

# Q4 2014 ACQUISITION HIGHLIGHTS

## \$122M OF CORE MEDICAL OFFICE BUILDINGS

Expansion into key markets with healthy and growing economics is critical to HTA's strategy. This quarter we expanded into three key areas: White Plains, NY, Charleston, SC, and Denver, CO. All markets utilize and expand HTA's in-house property management and leasing platform, including the use of HTA's regional office in Charleston. These acquisitions are all accretive relative to our cost of capital and they intentionally give us exposure to leading health care systems in growing markets.

### KEY STRATEGIC MARKET EXPANSIONS



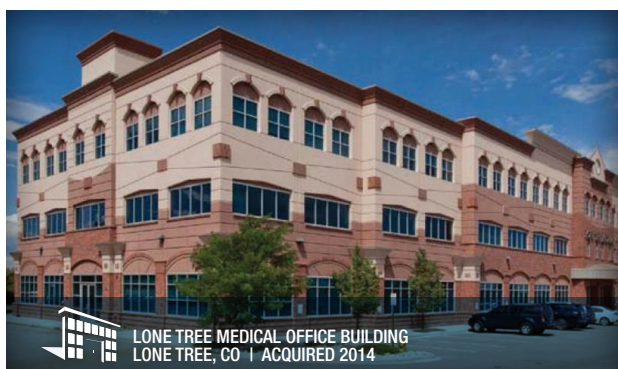
#### WHITE PLAINS: 210 WESTCHESTER MEDICAL OFFICE BUILDING

- » \$28.8M Medical Office Building consisting of 87,000 SF
- » Expands HTA's White Plains portfolio to 276,000 SF and \$93M invested
- » Adjacent to HTA's White Plains Medical Campus and the recently opened \$120M+ Memorial Sloan Kettering West Harrison Cancer Center
- » Premier location next to I-287 and recognized as a major regional medical destination
- » 12-Year remaining lease term with strong annual rent escalations
- » Anchored by one of the leading multi-specialty physician groups in Westchester County
- » Seller elected to invest a portion of their proceeds in HTA's Operating Partnership by way of an UPREIT



#### CHARLESTON: EAST COOPER MEDICAL ARTS CENTER

- » \$9.4M, 3-Story Medical Office Building consisting of 37,000 SF
- » Expands HTA's Charleston portfolio to 214,000 SF and \$55M invested
- » Located adjacent to HTA's East Cooper Medical Center in Mount Pleasant, SC
- » Dynamic market with favorable and growing economics and limited medical office building supply
- » The property is 100 percent leased to tenants including the Medical University of South Carolina (MUSC) and Tenet Healthcare; two of the three leading health systems in the Charleston market
- » Mt. Pleasant, SC is the nation's ninth fastest-growing city according to the US Census Bureau



#### DENVER: LONE TREE MEDICAL OFFICE BUILDINGS

- » \$36.6M invested in two Medical Office Buildings totalling 110,000 SF
- » Expands HTA's Denver portfolio to 371,000 SF and \$112M invested
- » Properties are anchored by HCA-HealthONE and Centura, two of the region's leading health systems
- » 6.5 year average remaining lease term
- » Serves the highly affluent community of Douglas County which was ranked as the 7th "Richest County" according to Forbes

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 **HTA**  
Healthcare Trust of America, Inc.  
*A Leading Owner and Operator of Medical Office Buildings*

# NEW MARKET

## HAWAII

HTA invests in well located medical office properties in growing and dynamic geographic markets. Our acquisition and asset management teams continuously complete due diligence on new markets to identify markets that will strategically enhance and diversify our portfolio.

Two separate acquisitions of three core medical office properties in Hawaii, Kapolei Medical Park and St. Francis Medical Pavilion, positions HTA to be one of the leading third party owners of medical office buildings in Hawaii. The Oahu market includes a strong and growing employment base, including the University of Hawaii, which recently opened their West Oahu campus.

Acquiring both properties gives HTA critical mass in the high barrier-to-entry Hawaiian islands. The addition of the Hawaiian market comes with additional opportunity to expand and extends HTA's reach into 28 states. The acquisitions complement our investment philosophy to be disciplined, patient, and focused on long term value.



KAPOLEI MEDICAL PARK  
KAPOLEI, HI | ACQUIRED 2014

### KAPOLEI MEDICAL PARK

- » \$17.3M invested in a two-building, class "A" medical office campus totaling 52,000 SF
- » Tenants include Kaiser Permanente (Fitch: A+) and The Queens Health System (Moody's: A1), two of the three dominant health systems on the Hawaiian Islands
- » Located adjacent to Kapolei's central business district, the largest growing submarket on the island
- » Triple-net and 100 percent occupied



ST. FRANCIS MEDICAL PAVILION  
HONOLULU, HI | ACQUIRED 2014

### ST. FRANCIS MEDICAL PAVILION

- » \$30.0M 5-story, 89,000 SF medical office building located in Liliha Kapuna Village in Honolulu, HI
- » Leased to a variety of healthcare tenants with specialties including cancer, endoscopy, and dialysis, among others
- » Expansion of the village will increase patient volume by creating a premier and critical senior living destination and medical office hub
- » 87 percent occupied with promising occupancy upside

## TOTAL PORTFOLIO

### HTA KEY FACTS

Occupancy: 91.1%\*

Investment: \$3.3 Billion\*\*

Gross Leasable Area (SF): 14.8 Million\*\*

On-Campus Aligned: 96%\*\*

Tenant Retention: 83%\*

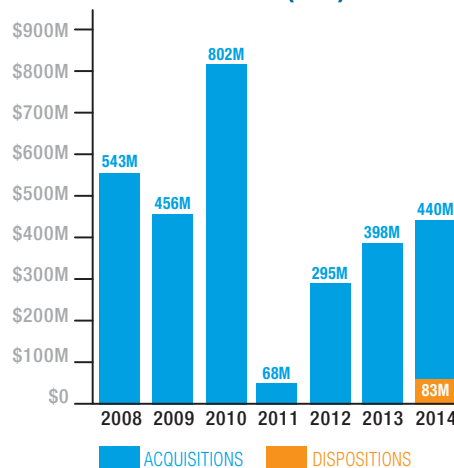
% of Properties on In-House Platform: 90%\*\*

Credit Rated Tenants: 58%\*

Investment Grade Credit Ratings: BBB / Baa2\*\*

Leverage: 34.8%\*

### ACQUISITIONS BY YEAR (NET)



### KEY MARKETS

### % OF INVESTMENT

Boston, MA	7%
Dallas, TX	7%
Phoenix, AZ	6%
Albany, NY	5%
Greenville, SC	5%
Miami, FL	5%
Houston, TX	5%
Pittsburgh, PA	4%
Atlanta, GA	4%
Indianapolis, IN	4%
Denver, CO	3%
Raleigh, NC	2%

\*As of 9/30/14 \*\*As of 12/31/14

\* Includes mortgage notes receivable except in the case of dispositions

\*As of 12/31/14