

**Report of Organizational Actions
Affecting Basis of Securities**

OMB No. 1545-0123

► See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
HEALTHCARE REALTY TRUST, INC.		20-4738467	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
DANIEL GABBAY	(615) 269-8175	COMMUNICATIONS@HEALTHCAREREALTY.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact		7 City, town, or post office, state, and ZIP code of contact	
3310 WEST END AVENUE, SUITE 700		NASHVILLE, TN 37203	
8 Date of action		9 Classification and description	
JANUARY 13, 2026		COMMON STOCK - HEALTHCARE REALTY TRUST, INC.	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
42226K105		HR	

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ► HEALTHCARE REALTY TRUST, INC. PAID CASH DISTRIBUTIONS ON COMMON STOCK IN 2025. DISTRIBUTION DATES WERE AS FOLLOWS:

EX-DIVIDEND DATES: MARCH 3, 2025; MAY 12, 2025; AUGUST 14, 2025; NOVEMBER 10, 2025
RECORD DATES: MARCH 3, 2025; MAY 12, 2025; AUGUST 14, 2025; NOVEMBER 11, 2025
PAYMENT DATES: MARCH 19, 2025; MAY 23, 2025; AUGUST 28, 2025; NOVEMBER 21, 2025

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ► HEALTHCARE REALTY TRUST INC. HAS MADE CASH DISTRIBUTIONS IN EXCESS OF EARNINGS AND PROFITS DURING 2025. THE NON-TAXABLE RETURN OF CAPITAL REDUCES THE TAX BASIS OF THE COMMON STOCK ON A PER SHARE BASIS. THE DISTRIBUTION MADE ON THE FOLLOWING DATES REDUCED THE BASIS OF THE SECURITY IN THE HANDS OF THE U.S. TAXPAYERS AS FOLLOWS:

DATE PAID: 3/19/2025: PER SHARE REDUCTION OF BASIS, COMMON STOCK: \$0.0717
DATE PAID: 5/23/2025: PER SHARE REDUCTION OF BASIS, COMMON STOCK: \$0.0717
DATE PAID: 8/28/2025: PER SHARE REDUCTION OF BASIS, COMMON STOCK: \$0.0555
DATE PAID: 11/21/2025: PER SHARE REDUCTION OF BASIS, COMMON STOCK: \$0.0555

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ► HEALTHCARE REALTY TRUST, INC. DETERMINES ITS ANNUAL EARNINGS AND PROFITS UNDER IRC SECTION 312 (AS MODIFIED BY IRC SECTION 857(d) FOR A REAL ESTATE INVESTMENT TRUST) AND THE REGULATIONS THEREUNDER. THE EARNINGS AND PROFITS DETERMINATION SUPPORTS THE CALCULATION OF THE RETURN OF CAPITAL AND TAXABLE PORTIONS OF THE CASH DISTRIBUTIONS ON COMMON STOCK PAID ON THE DATES LISTED ABOVE.

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ►
 IRC SECTION 301(C) (2) PROVIDES THAT THE PORTION OF THE DISTRIBUTION WHICH IS NOT A
 DIVIDEND SHALL BE APPLIED AGAINST AND REDUCE THE ADJUSTED BASIS OF THE STOCK.

18 Can any resulting loss be recognized? ► NO TAX LOSS IS RECOGNIZED BY SHAREHOLDERS OF HEALTHCARE
 REALTY TRUST, INC. AS A RESULT OF THE RECEIPT OF THE 2025 CASH DISTRIBUTIONS ON COMMON
 STOCK AS DESCRIBED ABOVE.

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ►
 HEALTHCARE REALTY TRUST, INC. SHAREHOLDERS WILL RECEIVE 2025 FEDERAL FORMS 1099-DIV WHICH
 WILL DETAIL THE TAXABILITY OF THE 2025 CASH DISTRIBUTIONS DESCRIBED ABOVE WITH RESPECT
 TO THEIR COMMON STOCK HOLDINGS.

Sign
Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Signature ►



Date ►

1/23/2026

Print your name ► DANIEL GABBAY

Title ► CHIEF FINANCIAL OFFICER

Paid
Preparer
Use Only

Print/Type preparer's name

SUSAN STEELE

Preparer's signature



Date

1/23/26

Check ☐ if
self-employed

PTIN

P00852555

Firm's name ► DELOITTE TAX LLP

Firm's EIN ► 86-1065772

Firm's address ► 12830 EL CAMINO REAL, SUITE 600 SAN DIEGO, CA 92130

Phone no. 619-232-6500

Send Form 8937 (including accompanying statements) to: Department of the Treasury, Internal Revenue Service, Ogden, UT 84201-0054

HEALTHCARE REALTY TRUST, INC.
20-4738467

FORM 8937

HEALTHCARE REALTY TRUST, INC. TAX BASIS REPORTING UNDER IRC SECTION 6045B

Effective January 1, 2011, issuers of corporate stock must begin reporting corporate actions that affect stock basis, including but not limited to mergers, stock splits, stock dividends, recapitalizations and common stock distributions paid in excess of cumulative earnings and profits. This information is intended to meet the requirements of public disclosure pursuant to Treasury Regulation § 1.6045B-1(a)(3) and (b)(4) for Healthcare Realty Trust, Inc.

STATEMENT A