



Healthcare Trust of America, Inc.

Dedicated Owner of Medical Office for the Future of Healthcare

NYSE: HTA



BOSTON MEDICAL CENTER AT 670 ALBANY STREET
BOSTON, MA | BOSTON MEDICAL CENTER AND BOSTON UNIVERSITY CAMPUS



Healthcare Trust of America, Inc.
CELEBRATING 10 YEARS


LARGEST DEDICATED OWNER AND OPERATOR OF MEDICAL OFFICE BUILDINGS

AUGUST 2016

Healthcare Trust of America, Inc. (NYSE: HTA) is a publicly traded real estate investment trust (REIT) that acquires, owns, and operates medical office buildings. Over the last ten years since its formation in 2006, the company has invested \$4.0 billion in medical office buildings comprising 17.0 million square feet across 30 states. HTA has a consistent track record of generating shareholder returns and listed on the New York Stock Exchange in June of 2012.

HTA invests in key markets with above average growth and healthcare infrastructure that is capable of servicing long-term patient demand. Within each key market, HTA focuses on acquiring medical office buildings on campuses of hospitals, in community-core locations, and on campuses of universities, leading academic medical centers and teaching hospitals. The portfolio consists of medical office buildings that are core-critical, a key part of the integrated delivery of healthcare, and that continue to complement the company's institutional asset management and leasing platform. HTA's business strategy is underlined by establishing critical mass within key markets which allows the asset management and in-house leasing platform to drive earnings growth, uncover synergies and maximize expense efficiencies, and build lasting tenant relationships which leads to retention, rent growth and long-term value creation across the portfolio.



 VICTOR FARRIS BUILDING
WEST PALM BEACH, FL | GOOD SAMARITAN HOSPITAL CAMPUS

DEDICATED MEDICAL OFFICE BUILDING SPECIALIST

- » Commitment to a simple story that provides exposure for shareholders to real estate in the growing healthcare sector
- » The Affordable Care Act, aging demographics, and a rising trend towards outpatient visits should all benefit medical office

OWNERS OF CORE-CRITICAL REAL ESTATE, KEY FOR THE FUTURE OF HEALTHCARE DELIVERY

- » 97% of assets are located on-campus or aligned with leading healthcare systems
- » 91% of assets are located in either a key market or a Top 75 MSA

FOCUSED ASSET MANAGEMENT AND LEASING

- » Leased rate of 92% and growing with consistent same-property cash net operating income growth
- » Focus on tenant and health system relationships with over 90% managed by HTA's specialized property management and leasing platform

CONSISTENT SHAREHOLDER RETURN

- » Investment grade balance sheet with Baa2 and BBB credit ratings
- » Shareholder returns have averaged 9% per annum and 111% in total since our founding
- » Stable cash flows secure a quarterly dividend

HEALTHCARE IS CHANGING

Medical Office is benefiting from tremendous macro-economic tailwinds that make it an attractive real estate sector in which to invest. On top of that, MOBs are one of the few asset classes that are utilized by every individual throughout their lifetime, with each person making approximately 3.7 trips to a physician's office on an annual basis. This is a key driver for the high levels of tenant retention in the space.

From a macroeconomic perspective, there are several trends that are driving further demand and changing the healthcare industry today. The implementation of the Affordable Care Act (ACA) is expected to add between 25 and 35 million new insured individuals. The U.S. population is aging, with the number of elderly Americans growing at significant rates and over 10,000 individuals turning 65 every day. As a result of these trends, the healthcare sector and healthcare employment are projected to grow significantly faster than the rest of the U.S. economy.

At the same time, the ACA and technological changes are pushing healthcare into more cost efficient and integrated outpatient settings. As a result, hospitals are reevaluating their business models to capture gains in efficiency. This push is driving integration in the delivery of care and has increasingly relegated procedures and outpatient care into medical office. Similarly, physicians and health systems are grouping together to increase their overhead efficiency and invest in new technology. Healthcare is increasingly being provided in part by nurses, physician assistants, and allied health providers – a key reason that healthcare is expected to be the fastest growing employment sector of this decade.

DEDICATION TO MEDICAL OFFICE

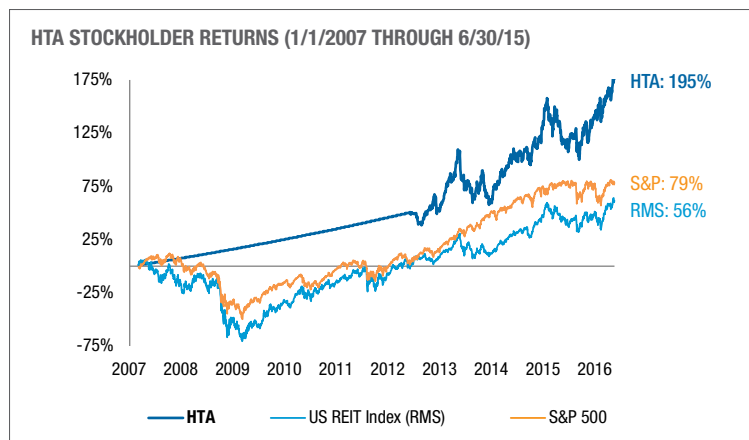
HTA is dedicated to the medical office sector, which allows the company to develop dedicated, long term relationships with healthcare systems, academic medical centers and teaching hospitals, key physician groups, developers, and other industry participants in this space. The portfolio consists of medical office properties that will continue to be core, critical to the delivery of healthcare as demand grows and as the integration of the macroeconomic tailwinds shape the delivery of care.

INSTITUTIONAL ASSET MANAGEMENT PLATFORM DRIVES EFFICIENCY IN KEY MARKETS

HTA's business strategy is underlined by establishing critical mass in key markets where HTA's institutional property management and in-house leasing platform can generate scale, maximize expense efficiencies, and build lasting tenant relationships. To meet the specialized needs of healthcare providers, HTA has developed one of the industry's most comprehensive asset management platforms that includes dedicated professionals in property management, leasing, engineering, accounting, construction and facilities management. Over 14 million square feet of space is currently managed by HTA's national platform which is directed from HTA's corporate headquarters in Scottsdale, Arizona and executed in over 10 regional offices within local markets.

CONSISTENT SHAREHOLDER RETURNS

HTA believes medical office buildings provide stable cash flows with relatively low vacancy risk, while still allowing for potentially higher returns through exposure to the fast growing healthcare sector. With dedication to this sector, HTA has generated shareholder returns that average 9% per annum since its founding through June 30, 2015. HTA pays a consistent dividend of \$1.16 per annum, paid quarterly, that is supported by recurring and stable cash flow.

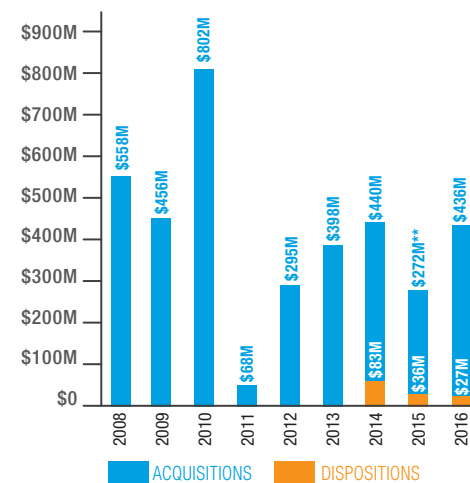


HTA KEY FACTS*

Occupancy: 92.2%
Investment: \$4.0 Billion
Gross Leasable Area (SF): 17.0 Million
On-Campus / Aligned: 97%
Located in Top 75 MSA: 91%
Tenant Retention: 80+%
% of Properties on In-House Platform: 92%
Credit Rated Tenants: 59%
Investment Grade Credit Ratings: BBB / Baa2**
Leverage: 26.2% of Total Capitalization

*As of 6/30/16 **As rated by Standard & Poor's and Moody's

ACQUISITIONS BY YEAR



* Excludes real estate notes receivable, as of 4/30/16

** Excludes \$9.4 million of additional investments which include the expansion of HTA's Raleigh Medical Center Campus and a corporate office building in Charleston.

KEY HEALTH SYSTEM RELATIONSHIPS

TENANT	CREDIT RATING	% OF ABR*
Highmark/Allegheny Health Network*	A-	4.6%
Greenville Hospital System	A1	4.2%
Tufts Medical Center	BBB	2.7%
Hospital Corporation of America	BB	2.6%
Steward Health Care System	B2	2.2%
Community Health Systems (TN)	B1	2.2%
Aurora Health Care	A2	1.8%
Boston Medical Center	Baa2	1.3%
Rush University Medical Center	A1	1.3%
Indiana University Health	Aa3	1.3%

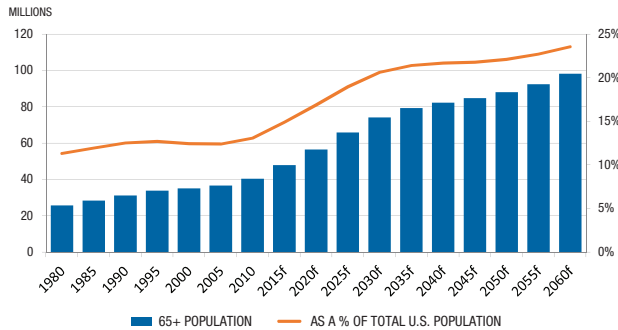
* Credit rating refers to Highmark, Inc.

** Annualized Base Rent, as of 6/30/16

The healthcare industry is expected to be one of the fastest growing parts of the U.S. economy over the next decade reaching almost 20% of U.S. GDP by 2023. This is driven by the aging of the baby boomer generation and the long-term rollout of the Affordable Care Act. This increased demand for care is expected to make healthcare the fastest growing sector for employment over the next decade. All of these factors are resulting in a change in the way that healthcare will be delivered – primarily through the movement of care to outpatient settings that are more cost-effective.

AGING POPULATION

OVER 10,000 INDIVIDUALS TURN 65 EVERY DAY

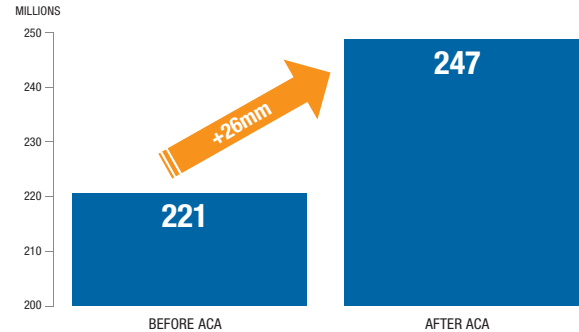


Sources: U.S. Census Bureau, Rosen Consulting Group

- » Baby boomers are aging, causing the elderly population to become 17% of the population by 2020
- » Utilization of healthcare services increases with age, increasing demand for healthcare services over time
- » The Census projects that the average life span will surpass 80 years by 2020

AFFORDABLE CARE ACT CHANGING HEALTHCARE

ADDITIONAL INSURED, FOCUS ON COST EFFECIENCIES

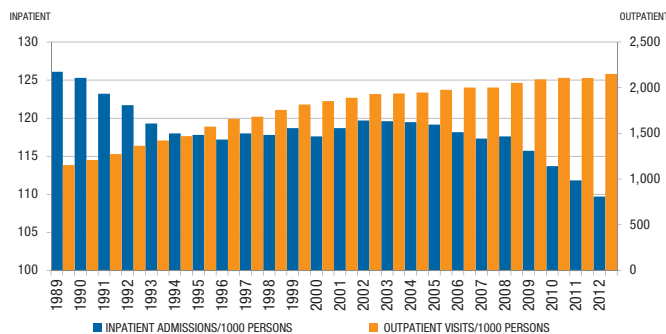


Sources: Congressional Budget Office, Rosen Consulting Group

- » An additional 25 to 35 million individuals will gain health insurance by 2020
- » There is increasing focus on cost-efficient, preventative medicine
- » More insurance coverage equates to more patients and more health service utilization

OUTPATIENT VISITS ARE INCREASING OVER TIME

INPATIENT ADMISSIONS AND OUTPATIENT VISITS

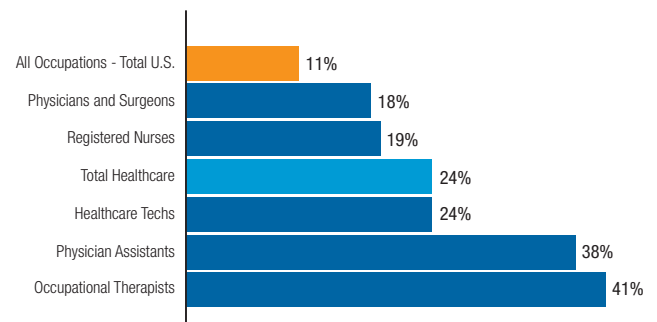


Source: American Hospital Association

- » Hospitals have been facing limitations on expansion and as a result, more procedures are being performed in outpatient facilities
- » Insurance companies and government healthcare programs have been directing patients to less costly outpatient care
- » From 1992 to 2012 the average number of outpatient office visits per person increased from 2.6 times to 3.1 times per year

HEALTHCARE EMPLOYMENT IS STRONG

PROJECTED U.S. EMPLOYMENT GROWTH (2012-2022 EST)



Sources: Bureau of Labor Statistics, Rosen Consulting Group

- » Increased healthcare utilization is driving healthcare employment
- » Healthcare sector employment is projected to grow 70% faster than the broader U.S. economy through 2022
- » There is increasing demand for non-physician practitioners, including nurses, physician assistants, and other healthcare professionals
- » Consumer preferences for specialists and preventative care have boosted healthcare employment in these specialties, accelerating demand for MOBs as patients move to the lower cost, outpatient settings

HTA invests in medical office buildings that are core-critical, a key part of the integrated delivery of healthcare, and that continue to complement the company's institutional asset management and leasing platform. To ensure these properties will increase in value over time, HTA focuses on properties that are on campuses of hospitals, in community-core locations, and on campuses of universities, leading academic medical centers and teaching hospitals.



GREENVILLE, SC MEDICAL OFFICE PORTFOLIO
 ACQUIRED: 2009 | TOTAL INVESTMENT IN GREENVILLE: \$179 MILLION

HOSPITAL CAMPUS LOCATIONS

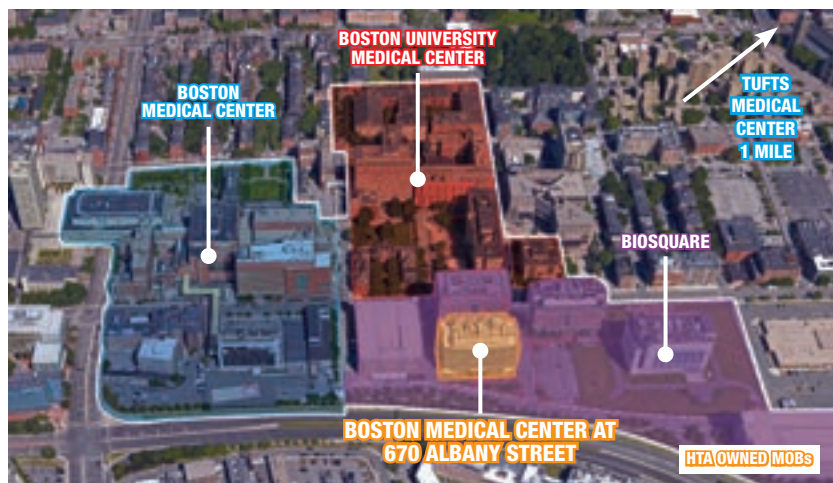
- » Hospitals create strong tenant demand and retention for on-campus medical office buildings
- » Maximizes utilization of significant hospital infrastructure and ancillary services
- » Cost-effective location for growth in outpatient services
- » Limited developable land around hospital campuses



WHITE PLAINS, NY MEDICAL OFFICE PORTFOLIO
 ACQUIRED: 2014 | TOTAL INVESTMENT IN WHITE PLAINS: \$93 MILLION

COMMUNITY-CORE LOCATIONS

- » Strategic location within the community and next to other healthcare delivery buildings
- » High-visibility, high-traffic areas with a dense patient base to drive volume
- » Multi-tenanted buildings generally anchored by a surgery center or large primary care group
- » Healthy tenant mix creates tenant synergy, a healthy referral base, tenant retention, rent growth, and occupancy



BOSTON MEDICAL CENTER AT 670 ALBANY STREET
 ACQUIRED: 2014-15 | TOTAL INVESTMENT IN DOWNTOWN BOSTON: \$250 MILLION

UNIVERSITY AND ACADEMIC MEDICAL CENTER LOCATIONS

- » State-of-the-art facilities affiliated with a leading medical school and committed to teaching the next generation of healthcare professionals
- » Clinical, lab, research, and academic space that will shape the future delivery of healthcare
- » Provides not only primary care but advanced specialized care that utilizes new research and technology development

Our Institutional, Integrated, and In-House Platform Generates Performance as Critical Mass is Established in Key Markets

HTA operates over 90% of its portfolio through its national property management and leasing platform. Headquartered in Scottsdale, Arizona and directed from over ten full-service regional offices, HTA has developed a national brand with dedicated relationships at the local level.

ASSET MANAGEMENT

46 PROPERTY MANAGERS
25 ACCOUNTING PROFESSIONALS

- » Vendor management and contract negotiation focused on operating expense reduction
- » Operating expense benchmarking against HTA's national portfolio
- » Lease abstracting, receivables and collections management and forecasting

ENGINEERING AND CONSTRUCTION MANAGEMENT

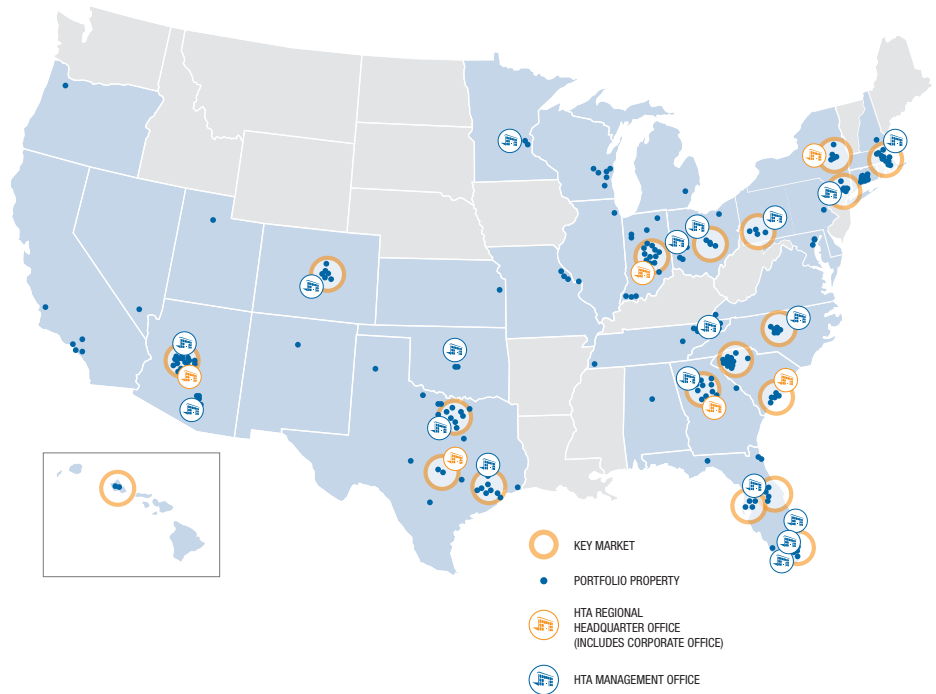
71 BUILDING ENGINEERS

- » Identification and coordination all capital improvements and preventative maintenance
- » Daily inspections and supervision of all contract maintenance
- » Monitoring and reducing costly unexpected capital requirements
- » Supervision of life safety systems and manage emergency on-call system

LEASING SERVICES

16 LEASING PROFESSIONALS

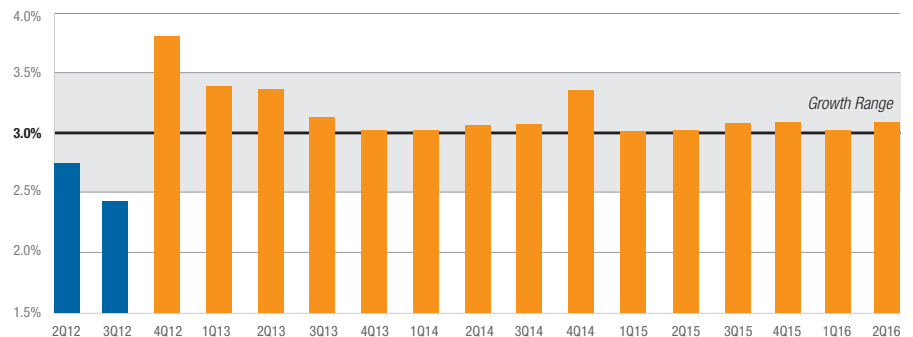
- » Focus on building critical relationships directly with physicians and health systems
- » Strategic leasing to maximize tenant synergy and retain tenants that are expanding practices
- » Regional dedication and knowledge of surrounding medical office buildings leasing terms and tenancy



Establishing Critical Mass in Key Markets Results in:

- » Earnings Growth
- » Cost Savings
- » Quality Relationships
- » Efficiency
- » Market Knowledge
- » Opportunity
- » Tenant Retention
- » Occupancy
- » Rent Growth

Consecutive Same Store Growth: 15 Quarters of 3%+




HTA's business strategy is underlined by establishing critical mass within key markets which allows the asset management and in-house leasing platform to drive earnings growth, uncover synergies and maximize expense efficiencies, and build lasting tenant relationships which leads to retention, rent growth and long-term value creation across the portfolio.

Key Markets and Top 75 MSAs

KEY MARKETS	MSA RANK	SQUARE FOOTAGE (IN THOUSANDS)	INVESTED \$ (IN MILLIONS)	% OF INVESTED \$
NORTHEAST KEY MARKETS				
Boston, MA	10	947	\$385	9.7%
Hartford / New Haven, CT	47 / 64	934	\$265	6.7%
Albany, NY	61	880	\$179	4.5%
Pittsburgh, PA	22	1,094	\$149	3.7%
White Plains, NY ¹	1	276	\$93	2.3%
TOTAL		4,131	\$1,071	26.9%
SOUTHEAST KEY MARKETS				
Greenville, SC	64	965	\$179	4.5%
Atlanta, GA	9	663	\$157	3.9%
Raleigh, NC	46	434	\$100	2.5%
Charleston, SC	75	275	\$71	1.8%
TOTAL		2,337	\$507	12.7%
TEXAS KEY MARKETS				
Dallas, TX	4	730	\$245	6.1%
Houston, TX	5	874	\$196	4.9%
Austin, TX	35	84	\$29	0.7%
TOTAL		1,688	\$470	11.7%
FLORIDA KEY MARKETS				
Miami, FL	8	888	\$174	4.4%
Tampa, FL	18	383	\$124	3.1%
Orlando, FL	26	289	\$62	1.6%
TOTAL		1,560	\$360	9.1%
SOUTHWEST KEY MARKETS				
Phoenix, AZ	12	1,018	\$190	4.8%
Denver, CO	21	371	\$112	2.8%
Honolulu, HI	54	142	\$47	1.2%
TOTAL		1,531	\$349	8.8%
MIDWEST KEY MARKETS				
Indianapolis, IN	33	977	\$156	3.9%
Columbus, OH	32	288	\$70	1.8%
TOTAL		1,265	\$226	5.7%
TOTAL KEY MARKETS		12,490	\$2,977	74.9%
OTHER TOP 75 MSAs		3,040	\$675	17.0%
TOP 75 MSAs		15,548	\$3,658	91.9%



 BOSTON MEDICAL CENTER AT 670 ALBANY STREET
BOSTON, MA | BOSTON MEDICAL CENTER AND BOSTON UNIVERSITY CAMPUS

KEY STATISTICS

Total Investment \$385 million

GLA: 947 thousand square feet

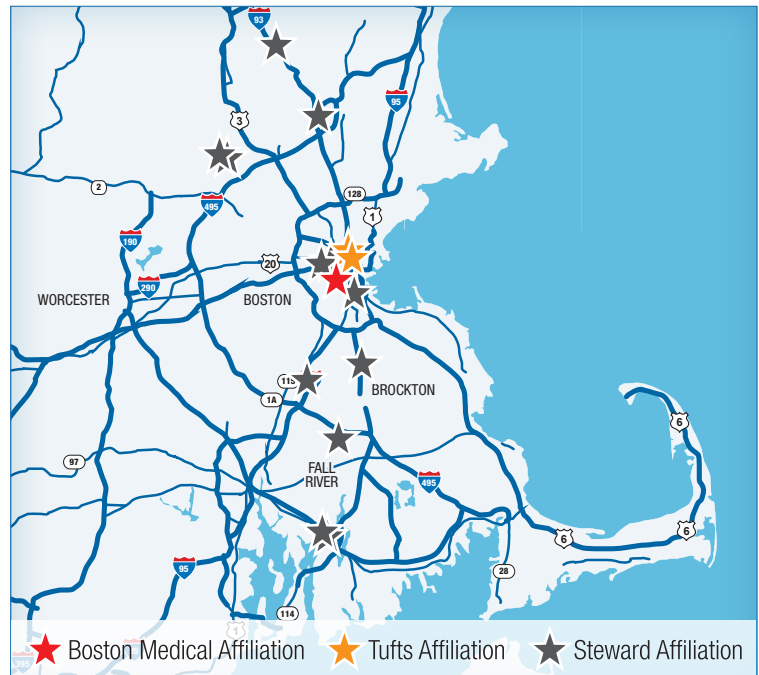
9.7% of Invested Dollars

17 Medical Office Buildings

HTA Property Management

Key Tenants/Affiliations: Tufts Medical Center (BBB),
Boston University (A1), Steward Health Care System (B3),
Boston Medical Center (Baa2)

100% On-Campus / Aligned



HIGHLIGHTS

Boston is HTA's largest market by invested dollars. It is a dynamic market with strong growth, low unemployment, and a diverse economic base. The area has several top-rated universities, creating a highly educated workforce that contributes to its economic performance. Boston also has a mature infrastructure and significant building density, creating high barriers to entry for existing real estate projects. With the Massachusetts Health Reform Act of 2006 requiring almost every resident to obtain health insurance, Boston healthcare providers benefit from a highly insured population.

HTA's Boston portfolio is concentrated with four of the leading healthcare systems in the area: Boston University (BU), Boston Medical Center (BMC), Steward Health Care and the Tufts Medical Center. Steward is one of the leading health systems in New England focused on providing high quality, affordable healthcare. It has significant market share and a presence in multiple communities throughout the region. The Tufts Medical Center is a leading academic medical center located in Boston's urban core. BU and BMC are located in Boston's South End Medical Cluster, an area known as BioSquare which is home to the Center for Advanced BioMedical Research and the National Emerging Infectious Diseases Laboratories. Overall, HTA's Boston area MOBs are strategically located in established, high barrier to entry neighborhoods and are adjacent to some of the leading hospitals and medical universities in the region.



 STETSON MEDICAL CENTER
 BOSTON, MA | ALIGNED WITH BOSTON CHILDREN'S HOSPITAL AND PARTNERS HEALTHCARE



 THE BIEWEND BUILDING
 BOSTON, MA | TUFTS MEDICAL CENTER CAMPUS



 THE TUPPER BUILDING
 BOSTON, MA | TUFTS MEDICAL CENTER CAMPUS



ECHN CAMPUS MEDICAL PARK
MANCHESTER, CT | ECHN MANCHESTER MEMORIAL HOSPITAL CAMPUS | ACQUIRED 2016

KEY STATISTICS

- Total Investment \$265 million
- GLA: 934 thousand square feet
- 6.7% of Invested Dollars
- 28 Medical Office Buildings
- HTA Management - 93%
- Key Tenants/Affiliations: Yale New Haven Hospital (Aa1); ECHN (Aa2); Hartford Healthcare (A2)
- 100% On-Campus / Aligned

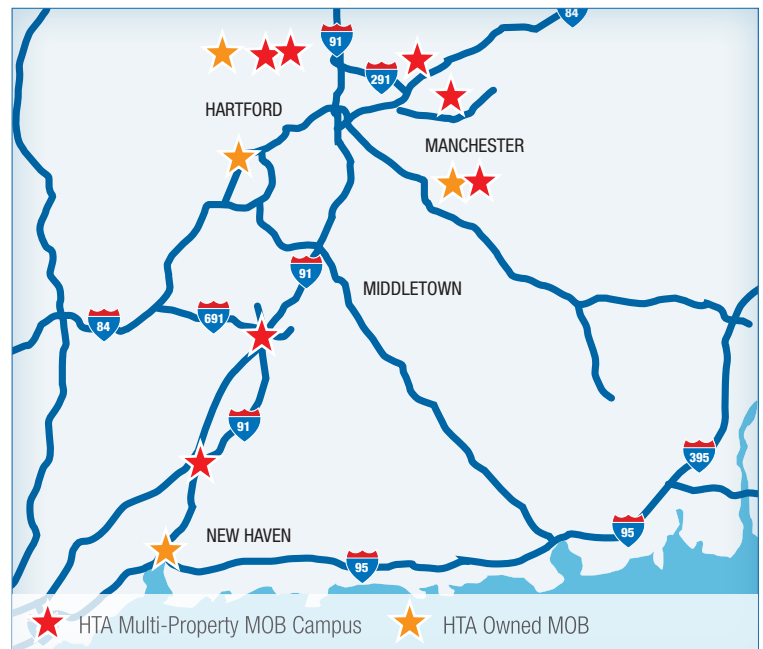
HIGHLIGHTS

HTA's Connecticut portfolio was strategically targeted to create greater efficiencies among its Northeast markets – Boston, Albany and White Plains. Hartford/New Haven is part of HTA's Northeast Region and the largest market by invested dollars. To-date HTA has invested \$1 billion in 3 million square feet within a 120-mile radius and has established itself as a dominant owner compared to its REIT peers.

Comprised of ±2.1 million people within a 40-mile radius, Hartford and New Haven are known for their education and healthcare institutions, as well as prominent employers that provide over 65,000 jobs. Included in education and healthcare are Yale University and the Yale School of Medicine; Hartford the primary teaching hospital for the University of Connecticut Medical School; Saint Francis Hospital and Medical Center and affiliated with UConn; The John Dempsey Hospital in West Hartford, also known as the University of Connecticut Health Center; as well as the Hospital of Central.

Yale One Long Wharf Drive is a prominently located, 3-building medical office complex comprised of 286,713 square feet. This MOB is just 1 mile from Yale New Haven Hospital (“YNHH”) and the campus of Yale University in New Haven, CT.

Supported by an affluent, existing aging population – almost 15% of the population is over 65, HTA's significant market concentration, couple with high demand for MOB space, creates significant opportunity to accommodate the growing demand of outpatient healthcare. The proximity of HTA's assets within this market will benefit from the inherent efficiencies of scale that will further expand its asset management platform while driving future growth and cost savings. As the epicenter of the Northeast, Hartford is 39 miles from New Haven, 90 miles from White Plains, NY, 112 miles from Albany, NY and 102 miles from Boston.

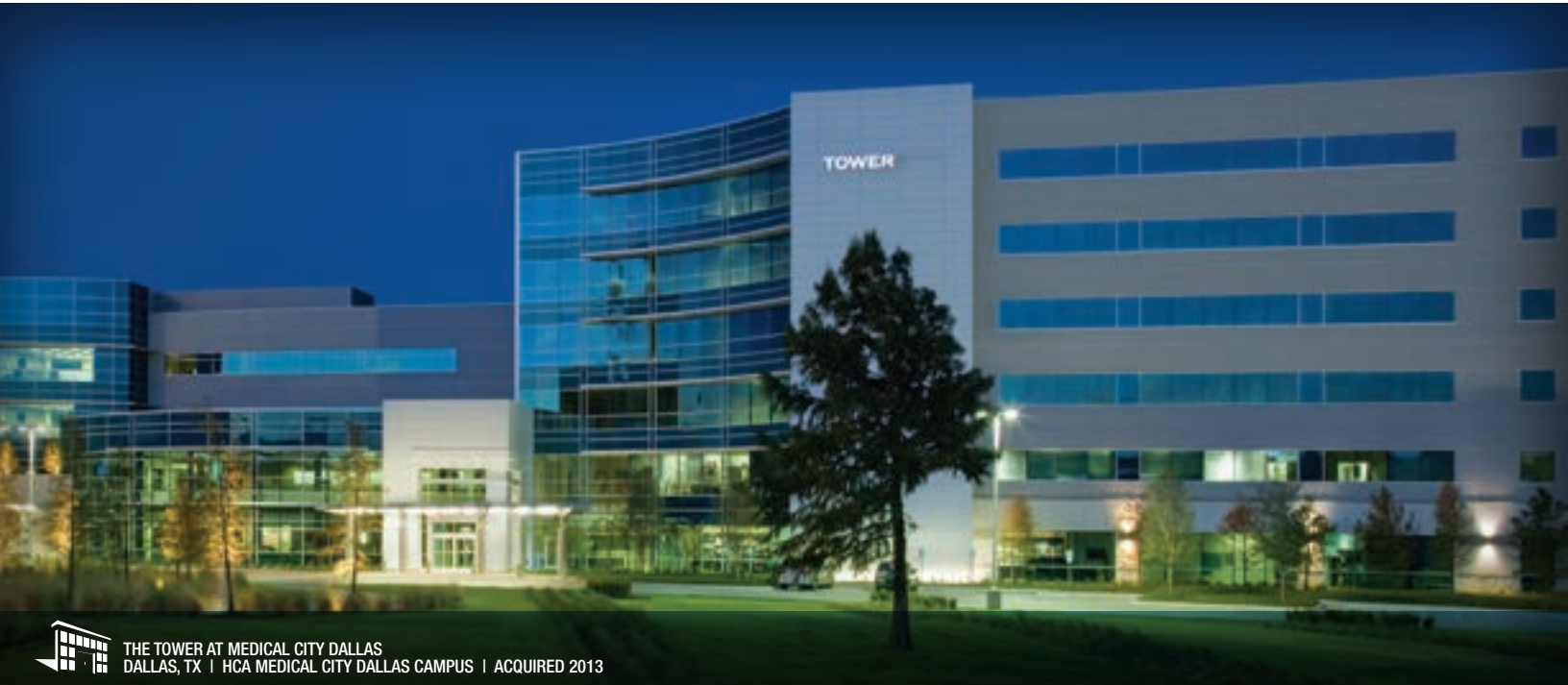




YALE ONE LONG WHARF
NEW HAVEN, CT | YALE NEW HAVEN HOSPITAL CAMPUS | ACQUIRED 2016



406 FARMINGTON
FARMINGTON, CT | ADJACENT TO UCONN HEALTH CENTER CAMPUS | ACQUIRED 2016



 THE TOWER AT MEDICAL CITY DALLAS
DALLAS, TX | HCA MEDICAL CITY DALLAS CAMPUS | ACQUIRED 2013

KEY STATISTICS

Total Investment \$245 million

GLA: 730 thousand square feet

6.1% of Invested Dollars

11 Medical Office Buildings

HTA Management and Leasing

Key Tenants/Affiliations: HCA (BB)

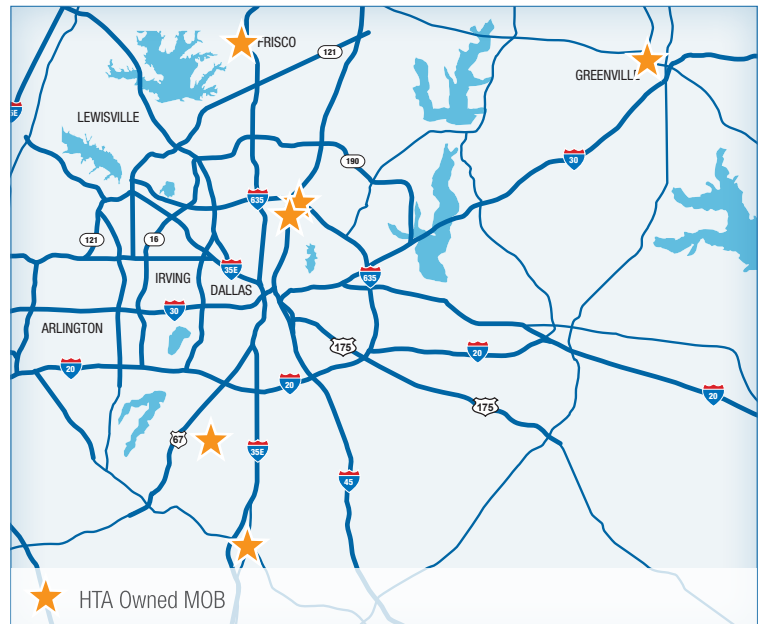
97% On-Campus / Aligned

HIGHLIGHTS

Dallas is one of the fastest growing and economically dynamic areas in the country. It is currently the fourth most populous MSA in the United States. The city is home to the third largest concentration of Fortune 500 companies in the nation. It also features a diverse economy with industry concentrations in banking, commerce, telecommunications, computer technology, energy, healthcare and medical research, transportation and logistics. It has also been ranked one of the best places to do business by CEO Magazine. As a result of all of this activity, Forbes has ranked the Dallas MSA one of the four fastest growing cities in the country, measured by both population and economic activity. Dallas is one of HTA's top Key Markets with invested dollars of \$244.8 million, boasting 730,000 square feet. The Dallas portfolio's annualized base rent as of June 30, 2016, was \$20.2 million.

The Pavilion at Medical City Dallas, a 69,000 square foot MOB and the Tower at Medical City Dallas is a 129,000 square foot MOB – both located on the Medical City Dallas Campus, which is owned and operated by HCA, the largest for-profit health system in the U.S. The Campus is a world-class facility that is centrally located to major transportation arteries in Dallas and less than a half mile from a stop on the Dallas Area Rapid Transit (DART). Medical Office Building 1 at Medical City Frisco is a 90,000 square foot MOB, also on an HCA medical campus, which is easily accessible by car and public transportation. Frisco has been named by Money Magazine as one of the top 100 places to live in the U.S.

The medical office buildings on these campuses are all multi-tenanted properties, predominately occupied by leading physician and specialty groups that service the sub-market, as well as medical and operational services that are essential for the adjacent hospitals.






INDEPENDENCE MEDICAL VILLAGE – PLANO
DALLAS, TX | ACQUIRED 2016



MEDICAL OFFICE BUILDING 1 AT MEDICAL CITY FRISCO
FRISCO, TX | HCA MEDICAL CITY FRISCO CAMPUS | ACQUIRED 2013



 CLEAR LAKE MEDICAL OFFICE BUILDING
HOUSTON, TX | KINDRED HOSPITAL CLEAR LAKE CAMPUS

KEY STATISTICS

Total Investment \$196 million

GLA: 874 thousand square feet

4.9% of Invested Dollars

12 Medical Office Buildings

HTA Management and Leasing

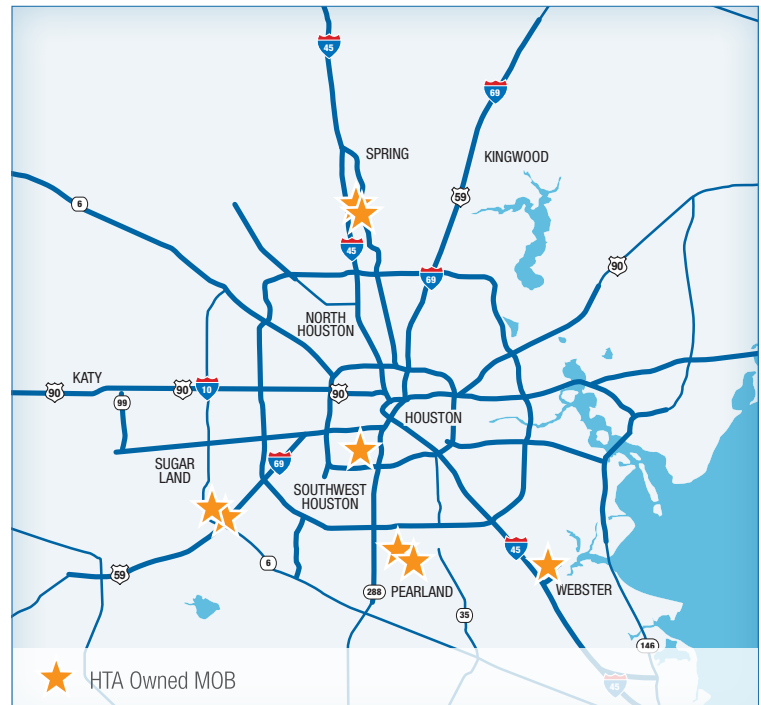
Key Tenants/Affiliations: Texas Children's Hospital (Aa2),
HCA (BB)

100% On-Campus / Aligned

HIGHLIGHTS

Houston is the fifth largest MSA in the U.S., and the largest city in the state of Texas. Houston ranks second in employment growth rate among the 10 most populous metro areas in the country. Houston's economy has a broad industrial base in the energy, manufacturing, aeronautics, and transportation sectors, and only New York City is home to more Fortune 500 companies. With its business friendly climate, Houston has continued to attract jobs, resulting in an unemployment rate that is considerably below the national average.

HTA's Houston portfolio includes almost 700,000 square feet of healthcare real estate. It is highlighted by the 7900 Fannin Professional Building, located adjacent to the Woman's Hospital of Texas, which is 176,000 square feet and was built in 2005. HTA acquired this building in 2010 from a group of physician sellers. To close this transaction, HTA structured part of the transaction consideration as an "UPREIT," in which the sellers received shares in HTA in lieu of cash. This enabled HTA to provide some of the sellers with favorable tax treatment and a continued interest in medical real estate, an important consideration to some members of the selling group.





7900 FANNIN PROFESSIONAL BUILDING
HOUSTON, TX | THE WOMAN'S HOSPITAL OF TEXAS CAMPUS AT TEXAS MEDICAL CENTER | ACQUIRED 2010



PLAZA MEDICAL CENTER
HOUSTON, TX | PARK PLAZA MEDICAL HOSPITAL CAMPUS | ACQUIRED 2016



 DESERT RIDGE MEDICAL CAMPUS – BUILDING A
PHOENIX, AZ | COMMUNITY-CORE LOCATION

KEY STATISTICS

Total Investment \$190 million

GLA: 1.0 million square feet

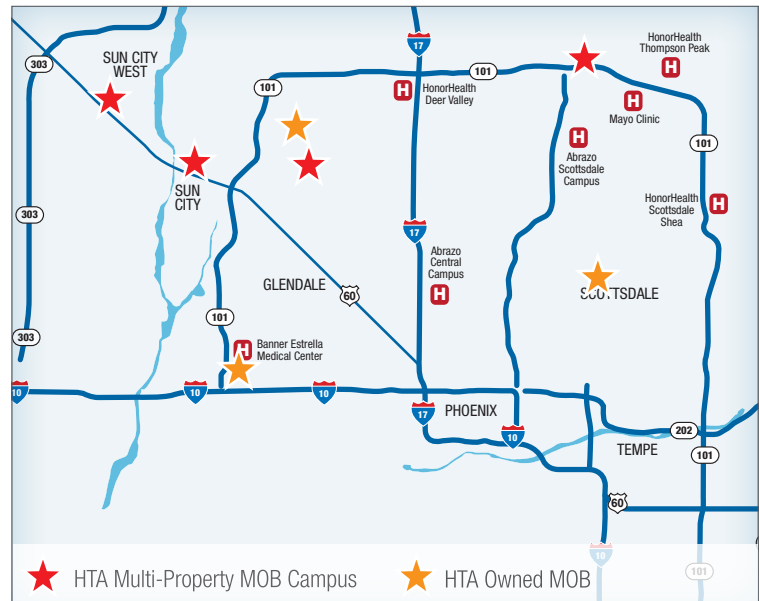
4.8% of Invested Dollars

30 Medical Office Buildings

HTA Management and Leasing

Key Tenants/Affiliations: Banner Health (AA-)

90% On-Campus / Aligned



HIGHLIGHTS

Phoenix is one of the fastest growing, large cities in the United States. It benefits from a temperate climate, low cost of living, and business friendly regulatory environment that should continue to attract new businesses and residents. Although the area was hit hard by the economic downturn, it has recently started to grow again, and has become one of the top five major cities for both job and population growth. Forbes predicts Arizona will have the fastest job growth over the next five years. The area also continues to be a popular retirement destination.

The expected growth in the Phoenix area and its senior friendly infrastructure make it an attractive market for healthcare services. Arizona recently passed the significant Medicaid expansion outlined under the Affordable Care Act, which should result in an improving market for healthcare providers.

The majority of HTA's Phoenix portfolio was purchased during the depths of the economic downturn, from 2008 – 2010, at attractive pricing. It is focused on Phoenix's West Valley, including Goodyear, Glendale, and the retirement destination of Sun City. This area has developed significantly since 2000 and is expected to account for more than 60% of Phoenix's growth in the coming decade. As a result, this portfolio is positioned to benefit from recently renewed economic expansion in the area.



WEBB MEDICAL PLAZA B
SUN CITY WEST, AZ | BANNER DEL E. WEBB MEDICAL CENTER CAMPUS



DESERT RIDGE MEDICAL CAMPUS – BUILDING A
PHOENIX, AZ | COMMUNITY-CORE LOCATION



PATROON CREEK MEDICAL ARTS
ALBANY, NY | COMMUNITY-CORE LOCATION

KEY STATISTICS

- Total Investment \$179 million
- GLA: 880 thousand square feet
- 4.5% of Invested Dollars
- 8 Medical Office Buildings
- HTA Management and Leasing
- Key Tenants/Affiliations: Catholic Health East (Aa3), St. Peter’s Healthcare Partners (A3), Health Quest Systems (A3)
- 100% On-Campus / Aligned

HIGHLIGHTS

HTA is one of the largest owners of MOB’s in the state of New York, with much of this portfolio focused in the Albany area. As the capital of New York, Albany has had a steady and predictable economy that was able to weather the recent economic downturn. The strong government positioning has enabled Albany’s economic efforts to attract more than nine billion dollars of investment into the city. Albany has one of the lowest unemployment rates in the Northeast. The area has also expanded beyond government employment into other economic areas including the growing technology sector.

Albany’s hospitals are focused in the downtown area. The majority of outpatient care is provided through destination community-core locations, such as the ones HTA owns. HTA’s portfolio is highlighted by the Capital Region Health Park, a 260 thousand square foot medical office building with over 20 healthcare providers in the area. This mall serves as a destination for medical care in the Albany suburb of Latham, and allows providers to practice in a self-contained, outpatient healthcare campus that generates beneficial referral patterns. Additional properties include approximately 500 thousand square feet in the Washington Avenue medical corridor, located directly across from major employers in the NYS Harriman Office Campus and the University of Albany campus.






 PATROON CREEK HEALTHCARE ADMINISTRATION
ALBANY, NY | COMMUNITY-CORE LOCATION



 CAPITAL REGION HEALTH PARK
ALBANY, NY | COMMUNITY-CORE LOCATION



 PATEWOOD MEDICAL OFFICE BUILDING B
GREENVILLE, SC | GREENVILLE HEALTH SYSTEM PATEWOOD MEMORIAL HOSPITAL CAMPUS

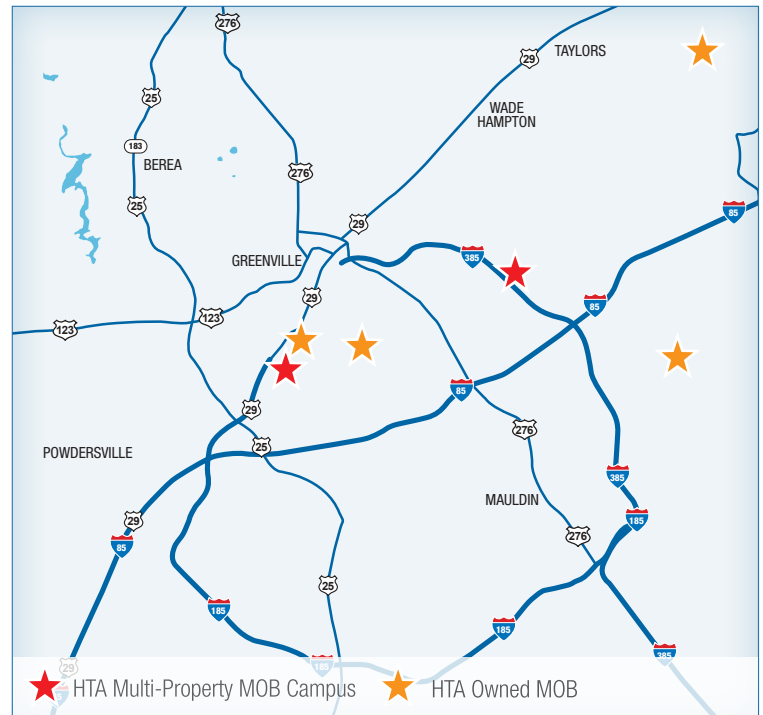
KEY STATISTICS

- Total Investment \$179 million
- GLA: 965 thousand square feet
- 4.5% of Invested Dollars
- 17 Medical Office Buildings
- HTA Management and Leasing
- Key Tenants/Affiliations: Greenville Hospital System (A1)
- 100% On-Campus / Aligned

HIGHLIGHTS

Greenville is the largest MSA in South Carolina, with a growing population that is attracted to the area's quality of life and expanding employment opportunities. It sits conveniently between Atlanta and Charlotte, with close proximity to the ports of Charleston and Savannah. This makes the area an attractive location for manufacturing and transportation. With over 250 international firms located in the area, including the national or regional headquarters for BMW, Michelin, GE, and Fluor, Greenville has the highest international investment per capita in the nation. This has resulted in regional unemployment below the national average and a positive outlook for the future.

HTA acquired the majority of this portfolio through a \$163 million sale-leaseback transaction with Greenville Health System in 2009. GHS is the dominant provider of healthcare in the area and has recently started to expand beyond its local base of operations. This transaction was one of the largest hospital monetizations in the past ten years. The buildings are predominately on-campus and include triple net, long-term leases with annual rent escalators to a strong, credit rated tenant.





GREENVILLE HEALTH SYSTEM CANCER TREATMENT CENTER
 GREENVILLE, SC | GREENVILLE HEALTH SYSTEM MEMORIAL HOSPITAL CAMPUS



PATEWOOD MEDICAL OFFICE BUILDING C
 GREENVILLE, SC | GREENVILLE HEALTH SYSTEM PATEWOOD MEMORIAL HOSPITAL CAMPUS



 SUNSET PROFESSIONAL BUILDING
MIAMI, FL | SOUTH MIAMI HOSPITAL CAMPUS

KEY STATISTICS

Total Investment \$174 million

GLA: 888 thousand square feet

4.4% of Invested Dollars

16 Medical Office Buildings

HTA Management and Leasing

Key Tenants/Affiliations: Tenet Healthcare (B1), HCA (Ba3)

93% On-Campus / Aligned

HIGHLIGHTS

Miami is the most populous metropolis in the Southeastern United States and has evolved into a year-round destination for both business and leisure travel. Greater Miami supports a diversified economy, representing the manufacturing, tourism, and technology industries, to name a few. Population growth continues to boom, making Miami the eighth largest MSA in the country. With its warm climate and low cost of living, the area continues to be a premier retirement destination and the population could also benefit from the continued roll-out of the Affordable Care Act.

HTA's Miami portfolio includes 16 MOB's and almost 900,000 square feet of healthcare real estate, the majority of which are all on-campus properties. It is highlighted by the South Florida Tenet Portfolio located in West Palm Beach. The portfolio of 6 MOB's and approximately 430,000 square feet was acquired directly from a regional firm that specializes in South Florida medical real estate. This regional firm spent considerable time and capital improving the management and efficiency of the building, which will result in renewed leasing momentum, improving occupancy and positive renewal rates.

We continuously seek to work with local developers who know their markets and health systems in-depth. As a result of the South Florida Tenet Portfolio acquisition, HTA received a reverse inquiry from another local developer and later purchased another portfolio of high quality, on-campus, MOB's in Florida. The relationship with these developers will be a great avenue for further opportunity in the area.





PALMETTO MEDICAL PLAZA
MIAMI, FL | PALMETTO GENERAL HOSPITAL CAMPUS



VICTOR FARRIS BUILDING
WEST PALM BEACH, FL | GOOD SAMARITAN MEDICAL CENTER CAMPUS



WELLSTAR MEDICAL CENTER – SOUTH CHEROKEE
ATLANTA, GA | ALIGNED WITH WELLSTAR

KEY STATISTICS

- Total Investment \$157 million
- GLA: 658 thousand square feet
- 3.9% of Invested Dollars
- 15 Medical Office Buildings
- HTA Management and Leasing
- Key Tenants/Affiliations: Piedmont Healthcare (Aa3), HCA (BB), WellStar (Aa3)
- 94% On-Campus / Aligned

HIGHLIGHTS


The Atlanta metro area is the ninth largest in the U.S., with more than 5.5 million residents. It is also one of the fastest growing populations, with an increase of more than 28% since 2000. The area is the home of numerous Fortune 500 companies, including Home Depot, UPS and Coca Cola. With the lowest business costs of any major metro area, according to KPMG, Atlanta continues to attract new business and unemployment is anticipated to fall below 5% by the end of 2015.

The Atlanta area offers residents one of the most expansive and efficient healthcare systems in the U.S. The area is home to more than 50 hospitals, run by leading health systems, such as Piedmont Healthcare, WellStar, Northside and Emory. Residents also have access to more than 100,000 healthcare practitioners. This healthcare focus is further aided by the local headquarters of national healthcare entities, such as the Center for Disease Control and the American Cancer Society.

HTA has a significant presence in the Atlanta market with 15 assets totaling over 700,000 square feet of GLA. It is also the headquarters of HTA's Southeast regional property management and leasing platform. HTA's class A MOB's offer a diverse tenant mix and are located on or adjacent to major hospital campuses. The majority of these buildings are affiliated with Piedmont Healthcare and WellStar, both rated Aa3 by Moody's, and both health systems are growing rapidly in this market.





 OVERLOOK AT EAGLE'S LANDING
ATLANTA, GA | PIEDMONT HENRY HOSPITAL CAMPUS



 WELLSTAR TOWER ROAD MEDICAL OFFICE BUILDING – MARIETTA
ATLANTA, GA | WELLSTAR KENNESTONE HOSPITAL CAMPUS



**COMMUNITY HEALTH PAVILION – NOBLESVILLE
INDIANAPOLIS, IN | COMMUNITY HEALTH NETWORK AFFILIATION**

KEY STATISTICS

Total Investment \$156 million

GLA: 977 thousand square feet

3.9% of Invested Dollars

36 Medical Office Buildings

HTA Management and Leasing

Key Tenants/Affiliations: Indiana University Health: (Aa3),
Community Health Network (A2)

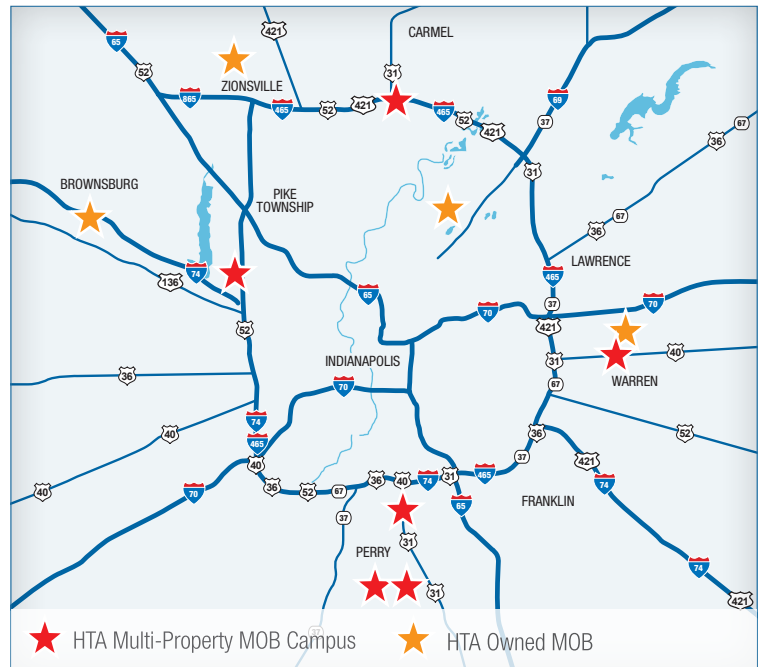
94% On-Campus / Aligned

HIGHLIGHTS

Indianapolis, the state capital of Indiana, is the 33rd largest MSA in the United States. With its favorable business climate, highly educated population, and low cost of living, Indianapolis continues to attract people to the area. It has a diverse and steady economy, driven by growth in the healthcare, technology, financial services, and education sectors.

The primary tenant in HTA's portfolio is Indiana University Health (IU), one of the most comprehensive healthcare systems in Indiana. HTA has nine properties that are part of IU's "Beltway Strategy," an initiative to provide a network of state-of-the-art medical facilities and services to the community in convenient locations off of or near the Indianapolis beltway, I-465. Most of these medical properties are anchored by outpatient centers with substantial ancillary programs, such as ambulatory surgery centers, imaging centers and primary care practices.

Indianapolis serves as HTA's regional property management and leasing headquarters in the Midwest and was the first market to roll out HTA's in-house platform in 2011. This platform has helped strengthen HTA's relationships with its tenants and lower operating expenses across the portfolio. It has also enabled HTA to increase its occupancy and same property NOI in this region over the last several years.





METHODIST MEDICAL PLAZA EAST
INDIANAPOLIS, IN | INDIANA UNIVERSITY HEALTH SYSTEM AFFILIATION



METHODIST MEDICAL PLAZA NORTH
INDIANAPOLIS, IN | INDIANA UNIVERSITY HEALTH SYSTEM AFFILIATION



 FEDERAL NORTH MEDICAL OFFICE BUILDING
PITTSBURGH, PA | ALLEGHENY GENERAL HOSPITAL CAMPUS

KEY STATISTICS

- Total Investment \$149 million
- GLA: 1.1 million square feet
- 3.7% of Invested Dollars
- 5 Medical Office Buildings
- HTA Management and Leasing
- Key Tenants/Affiliations: Highmark Inc. (A-),
University of Pittsburgh Medical Center (Aa3)
- 100% On-Campus / Aligned



HIGHLIGHTS

Over the past 30 years, Pittsburgh has transformed itself into a dynamic hub for the healthcare, technology, and energy industries. Its high-quality universities have created a highly skilled workforce that, combined with a low cost of living, is attractive to businesses and employees. This has resulted in unemployment that is significantly below the national average and wages that are increasing. These factors have also led to improving real estate fundamentals, including increasing occupancy and rental rates in the market. Additionally, Pittsburgh was named the “North American City of the Future” by the Financial Times and a “Best Commercial Real Estate Market” by Moody’s Investor Services.


Healthcare in the region is primarily provided by two competing health systems, UPMC and the West Penn Allegheny Health System. West Penn was recently acquired by Highmark, one of the largest health insurers in the U.S., creating a vertically integrated provider network that is positioned to benefit from the Affordable Care Act.

HTA’s initial investments in the Pittsburgh market began with the acquisition of two MOB’s affiliated with the West Penn system in 2010. Given the strong performance of this market since then, HTA expanded in the region in 2012-2013. The majority of this portfolio is focused around the downtown area that has recently attracted increasing investor interest.




 MONROEVILLE MEDICAL OFFICE BUILDING
MONROEVILLE, PA | UNIVERSITY OF PITTSBURGH MEDICAL CENTER CAMPUS



 HIGHMARK PENN AVENUE PLACE
PITTSBURGH, PA | ALLEGHENY GENERAL HOSPITAL CAMPUS



 McMULLEN MEDICAL OFFICE BUILDING
CLEARWATER, FL | MEASE COUNTRYSIDE HOSPITAL

KEY STATISTICS

Total Investment \$124 million

GLA: 383 thousand square feet

3.1% of Invested Dollars

7 Medical Office Buildings

HTA Management and Leasing

Key Tenants/Affiliations: HCA (BB)

100% On-Campus / Aligned

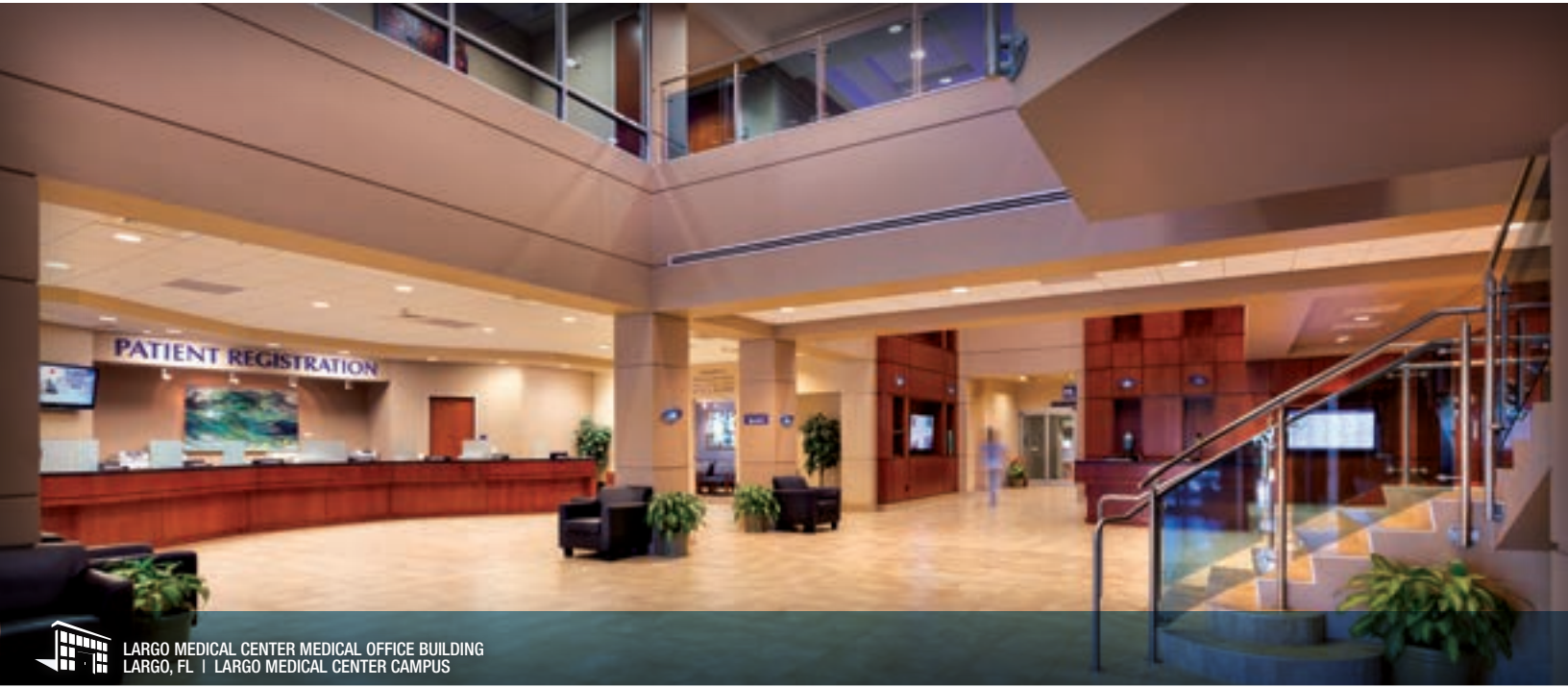
HIGHLIGHTS

The Tampa MSA is the 18th largest MSA in the country, the second largest MSA in Florida and the fourth largest in the Southeast. Tampa is home to a growing retirement community and the University of South Florida. It supports the defense industry, with two major military bases, the MacDill Air Force Base and the Coast Guard Air Station at Clearwater. These prominent institutions promote continued medical and high technology research and development in the area.

The Port at Tampa bay is also the largest sea port in the U.S, supporting over 80,000 jobs, and meeting the needs of a region with over 8 million consumers.

HTA initially entered Tampa during the heart of the downturn, in 2008 and 2010, and then added to the portfolio in late 2013 and 2014. Today HTA owns five medical office buildings in Tampa, all on campus, and affiliated primarily with Hospital Corporation of America. The portfolio is highlighted by the Largo Medical Center in Largo, FL. The 150,000 square foot multi-tenanted building was purchased in 2013 and is located on the Largo Medical Center Campus and directly adjacent to two other HTA medical office buildings. The Largo Medical Center is a teaching hospital affiliated with HCA.





 LARGO MEDICAL CENTER MEDICAL OFFICE BUILDING
LARGO, FL | LARGO MEDICAL CENTER CAMPUS



 LARGO MEDICAL CENTER MEDICAL OFFICE BUILDING
LARGO, FL | LARGO MEDICAL CENTER CAMPUS



 LONE TREE MEDICAL PLAZA
DENVER, CO | COMMUNITY-CORE LOCATION

KEY STATISTICS

Total Investment \$112 million

GLA: 371 thousand square feet

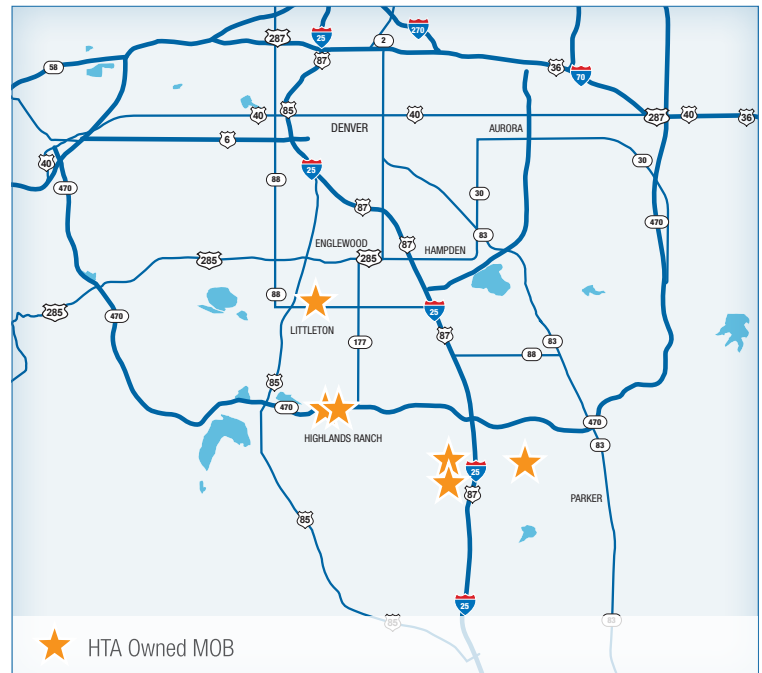
2.8% of Invested Dollars

6 Medical Office Buildings

HTA Property Management

Key Tenants/Affiliations: HCA (BB)

79% On-Campus / Aligned



HIGHLIGHTS

The Denver metro area is quickly becoming a primary market for businesses and investors. It's central location, mild climate and diverse economy has contributed to Denver's population growth that nearly doubled the national average between 2002 and 2012. Metro Denver attracts a steady stream of highly educated workers from other areas, and in 2013 Colorado ranked fifth "best state for business" placing high for labor supply, growth prospects and quality of life by Forbes. The region's largest employers represent a diverse cross-section of industries including aerospace, aviation, bioscience, financial services, and telecommunications. Because major employers are located throughout Metro Denver, the region has a good geographic balance of employment centers.

HTA's Denver metro portfolio includes six medical office buildings totaling over 370,000 square feet of healthcare real estate. The 2013 acquisition of the Lincoln Medical Center (LMC) was the second purchase completed with a local developer in the region. LMC is positioned in a community-core location, in a high-traffic area off of Lincoln Avenue and less than one mile from the HCA-Sky Ridge Medical Center. Additionally, LMC is anchored by an HCA affiliated 26,000 square foot surgery center. Three of HTA's MOB's, including LMC, are located in the affluent Douglas County, one of the wealthiest counties in the Western U.S.




LINCOLN MEDICAL CENTER
DENVER, CO | COMMUNITY-CORE LOCATION



LINCOLN MEDICAL CENTER
DENVER, CO | COMMUNITY-CORE LOCATION



 RALEIGH MEDICAL CENTER
 RALEIGH, NC | UNC HEALTHCARE REX HOSPITAL CAMPUS

KEY STATISTICS

- Total Investment \$100 million
- GLA: 434 thousand square feet
- 2.5% of Invested Dollars
- 14 Medical Office Buildings
- HTA Management and Leasing
- Key Tenants/Affiliations: UNC Health Care (Aa3), WakeMed Health (A1), Rex Hospital (A2)
- 100% On-Campus/Aligned

HIGHLIGHTS

The capital of North Carolina, Raleigh, is home to leading academic institutions, including the University of North Carolina – Chapel Hill, Duke University, and North Carolina State University, the famed Research Triangle Park, and more than 50 multi-national corporations. With a well-educated workforce, this area is positioned for continued economic and population growth over the next 10 years. This growth should lead to continued expansion of healthcare demand in the area.

HTA acquired its initial Raleigh MOBs in 2010. The 2010 portfolio includes three on-campus properties totaling 245,000 square feet of GLA. In late 2014 and 2015, HTA expanded its Raleigh investment to include three additional MOBs. The latest acquisition of a 64,000 square foot MOB is 100% leased and anchored by both Rex Hospital and a 21,000 square foot surgery center. This portfolio is also affiliated with leading health systems, including the Rex Hospital – Raleigh Campus and the WakeMed Cary Hospital.





REX CARY MEDICAL OFFICE BUILDING—CARY
RALEIGH, NC | ALIGNED WITH REX HOSPITAL



MEDICAL PARK OF CARY
RALEIGH, NC | WAKEMED CARY HOSPITAL CAMPUS



244 WESTCHESTER AVENUE – WHITE PLAINS MEDICAL CAMPUS
WHITE PLAINS, NY | COMMUNITY-CORE LOCATION

KEY STATISTICS

Total Investment \$93 million

GLA: 276 thousand square feet

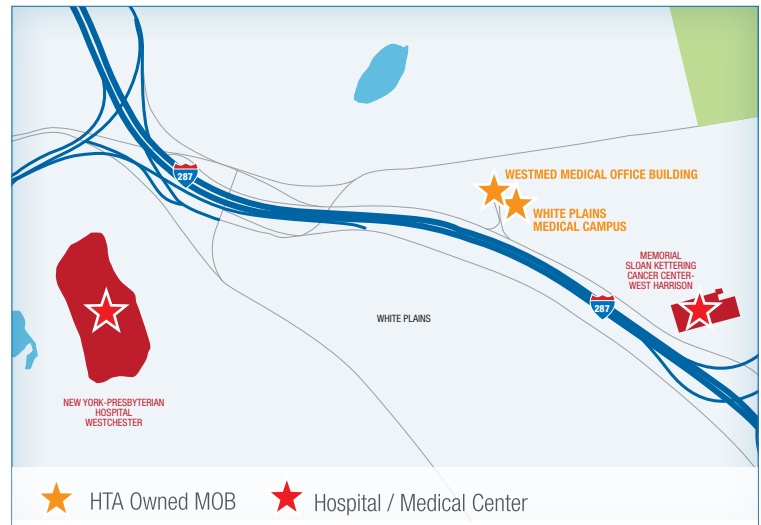
2.3% of Invested Dollars

6 Medical Office Buildings

HTA Property Management

Key Tenants/Affiliations: WESTMED® Medical Group, New York-Presbyterian (Aa3), Montefiore-White Plains Hospital (NR)

100% On-Campus / Aligned



HIGHLIGHTS

In 2014, HTA entered the White Plains market through the acquisition of six MOB's in two separate transactions. These investments give HTA exposure to great locations that serve some of the leading healthcare providers in one of the wealthiest counties in New York. It also expands the asset management and leasing platform in New York state to over one million square feet across multiple markets. With the acquisition of these six properties, HTA now has exposure to a highly affluent demographic in White Plains, New York.

The White Plains campus is part of a high traffic, regional medical corridor and is immediately adjacent to the new, \$120+ million Memorial Sloan Kettering Cancer Center-West Harrison. The campus has high occupancy and has demonstrated significant leasing activity since closing. It also includes sufficient land to support the development of a new 70,000 SF MOB to meet growing demand. HTA purchased one of the buildings directly from the original developer. In this, the seller elected to invest a portion of their proceeds in HTA's Operating Partnership by way of an UPREIT, signaling a firm vote of confidence in the overall HTA portfolio.

These acquisitions represent HTA's strategy to invest alongside the growing demand for less costly outpatient care. Hospitals, physicians, and clinics are expanding their care to outpatient community-core locations with high visibility, significant foot traffic, and a dense patient base that drives demand. Practices located on a community-core campus like White Plains benefit from a high-quality tenant mix which ultimately drives synergies, a healthy referral base, long-term tenancy and retention, rent growth, and overall lifts in occupancy.





TIDES MEDICAL ARTS CENTER
CHARLESTON, SC | COMMUNITY-CORE LOCATION | ACQUIRED 2014

CHARLESTON, SOUTH CAROLINA

Total Investment \$71 million

GLA: 275 thousand square feet

1.8% of Invested Dollars

6 Medical Office Buildings

HTA Management and Leasing

Key Tenants/Affiliations:
Tenet (B1), MUSC (A1) Roper (NR)

100% On-Campus/Aligned



DILEY RIDGE MEDICAL OFFICE BUILDING—CANAL WINCHESTER
COLUMBUS, OH | DILEY RIDGE MOUNT CARMEL MEDICAL CENTER CAMPUS | ACQUIRED 2015

COLUMBUS, OHIO

Total Investment \$70 million

GLA: 288 thousand square feet

1.8% of Invested Dollars

6 Medical Office Buildings

HTA Management and Leasing

Key Tenant/Affiliations: OhioHealth (Aa2)
Nationwide Children's (Aa2), Mount Carmel (Aa2)

100% On-Campus/Aligned



LAKE UNDERHILL MEDICAL OFFICE BUILDING
ORLANDO, FL | FLORIDA HOSPITAL—EAST ORLANDO CAMPUS | ACQUIRED 2010

ORLANDO, FLORIDA

Total Investment \$62 million

GLA: 289 thousand square feet

1.6% of Invested Dollars

2 Medical Office Buildings

HTA Property Management and Leasing

Key Tenants/Affiliations:
Adventist Health Sunbelt (Aa2)

100% On-Campus



ST. FRANCIS LILIHA MEDICAL OFFICE BUILDING
 HONOLULU, HI | COMMUNITY-CORE LOCATION | ACQUIRED 2014

HONOLULU, HAWAII

Total Investment \$47 million

GLA: 143 thousand square feet

1.2% of Invested Dollars

3 Medical Office Buildings

Key Tenants/Affiliations:
 Kaiser (A+), The Queen's Health System (A1)

100% On-Campus/Aligned



POST OAK CENTRE NORTH
 AUSTIN, TX | ST. DAVID'S NORTH AUSTIN MEDICAL CENTER CAMPUS | ACQUIRED 2013

AUSTIN, TEXAS

Total Investment \$29 million

GLA: 84 thousand square feet

0.7% of Invested Dollars

2 Medical Office Buildings

HTA Management and Leasing

Key Tenant/Affiliation: HCA (BB)

100% On-Campus



EAST COOPER MEDICAL ARTS CENTER-MOUNT PLEASANT
 CHARLESTON, SC | ACQUIRED 2015



HAND & WRIST CENTER OF HOUSTON

Diagnostic Clinic



PLAZA MEDICAL CENTER
HOUSTON, TX | PARK PLAZA MEDICAL HOSPITAL CAMPUS | ACQUIRED 2016

HTA remains focused on growing its portfolio in a disciplined manner that increases value over the long-term. Through the second quarter of 2016, HTA has invested \$436M to acquire nearly 1.8 million square feet of medical office buildings. These acquisitions continued to meet HTA's standards and are (i) located in key markets with dynamic and growing economies, (ii) in critical locations primarily located directly on-campus or affiliated with leading health systems, and (iii) well occupied with strong same-store growth expected.

2016 Acquisitions

PROPERTY	MSA	DATE	INVESTED	SQUARE FEET	CAMPUS / AFFILIATION
One Long Wharf Medical Office Building	New Haven, CT	Q1 2016	\$74M	287,000 SF	Yale New Haven Hospital; Yale University
Altera MOB Portfolio (7 MOBs)	Houston, TX	Q1 2016	\$82M	487,000 SF	Park Plaza Hospital; Tenet Healthcare
Elms Medical Office Building	Charleston, SC	Q1 2016	\$6M	22,000 SF	Medical University of South Carolina
Hilliard II Medical Office Building	Columbus, OH	Q2 2016	\$8M	35,000 SF	Nationwide Children's Health; OhioHealth
Connecticut MOB Portfolio (26 MOBs)	Hartford / New Haven, CT	Q2 2016	\$180M	605,000 SF	Yale New Haven Hospital; Hartford Healthcare; ECHN
Polaris Medical Office Building	Columbus, OH	Q2 2016	\$15M	45,000 SF	OhioHealth
Woodburn Medical Office Building	Woodburn, OR	Q3 2016	\$8M	23,000 SF	Legacy Health
Independence Medical Village	Dallas, TX	Q3 2016	\$24M	72,000 SF	Texas Endoscopy Centers
Simon Williamson Clinic	Birmingham, AL	Q3 2016	\$28M	102,000 SF	Princeton Baptist Hospital; Tenet Healthcare
Middletown Medical Complex (2 MOBs)	Hartford, CT	Q3 2016	\$11M	64,000 SF	Middlesex Hospital
TOTALS			\$436M	1,742,000 SF	



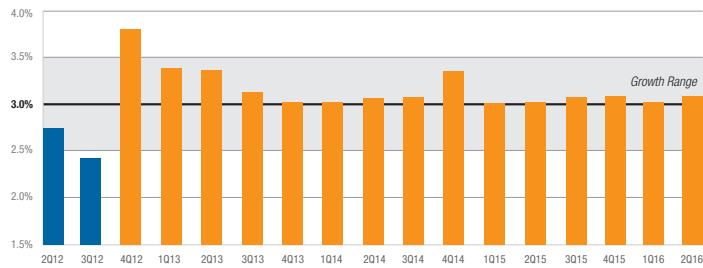
SIMON WILLIAMSON CLINIC
BIRMINGHAM, AL | PRINCETON BAPTIST HOSPITAL CAMPUS



ONE LONG WHARF MEDICAL OFFICE BUILDING
HARTFORD, CT | YALE NEW HAVEN HOSPITAL CAMPUS

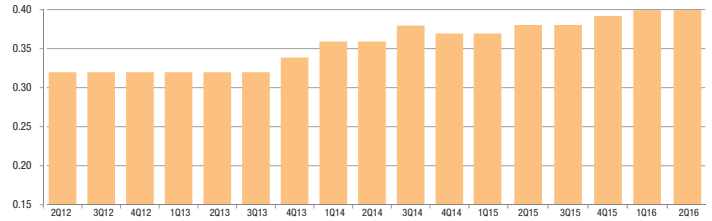
CONSISTENT SAME STORE GROWTH

LONG TERM EXPECTATION OF 2.5% TO 3.5% SAME STORE GROWTH



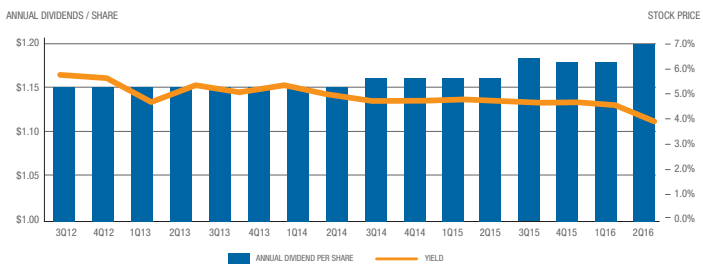
INCREASING NORMALIZED FFO GROWTH

5% GROWTH IN 2015



STEADY & RELIABLE DIVIDEND

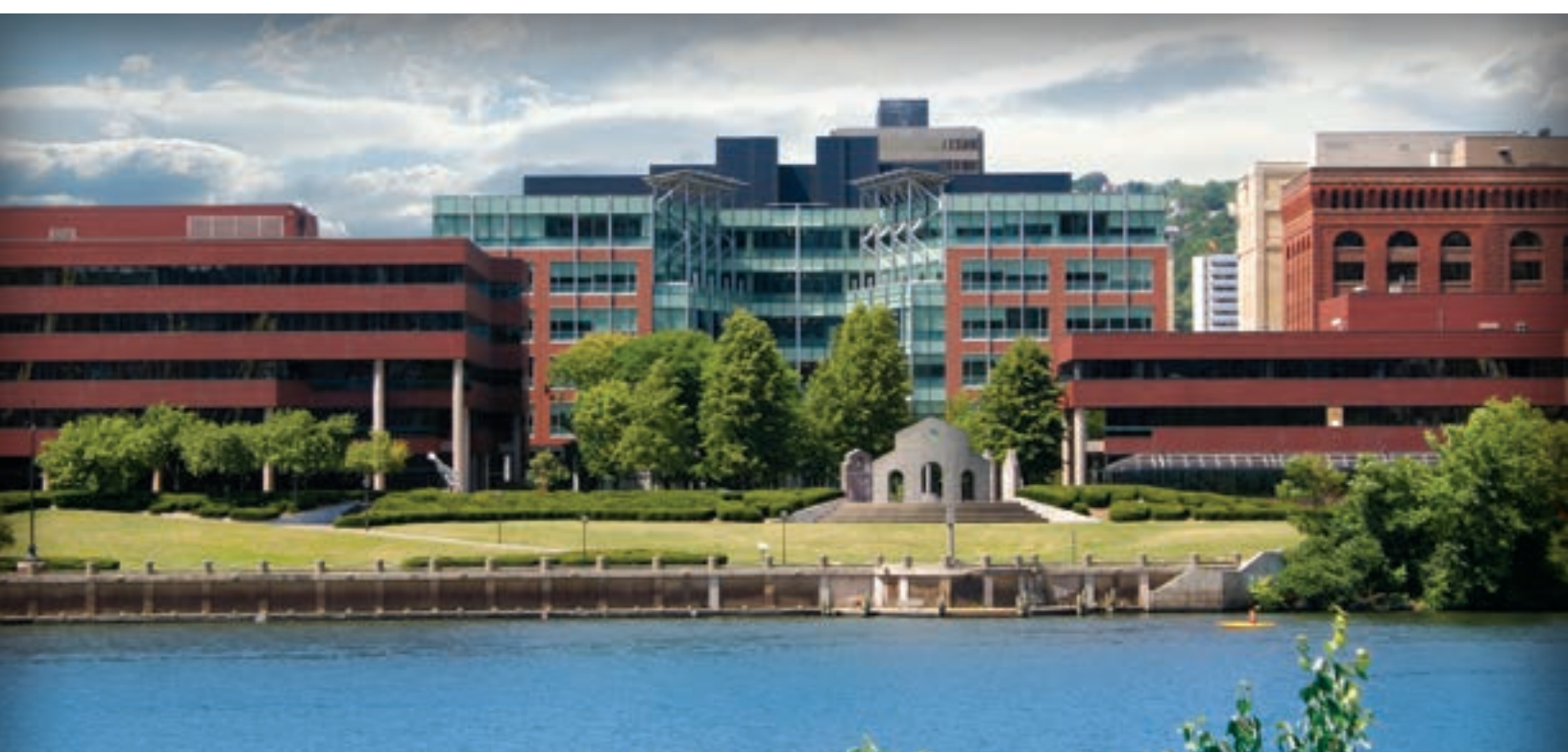
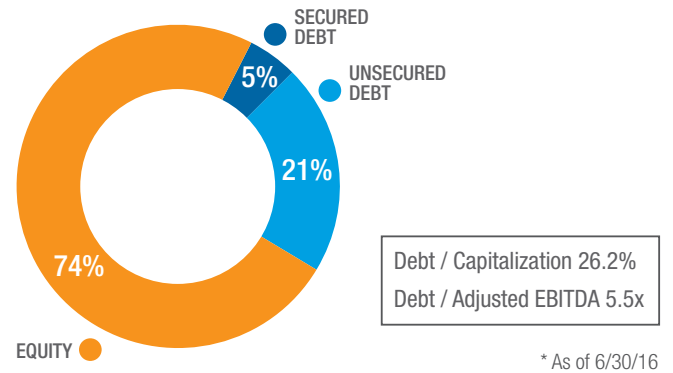
ATTRACTIVE DIVIDEND YIELD



* As of 6/30/16

STRONG FORTRESS BALANCE SHEET

LOW LEVERAGE AND HIGH LIQUIDITY



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Robert A. Milligan

Chief Financial Officer, Secretary and Treasurer

Mark D. Engstrom

Executive Vice President - Acquisitions

Amanda L. Houghton

Executive Vice President - Asset Management

CORPORATE OFFICE

Healthcare Trust of America, Inc.

16435 North Scottsdale Road, Suite 320

Scottsdale, Arizona 85254

480.998.3478 | 480.991.0755 Fax

KEY REGIONAL OFFICES

Albany, New York

Atlanta, Georgia

Boston, Massachusetts

Charleston, South Carolina

Dallas, Texas

Denver, Colorado

Houston, Texas

Indianapolis, Indiana

Miami, Florida

Pittsburgh, Pennsylvania

Scottsdale, Arizona

EXCHANGE LISTING

New York Stock Exchange

Trading Symbol: HTA

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INVESTOR INFORMATION

Current and prospective investors can access the Annual Report, Proxy Statement, SEC filings, earnings or announcements and other press releases on our website at www.htareit.com or by email request at info@htareit.com.

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.....
ALL PROPERTIES SHOWN ARE OWNED BY HEALTHCARE TRUST OF AMERICA, INC.
.....

FORWARD-LOOKING STATEMENTS:

Certain statements contained in this report constitute forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act. Such statements include, in particular, statements about our plans, strategies and prospects and estimates regarding future medical office market performance. Such statements are subject to certain risks and uncertainties, as well as known and unknown risks, which could cause actual results to differ materially from those projected or anticipated. Therefore, such statements are not intended to be a guarantee of our performance in future periods. Forward-looking statements are generally identifiable by use of the terms such as “expect,” “project,” “may,” “will,” “should,” “could,” “would,” “intend,” “plan,” “anticipate,” “estimate,” “believe,” “continue,” “predict,” “potential,” “pro forma” or the negative of such terms and other comparable terminology. Readers are cautioned not to place undue reliance on these forward-looking statements. Forward looking statements speak only as of the date made and we do not intend to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law. Any such forward-looking statements reflect our current views about future events, are subject to unknown risks, uncertainties, and other factors, and are based on a number of assumptions involving judgments with respect to, among other things, future economic, competitive, and market conditions, all of which are difficult or impossible to predict accurately. To the extent that our assumptions differ from actual results, our ability to meet such forward-looking statements, including our ability to generate positive cash flow from operations, provide dividends to stockholders, and maintain the value of our real estate properties, may be significantly hindered. These risks and uncertainties should be considered in evaluating forward-looking statements and undue reliance should not be placed on such statements. Additional information concerning us and our business, including additional factors that could materially and adversely affect our financial results, is included herein and in our other filings with the SEC.