



FIRST 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 March 31, 2018, HTI owned 190 properties with a gross asset value of \$2.53 billion. At the end of the first quarter, we had \$61.3 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 \$34 million. Additionally, as of March 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 first quarter, HTI acquired five Medical Office Buildings. On March 29, 2018, the independent directors of HTI’s board approved an estimated per-share net asset value of \$20.25 as of December 31, 2017.

BUSINESS SUMMARY (As of March 31, 2018)

Business Segment	# of Properties	% of Property Total
Medical Office Buildings	104	54.8%
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	30.5%
Land	2	1.1%
Construction in Progress	1	0.5%
Total	190	100.0%

PORTFOLIO HIGHLIGHTS (As of March 31, 2018)

Property Highlights

Number of Properties	190
Rentable Square Feet	9,104,454
Percentage Leased ¹	
Medical Office Buildings	90.2%
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

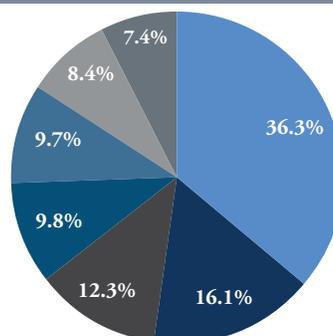
Leverage Ratio ²	40.6%
Effective Interest Rate - Mortgage Notes Payable ³	4.4%
Effective Interest Rate - Revolving Credit Facility ³	3.7%
Effective Interest Rate - Master Credit Facilities ³	4.2%

Distribution Information

Distribution Rate ⁴ (as of March 31, 2018)	3.4%
Distribution Frequency	Monthly

DIVERSIFICATION BY STATE (By Annualized Straight-Line Rent⁵)

State	%
Florida	16.1%
Michigan	12.3%
Pennsylvania	9.8%
Georgia	9.7%
Iowa	8.4%
Illinois	7.4%
Other	36.3%



- 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 March 31, 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 as of December 31, 2017 and 3.4% based on \$25.00 per share.
- 5 Annualized rental income as of March 31, 2018 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.



Plano, TX

PROPERTY SPOTLIGHT

LEGACY MEDICAL VILLAGE

OVERVIEW

Legacy Medical Village is a 2-story, Class-A medical office building located in the fast-growing city of Plano, Texas. As of March 31, 2018, this medical office building is 91.9% leased to 21 tenants including primary care provider Village Health Partners which occupies approximately 19% of the property. This property offers its tenants high visibility, easy access and an abundance of parking. Numerous tenant renewals have been completed in 2017 and 2018.

SELECTED TENANT PROFILES

Village Health Partners, P.A. (“VHP”): Village Health Partners leases Suite 200 totaling 17,971 SF (19% of total SF). VHP, founded in 2007, is a family medical practice serving more than 75,000 patients through multiple locations in North Texas. VHP serves the North Texas area including Dallas, Plano, Allen, Frisco and McKinney, specializing in women’s and men’s health, pediatrics, diabetes, cholesterol, hypertension, urgent care and disease prevention.

North Texas Obstetrics and Gynecology Associates (“North Texas OBGYN”): North Texas OBGYN leases Suite 280 with 7,449 SF (7.9% of total SF). The tenant is a group of six board-certified and board-eligible physicians that have been practicing in Plano since 1975 providing OBGYN as well as basic infertility services.

LOCATION SUMMARY

The property is located on the corner of West Spring Creek Parkway and Pinecrest Drive offering convenient access and excellent visibility. Plano is a very popular, high-growth city situated north of Dallas. As the 9th largest city in Texas, Plano is home to roughly 279,000 residents, several Fortune 1000 companies, and more than 10,000 businesses.

PROPERTY AT A GLANCE

Address	5425 West Spring Creek Parkway Plano, Texas 75024
Net Leasable Area	94,359 rentable square feet
Acquisition Date	July 2015
Property Type	Medical Office Building
Percentage Occupied	91.9%

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 March 31, 2018, as filed with the U.S. Securities and Exchange Commission on May 9, 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.