



Healthcare Trust of America, Inc.

Dedicated owner of Medical Office for the Future of Healthcare

NYSE: HTA

www.htareit.com

2 & 3-YEAR SAME PROPERTY GROWTH

February 16, 2017



Healthcare Trust of America, Inc.
CELEBRATING 10 YEARS

2-Year Cash Same-Property Growth Detail ⁽¹⁾⁽²⁾⁽³⁾

(as of December 31, 2016, unaudited and dollars in 000's)



Revenue	Year Ended December 31,		1-Year Growth	%
	2016	2015		
Rental revenue	292,349	285,639	6,709	2.3%
Tenant recoveries	74,993	75,573	(580)	-0.8%
Total revenue	367,342	361,213	6,130	1.7%
Expenses				
Building and grounds maintenance	28,912	29,345	(432)	-1.5%
Utilities	24,318	25,096	(778)	-3.1%
Property taxes	42,274	41,045	1,229	3.0%
Administration	7,130	7,792	(662)	-8.5%
Management fees	443	1,075	(631)	-58.8%
Ground lease	4,193	4,052	141	3.5%
Insurance	1,764	1,836	(72)	-3.9%
Total rental expenses	109,035	110,240	(1,205)	-1.1%
Same-Property Cash NOI	258,307	250,973	7,335	2.9%
Same-Property Cash NOI margin	70.3%	69.5%		
Same-Property recovery ratio	68.8%	68.6%		

(1) Please see definitions of terms in our 4Q 2016 Supplemental Information provided in the Investor Relations section on our website.

(2) Numbers may slightly vary from other disclosed amounts due to rounding.

(3) Properties included in Same-Property pool reflect those presented in our 4Q 2016 Supplemental information that have been owned for all periods since 2014.

3-Year Cash Same-Property Growth Detail ⁽¹⁾⁽²⁾

(as of December 31, 2016, unaudited and dollars in 000's)



Revenue	Year Ended December 31,			2-Year Growth	CAGR
	2016	2015	2014		
Rental revenue	254,718	247,615	243,804	10,914	2.2%
Tenant recoveries	63,497	65,302	65,657	(2,160)	-1.7%
Total revenue	318,215	312,917	309,461	8,754	1.4%
Expenses					
Building and grounds maintenance	25,895	26,222	26,359	(464)	-0.9%
Utilities	21,156	21,831	22,626	(1,470)	-3.3%
Property taxes	36,247	35,551	36,313	(66)	-0.1%
Administration	6,329	6,772	7,017	(688)	-5.0%
Management fees	261	883	1,138	(877)	-52.1%
Ground lease	3,418	3,371	3,335	82	1.2%
Insurance	1,416	1,514	1,574	(158)	-5.2%
Total rental expenses	94,722	96,144	98,363	(3,641)	-1.9%
Same-Property Cash NOI	223,492	216,773	211,097	12,395	2.9%
Same-Property Cash NOI margin	70.2%	69.3%	68.2%		
Same-Property recovery ratio	67.0%	67.9%	66.7%		

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Reconciliation of Net Income to Same-Property Cash NOI ⁽¹⁾⁽²⁾

(as of December 31, 2016, unaudited and dollars in 000's)



	Year Ended December 31,		
	2016	2015	2014
Net income	47,345	33,557	45,994
General & administrative expenses	28,773	25,578	24,947
Acquisition-related expenses	6,538	4,555	9,545
Depreciation & amortization expense	176,866	154,134	140,432
Impairment	3,080	2,581	-
Interest expense and net change in fair value of derivative instruments	60,802	58,876	60,359
Gain on sales of real estate, net	(8,966)	(152)	(27,894)
Loss (gain) on extinguishment of debt, net	3,025	(123)	4,663
Other (income) expense	(286)	1,426	(49)
NOI	317,177	280,432	257,997
Straight-line rent adjustments, net	(4,159)	(6,917)	(8,106)
Amortization of below and above market leases/leaseholder interest, net and lease termination fees	682	2,317	2,505
Cash NOI	313,700	275,832	252,396
Notes receivable interest income	(183)	-	(1,563)
3-year non Same-Property Cash NOI ⁽²⁾	(90,025)	(59,059)	(39,736)
Same-Property Cash NOI	223,492	216,773	211,097

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