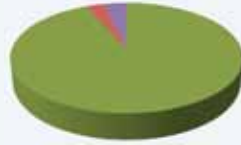


Nontraded REIT Industry Review: Fourth Quarter 2011



Healthcare Trust of America, Inc.

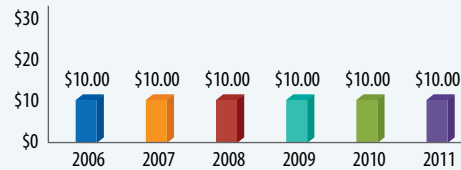
Total Assets.....	\$2,291.6 Million
Real Estate Assets ...	\$2,136.3 Million
Cash.....	\$69.5 Million
Securities	\$0.0 Million
Other.....	\$85.8 Million



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: 3.0%
 Asset Type: Medical Office
 Number of Properties: .. 248 buildings and 2 real-estate related assets
 Square Feet / Units / Rooms / Acres: 11.2 Million Sq. Ft.
 Percent Leased: 91%
 LifeStage: Maturing
 Investment Style Core

Historical Price



Redemptions

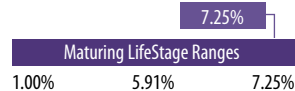
Ratio of Shares Redeemed to Wtd. Avg. Shares Outstanding: 1.73%

Program Open

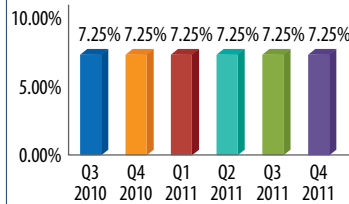
Redemptions Year to Date: 3,882,619
 Wtd. Avg. Shares Outstanding as of 12/31/11: 224,391,553

Current Distribution

Current Distribution Yield: ... 7.25%



Historical Distribution

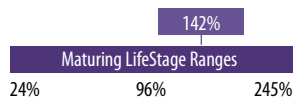


Contact Information

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

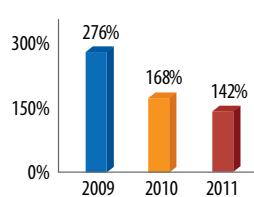
Year to Date FFO Payout Ratio

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



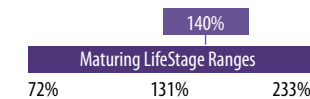
YTD Distributions Paid: \$160,664,000
 YTD FFO: \$113,135,000

Historical FFO Payout Ratio



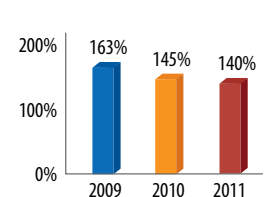
Year to Date MFFO Payout Ratio

MFFO Payout Ratio:
 YTD Distributions/YTD MFFO: 140%

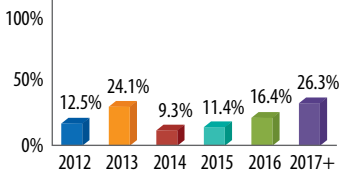


YTD Distributions Paid: \$160,664,000
 YTD MFFO: \$114,704,000
 *Company reported MFFO – see notes

Historical MFFO Payout Ratio

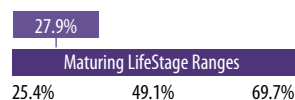


Debt Maturity



Current Debt Ratio

Debt to Total Assets Ratio: ... 27.9%



Debt Breakdown



Total: \$639.1 Million
 Fixed: \$463.8 Million
 Variable: \$175.3 Million
 Avg. Wtd. Rate: 5.05%
 Term: <1 – 10 yrs

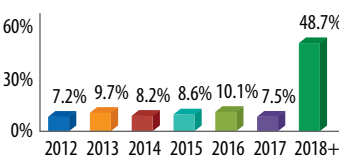
Interest Coverage Ratio

YTD Interest Coverage Ratio: 3.7



Adjusted EBITDA: \$156,983,000
 Interest Expense: \$41,892,000

Lease Expirations



Trends and Items of Note

- During the year ended December 31, 2011, the Company completed two new portfolio acquisitions and expanded two existing portfolios through the purchase of additional medical office buildings within each for an aggregate purchase price of \$68,314,000.
- The interest coverage ratio increased from 3.1X to 3.7X from 2010 to 2011, well above the 2.1X median for Maturing LifeStage REITs.
- The Cash to Total Assets Ratio of 3.0% is consistent with the median of 3.1% for Maturing LifeStage REITs.
- For the year ended December 31, 2011, the Company repurchased 3,882,619 shares of common stock, at an average price of \$9.70 per share
- The MFFO reported is the same as the Normalized FFO reported by the Company. Blue Vault Partners did not identify any additional adjustments.
- See additional notes on page 73 for information regarding the source of distributions.