HEALTHCARE TRUST OF AMERICA, INC.

OWNERS OF CORE, CRITICAL REAL ESTATE—KEY FOR THE FUTURE OF HEALTHCARE
Healthcare Trust of America, Inc. (NYSE: HTA), a publicly traded real estate investment trust, is one of the largest dedicated owners of medical office buildings (MOBs) in the country. HTA was formed in 2006 and has been headquartered in Scottsdale, AZ since it moved to self-management in 2008. Since its formation, the company has invested over $2.8 billion in healthcare real estate, creating a portfolio of primarily MOBs that totals over 13.6 million square feet, located in 27 states throughout the United States.

Healthcare is a dynamic and growing sector that is undergoing significant changes. Quality real estate is critical to the long-term delivery of healthcare and requires a dedicated real estate partner for long term success. HTA developed and operates an internal property management and leasing platform that currently manages 86% of HTA’s properties, or over 11 million square feet. The platform is supported locally through its regional offices in Scottsdale, Charleston, Atlanta, and Indianapolis.
HEALTHCARE IS CHANGING

There are several macroeconomic trends that are changing the healthcare industry today. The implementation of the Affordable Care Act 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. As a result of these trends, the healthcare sector is projected to grow significantly faster than the rest of the U.S. economy.

At the same time, regulatory and technological changes are pushing healthcare into more cost efficient and integrated outpatient settings. Procedures that were once relegated to the hospital are moving into the medical office. 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.

INSTITUTIONAL ASSET MANAGEMENT

Over the last several decades, most real estate sectors in the United States has become predominately owned and operated by institutional entities. These institutions provide a level of professional services, building efficiency, and capital commitment that generally result in greater value to tenants in the long run.

The medical office sector is one of the last remaining sectors that have not benefited from this trend. That is starting to change as healthcare real estate has started to migrate into the hands of the most efficient owners and operators, including public REITs. These entities have the real estate expertise, long term view, and access to capital that it takes to operate in the current environment.

HTA recognizes that healthcare providers in the U.S. have specialized real estate requirements. To meet these needs, HTA has focused its investment strategy on key critical MOBs located on or around leading health system campuses. HTA has also developed one of the industry’s most comprehensive asset management platforms focused on medical office buildings — with over 11 million square feet of space currently under in-house management. These services include property management, leasing, accounting, and construction and facilities management. These services are provided locally and are operated through it’s four regional headquarters. HTA’s focus is on providing its healthcare partners with the most efficient buildings possible that allow tenants to focus on what they do best — deliver top notch healthcare services.

DEDICATED INVESTMENT PHILOSOPHY

Over the last five years, HTA has been the leading investor in targeted, medical office buildings. HTA is dedicated to the medical office sector, which allows its acquisitions team to develop long-term relationships with healthcare systems, developers, brokers, operators, and other key industry participants in this space. HTA invests in real estate that will continue to be core, critical to the delivery of healthcare in this changing environment, with an eye towards complementing our existing portfolio and asset management platform. Given HTA’s size, it can focus on the mid-sized transactions, underwriting each individual asset it acquires, while continuing to improve the returns for its shareholders.

The healthcare industry is growing and changing with considerable speed. HTA understands these changes and is partnering with the leading healthcare systems and providers of today to create the healthcare of tomorrow.
KEY HEALTH SYSTEM RELATIONSHIPS

**BANNER HEALTH** (AA-), based in Phoenix, Arizona, is one of the largest non-profit hospital systems in the United States. It operates 24 acute care hospitals and healthcare facilities and employs more than 36,000 people. In addition to basic emergency and medical services, Banner provides level 1 trauma services, organ transplants, hospice, long-term/home care, rehabilitation services, behavioral health services, and Banner is also involved in cutting edge medical research.

**FOREST PARK MEDICAL CENTER**, headquartered in Dallas, Texas, is a leading physician-owned health system focused on private-pay hospitals in key markets. With medical center locations in Dallas and Frisco, and plans to expand to Southlake, Fort Worth, Austin, and San Antonio, Forest Park will include over 280 beds and 70 operating suites upon completion, in world-class facilities.

**GREENVILLE HOSPITAL SYSTEM** (A1), located in Greenville, South Carolina, is a nonprofit academic delivery system and is one of the largest health systems in the state of South Carolina with five medical campuses, outpatient centers, wellness centers, long-term care facilities, and research and academic locations, including the University of South Carolina School of Medicine-Greenville. The system has 1,268 hospital beds, approximately 1,271 physicians included on staff, and approximately 10,925 employees.

**HIGHMARK** (A), based in Pittsburgh, Pennsylvania, is among the largest health insurers in the United States and the fourth largest Blue Cross and Blue Shield-affiliated company. In 2013, Highmark and West Penn Allegheny combined to create an integrated care delivery model, which they believe will preserve an important community asset that provides high-quality, efficient healthcare for patients. Highmark’s mission is to be the nation’s leading health and wellness company.

**INDIANA UNIVERSITY HEALTH** (A1), based in Indianapolis, Indiana, is Indiana’s most comprehensive healthcare system. It’s unique partnership with Indiana University School of Medicine, one of the nation’s leading medical schools, provides patients access to innovative treatments and therapies. IU Health is comprised of hospitals, physicians and allied services dedicated to providing preeminent care throughout Indiana and beyond.

**PIEDMONT HEALTHCARE** (Aa3), based in Atlanta, Georgia, is the Atlanta region’s premier community healthcare system. Founded in 1905, Piedmont is driven by the mission to create a system committed to compassion, advanced treatments, access to care and strong connections to make their patients, communities and region better. What started as a single hospital a century ago has grown into an integrated healthcare system with five hospitals and close to 100 physician and specialist offices across greater Atlanta and North Georgia.

**STEWARD HEALTH CARE SYSTEM** (B), located in Boston, Massachusetts, is the largest fully-integrated community care organization and community hospital network in New England. Steward is the third largest employer in Massachusetts with more than 17,000 employees serving more than one million patients annually. The system includes 11 hospitals and over 2,000 beds that reach over 150 communities in the greater Boston area. Other Steward Health Care entities include Steward Physician Network, Steward Home Care and Hospice, Laboure College and Por Cristo.

**TENET HEALTHCARE** (B1), located in Dallas, Texas is a leading health care services company whose subsidiaries and affiliates, following the acquisition of Vanguard Health in 2013, operate 77 acute care hospitals, 173 outpatient centers, and Conifer Health Solutions, which provides business process solutions to more than 600 hospitals. Tenet’s hospitals are concentrated in Texas, California, Florida, and Michigan. The system employs more than 100,000 employees; it’s mission is to improve the quality of life of every patient and deliver high quality care while remaining well positioned for success in the new healthcare environment.
At the end of the third quarter of 2013, HTA owned properties in 27 states, with significant investments in Texas, Arizona, Indiana, South Carolina, Pennsylvania, Florida and New York.
KEY MARKET – PHOENIX, ARIZONA

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, becoming one of the top five major cities for both job and population growth in 2012. 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. Further, 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.

KEY STATISTICS

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<th>Description</th>
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<td>Total Investment</td>
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<td>Key Tenant: Banner Health (AA-)</td>
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DEL. E. WEBB MEDICAL PLAZA B
SUN CITY WEST, ARIZONA
KEY MARKET – PITTSBURGH, PENNSYLVANIA

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’ fDi 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 MOBs 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.

KEY STATISTICS

- GLA: 1.1 million square feet
- 8.0% of Portfolio GLA
- 6 Medical Office Buildings
- HTA Management and Leasing
- Total Investment $148.6 million
- Key Tenants: Highmark Inc.: Rated A, 73% of Pittsburgh GLA
- 100% On-Campus / Aligned
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 10 years. The buildings are predominately on-campus and include triple net, long-term leases with annual rent escalators to a strong, credit rated tenant.
HIGHLIGHTS

HTA is one of the largest owners of MOBs 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 $9 billion 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 on the downtown area. The majority of outpatient care is provided through destination locations, such as the ones HTA owns. HTA’s portfolio is highlighted by the Capital Region Health Park, a 260k 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 500k 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.

KEY STATISTICS

- GLA: 879 thousand square feet
- 6.5% of Portfolio GLA
- 8 Medical Office Buildings
- HTA Management and Leasing
- Total Investment $179.3 million
- Key Tenants: Community Care Physicians: (A1), 13% of Albany GLA
- 100% On-Campus / Aligned
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 headquarters in the Midwest and was the first market to roll out HTA’s property management and leasing platform in 2011. This platform has helped strengthen HTA’s relationships with its tenants and lower operating expenses across HTA’s portfolio. It has also enabled HTA to increase its occupancy and same property NOI in this region over each of the last two years.

**HIGHLIGHTS**

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Houston is the fourth largest city in the United States of America, 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 over 800k 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 176k 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.
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, with a population increase of more than 28% since 2000. The area is the home of numerous Fortune 500 companies, including Home Depot, UPS and Coca Cola, among others. 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 13 assets totaling approximately 600,000 square feet of GLA. It is also the headquarters of HTA’s Southeast region. HTA’s Class A MOBs 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, rated Aa3 by Moody’s, a health system that is growing rapidly in this market.
KEY MARKET – BOSTON, MASSACHUSETTS

KEY STATISTICS

- GLA: 359 thousand square feet
- 2.6% of Portfolio GLA
- 12 Medical Office Buildings
- HTA Recently took over Management from Steward
- Total Investment $100.0 million
- Key Tenant: Steward Health Care System: (B), 88% of Boston GLA
- 100% On-Campus / Aligned

HIGHLIGHTS

Boston 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 was acquired through a $100 million sale–leaseback transaction with Steward Health Care in 2012. Steward is one of the leading hospital systems in New England, with significant market share. It is focused on providing high quality, affordable healthcare to the communities it serves. HTA’s MOBs are strategically located in established, high barrier to entry neighborhoods that are adjacent to hospitals and within close proximity to complementary medical practices in the greater Boston area.
KEY MARKET – RALEIGH, NORTH CAROLINA

KEY STATISTICS

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<th>GLA: 244 thousand square feet</th>
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<tr>
<td>1.8% of Portfolio GLA</td>
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<td>3 Medical Office Buildings</td>
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<td>HTA Management and Leasing</td>
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<tr>
<td>Total Investment $44.5 million</td>
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<td>Key Tenant: UNC Health Care: (Aa3), 22% of Raleigh GLA</td>
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<tr>
<td>100% On-Campus</td>
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</table>

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 fifty 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 Raleigh properties in 2010. This portfolio includes three on-campus properties totaling 244k square feet of GLA. This portfolio is also affiliated with leading health systems, including the Rex Hospital – Raleigh Campus and the WakeMed Cary Hospital.
TOP INVESTOR IN TARGETED MOBS SINCE 2009

HTA has been the leading investor in targeted medical office buildings over the last four years. HTA's focused acquisitions team and significant industry relationships enable it to source the majority of its acquisitions directly from health system and regional developer relationships. HTA understands that each acquisition has a significant impact on its portfolio and remains patient, prudent, disciplined; focused on one quality asset at a time.
In September 2013, HTA acquired the South Florida Tenet Portfolio from a regional firm that specializes in South Florida medical real estate. This firm acquired these properties directly from Tenet Healthcare during the economic downturn and spent considerable time and capital improving the management and efficiency of the buildings. This repositioning has resulted in renewed leasing momentum, with improving occupancy and positive renewal rates, HTA believes this portfolio has significant upside potential.

This acquisition allowed HTA to establish a sizeable presence in the attractive South Florida market, which has experienced significant population growth and economic recovery over the last two years. With its warm climate and low cost of living, the area continues to be a premier retirement destination. The area’s population could also benefit from the continued roll-out of the Affordable Care Act. All of these factors bode well for future healthcare real estate fundamentals.

This acquisition also established a strategic partnership with a regional firm with specialized knowledge and relationships in this attractive geographic area. This firm will continue to manage this portfolio for a period of time and has provided HTA with preferential acquisition rights on additional properties it has in the area and may have in the future.

KEY STATISTICS

| Location: Florida (Miami – West Palm Beach) |
| Buildings: 6 on-campus properties / 4 campuses |
| Total Investment: $62.9 million |
| GLA: 428 thousand square feet |
| Occupancy At Closing: 89% |
| Acquired: September 2013 |
| Price / SF: $147 |
| Health System Affiliation: Tenet Healthcare |

STRATEGIC RATIONALE

In September 2013, HTA acquired the South Florida Tenet Portfolio from a regional firm that specializes in South Florida medical real estate. This firm acquired these properties directly from Tenet Healthcare during the economic downturn and spent considerable time and capital improving the management and efficiency of the buildings. This repositioning has resulted in renewed leasing momentum, with improving occupancy and positive renewal rates, HTA believes this portfolio has significant upside potential.

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ACQUISITION CASE STUDY – DALLAS / FRISCO

KEY STATISTICS

Location: Texas (Dallas MSA)
Buildings: 3 on-campus properties / 2 campuses
Total Investment: $103.3 million
GLA: 279 thousand square feet
Occupancy At Closing: 100%
Acquired: 2012 / 2013
Seller: Regional Developer
Health System Affiliation: Forest Park Medical Center

STRATEGIC RATIONALE

Since late 2012, HTA has acquired three class A medical office buildings located on two Forest Park Medical Center campuses. The properties were acquired in distinct transactions, directly from their developer and affiliates of the hospital system. The MOBs are located in the Dallas MSA, one of the country’s fastest growing and economically dynamic areas, and a key target market for HTA.

Forest Park is a leading physician-owned health system that offers state-of-the-art medicine in world-class facilities. This unique operating model attracts the top independent physician groups in the area, and reduces any government reimbursement risk. The facilities are designed to offer a relaxing experience for patients and ensure a high quality experience. The health system began with the Forest Park Medical Center – Dallas campus and has now expanded to include six hospitals, including three currently under development.

For HTA, Forest Park represents a long-term relationship with a growing health system that is positioned for the next generation of healthcare. It also demonstrates HTA’s ability to partner with regional developers that are developing much of the new medical facilities being developed today.
STRATEGIC RATIONALE

The Texas A&M Health Science Center ("HSC") represents HTA’s focus on acquiring core, critical real estate that is positioned for the future of healthcare in the United States. HSC is located on the new Texas A&M health sciences campus in Bryan/College Station, Texas. This building is 100% leased and includes an attractive mix of clinical, research, and educational tenants. The tenants are primarily affiliated with Texas A&M University and Blinn College. These tenants are committed under long term leases which include 3% annual rent escalators.

University medical centers are becoming key centers for healthcare of the future. First, they are increasingly training the healthcare providers of tomorrow – physicians, nurses, and physician assistants, which will be the fastest growing part of the job market. Second, they are becoming key innovators and hubs for healthcare research that will be critical for the next stage of healthcare delivery. This represents a closely related segment of the medical office market that includes additional opportunities for HTA’s future investment.

KEY STATISTICS

- Location: Bryan, Texas (College Station)
- Buildings: 1 on-campus
- Total Investment: $39.8 million
- GLA: 124 thousand square feet
- Occupancy At Closing: 100%
- Acquired: March 2013
- Seller: Regional Developer
- Key Tenants: Texas A&M (A) and Blinn College (A)
The Monroeville acquisition allowed HTA to utilize its existing in-house management platform to expand in the rebounding Pittsburgh market. This acquisition demonstrates HTA's ability to source off-market transactions and enter into new healthcare relationships.

This acquisition is a multi-tenant, medical office complex located in the Pittsburgh suburb of Monroeville, PA. It is 98% occupied and is adjacent to the new University of Pittsburgh Medical Center (UPMC) East hospital. UPMC also is a major tenant in this multi-tenanted asset.

This acquisition allows HTA to expand its well-performing Pittsburgh portfolio and increase the efficiencies of its in-house property management and leasing team. Pittsburgh is now HTA's second largest market, with over 1.1 million square feet of GLA. It is also one of HTA's best performing markets, with high levels of occupancy and increasing market rents. HTA brought the Pittsburgh market onto its in-house property management platform in 2012, providing the infrastructure to efficiently operate these new buildings.

**KEY STATISTICS**

- **Location:** Monroeville, PA (Pittsburgh MSA)
- **Buildings:** 2 adjacent to campus
- **Total Investment:** $15 million
- **GLA:** 115 thousand square feet
- **Occupancy at closing:** 98%
- **Acquired:** July 2013
- **Seller:** Regional real estate firm
- **Key Tenants:** UPMC (A)
ACQUISITION CASE STUDY – LINCOLN MEDICAL CENTER

Lincoln Medical Center ("LMC") continues HTA’s strategy of acquiring high-quality MOBs in key locations from long-term developer relationships. LMC is a multi-tenanted, Class A MOB located in the affluent Denver suburb of Parker, a submarket with less than five percent office/medical office vacancy. The purchase included a four acre parcel of adjacent land that will allow for an additional 40,000 square foot expansion in the future.

LMC is strategically positioned in between two leading acute care hospitals, and is located next to a physician-owned rehab hospital. The building is anchored by a surgery center joint venture between HCA and the physician tenants and has attracted a diverse mix of physician specialties. This mix allows for favorable referral patterns and provides for long-term tenant interest in the building.

The property was acquired directly from a Colorado-focused, regional developer. This is the third property that HTA has acquired from this group. This acquisition brought HTA’s Denver portfolio up to 260,000 square feet of GLA, enabling HTA to more efficiently manage its properties in the geographic area.

KEY STATISTICS

Location: Parker, CO (Denver MSA)
Buildings: 1 off-campus, affiliated
Total Investment: $42 million
GLA: 115 thousand square feet, plus 4 acres of adjacent land
Occupancy at closing: 95%
Acquired: July 2013
Seller: Regional Developer
Key Tenants: HCA - HealthOne

STRATEGIC RATIONALE

The Lincoln Medical Center (“LMC”) continues HTA’s strategy of acquiring high-quality MOBs in key locations from long-term developer relationships. LMC is a multi-tenanted, Class A MOB located in the affluent Denver suburb of Parker, a submarket with less than five percent office/medical office vacancy. The purchase included a four acre parcel of adjacent land that will allow for an additional 40,000 square foot expansion in the future.

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FORWARD-LOOKING STATEMENTS:
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