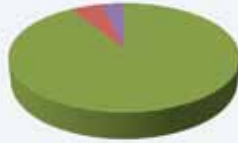


# Nontraded REIT Industry Review: Third Quarter 2011



## Healthcare Trust of America, Inc.

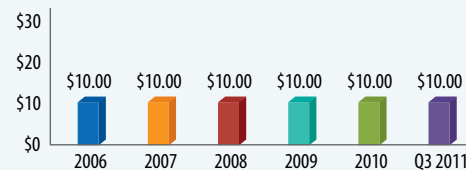
Total Assets.....	\$2,334.1 Million
Real Estate Assets .....	\$2,123.4 Million
Cash.....	\$122.3 Million
Securities .....	\$0.0 Million
Other.....	\$88.3 Million



Initial Offering Date: ..... September 20, 2006  
 Offering Close Date: ..... February 28, 2011  
 Current Price per Share: ..... \$10.00  
 Reinvestment Price per Share: ..... \$9.50

Cash to Total Assets Ratio: ..... 5.2%  
 Asset Type: ..... Medical Office  
 Number of Properties: ..... 78 acquisitions comprised of  
 ..... 242 buildings and 2 real-estate related assets  
 Square Feet / Units / Rooms / Acres: ..... 11.1 Million Sq. Ft.  
 Percent Leased: ..... 91%  
 LifeStage..... Maturing  
 Investment Style ..... Core

### Historical Price



### Redemptions

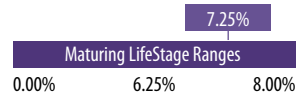
Ratio of Shares Redeemed to Wtd.  
 Avg. Shares Outstanding:..... 1.73%

Program Open

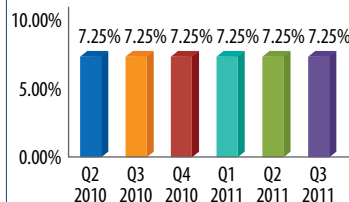
Redemptions Year to Date: 2,864,688  
 Wtd. Avg. Shares Outstanding  
 as of 12/31/10: ..... 165,952,860

### Current Distribution

Current Distribution Yield: ... 7.25%



### Historical Distribution

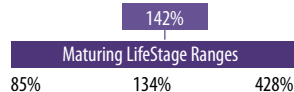


### Contact Information

**www.HTAREIT.com**  
**Healthcare Trust of America**  
**16435 North Scottsdale Road,**  
**Suite 320**  
**Scottsdale, AZ 85254**  
**480-998-3478**

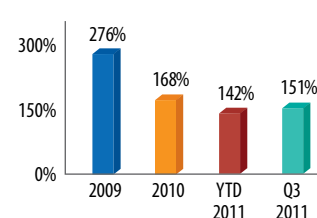
### Year to Date FFO Payout Ratio

FFO Payout Ratio:  
 YTD Distributions/YTD FFO: ..... 142%



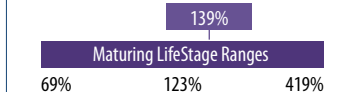
YTD Distributions Paid: \$119,621,000  
 YTD FFO: ..... \$84,164,000

### Historical FFO Payout Ratio



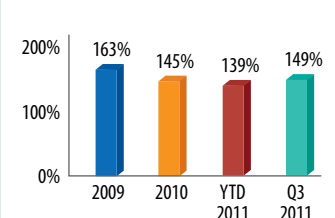
### Year to Date MFFO Payout Ratio

MFFO Payout Ratio:  
 YTD Distributions/YTD MFFO: ..... 139%

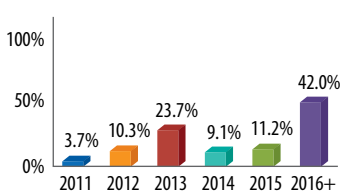


YTD Distributions Paid: \$119,621,000  
 YTD MFFO: ..... \$85,991,000  
 \*Company reported MFFO – see notes

### Historical MFFO Payout Ratio

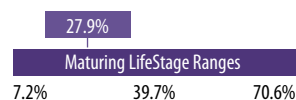


### Debt Maturity



### Current Debt Ratio

Debt to Total Assets Ratio: ... 27.9%

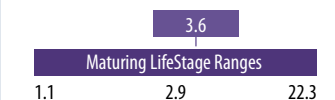


### Debt Breakdown

Total: ..... \$650.1 Million  
 Fixed: ..... \$471.6 Million  
 Variable: ..... \$178.5 Million  
 Rate: ..... 1.74 – 12.75%  
 Term: ..... <1 – 11 yrs

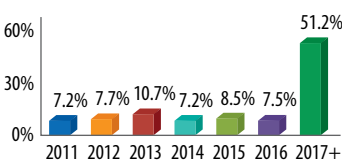
### Interest Coverage Ratio

YTD Interest Coverage Ratio: ..... 3.6



Adjusted EBITDA: ..... \$116,391,000  
 Interest Expense: ..... \$32,155,000

### Lease Expirations\*



\*As of 12/31/10.

### Trends and Items of Note

- As of September 30, 2011, 96% of HTA's operating portfolio, based on GLA, is located on or adjacent to, or is anchored by, the campuses of nationally and regionally recognized healthcare systems.
- The occupancy rate for the REIT has held steady at 91% for the past eight quarters.
- In October 2011, HTA completed the acquisition of two Class A medical office buildings located in Phoenix, Arizona, for \$32 million, with 118,000 square feet of gross leasable area, and a combined occupancy of 88%. At the end of the third quarter 2011, HTA entered into a purchase and sale agreement to acquire a 203,000 square foot on-campus medical office building located in Novi, Michigan for \$51.32 million with 98% occupancy. The closing of this acquisition is subject to a number of conditions.
- MFFO is company reported and Blue Vault Partners did not identify any additional adjustments.
- See additional notes on page 69 for information regarding the source of distributions.