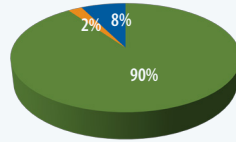


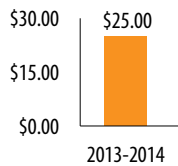
Healthcare Trust, Inc.

Total Assets	\$2,172.3 Million
Real Estate Assets	\$1,958.2 Million
Cash	\$51.0 Million
Securities	\$0.0 Million
Other	\$163.1 Million

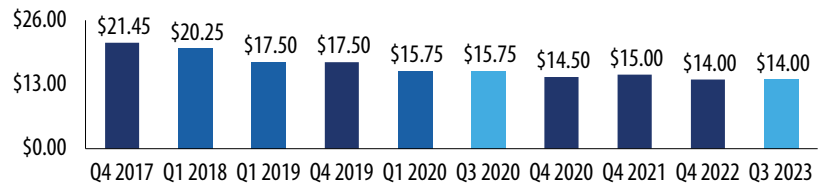


Cash to Total Assets Ratio	2.3%	Initial Offering Date	February 14, 2013
Asset Type	Healthcare	Offering Close Date	November 17, 2014
Number of Properties	204 Properties	Most Recent NAV per Share (As of December 31, 2022)	\$14.00
Square Feet/Units/Rooms/Acres	9.0 Million Square Feet	Reinvestment Price per Share (As of December 31, 2022)	\$14.00
Percent Leased	See Notes	Cumulative Capital Raised during Offering (Including DRIP)	\$2,092.3 Million
Weighted-Average Lease Term Remaining	4.8 Years (MOBs & Other Healthcare Related Buildings)		
LifeStage	Maturing		
Investment Style	Core		
Weighted-Average Shares Outstanding	111,426,241		

Historical Price

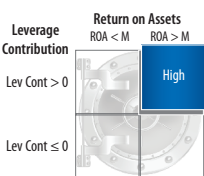


Historical NAVs



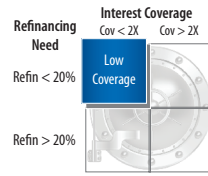
Performance Profiles

Operating Performance



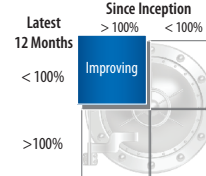
The REIT's recent 12-month average return on assets is above the median ROA for all NTRs for the previous four quarters. At its current cost of debt and level of borrowing, its use of debt is contributing to increased returns for shareholders.

Financing Outlook



The REIT's interest coverage ratio is below the 2.0X benchmark but the REIT does not have over 20% of debt maturing within two years or at unhedged variable rates. The REIT does not face an immediate need to refinance a significant portion of its debt, but may need to increase earnings to provide lenders with sufficient interest coverage.

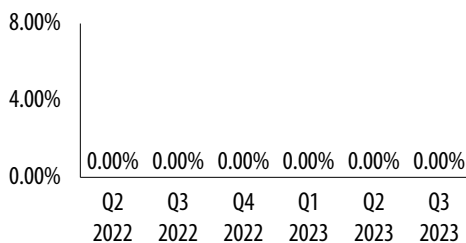
Cumulative MFFO Payout



The REIT has not yet reached full coverage of cash distributions and the MFFO payout ratio is above 100% since inception. The REIT has paid no distributions over the last twelve months.

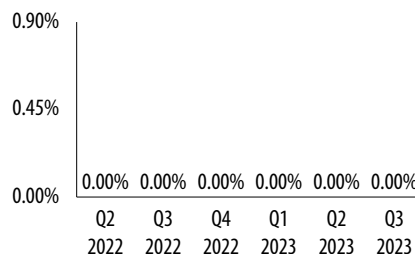
Summary: The REIT's return on assets was 5.78% over the last 12 months, above the median ROA for all nontraded REITs for the previous four quarters of 5.02%. Blue Vault estimates it had a positive leverage contribution given the 53.8% debt ratio and 5.56% average cost of debt as of September 30, 2023. The REIT's YTD 2023 interest coverage ratio at 1.3X was below the 2.0X benchmark. Only 0.7% of the REIT's debt matures before 2025 and 0% is at unhedged variable rates, indicating low need for refinancing and no interest rate risk. The REIT has paid 103% of its cumulative MFFO since inception as cash distributions, excluding DRIP. The REIT paid no cash distributions over the last 12 months.

Historical Distribution



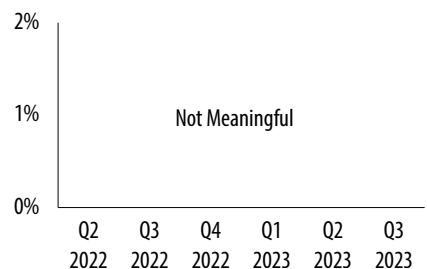
See Notes

Total Distributions per \$ of Total Assets*



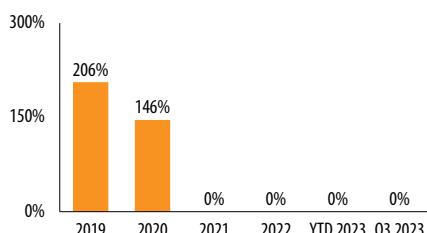
* New Metric

DRIP to Total Distributions Ratio*



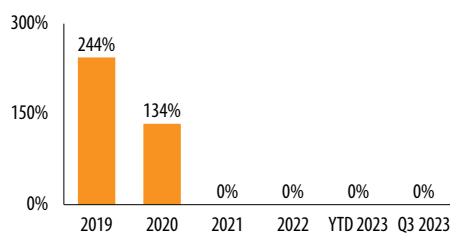
* New Metric

Historical FFO Payout Ratio



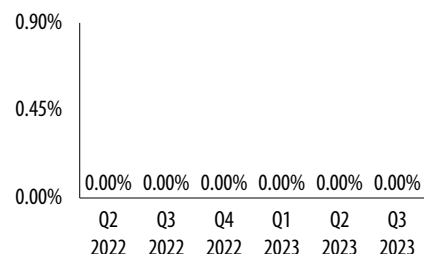
YTD Distributions Paid Including DRIP\$0
YTD FFO\$1,720,000

Historical MFFO Payout Ratio



YTD Distributions Paid Including DRIP\$0
YTD MFFO\$4,658,000

Redemptions

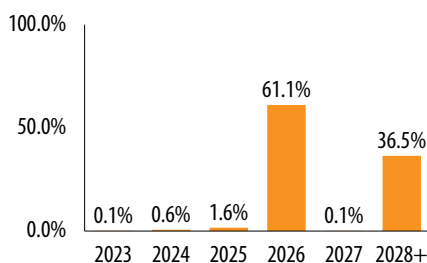


Debt Breakdown

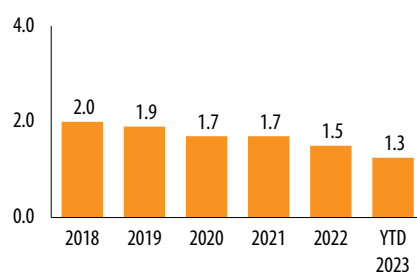


Debt to Total Assets Ratio	53.8%
Total	\$1,169.4 Million
Fixed	\$1,156.5 Million
Variable	\$0.0 Million
Avg. Wtd. Rate	5.56%
Loan Term	< 1 - 26 Years

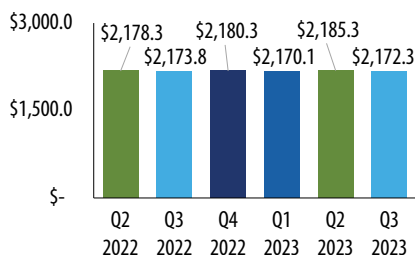
Debt Repayment Schedule



Interest Coverage Ratio

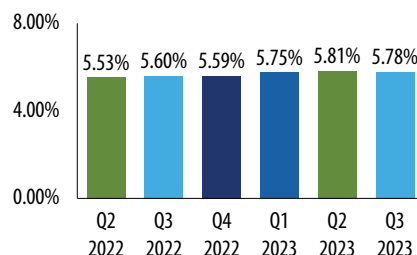


Total Assets (\$ Million)*



* New Metric

Return on Assets*



* New Metric

Contact Information

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650 Fifth Avenue, 30th Floor
New York, NY 10019

212-415-6500

Source of Distributions, Trends and Items of Note

- As of September 30, 2023, the Company owned 204 properties located in 33 states and comprised of 9.0 million rentable square feet. There were 193 properties owned for the entire year ended December 31, 2022 and the nine months ended September 30, 2023, including two vacant land parcels.
- The portfolio consisted of 156 Medical Office and Other Healthcare-Related Buildings with 5.153 million rentable square feet, which were 90.9% leased, and 48 Seniors Housing-Operating Properties (including two land parcels) with 3.857 million rentable square feet, which were 74.1% leased.
- During the three months ended September 30, 2023, the Company acquired two single-tenant MOB's for an aggregate contract purchase price of \$9.8 million, funded with cash on hand.
- On March 31, 2023, the Company published a new Estimated Per-Share NAV equal to \$14.00 as of December 31, 2022. Its previous Estimated Per-Share NAV was equal to \$15.00 as of December 31, 2021.
- On August 13, 2020, the Company announced that the Board had approved a change in the Company's common stock distribution policy where any future distributions will be paid on a quarterly basis in shares of the Company's common stock at the estimated per share net asset value. The move was made to preserve the Company's liquidity and maintain additional financial flexibility in light of the COVID-19 pandemic. The Company also announced the suspension of share repurchases under the SRP, effective on August 14, 2020.
- Since October 2020, the Company has issued an aggregate of approximately 17.3 million shares in respect to the stock dividends. Except for shares issued as dividends, no additional shares of common stock were issued during the nine months ended September 30, 2023 or the year ended December 31, 2022. On July 3, 2023, and October 2, 2023, the Company declared stock dividends of 0.015179 per share.
- The Company uses modified funds from operations ("MFFO") as defined by the Institute for Portfolio Alternatives ("IPA").
- For the nine months ended September 30, 2023, cash flows provided by operations were \$16.4 million. The Company had not historically generated sufficient cash flows from operations to fund the payment of dividends and other distributions at the current rate prior to switching from paying cash dividends to stock dividends on common stock.