition Date	September 2018
Property Type	Medical Office Building
Percentage Occupied	100%



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 the HTI’s Quarterly Report on Form 10-Q for the quarter ended September 30, 2018, as filed with the U.S. Securities and Exchange Commission on November 13, 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.