



FOURTH QUARTER 2017 UPDATE

As of December 31, 2017, Healthcare Trust, Inc. (“HTI”) owned 185 properties with a gross asset value of \$2.5 billion. At the end of the fourth quarter of 2017, we had \$94.2 million of cash and cash equivalents. Our revolving credit facility affords \$565.0 million of borrowing capacity, with \$239.7 million in outstanding advances as of December 31, 2017. Additionally, as of December 31, 2017, HTI had \$295.2 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. On December 22, 2017, HTI purchased all of the membership interests in indirect subsidiaries of American Realty Capital Healthcare Trust III, Inc. (“HT III”) that own 19 properties comprising substantially all of HT III’s assets, pursuant to a purchase agreement, dated as of June 16, 2017.

BUSINESS SUMMARY (As of December 31, 2017)

Business Segment	# of Properties	% of Property Total
Medical Office Buildings	99	53.5%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	9	4.9%
Hospital	4	2.2%
Post Acute/Skilled Nursing	18	9.7%
Seniors Housing - Operating Properties	52	28.1%
Land	2	1.1%
Construction in Progress	1	0.5%
Total	185	100.0%

PORTFOLIO HIGHLIGHTS (As of December 31, 2017)

Property Highlights

Number of Properties	185
Rentable Square Feet	9,046,990
Percentage Leased ¹	
Medical Office Buildings	92.9%
Triple-Net Leased Healthcare Facilities:	
Seniors Housing - Triple-Net Leased	81.9%
Hospitals	88.8%
Post Acute/Skilled Nursing	100%
Seniors Housing - Operating Properties	88.1%

Financial Highlights

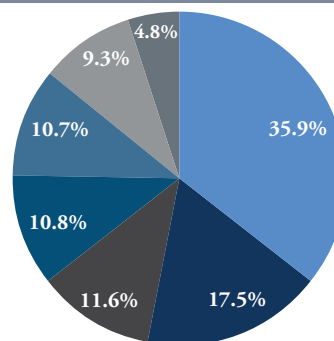
Leverage Ratio ²	40.1%
Effective Interest Rate - Mortgage Notes Payable ³	4.3%
Effective Interest Rate - Revolving Credit Facility ³	3.3%
Effective Interest Rate - Master Credit Facilities ³	3.9%

Distribution Information

Distribution Rate ⁴ (as of December 31, 2017)	5.8%
Distribution Frequency	Monthly

DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent⁵)

State	%
Florida	17.5%
Michigan	11.6%
Pennsylvania	10.8%
Georgia	10.7%
Iowa	9.3%
Missouri	4.8%
Other	35.9%



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 \$1.45 per share per annum (calculated by annualizing the daily distribution rate as of December 31, 2017) divided by the initial public offering per share price of \$25.00. HTI’s distribution rate was 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. On March 29, 2018, the Company’s independent directors approved an Estimated Per-Share NAV equal to \$20.25 as of December 31, 2017. In addition, effective March 1, 2018, the annual distribution per share decreased from \$1.45 to \$0.85.

5 Annualized rental income as of December 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.



Harrisburg, PA



PROPERTY SPOTLIGHT

UPMC PINNACLE HEALTH PORTFOLIO

OVERVIEW

HTI owns a portfolio of 99.9% leased UPMC Pinnacle Health assets located in Harrisburg, PA. The portfolio is comprised of eight properties. Five are 100% triple-net leased¹ to UPMC with a remaining average lease duration of 8.75 years. Three of the assets are multi-tenant properties that have a mix of UPMC and both local and regional medical practice groups. The buildings total 783,591 rentable square feet.

Substantial leasing has occurred at some of the properties since acquisition. At time of acquisition three of the properties were less than fully occupied: one at 21% (FOC I) one at 54% (Bloom Building), and one at 89% (FOC Clinical).

As of December 31, 2017 only one of those assets was less than fully occupied at 98.4%. This was accomplished through strong relationship building with both UPMC and Pinnacle Health, select capital investments to common areas, and time spent with the local brokerage community to drive growth and occupancy throughout the buildings.

OPERATOR PROFILE

UPMC Pinnacle Health is a nationally recognized leader in providing high-quality, patient-centered healthcare services in central Pennsylvania and surrounding rural communities. Its more than 2,900 physicians and allied health professionals and approximately 11,000 employees serve a 10-county area at outpatient facilities and eight acute care hospitals with 1,360 licensed beds: UPMC Carlisle, UPMC Community Osteopathic, UPMC Hanover, UPMC Harrisburg, UPMC Lancaster, UPMC Lititz, UPMC Memorial, and UPMC West Shore. The not-for-profit system anticipates caring for more than 1.2 million area residents in the full year 2018.

UPMC Pinnacle Harrisburg is a full-service acute care hospital, home to the following services: Labor & Delivery, Neonatal Intensive Care Unit, CardioVascular Institute, Surgery, Bone, Joint and Spine Institutes, Imaging, Transplant (Kidney and Pancreas), ICU, Emergency Department, Pharmacy/Retail pharmacy, Inpatient Rehabilitation and Laboratory, including a blood donor lab.

FINANCIAL STRENGTH

The Moody's rating for UPMC is A1 and the Standard and Poor's rating is A+. The total operating revenues for the twelve months ended December 31, 2017 is equal to \$15.6 billion, a 17% increase as compared to the twelve months ended December 31, 2016.

¹ A triple-net lease (NNN) is a lease agreement on a property where the tenant or lessee agrees to pay all real estate taxes, building insurance, and maintenance (the three "nets") on the property in addition to any normal fees that are expected under the agreement (rent, utilities, etc.).

PROPERTY AT A GLANCE

Address	Multiple
Net Leasable Area	783,591 rentable square feet
Acquisition Date	December 2014
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 Annual Report on Form 10-K for the year ended December 31, 2017, as filed with the U.S. Securities and Exchange Commission on March 20, 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.