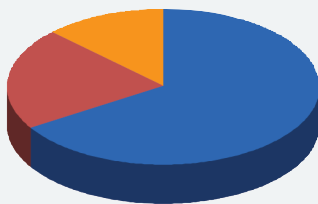




# Healthcare Trust of America, Inc.

## Portfolio Details:

Total Assets	\$1,528.4 Million
Real Estate Assets	\$1,011.9 Million
Cash	\$321.8 Million
Securities	\$0 Million
Other	\$194.7 Million



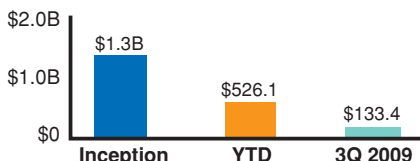
Inception Date:	September 20, 2006
Number of Months Fundraising:	36
Anticipated Offering Close Date:	March 19, 2010
Current Price per Share:	\$10.00
Reinvestment Price per Share:	\$9.50

Asset Type:  
Number of Properties:  
Square Feet / Units / Rooms / Acres:  
Percent Leased:

Medical Office  
154  
6.3 million sq. ft.  
90.4%



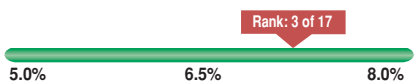
## Gross Dollars Raised\*



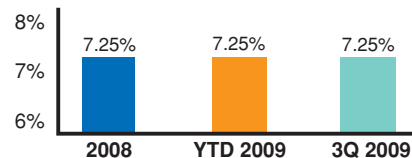
\*Includes reinvested distributions (in millions).

## Distributions

Current Distribution Yield: .....7.25%

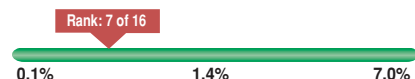


## Historical Distribution Yield



## Redemptions

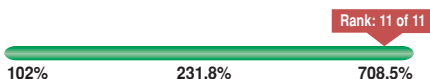
Ratio of Shares Redeemed to  
Wtd. Avg. Shares Outstanding: .....0.6%



Redemptions Year to Date: 791,109  
Wtd. Avg. Shares Outstanding: 124,336,078

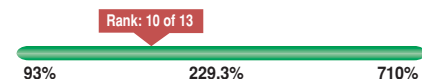
## Distribution Coverage

Distribution Coverage Ratio:  
3Q Distributions/3Q FFO.....709%



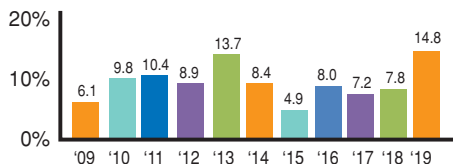
Distributions Declared: \$21,908,000  
Funds from Operations: \$3,092,000

Distribution Coverage Ratio:  
3Q Distributions/3Q MFFO.....185%



Distributions Declared: \$21,908,000  
Modified Funds from Operations: \$11,823,000

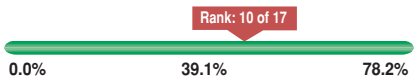
## Lease Expiration\*



\*As a percent of base rent as of 12/31/08.

## Debt (in \$ Millions)

Debt to Real Estate  
Assets Ratio: .....44.7%



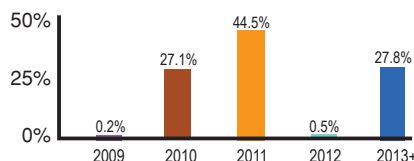
Total: \$452.0 Million  
Fixed: \$130.4 Million  
Variable: \$321.7 Million

Rate: 1.60-12.75%  
Term: 1-10 years

## Contact Information

www.HTAREIT.com  
Healthcare Trust of America  
16427 North Scottsdale Road, Suite 440  
Scottsdale, AZ 85254  
480-998-3478

## Debt Maturity



## Interest Coverage

Interest Coverage Ratio: .....1.3

