

JUNE 2026



HEALTHCARE REALTY 2.0

Committed to Maximizing
Value for All Shareholders

Healthcare Realty at a Glance

Premier Pure-Play Outpatient Medical REIT



Bakersfield MOB (Bakersfield, CA)



2100 Church Street (Nashville, TN)



Overlake Medical Pavilion (Seattle, WA)



One Scottsdale Medical (Phoenix, AZ)

<p>563 Properties</p>	<p>33M Owned Sq. Feet</p>	<p>90% Top 50 MSAs</p>
<p>\$11.4B Enterprise Value</p>	<p>\$7.0B Market Cap</p>	<p>~\$740M Annualized Adj. EBITDA</p>
<p>4.8% Dividend Yield ⁽¹⁾</p>	<p>BBB/Baa2 S&P/Moody's Credit Rating</p>	<p>5.5x Net Debt to Adj. EBITDA ⁽²⁾</p>

Note: Financial and portfolio information as of March 31, 2026, and market data as of May 27, 2026. Please see the Company's 1Q 2026 Supplemental report for the quarter ended March 31, 2026 for more information.

(1) Based on annualized dividend of \$0.96, and closing share price as of May 27, 2026.

(2) Net Debt / Annualized Adjusted EBITDA. Utilizes carrying value of debt in the calculation of net debt; for more information on the Company's calculation of leverage, please see the Company's 1Q 2026 Supplemental report for the quarter ended March 31, 2026 at www.healthcarealty.com. Adjusted for the repayment of a \$45 million mortgage loan receivable that was repaid in the second quarter.



Investment Highlights

- ❖ Only REIT Focused Exclusively on the Outpatient Medical Sector
- ❖ Best-In-Class Portfolio that Posted Market-Leading Same Store NOI Growth
- ❖ Strong Relationships with Leading National and Regional Health Systems
- ❖ Sustained Sector Tailwinds Driving Record Level Occupancy, Rent Escalators and Market Rent Growth
- ❖ Reconstituted Board and Expanded Management Team Committed to Maximizing Value for Shareholders
- ❖ Significantly Improved Balance Sheet with Net Debt to EBITDA⁽¹⁾ at 5.5x and \$1.2B of Liquidity ⁽²⁾
- ❖ Accretive Capital Allocation Opportunities Through Reinvesting into Platform, Growth in Joint Ventures and Select Share Repurchases
- ❖ Compelling Upside Opportunity for Shareholders Through Earnings Growth and the Stock Re-Rating to its Warranted Multiple



(1) Net Debt / Annualized Adjusted EBITDA. Utilizes carrying value of debt in the calculation of net debt; for more information on the Company's calculation of leverage, please see the Company's 1Q 2026 Supplemental report for the quarter ended March 31, 2026. Adjusted for the repayment of a \$45 million mortgage loan receivable that was repaid in the second quarter.

(2) Liquidity based on cash on hand and unused capacity on Revolving Credit Facility as of March 31, 2026.



Recent Developments

2026 Business Highlights

Financial Results

	1Q 2026	YoY Change
Normalized FFO / Share	\$0.41	+5%
Same Store Cash NOI Growth	6.9%	+460 bps
Same Store Occupancy	92.3%	+110 bps
Net Debt / Adj. EBITDA ⁽¹⁾	5.5x	(0.7x)

1Q Overview

- ✓ Reported Normalized FFO/sh of \$0.41
- ✓ Same store cash NOI growth of +6.9%
 - Tenant retention of 93.5% and +4.2% cash leasing spreads
- ✓ 2.0M SF of lease executions
 - Wtd. average lease term of 7.7 years with average annual escalators of 3.1%
- ✓ Revised 2026 Earnings Guidance (as of April 30, prior to convertible debt issuance)
 - Normalized FFO per share of \$1.59 - \$1.65, up 1c across the range
 - SS NOI Growth of 3.75% - 4.75%, +25bps across the range



(1) Net Debt / Annualized Adjusted EBITDA. Utilizes carrying value of debt in the calculation of net debt; for more information on the Company's calculation of leverage, please see the Company's 1Q 2026 Supplemental report for the quarter ended March 31, 2026. Adjusted for the repayment of a \$45 million mortgage loan receivable that was repaid in the second quarter.

Successfully Executing Capital Allocation Strategy

Capital Allocation Focused On Earnings Accretion and Maximizing Shareholder Value

A Maintain Fortress Balance Sheet

- **Prioritize financial flexibility** through **low leverage** and **high liquidity** to enhance optionality within the business
 - Leverage⁽¹⁾: 5.5x
 - Liquidity⁽²⁾: \$1.2B
- Maintain access to wide breadth of capital sources
- Reduced cost of capital
- **Addressed 2026-2027 maturities and extended weighted average debt tenor**

B Reinvest in Platform

- Selectively deploy free cash flow and balance sheet capacity into **earnings accretive** investments
- **Redevelopments**: 9 – 12% targeted return on cost
 - **Added two new projects with an expected cost of \$31M**
- **Joint venture acquisitions**: Enhanced returns through JV fees
 - **Completed first new acquisition in the KKR JV since formation for \$89M (\$18M at share)**

C Return Capital to Shareholders

- **Selectively consider share repurchases** when stock is trading at discount to NAV
 - **\$100M of shares** repurchased in 1Q 2026 at **\$17.38**
 - Repurchased **\$75M** additional shares concurrent with Convertible Note offering
- **Attractive dividend yield of 4.8%**⁽³⁾ based on \$0.24 quarterly dividend

(1) Net Debt / Annualized Adjusted EBITDA. Utilizes carrying value of debt in the calculation of net debt; for more information on the Company's calculation of leverage, please see the Company's 1Q 2026 Supplemental report for the quarter ended March 31, 2026. Adjusted for the repayment of a \$45 million mortgage loan receivable that was repaid in the second quarter.

(2) Cash on hand and unused capacity on the Revolving Credit Facility as of March 31, 2026.

(3) Based on annualized dividend of \$0.96, and closing share price as of May 27, 2026.



Meaningfully Improved Balance Sheet in 2026

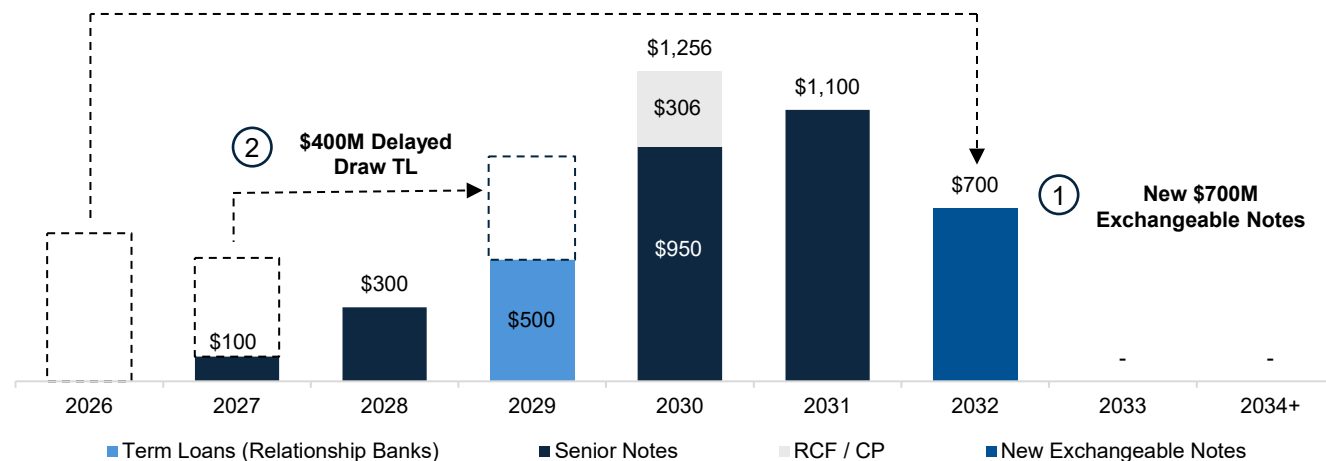
Addressed Near-Term Maturities with Exchangeable Note Offering, Delayed Draw Term Loan and RCF Liquidity

Key Credit Metrics

S&P / Moody's Credit Rating	BBB / Baa2 Stable
Liquidity ⁽¹⁾	\$1.2B
Net Debt to Adj. EBITDA ⁽²⁾	5.5x
Fixed Rate Debt	93%
Weighted Avg. Debt Maturity ⁽³⁾	4.0 years <i>(+10 months since 3/31)</i>
Weighted Avg. Interest Rate ⁽³⁾	3.1% <i>(-10bps since 3/31)</i>

YTD 2026 Balance Sheet Activity (\$M)

- ① Issued \$700M Exchangeable Notes due 2032 (**3.00% cash coupon**)
- ② Addressed July 2027 Senior Notes with fully-committed \$400M Delayed Draw Term Loan (can be upsized to \$500M); 12-month funding option until May 2027 with minimal carry costs
- ③ Extended \$400M of swaps to January 2029 at a fixed SOFR rate of **3.3%**
- ④ Repaid \$600M 2026 Senior Unsecured Notes (3.50% cash coupon)
- ⑤ New Commercial Paper program representing a **~50bps reduction** in short-term borrowing costs



Note: Financial information as of March 31, 2026. Please see the Company's 1Q 2026 Supplemental report for the quarter ended March 31, 2026 for more information. Debt maturities shown inclusive of extension options.

(1) Cash on hand and unused capacity on the Revolving Credit Facility as of March 31, 2026.

(2) Net Debt / Annualized Adjusted EBITDA. Utilizes carrying value of debt in the calculation of net debt; for more information on the Company's calculation of leverage, please see the Company's 1Q 2026 Supplemental report for the quarter ended March 31, 2026. Adjusted for the repayment of a \$45 million mortgage loan receivable that is expected to be repaid in the second quarter.

(3) Pro forma for \$700M Exchangeable Notes issuance and paydown of \$600M 2026 Senior Unsecured Notes.



Exchangeable Notes Offering Summary

Attractive long-term financing at low cash coupon, coupled with accretive share repurchases; capped call feature eliminates net share issuance below \$27.41 stock price (40% effective conversion premium)

Overview

- On May 7, 2026, Healthcare Realty closed on a \$700M private offering of 3.00% Exchangeable Senior Notes due 2032
 - Upsized from the originally announced offering size of \$500M
- Purchased a capped call concurrent with the offering, increasing effective conversion premium to up 40%
- Completed \$75M share repurchases concurrent with offering (3.8M shares) ⁽¹⁾
- Use of Exchangeable Notes proceeds:
 - Repay \$600M Senior Notes maturing in August 2026
 - Fund \$75M share repurchases
 - Fund \$28M cost of capped call
- ***Exchangeable Note was not included as part of 2026 FY Guidance issued on April 30, 2026***

Key Terms for 2032 3.00% Exchangeable Notes

Offering Size (Post-Greenshoe)	\$700M
Coupon Rate <i>Effective GAAP Interest Rate⁽²⁾</i>	3.00% ~3.60%
Term	5.75 Years
Conversion Premium	+17.5%
Conversion Premium with Capped Call <i>Effective Conversion Price with Capped Call</i>	+40% \$27.41



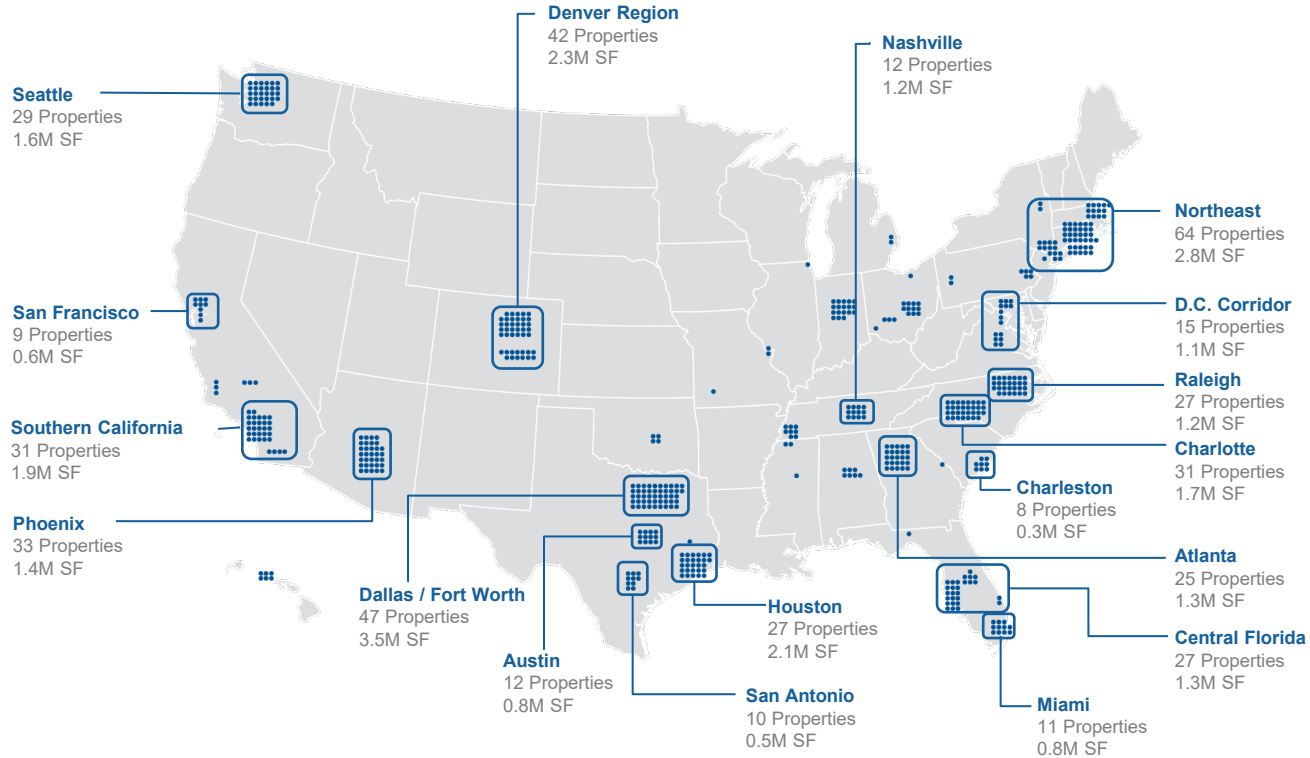
(1) 3.8M shares at \$19.58 Closing Reference Price on May 4, 2026, immediately removed from weighted average share count for partial period in Q2 and FY 2026.

(2) The cost of the capped call premium is reflected on the Company's balance sheet as a reduction to "additional paid-in capital" and is not included in the Effective GAAP Interest Rate.



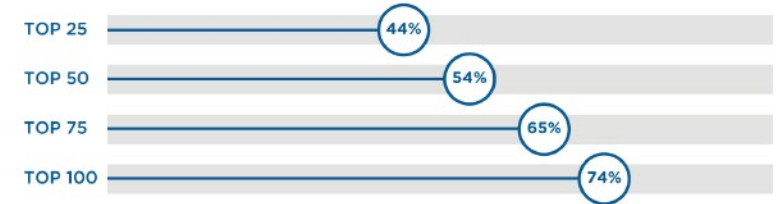
Company Overview

Premier Outpatient Medical Platform



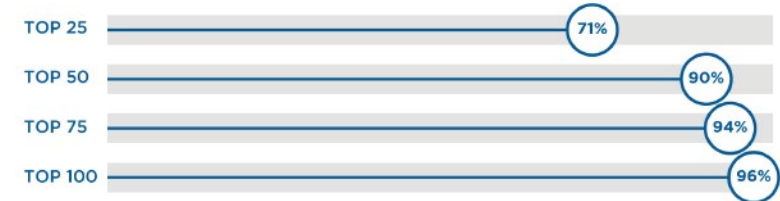
Deep Relationships with Leading Health Systems

Associated Health Systems by Rank (% of NOI)



Concentrated in Top Markets

MSA by Rank (% of NOI)



~95%
Self-Managed

92.3%
1Q SS Occupancy

6.9%
1Q SS Cash NOI Growth

93%
On / Adjacent and Affiliated

>5 Years
W.A. Lease Term Remaining

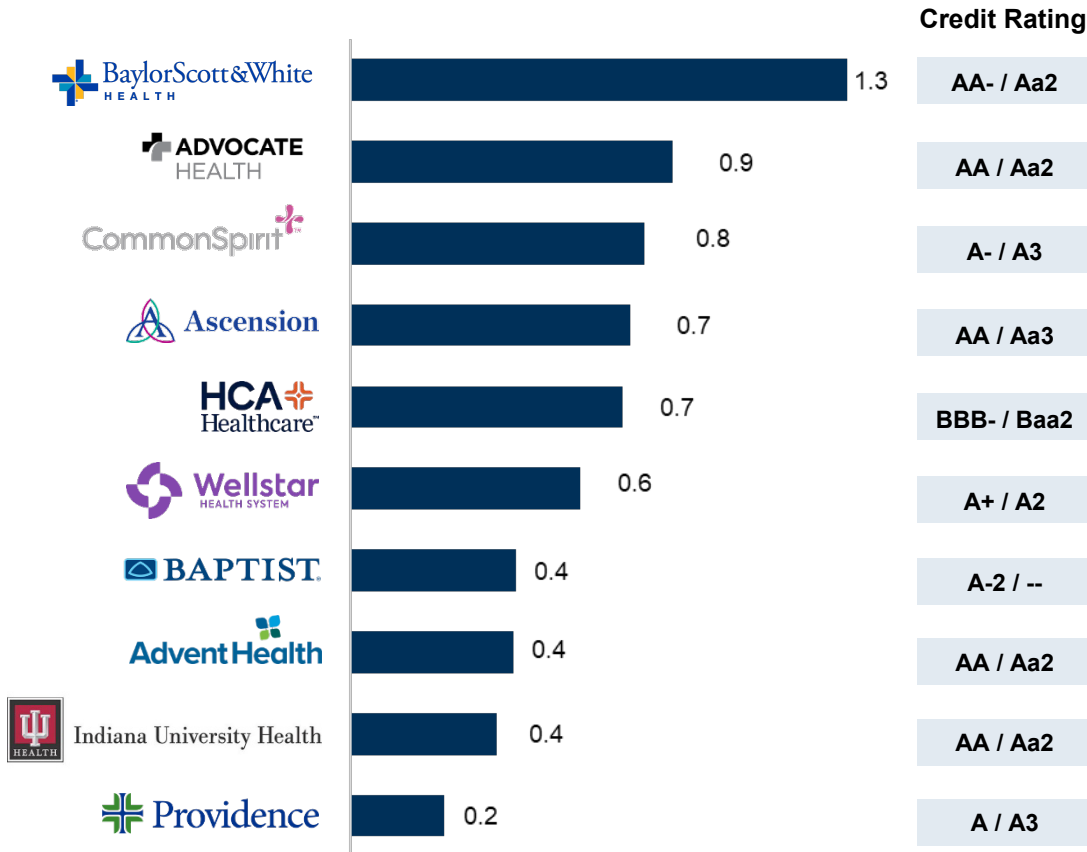


Note: Financial and portfolio information as of March 31, 2026. Southern California includes Los Angeles and San Diego MSAs; Northeast includes Albany, New York, Boston, and Hartford MSAs; Central Florida includes Tampa and Orlando MSAs, Denver Region includes Denver and Colorado Springs MSAs, D.C. Corridor includes Baltimore and Washington D.C. MSAs.

Key Relationships with Leading Health Systems

Top Health System Relationships

Directly Leased SF (millions)




Select Recent Leasing Transactions



176K SF New Leases / Lease Renewals

1Q 2026



155K SF Lease Renewal

1Q 2026



154K SF Lease Extension

1Q 2026



55K SF Lease Renewal

1Q 2026



64K SF New Leases

1Q 2026



25K SF New Leases / Lease Renewals

1Q 2026



Highly Experienced Board of Directors

Strengthened Governance with Significant REIT CEO and Public Investment Experience

'25



Peter Scott

President and Chief Executive Officer, Healthcare Realty

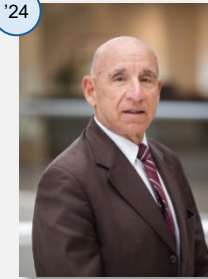
'24



Thomas Bohjalian

Board Chair; Retired Senior Portfolio Manager and Head of U.S. Real Estate and Trading, Cohen & Steers

'24



Glenn Rufrano

Executive Chairman, PREIT; Retired Chief Executive Officer, VEREIT

'24



David Henry

Retired Vice Chairman and CEO, Kimco Realty

'24



Donald Wood

Chief Executive Officer, Federal Realty Investment Trust

'22



Connie Moore

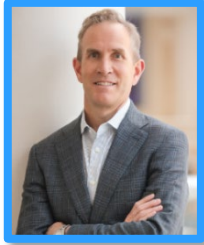
Retired President and Chief Executive Officer, BRE Properties

**Revamped Board with Relevant Industry, Corporate Strategy, Capital Allocation, Financial, and Governance Experience.
Five Board Members have Meaningful REIT CEO Experience**

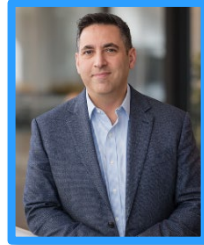


Deep and Experienced Management Team

Enhanced Senior Leadership Team across Operations, Finance and Investments



Peter Scott
*President and Chief
Executive Officer*



Daniel Gabbay
*Executive Vice President and
Chief Financial Officer*



Rob Hull
*Executive Vice President and
Chief Operating Officer*

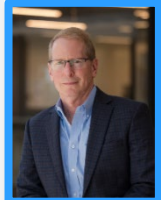


Ryan Crowley
*Executive Vice President and
Chief Investment Officer*

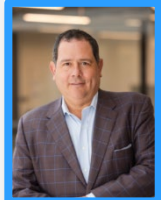


Andrew Loope
*Executive Vice President,
General Counsel and Secretary*

Expanded Asset Management Team



Glenn Preston
Senior Vice President

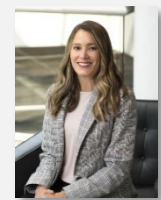


Tony Acevedo
Senior Vice President



Burney Dawkins
Senior Vice President

Strategic Finance and Investments Team



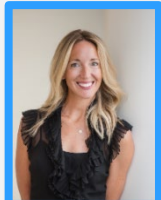
Amanda Callaway
*Senior Vice President,
Chief Accounting Officer*



Laura Carson
*First Vice President,
Investments*



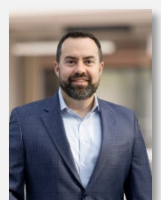
Tonya Scharf
*Senior Vice President and
Senior Legal Counsel*



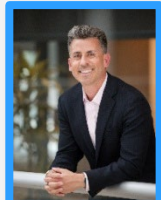
Ashley Lynn
First Vice President



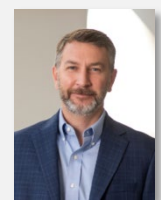
Billy May
First Vice President



Casey Pileggi
First Vice President



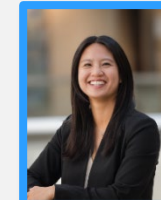
Chris Stephan
Vice President



Matt Lederer
*First Vice President,
Investments*



Jameson Bennett
*First Vice President, Director
of Corporate Finance*




Doris Lo
*First Vice President,
Corporate Finance*



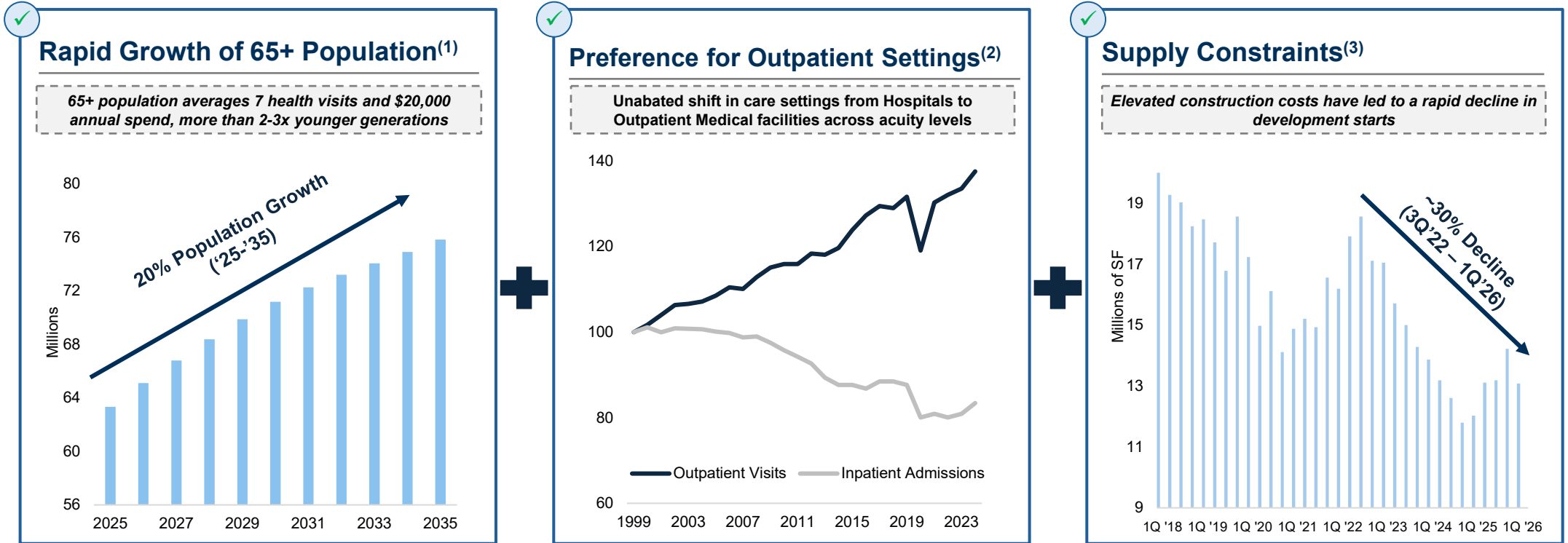
Rob Tanner
*First Vice President,
Technology & Analytics*



 = 2025 – 2026 Hire

Multi-Year Tailwinds Driving Record Sector Performance...

Outpatient Medical Sector Boosted by Aging Population and Limited New Supply Growth



(1) Source: OECD.org.
 (2) Patient Visits / Admissions by Year, Indexed to 1999 (Per 1,000 Population). Source: AHA.
 (3) Source: Revista Top 100 MSAs as of 1Q 2026.
 (4) Based on HR leases signed in 1Q 2026.
 (5) Rent Growth from 1Q 2025 - 1Q 2026. Source: Revista Top 100 MSAs as of 1Q 2026.

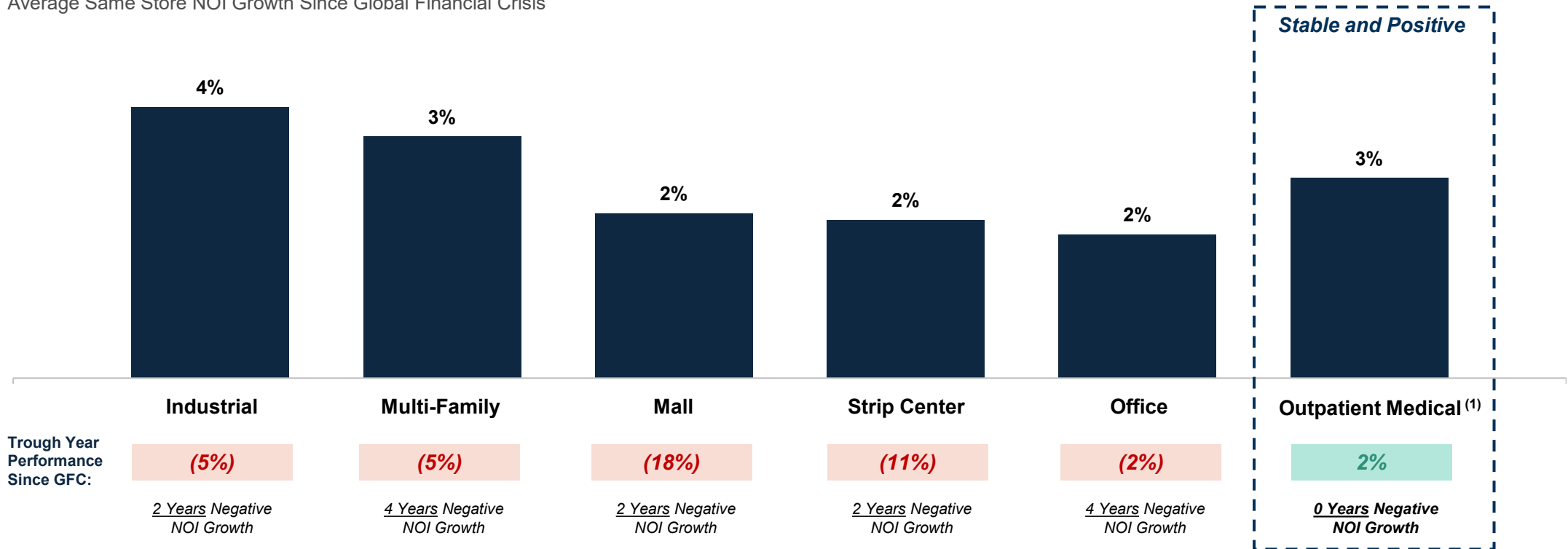


...with Stability Across Market Cycles

Non-Discretionary Healthcare Utilization and Aging Population Support Stable NOI Growth over the Past 20 Years

Proven Track Record of Stable NOI Growth

Average Same Store NOI Growth Since Global Financial Crisis



Outpatient Medical Is One of the Only Asset Classes to Maintain Positive Same Store NOI Growth Since the Global Financial Crisis

Source: Green Street Advisors

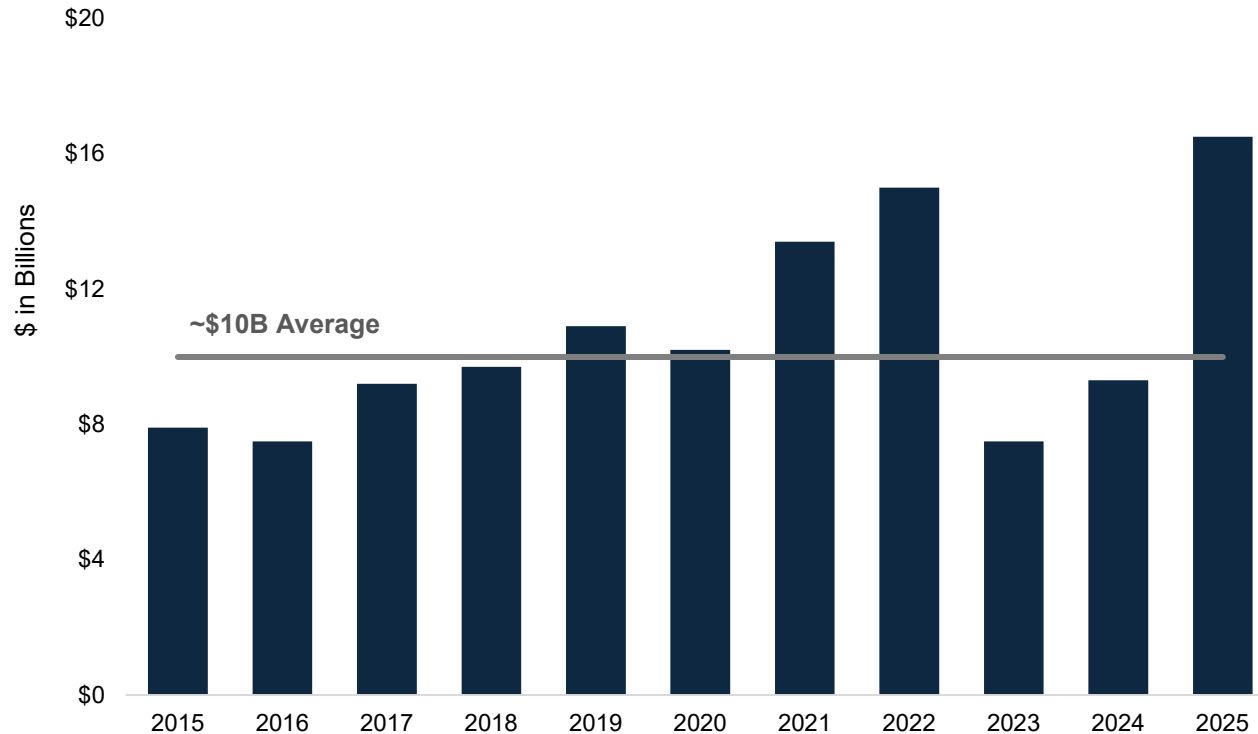
(1) Outpatient medical net operating income change represents Healthcare Realty only.



Private Markets Recognize Tailwinds and Value in Outpatient Medical Sector

Significant Capital Targeting New Investments in the Outpatient Medical Space

Investment Volumes (2015 – 2025)



Notable Investors

CPP Investments

Blackstone

KKR
Global Atlantic

GIC

BGO

nuveen
A TIAA Company

Invesco

FENGATE

KAYNE ANDERSON

Record Operating Fundamentals and Lower Borrowing Costs Generating Attractive Risk-Adjusted Returns in Outpatient Medical

Source: Revista, CBRE, management observations.





Strategic Plan Update

(As presented February 27, 2026)

Rapid Execution of Healthcare Realty 2.0 Strategic Plan

Significant Progress on Strategic Plan with Clear Path to Completion

	Achievements to Date	Progress
Corporate Governance	<ul style="list-style-type: none"> Seasoned management team led by new CEO committed to executing Strategic Plan Enhanced talent across the organization in asset management, finance, and technology Reduced size of Board from 12 to 7 members 	✓
Organizational Platform Restructuring	<ul style="list-style-type: none"> Completed restructuring of Asset Management platform with new organizational structure and leasing model Achieved target \$10M of corporate and property-level G&A savings, bringing G&A in-line with peers 	✓
Portfolio Optimization	<ul style="list-style-type: none"> Completed ~\$1.2B of planned 2025 dispositions at a blended 6.7% cap rate, and exited 14 non-core markets Achieved robust Same Store portfolio NOI growth of 4.8% in 2025 	✓
Reprioritized Capital Allocation	<ul style="list-style-type: none"> Right-sized quarterly dividend to \$0.24 / share, saving ~\$100M cash flow annually Completed \$50M of share buybacks at a meaningful NAV discount Accelerated high-ROI Redevelopments and opportunistically evaluating accretive JV transactions 	✓
Balance Sheet Management	<ul style="list-style-type: none"> Achieved mid-5x Net Debt / Adj. EBITDA in 4Q 2025⁽¹⁾ Extended Term Loan and Revolving Credit Facility maturities to 2029 and 2030, respectively, and repaid \$900 million Senior Notes and Term Loans in 2025 Moody's and S&P affirmed Baa2 / BBB ratings with Stable Outlook 	✓



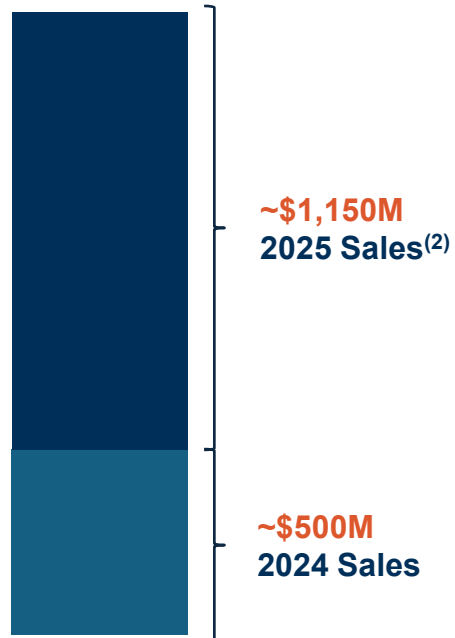
(1) Annualized Adjusted EBITDA. Utilizes carrying value of debt in the calculation of net debt; for more information on the Company's calculation of leverage, please see the Company's 4Q 2025 Supplemental report for the quarter ended December 31, 2025.

Completed Strategic Disposition Program

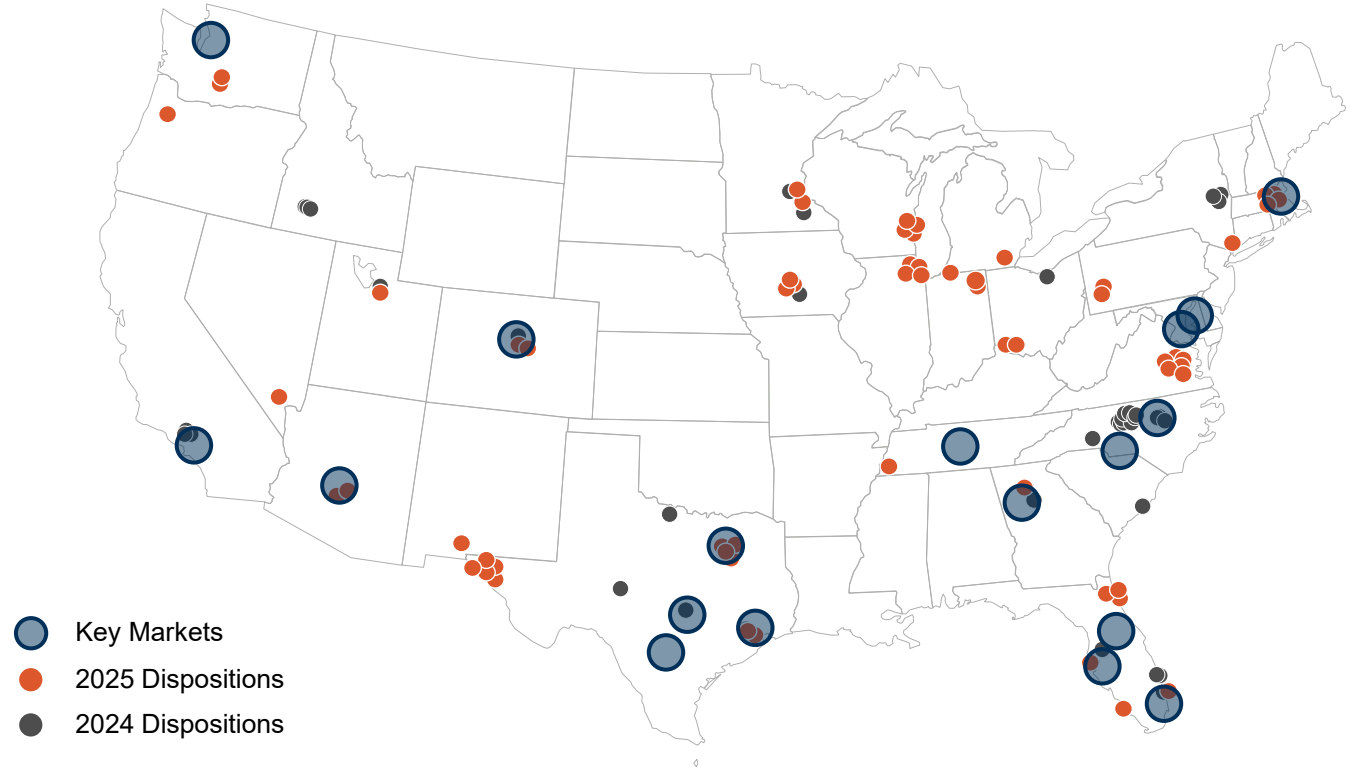
Opportunistically Recycled Capital and Exited approx. 20 Non-Priority Markets

Disposition Overview

109 Assets ~\$1.7B Dispositions ~6.7% Cap Rate ⁽¹⁾



Portfolio Geographic Comparison



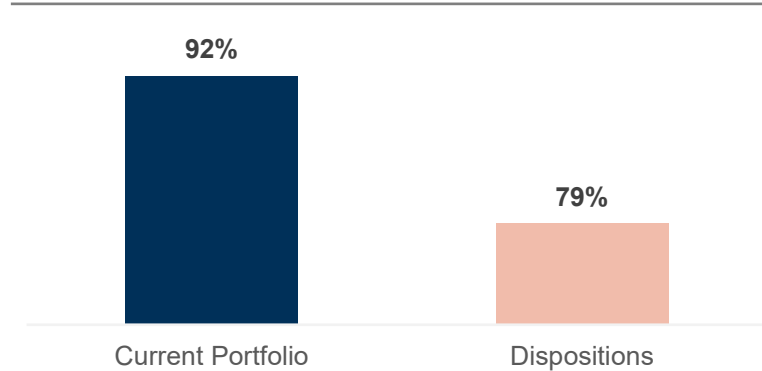
(1) Based on LQA NOI at time of sale.
(2) Includes early 2026 asset sales.

Improved Portfolio Characteristics | Current Portfolio vs. Disposition Portfolio

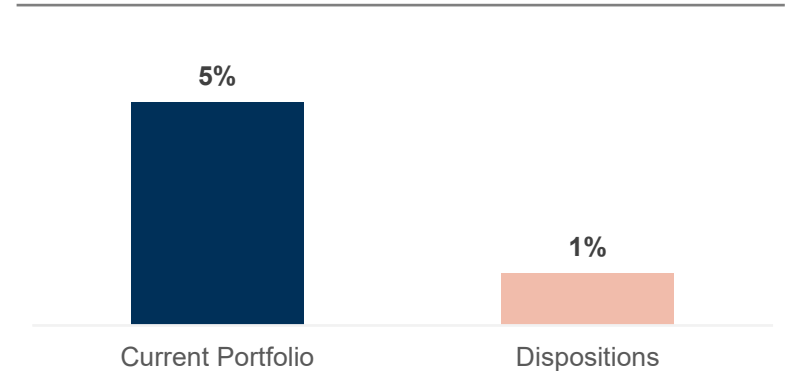
Portfolio Optimization Plan Improved Portfolio Quality and Refocused Footprint on Growth-Oriented Markets

**Improved
Portfolio
Quality**

Occupancy

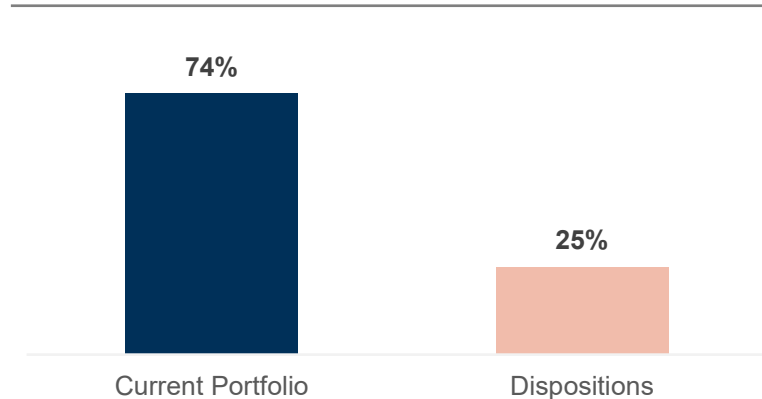


NOI Growth⁽¹⁾

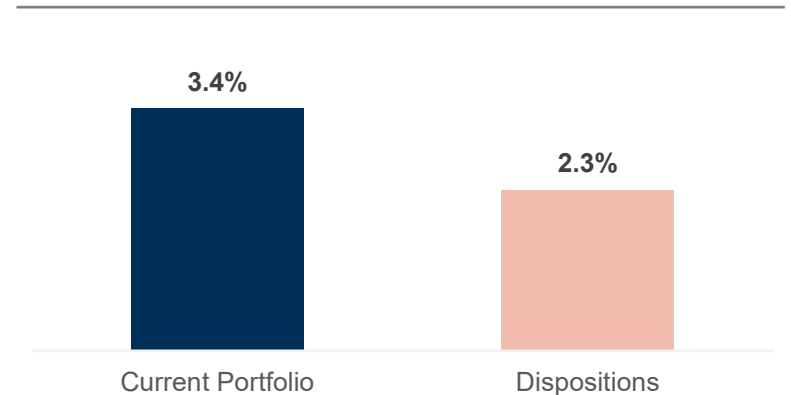


**Better Market
Demographics**

Concentration in Key Markets



10-Mile Population Growth⁽²⁾



Note: Current portfolio represents current Same Store portfolio as of December 31, 2025. Disposition Portfolio represents ~\$1.2 billion assets sold since January 1, 2025.

(1) YoY growth of trailing twelve month NOI as of December 31, 2025.

(2) Based on 5-year (2025-2030) projected population growth on a 10-mile radial distance per asset; weighted average based on Occupied GLA. Source: Claritas.



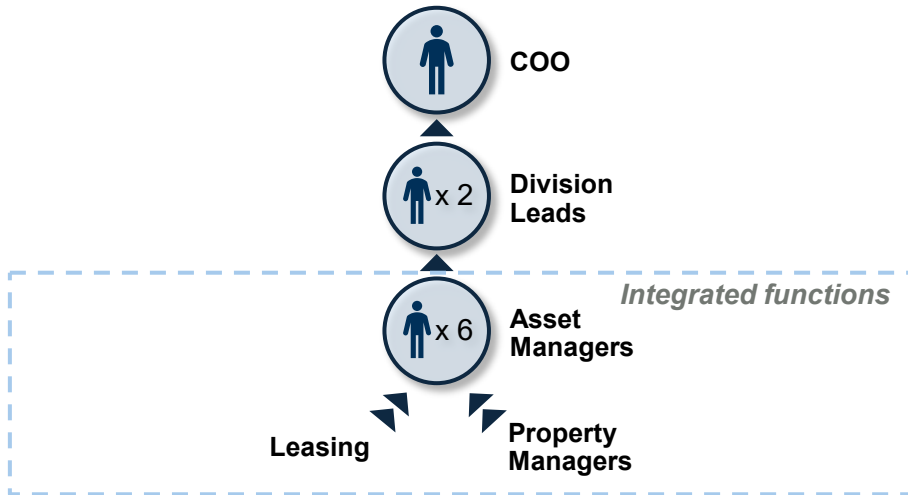
Localized Operations Driving Better Financial Results

Simplified Asset Management Structure Leading to Better Health System Relationships and Leasing Outcomes

Simplified Asset Management Structure...

- ✓ Integrated asset management approach
- ✓ Operations and leasing execution as a team
- ✓ Accountability closer to real estate to drive better results
- ✓ Emphasis on tenant relationships
- ✓ Cost savings

Total Platform: ~350 | Leadership: ~20 Employees



Source: internal management figures.



...Leading to Dramatic Improvement in Leasing Outcomes

Reviewed 2,500+ (12M SF) lease executions signed in 2024 and 2025; identified meaningful improvement across key leasing metrics

	2024 – 1H 2025	2H 2025	Delta
Retention	83.5%	85.7%	▲ 220 bps
Cash Leasing Spreads	3.2%	3.8%	▲ 60 bps
IRR	~60%	~85%	▲ 2,500 bps
Payback Period	16 months	12 months	▼ 4 months

Portfolio Optimization Update

~560 Stabilized and Lease-Up Assets Remaining After Completion of Disposition Program

Same Store Portfolio

Portfolio Breakdown <i>(Figures rounded for illustrative purposes)</i>	Stabilized ⁽¹⁾ ~80% of total portfolio	Lease-Up: Unstabilized ⁽¹⁾ ~15% of total portfolio	Re/Development ⁽¹⁾ ~5% of total portfolio
Description	<i>Stabilized, high quality assets located in top MSAs with healthy operating performance</i>	<i>High ROI capital investment opportunities to bring occupancy in line with Stabilized portfolio</i>	<i>Identified development and redevelopment projects yielding ~9-12% returns</i>
# Assets	~460	~75	~25
SF	~25M	~6M	~2M
Occupancy (4Q 2025)	~95% Occupancy	~80% % Leased	~60% ⁽²⁾ % Leased
NOI	~\$550M	~\$75M	~\$20M
Stabilized NOI	N/A	~\$95M	~\$50 - 55M
Portfolio Optimization Approach	Continue to employ active asset management, maintain high occupancy and tenant retention, and maximize lease economics	Execute leasing plans to improve occupancy and NOI	Invest capital in Redevelopments at attractive yields

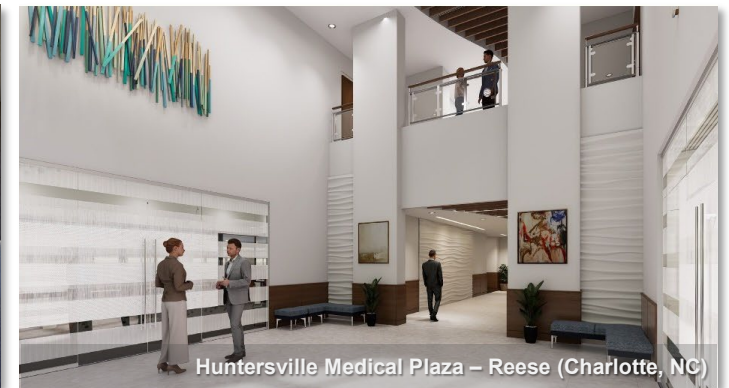


(1) Shows approximate figures of portfolio metrics, includes held for sale assets.
 (2) Reflects project occupancy of Redevelopments; pro forma for leases signed through January 2026.

Capital Allocation | Redevelopment Program

Overall Redevelopment Portfolio is 60% Leased⁽¹⁾, ~1,000bps Improvement Since 3Q 2025

Redevelopment Program Overview ⁽¹⁾	
<p>23 Existing projects</p>	<p>~\$300M Total cost</p>
<p>~9% – 12% Incremental yield on cost</p>	<p>60% Leased ⁽²⁾</p>
<p>+1,000bps % Leased since 3Q 2025 ⁽²⁾</p>	



Note: Portfolio information as of December 31, 2025.
 (1) Excludes Development projects.
 (2) Pro forma for leases signed through January 2026.

Value Upside for Healthcare Realty Shareholders

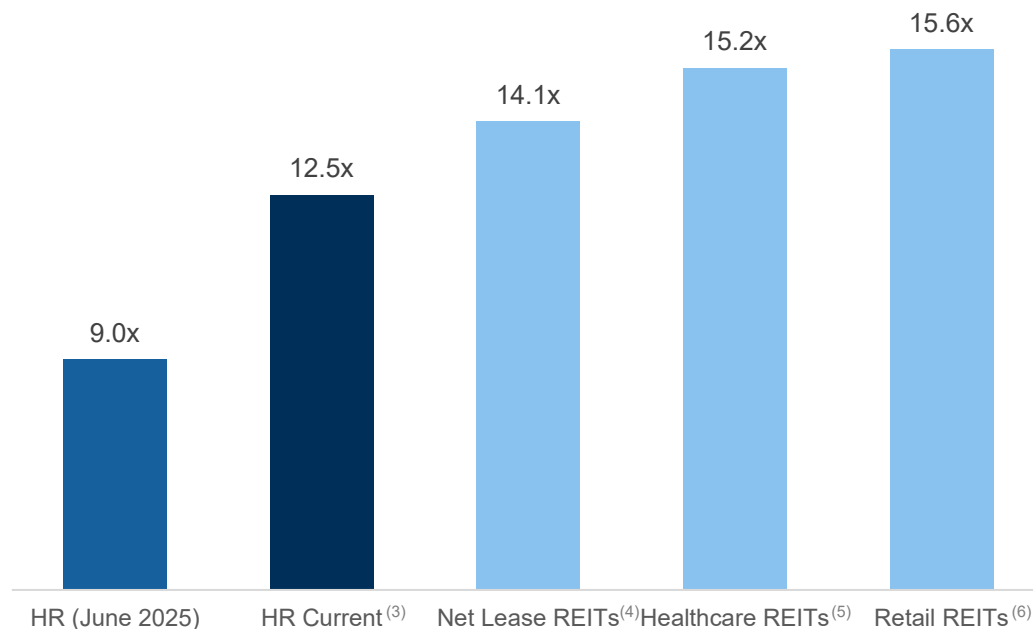
Attractive Growth with Demographic Tailwinds, Superior Balance Sheet and High Occupancy / High Margin Business Model

Executing with Pace and Purpose...

	<i>HR 2.0</i>	<i>Results</i>
✓ SS NOI Growth	3 – 4%	<i>Exceeding initial growth targets</i>
✓ Leverage ⁽¹⁾	Mid-5x	<i>Fully reduced leverage</i>
✓ Payout Ratio	75 – 80%	<i>Right-sized dividend</i>
✓ Total Occupancy	92% – 93%	<i>90.4% at YE 2025; +220bps</i>
✓ NOI Margin	65% – 66%	<i>64.4% at YE 2025; +60bps</i>
✓ NFFO / Share (Year 3 Run-Rate)	~\$1.75 ⁽²⁾	<i>Tracking ahead of schedule</i>

...But Still Trading at Discount to Peers and Historical Averages

NTM FFOx



Note: For a reconciliation of the non-GAAP measures referenced herein to the most directly comparable GAAP measures, please see the Company's Supplemental report for the quarter ended March 31, 2026.

(1) Utilizes carrying value of debt in the calculation of net debt; for more information on the Company's calculation of leverage, please see the Company's 1Q 2026 Supplemental report for the quarter ended March 31, 2026.

(2) Midpoint of ~\$1.65 – ~\$1.85 range, per July 2025 Strategic Plan.

(3) HR NFFO/sh based on mid-point of FY2026 guidance and closing share price as of 5/27/2026.

(4) Peer set includes: ADC, BNL, EPRT, FCPT, FVR, GNL, GTY, LXP, NNN, NTST, O, PINE, STAG, and WPC.

(5) Peer set includes: AHR, ARE, CTRE, CHCT, CMRE, DHC, DOC, LTC, MPW, NHI, OHI, SBRA, SILA, UHT, VTR, and WELL.

(6) Peer set includes: AKR, BRX, BFS, CURB, FRT, IVT, KIM, KRG, PECO, REG, SITC, and UE.

Source: Capital IQ as of May 27, 2026.





Appendix

Reconciliation of EBITDA

(\$ in thousands)

	Three Months Ended March 31, 2026
Net income (loss)	\$21
Interest expense	43,890
Income taxes	296
Depreciation and amortization ⁽¹⁾	128,985
Unconsolidated JV depreciation, amortization and interest	8,130
EBITDA	\$181,322
Transaction costs	937
Gain on sales of assets	(10,777)
Impairments on real estate assets	16
Restructuring and severance-related charges	5,837
Loss on extinguishment of debt	21
Timing impact ⁽²⁾	2,603
Stock based compensation	3,927
Debt financing costs ⁽³⁾	96
Other	507
Unconsolidated JV adjustments	339
Adjusted EBITDA	\$184,828
Annualized Adjusted EBITDA	\$739,312

(1) Leasing commission amortization is included in the real estate depreciation and amortization add-back for FFO.

(2) Timing adjustments to represent a full quarter impact of acquisitions and dispositions. Properties contributed into a joint venture are adjusted at the Company's share. Timing adjustments also include non-recurring impacts due to one-time items recognized in the quarter.

(3) Includes loss on derivatives and legal fees related to the amended and restated credit facility.



Potential Future Share Issuance from Exchangeable Notes

The Exchangeable Notes due 2032 are net share settled at maturity. Holders receive principal value in cash (similar to standard unsecured bonds) and upside value is paid in stock based upon future HR share price

Illustrative HR Share Price at Maturity	Principal Repayment (\$M)	Net Share Dilution (M)	Effective Change in Shares (M) (Net of Day 1 Share Repurchases)
\$19.58 (May 4 Close)	\$700	N/A	(3.8)
\$21.00	\$700	N/A	(3.8)
\$23.01 (Initial Strike)	\$700	N/A	(3.8)
\$25.00	\$700	N/A	(3.8)
\$27.41 (Upper Strike with Capped Call)	\$700	N/A	(3.8)
\$30.00	\$700	2.6	(1.2)
\$32.50	\$700	4.8	0.9
\$35.00	\$700	6.6	2.8



Legal Disclaimer

This presentation contains disclosures that are “forward-looking statements” relating to Healthcare Realty Trust Incorporated (the “Company”). Forward-looking statements include all statements that do not relate solely to historical or current facts and can be identified by the use of words such as “may,” “will,” “expect,” “believe,” “anticipate,” “target,” “intend,” “plan,” “estimate,” “project,” “continue,” “should,” “could,” “budget” and other comparable terms. These forward-looking statements are based on the Company's current plans, objectives, estimates, expectations and intentions and inherently involve significant risks and uncertainties. Such risks and uncertainties include, among other things, the following: the Company's expected results may not be achieved; risks related to future opportunities and plans for the Company, including the uncertainty of expected future financial performance and results of the Company; pandemics or other health crises; variability in interest rates; the availability and cost of capital at expected rates; competition for quality assets; negative developments in the operating results or financial condition of the Company's tenants, including, but not limited to, their ability to pay rent; the Company's ability to reposition or sell facilities with profitable results; the Company's ability to release space at similar rates as vacancies occur; the Company's ability to renew expiring leases; government regulations affecting tenants' Medicare and Medicaid reimbursement rates and operational requirements; unanticipated difficulties and/or expenditures relating to future acquisitions, developments, and redevelopments; changes in rules or practices governing the Company's financial reporting; the Company may be required under purchase options to sell properties and may not be able to reinvest the proceeds from such sales at rates of return equal to the return received on the properties sold; uninsured or underinsured losses related to casualty or liability; the incurrence of impairment charges on its real estate properties or other assets; other legal and operational matters; and other risks and uncertainties affecting the Company, including those described from time to time under the caption “Risk Factors” and elsewhere in the Company's filings and reports with the Securities and Exchange Commission (the “SEC”), including the Company's Annual Report on Form 10-K for the year ended December 31, 2025 and as may be updated in the Company's quarterly reports on Form 10-Q filed thereafter. Moreover, other risks and uncertainties of which the Company is not currently aware may also affect the Company's forward-looking statements and may cause actual results and the timing of events to differ materially from those anticipated. The forward-looking statements made in this communication are made only as of the date hereof or as of the dates indicated in the forward-looking statements, even if they are subsequently made available by the Company on its website or otherwise. The Company undertakes no obligation to update or supplement any forward-looking statements to reflect actual results, new information, future events, changes in its expectations or other circumstances that exist after the date as of which the forward-looking statements were made, except as required by law. Investors are cautioned not to unduly rely on such forward-looking statements when evaluating the information presented in the Company's filings and reports.

