



FOURTH 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 December 31, 2018, HTI owned 191 properties with a gross asset value of \$2.6 billion. At the end of the fourth quarter, we had \$77.3 million of cash and cash equivalents. Our revolving credit facility allowed for committed borrowings of up to \$565.0 million and the unused borrowing capacity was \$17.8 million at the end of the quarter. Additionally, as of December 31, 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 fourth quarter, HTI successfully closed on \$52.4 million of new acquisitions, which includes one medical office building for a contracted purchase price of \$6.1 million, comprising approximately 23,000 square feet and two triple-net hospitals with long-term leases for a contracted purchase price of \$46.3 million, totaling in aggregate approximately 86,000 square feet.

BUSINESS SUMMARY (As of December 31, 2018)

Business Segment	# of Properties	% of Gross Asset Value
Medical Office Buildings	111	40.9%
Triple-Net Leased Healthcare Facilities:		
Seniors Housing - Triple-Net Leased	4	2.1%
Hospital	6	5.2%
Post Acute/Skilled Nursing	9	5.4%
Seniors Housing - Operating Properties	58	42.7%
Land	2	0.1%
Construction in Progress	1	3.6%
Total	191	100.0%

PORTFOLIO HIGHLIGHTS (As of December 31, 2018)

Property Highlights

Number of Properties	191
Rentable Square Feet	9,142,439
Percentage Leased ¹	
Medical Office Buildings	88.4%
Triple-Net Leased Healthcare Facilities:	
Seniors Housing - Triple-Net Leased	100%
Hospitals	90.7%
Post Acute/Skilled Nursing	100%
Seniors Housing - Operating Properties	85.7%

Financial Highlights

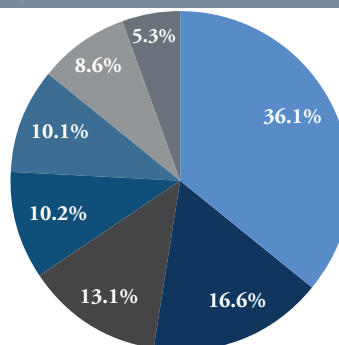
Leverage Ratio ²	45.2%
Effective Interest Rate - Mortgage Notes Payable ³	4.5%
Effective Interest Rate - Revolving Credit Facility ³	4.6%
Effective Interest Rate - Master Credit Facilities ³	4.8%

Distribution Information

Distribution Yield ⁴ (as of December 31, 2018)	3.4%
Distribution Frequency	Monthly

DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent⁵)

State	%
Florida	16.6%
Michigan	13.1%
Pennsylvania	10.2%
Georgia	10.1%
Iowa	8.6%
Illinois	5.3%
Other	36.1%



- 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 December 31, 2018) divided by the initial public offering per share price of \$25.00. HTI's distribution yield 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 December 31, 2018, 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

MEADOWBROOK SENIOR LIVING

OVERVIEW

Meadowbrook, acquired by HTI in the Fall of 2014, is a 156-unit senior housing property located in Agoura Hills, CA on 2.58 acres, and is nestled at the gateway of the picturesque Santa Monica Mountains, just 30 miles northwest of Los Angeles. Built in 2001, the community offers assisted living (117 units) and secured specialized memory care services (39 units). Creating a successful assisted living community is more than maintaining a beautiful property in a highly sought out location, and offering a variety of amenities and quality services. It's about what it takes to transform a property into a home where people want to live supported and cared for by a dedicated team of professionals. Meadowbrook is that place.

HIGHLIGHTED EVENT

Late at night on November 9, 2018, parts of Agoura Hills and surrounding towns were issued emergency evacuation orders. Meadowbrook was in the path of a quickly moving wildfire. The Woolsey Fire subsequently consumed 35,000 acres and traveled 15 miles over the Santa Monica Mountains, all the way to the Pacific Ocean.

The panic of evacuating one's family from an approaching fire is difficult enough, but the Meadowbrook staff were faced with evacuating their 148 senior residents, with over 60 people requiring wheelchair or walker assistance. The Meadowbrook team stepped into action and following their emergency procedures and protocols, accomplished the evacuation safely without any injuries or incidents. Residents were accompanied by staff to various evacuation sites which included another operating partner community, as well as contracted hotels, as part of their emergency plan. An all-hands call was immediately responded to, by off-duty team members who voluntarily came to work, despite the fact that their own families had been evacuated from their homes.

One of these off-duty team members that volunteered to assist in this emergency situation is pictured to the right, at work with her 2-year old daughter in a baby carrier strapped to her back. Like many others, she is an example of the level of commitment demonstrated by this team. This well represents the staff of Meadowbrook – people giving of themselves in the care of others, and placing the needs of our residents first.

OUTCOME

Miraculously, with the exception of some smoke damage that was remediated, the Meadowbrook property was completely unharmed. Relieved, grateful residents and staff were able to return to their community after a few days. Throughout this experience, and upon returning to Meadowbrook, it became even clearer that creating a successful senior care community is more than maintaining a beautiful property in a highly sought out location. It is about the people that create the warm, inviting and safe environment, day in and day out, for the seniors they serve. It was probably best stated by a usually non-verbal Memory Care resident who said upon returning to Meadowbrook, "It is good to be home."

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, 2018, as filed with the U.S. Securities and Exchange Commission on March 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.

PROPERTY AT A GLANCE

Address	5217 Chesebro Road, Agoura Hills, CA 91301
Net Leasable Area (rentable square feet)	29,540
Acquisition Date	September 2014
Property Type	Senior Housing Property
Percentage Occupied	100%

