



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

NYSE: HTA



VICTOR FARRIS BUILDING
WEST PALM BEACH, FL | ACQUIRED 2013


HEALTHCARE TRUST OF AMERICA, INC.
OWNERS OF CORE, CRITICAL REAL ESTATE—
KEY FOR THE FUTURE OF HEALTHCARE



ENTERPRISE PLATFORM FOR DYNAMIC HEALTHCARE REAL ESTATE

Healthcare Trust of America (NYSE: HTA) is a publicly traded real estate investment trust and a leading owner and operator of medical office buildings. HTA was founded in 2006 and listed its common stock on the New York Stock Exchange on June 6, 2012. HTA has invested \$3.2 billion in a high-quality portfolio focused on medical office buildings, comprised of 14.5 million square feet in 27 states*.



 FOREST PARK MEDICAL CENTER – FRISCO
FRISCO, TX | ACQUIRED 2013


DEDICATED MEDICAL OFFICE BUILDING OWNER

HTA is focused exclusively on the medical office building sector. This is all HTA does. No development. No diversified healthcare assets.

CORE, CRITICAL REAL ESTATE

HTA owns and operates traditional real estate that is critical to the healthcare delivery model in this country. The buildings are 96% on hospital campuses or aligned with healthcare systems – the most efficient and valuable location for healthcare delivery for the future.



 TEXAS A&M HEALTH SCIENCE CENTER
BRYAN, TX | ACQUIRED 2013

FOCUSED ASSET MANAGEMENT AND LEASING

Superior service leads to superior results. HTA's in-house property management and leasing platform delivers operational efficiencies, cost reductions and same store growth, bringing value to tenants and shareholders alike.

DISCIPLINED, ACCRETIVE INVESTMENTS

HTA's investment philosophy is disciplined, patient and focused on long term value.

STRONG, CONSERVATIVE BALANCE SHEET

Investment grade, low leverage and high liquidity allows HTA to be steady, dependable and opportunistic when appropriate. Credit ratings: Baa2(Stable) / BBB (Stable).



Healthcare Trust of America, Inc.

A Leading Owner and Operator of Medical Office Buildings

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* Includes announced acquisitions under contract and scheduled to close 2nd Quarter



ESTRELLA MEDICAL PLAZA
PHOENIX, AZ

ASSET MANAGEMENT & LEASING PLATFORM

HTA operates over 89% of its portfolio through its national property management and leasing platform.

PROPERTY MANAGEMENT

Highly qualified on-site professionals who control operating expenses through detailed evaluations, ongoing maintenance, energy management, national contracting, and HTA's national best practices – the type of service that only a long term owner can provide.

LEASING

Professionals who work directly with physicians and health systems to complete leasing deals in the most efficient and hassle-free manner. Particular focus is placed on ensuring the appropriate mix of tenants to provide synergies within both the individual buildings and the broader health system campus.

ENGINEERING AND BUILDING MAINTENANCE

Proactive maintenance programs that keep HTA's properties running at the high-levels tenants require while reducing costly unexpected capital requirements. Local presence allows for prompt responses to service requests for outstanding tenant satisfaction.

CONSTRUCTION MANAGEMENT

Active teams that can design a tenant's space to meet their needs and ensure delivery is on-time and on-budget.

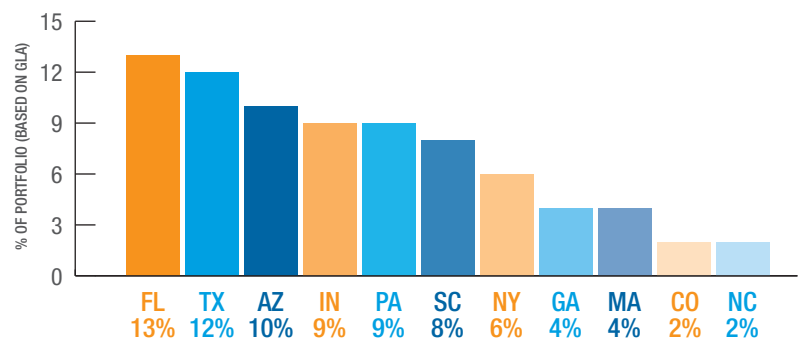
ACCOUNTING SERVICES

HTA's centralized professionals provide billing and financial reporting that is timely and accurate.

Key Market Concentration*

REGIONAL TOP MARKETS	TOTAL MARKET GLA (SF)	TOTAL REGION GLA (SF)
SOUTHWEST		4.2 MILLION
Phoenix, AZ	1,152,000	
Houston, TX	692,000	
Dallas, TX	682,000	
Denver, CO	260,000	
NORTHEAST		2.9 MILLION
Pittsburgh, PA	1,094,000	
Albany, NY	879,000	
Boston, MA	611,000	
Baltimore, MD	243,000	
SOUTHEAST		4.5 MILLION
Greenville, SC	965,000	
Miami, FL	753,000	
Atlanta, GA	597,000	
Raleigh, NC	245,000	
MIDWEST		2.9 MILLION
Indianapolis, IN	850,000	

Presence in 27 States*



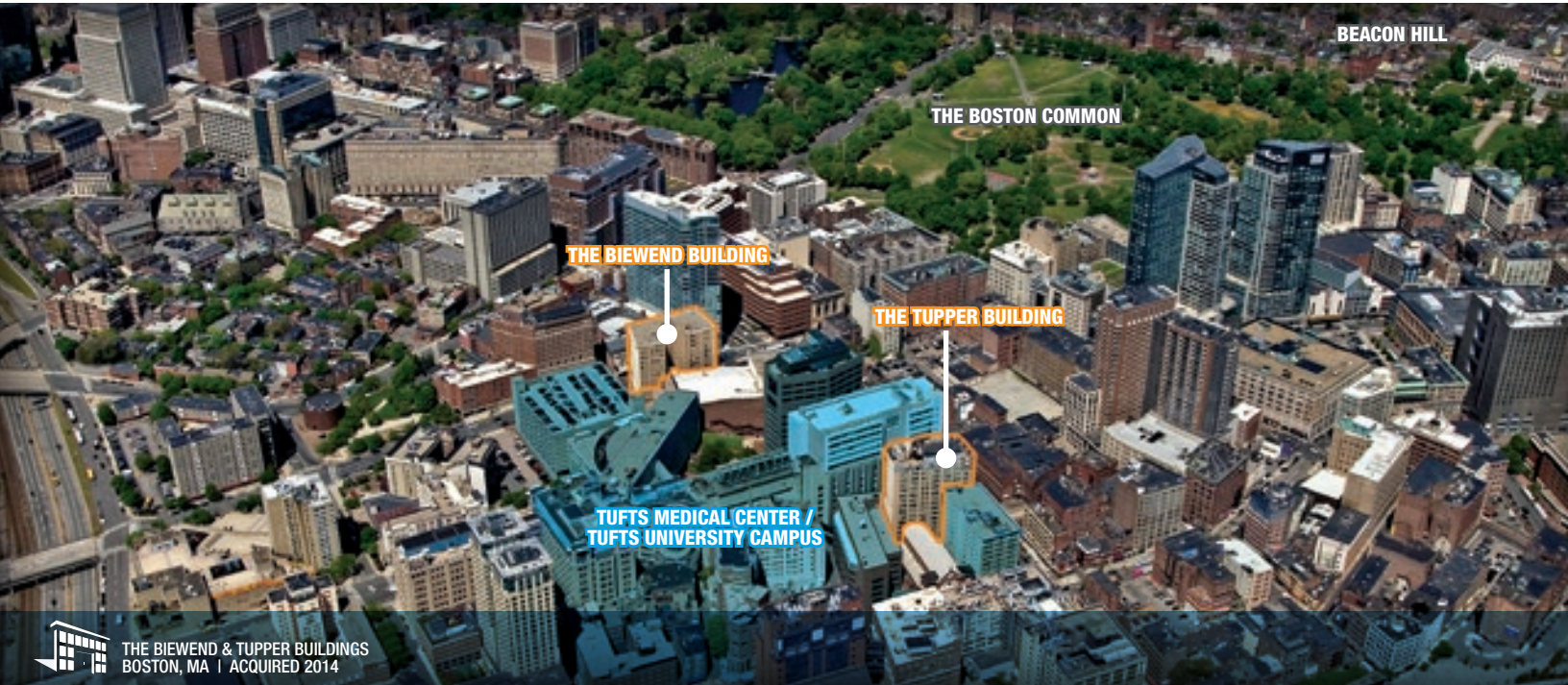
* As of 3/31/14, including 2014 Announced Acquisitions



INVESTMENT CRITERIA

HTA invests in medical office buildings that will continue to be core, critical to the delivery of healthcare in this changing environment. To ensure these properties will increase in value over time, HTA focuses on properties that are (i) primarily on – campus with leading health systems, (ii) have a high physical quality and (iii) located in key markets that have attractive demographics which HTA can manage with its asset management infrastructure.





Key Statistics

Location: Boston, Massachusetts

Buildings: 2 on campus

Total Investment: \$148 million

GLA: 252 thousand square feet

Occupancy: 100%

Closed: June 2014

Health System Affiliation: Tufts Medical Center

Strategic Rationale

HTA invests in well located medical properties in growing and dynamic geographic markets. With the acquisition of these two properties, Boston becomes HTA's largest single market, as measured by invested dollars.

It also allows HTA to further expand its regional, on-the-ground presence in this attractive market.

HTA's fee-simple interest in the Tupper and Biewend Buildings total over 250 thousand square feet and are located on the Tufts Medical Center campus. The facilities are leased to investment grade Tufts Medical Center (BBB) under long term net leases with annual rent escalators.


The buildings are located in the Theater and Chinatown districts of downtown Boston. This bustling area features above average economic and health insurance demographics and is home to significant new high-end developments, including recent residential and luxury hotels. The area also has excellent access to Route 93 and the Mass Pike, the major thoroughfares of the City of Boston. This unique location also offers walking distance to the rest of the city and numerous public transportation options, including two transit lines located within one-quarter mile and a transit station located across the street from the hospital's main entrance.





2014 ANNOUNCED ACQUISITION – BALTIMORE, MARYLAND *



 JOHNSTON PROFESSIONAL BUILDING
BALTIMORE, MD

Key Statistics

Location: Baltimore, Maryland

Buildings: 1 on campus

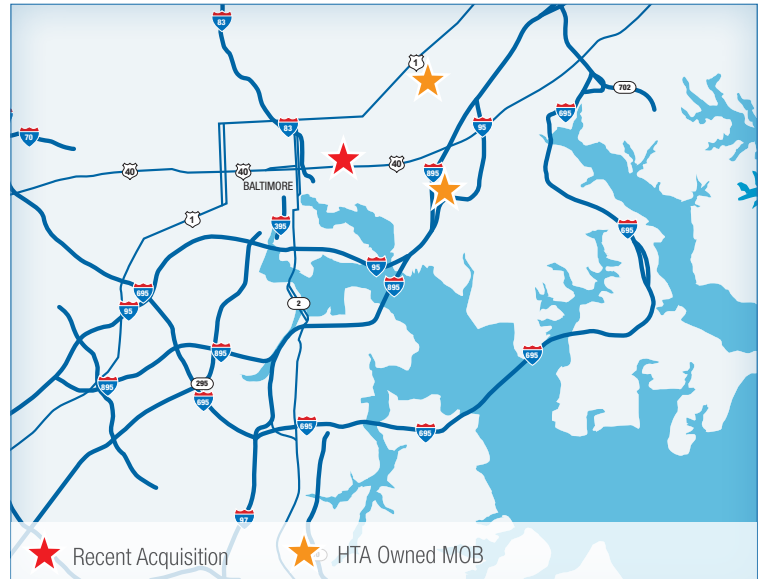
Total Investment: \$24 million

GLA: 79 thousand square feet

Occupancy: 100%

Expected to Closed: Q2 2014

Health System Affiliation: MedStar Health



Strategic Rationale

The contemplated acquisition of the Johnston Professional Building will increase HTA's total Baltimore portfolio to almost 243 thousand square feet between three properties. This represents the second MOB that HTA will own on MedStar Health System ("MedStar", Rated A-) campuses, allowing HTA to expand its asset management and leasing platform to this area over time.

The Johnston Professional Building is a 79 thousand square foot MOB located on MedStar's Union Memorial Hospital campus. It is a multi-tenanted building, anchored by Medstar and its nationally recognized orthopedic program. The facility is located in Northern Baltimore, a few blocks from The Johns Hopkins University and just south of the affluent residential community of Guilford.

* Acquisition under contract and scheduled to close 2nd Quarter



SUNSET PROFESSIONAL BUILDING
MIAMI, FL | ACQUIRED 2014

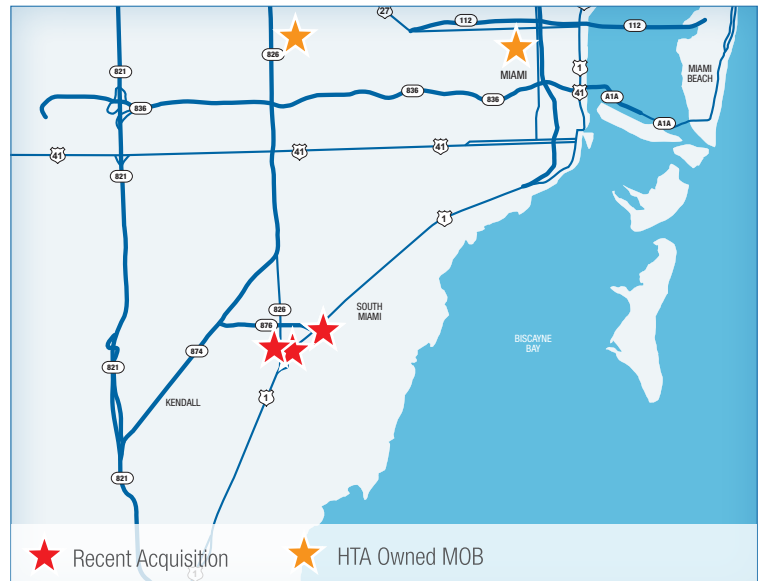
Key Statistics

- Location: Miami, Florida
- Buildings: 3 on/adjacent to campus
- Total Investment: \$28 million
- GLA: 113 thousand square feet
- Occupancy: 85%
- Closed: June 2014
- Health System Affiliation: Baptist Health System

Strategic Rationale

The acquisition of three MOB's in Miami continues HTA's recent expansion into South Florida. In total, HTA has now invested over \$150 million into the attractive South Florida market over the last 12 months. This market is featuring renewed economic and population growth after rebounding from the recession. In total, HTA's Miami portfolio now includes almost 800 thousand square feet of MOB's located almost entirely on or adjacent to leading health system campuses.

The three MOB's acquired in the second quarter total approximately 113 thousand square feet and are located on or in close proximity to hospitals in the Baptist Health System. The MOB's are located in attractive markets that feature above-average economic demographics. They are multi-tenanted and have some capacity for additional leasing. Importantly, these properties will be managed by HTA's internal property management and leasing platform and provide the initial opportunity to build out HTA's local presence in this market.





WHY MEDICAL OFFICE BUILDINGS?

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.

MEDICAL OFFICE BUILDING FOCUS

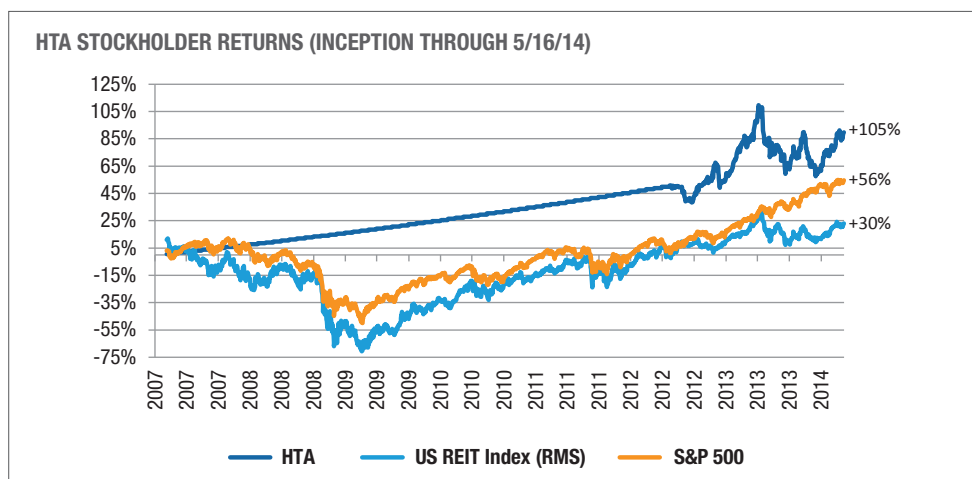
HTA is dedicated to the medical office sector, which allows it to develop long term relationships with healthcare systems, developers, and other key industry participants in this space. Over the last five years, HTA has been the leading investor in targeted, medical office buildings. HTA invests in real estate that will continue to be core, critical to the delivery of healthcare in this changing environment, with an eye towards complementing its existing portfolio and asset management platform.

In addition, HTA recognizes that healthcare providers in the U.S. have specialized real estate requirements. To meet these needs, HTA has developed one of the industry's most comprehensive asset management platforms focused on medical office buildings – with over 12 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 through its local offices. 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.

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.

SHAREHOLDER RETURNS

For investors, HTA believes that medical office buildings provide stable cash flows with relatively low vacancy risk, while still allowing for potentially higher returns through their exposure to the fast growing healthcare sector. With its dedication to this sector, HTA has been able to generate shareholder returns that average more than 9% per annum from our founding (January 1, 2007) through March 31, 2014. These returns have significantly outpaced the S&P 500 and broader REIT market (MSCI US REIT Index) and demonstrate HTA's proven track record.

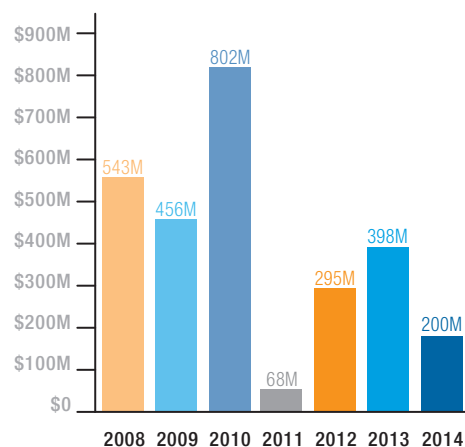


HTA KEY FACTS

Occupancy: 91.2%
Investment: \$3.2 Billion*
Gross Leasable Area (SF): 14.5 Million*
On-Campus Aligned: 96%
Tenant Retention: 84%
% of Properties on In-House Platform: 89%
Credit Rated Tenants: 57%
Investment Grade Credit Ratings: BBB / Baa2
Leverage: 31.1%

As of 3/31/14 (*Includes 2014 Announced Acquisitions)

ACQUISITIONS BY YEAR



* Includes mortgage notes receivable

TOP HEALTH SYSTEM RELATIONSHIPS

TENANT	CREDIT RATING	% OF ABR*
Highmark	A-	5.9%
Greenville Hospital System	A1	5.0%
Hospital Corporation of America	B1	2.8%
Community Health Systems	B1	2.6%
Steward Health Care System	B3	2.6%
Aurora Health Care	A3	2.4%
Banner Health	AA+	1.7%
Indiana University Health System	Aa3	1.7%
Deaconess Health System	A+	1.5%
Capital District Physicians Health Plan	NR	1.1%

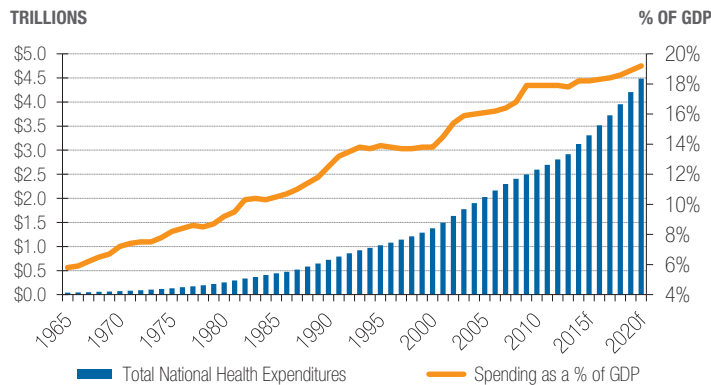
* Annualized Base Rent, as of 3/31/14

FAVORABLE MACROECONOMIC TRENDS

The healthcare industry is expected to be one of the fastest growing parts of the U.S. economy over the next decade. This is driven by the aging of the Baby Boomer generation and the long term rollout of the Affordable Care Act. This increased demand for care is expected to make healthcare the fastest growing sector for employment over the next decade. All of these factors are resulting in a change in the way that healthcare will be delivered – primarily through the movement of care to be more cost-effective.

Healthcare Sector Is Growing

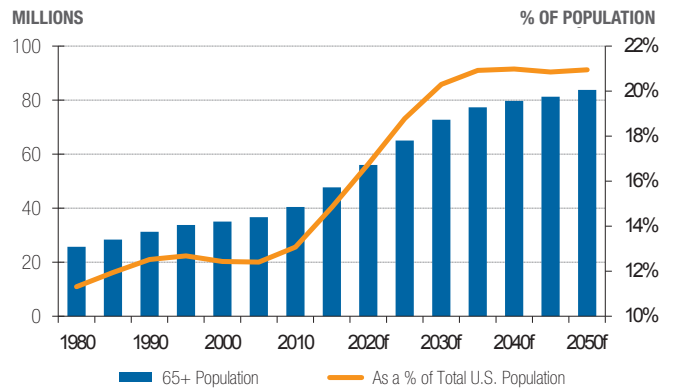
ANNUAL U.S. EXPENDITURES ON HEALTHCARE



- » Healthcare is projected to grow at a 5.5% compounded annual rate through 2020
- » Healthcare is projected to be almost 20% of GDP by 2020
- » Increasing expenditures combined with advancing technology are pushing patients to the lower cost, outpatient setting

Aging Population

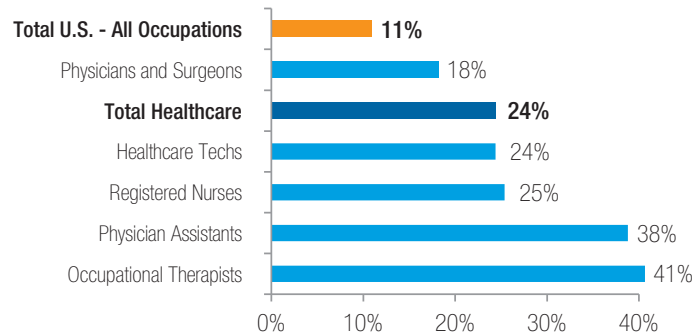
AGING POPULATION



- » Baby Boomers are aging, causing the elderly population to become ~16% of the U.S. by 2020
- » Utilization of healthcare services increases with age
- » Increasing demand for healthcare services over time

Healthcare Employment Is Strong

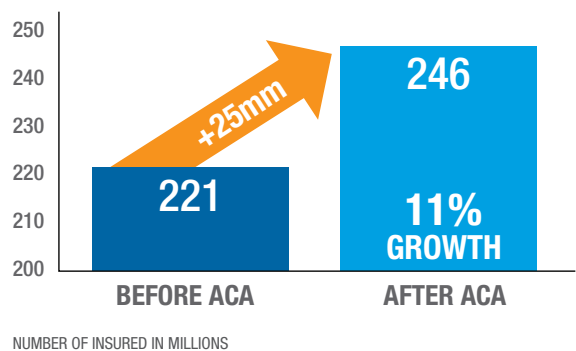
PROJECTED U.S. EMPLOYMENT GROWTH (2012-2022 EST)



- » Increased healthcare utilization is driving healthcare employment
- » Healthcare sector employment is projected to grow 70% faster than the broader U.S. economy through 2022
- » Increasing demand for non-physician practitioners, including nurses, physician assistants, and other healthcare professionals

Affordable Care Act Expands Access

ADDITIONAL INSURED



NUMBER OF INSURED IN MILLIONS

- » An additional 25 to 35 million individuals will gain health insurance by 2020
- » Increasing focus on cost-efficient, preventative medicine
- » More insurance coverage, more patients, more health service utilization



KEY MARKET – PHOENIX, ARIZONA



DEL E. WEBB MEDICAL PLAZA BUILDING B
SUN CITY WEST, AZ | BANNER DEL E. WEBB MEDICAL CENTER CAMPUS

Key Statistics

GLA: 1.2 million square feet

7.9% of Portfolio GLA

33 Medical Office Buildings

HTA Management and Leasing

Total Investment \$219.6 million

Key Tenant: Banner Health (AA-), 19% of Phoenix GLA

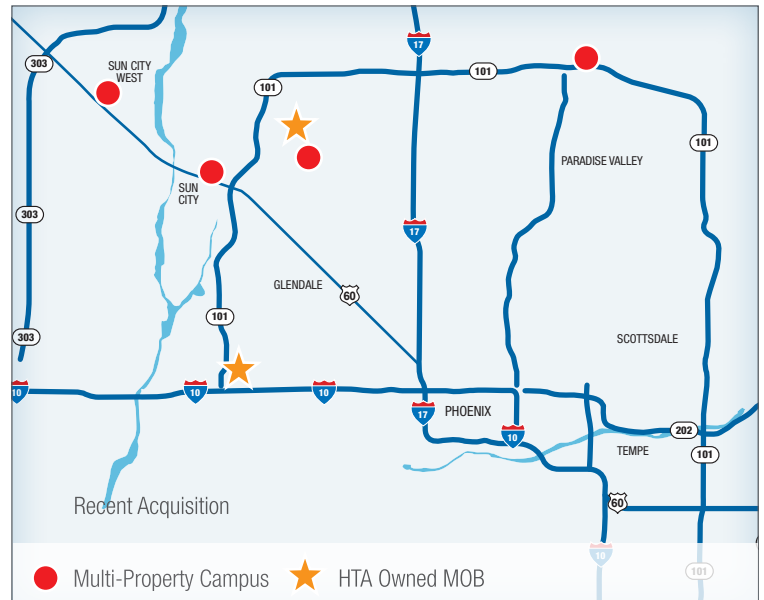
90% On-Campus / Aligned

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, and has become one of the top five major cities for both job and population growth. 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. 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.





DESERT RIDGE MEDICAL CAMPUS
PHOENIX, AZ



ESTRELLA MEDICAL PLAZA
PHOENIX, AZ | BANNER ESTRELLA MEDICAL CENTER CAMPUS



KEY MARKET – PITTSBURGH, PENNSYLVANIA



HIGHMARK ALLEGHENY HQ BUILDING
PITTSBURGH, PA

Key Statistics

GLA: 1.1 million square feet

7.5% of Portfolio GLA

6 Medical Office Buildings

HTA Management and Leasing

Total Investment \$148.6 million

Key Tenants: Highmark Inc.: (A), 73% of Pittsburgh GLA

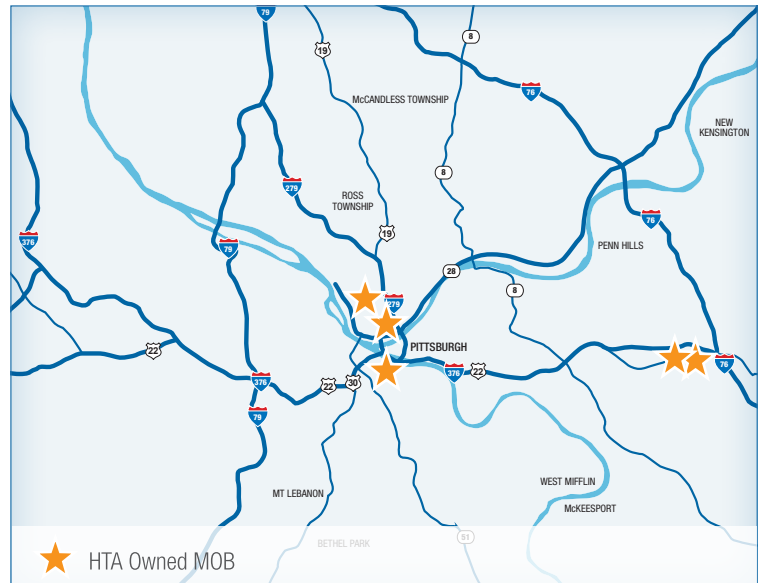
100% On-Campus / Aligned

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 MOB’s 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.





 FEDERAL NORTH MEDICAL OFFICE BUILDING
PITTSBURGH, PA




 HIGHMARK PENN AVENUE PLACE
PITTSBURGH, PA



KEY MARKET – GREENVILLE, SOUTH CAROLINA



 PATEWOOD MEDICAL OFFICE BUILDING B
GREENVILLE, SC

Key Statistics

GLA: 965 thousand square feet

6.6% of Portfolio GLA

17 Medical Office Buildings

HTA Management and Leasing

Total Investment \$179.1 million

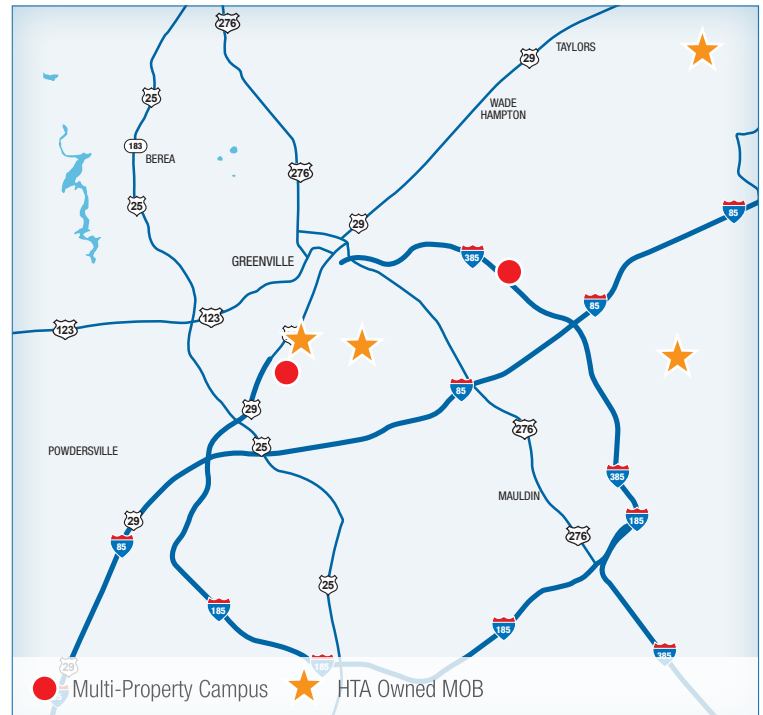
Key Tenants: Greenville Hospital System, (A1),
79% of Greenville GLA

100% On-Campus / Aligned


Highlights

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 ten years. The buildings are predominately on-campus and include triple net, long-term leases with annual rent escalators to a strong, credit rated tenant.





 CANCER TREATMENT CENTER
GREENVILLE, SC




 MEMORIAL MEDICAL OFFICE BUILDING
GREENVILLE, SC



KEY MARKET – ALBANY, NEW YORK



 PATROON CREEK MEDICAL ARTS
ALBANY, NY

Key Statistics

GLA: 879 thousand square feet

6.1% 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


Highlights

HTA is one of the largest owners of MOB's 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 in 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 260 thousand 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 500 thousand 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.





 PATROON CREEK HEALTHCARE ADMINISTRATION
ALBANY, NY



 CAPITAL REGION HEALTH PARK
ALBANY, NY



KEY MARKET – INDIANAPOLIS, INDIANA



METHODIST MEDICAL PLAZA EAST
INDIANAPOLIS, IN

Key Statistics

GLA: 850 thousand square feet

5.9% of Portfolio GLA

34 Medical Office Buildings

HTA Management and Leasing

Total Investment \$95.9 million

Key Tenants: Indiana University Health: (A1),
35% of Indianapolis GLA

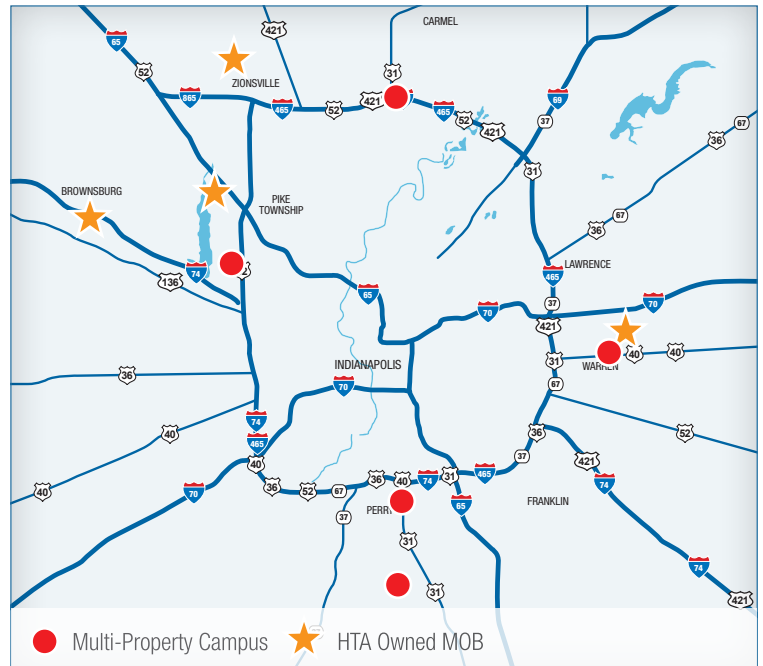
94% On-Campus / Aligned

Highlights


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 the portfolio. It has also enabled HTA to increase its occupancy and same property NOI in this region over each of the last two years.





 ZIONSVILLE MEDICAL CENTER
ZIONSVILLE, IN



 METHODIST MEDICAL PLAZA NORTH
INDIANAPOLIS, IN



KEY MARKET – HOUSTON, TEXAS



CLEAR LAKE MEDICAL OFFICE BUILDING
WEBSTER, TX

Key Statistics

GLA: 692 thousand square feet

4.8% of Portfolio GLA

8 Medical Properties

HTA Management and Leasing

Total Investment \$179.3 million

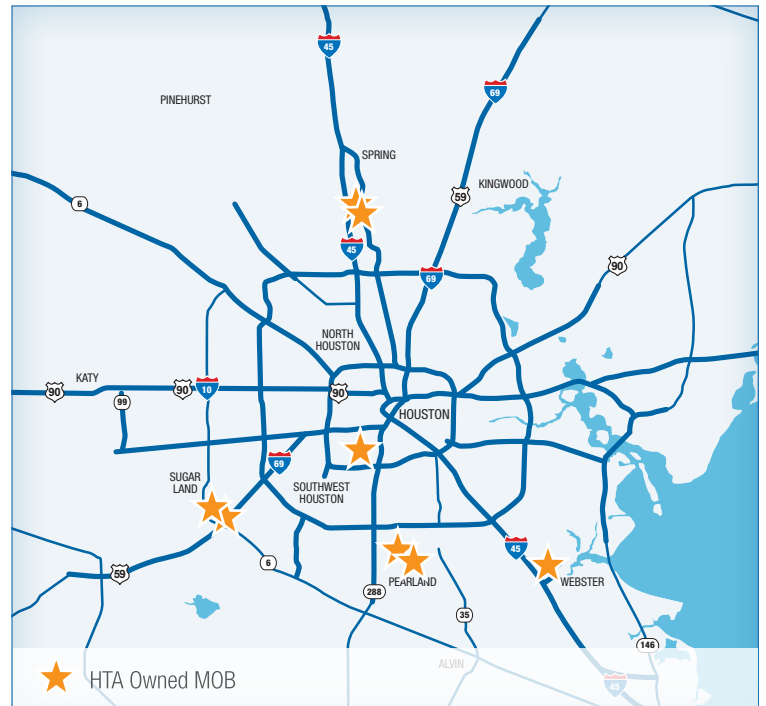
Key Tenants: Ob/Gyn Associates: 13% of Houston GLA

100% On-Campus / Aligned

Highlights

Houston is the fourth largest city in the U.S., 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 800 thousand 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 176 thousand 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.





 7900 FANNIN PROFESSIONAL BUILDING
HOUSTON, TX



 PEARLAND - CULLEN
PEARLAND, TX



KEY MARKET – DALLAS, TEXAS



FOREST PARK MEDICAL CENTER TOWER
DALLAS, TX | ACQUIRED 2013

Key Statistics

GLA: 682 thousand square feet

4.7% of Portfolio GLA

10 Medical Office Buildings

HTA Management and Leasing

Total Investment \$223.5 million

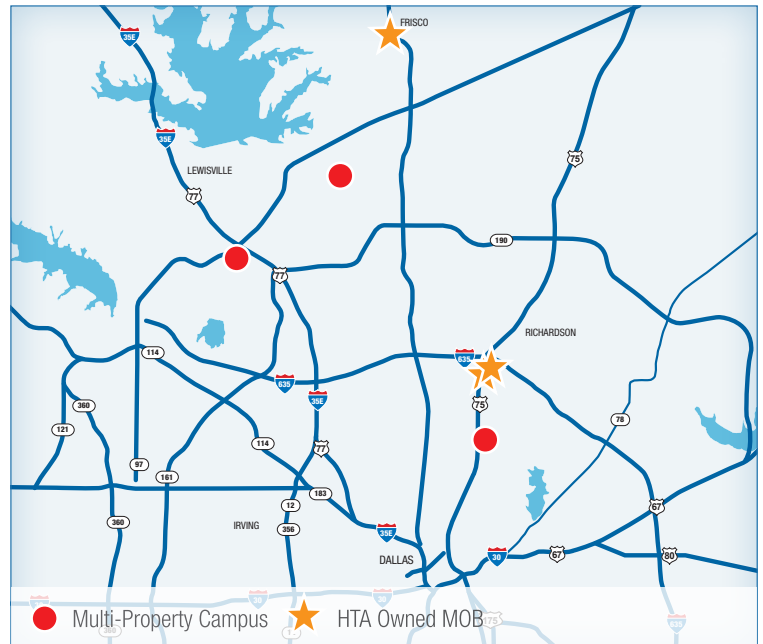
Key Tenant: Forest Park Medical Center (NR), 42% of Dallas GLA

97% On-Campus / Aligned

Highlights

Dallas is one of the fastest growing and economically dynamic areas in the country. It is currently the ninth most populous city in the United States. The city is home to the third largest concentration of Fortune 500 companies in the nation. It also features a diverse economy with industry concentrations in banking, commerce, telecommunications, computer technology, energy, healthcare and medical research, transportation and logistics. It has also been ranked one of the best places to do business by CEO Magazine. As a result of all of this activity, Forbes recently ranked the Dallas MSA one of the four fastest growing cities in the country, measured by both population and economic activity.

HTA's Dallas portfolio includes over 680 thousand square feet of healthcare real estate. It is highlighted by the three class A medical office buildings located on two Forest Park Medical Center campuses. Forest Park is a leading physician-owned health system that offers state-of-the-art medicine in world-class facilities. The unique operating model attracts the top independent physician groups in the area and reduces any government reimbursement risk. HTA acquired these properties in 2012 and 2013 through distinct transactions, directly from their developer and affiliates of the hospital system.





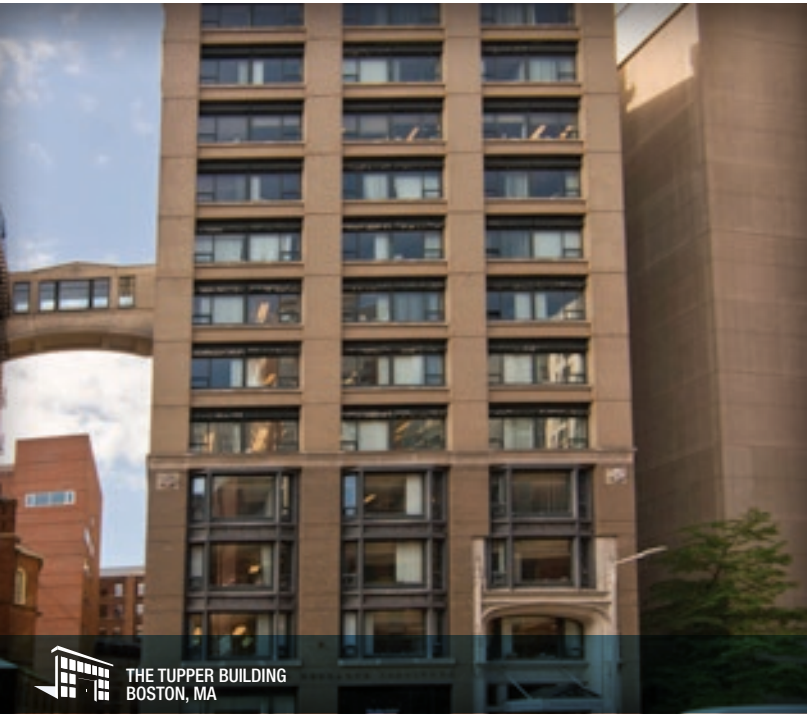
FOREST PARK MEDICAL CENTER – FRISCO
FRISCO, TX | ACQUIRED 2013



FOREST PARK MEDICAL CENTER PAVILION
DALLAS, TX | ACQUIRED 2013



KEY MARKET – BOSTON, MASSACHUSETTS



THE TUPPER BUILDING
BOSTON, MA

Key Statistics

GLA: 611 thousand square feet

4.2% of Portfolio GLA

14 Medical Office Buildings

HTA Property Management for Steward assets in 2013

Total Investment \$248.1 million

Key Tenant: Tufts Medical Center: (BBB),
Steward Health Care System: (B), 98% of Boston GLA Combined

100% On-Campus / Aligned


Highlights

Boston is HTA's largest market by invested dollars. It 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 is concentrated with two of the leading healthcare systems in the area: Steward Health Care and the Tufts Medical Center. Steward is one of the leading health systems in New England focused on providing high quality, affordable healthcare. It has significant market share and a presence in multiple communities throughout the region. The Tufts Medical Center is a leading academic medical center located in Boston's urban core. Overall, HTA's Boston area MOB's are strategically located in established, high barrier to entry neighborhoods and are adjacent to some of the leading hospitals in the region.





 GWINNETT PROFESSIONAL CENTER
LAWRENCEVILLE, GA

Key Statistics

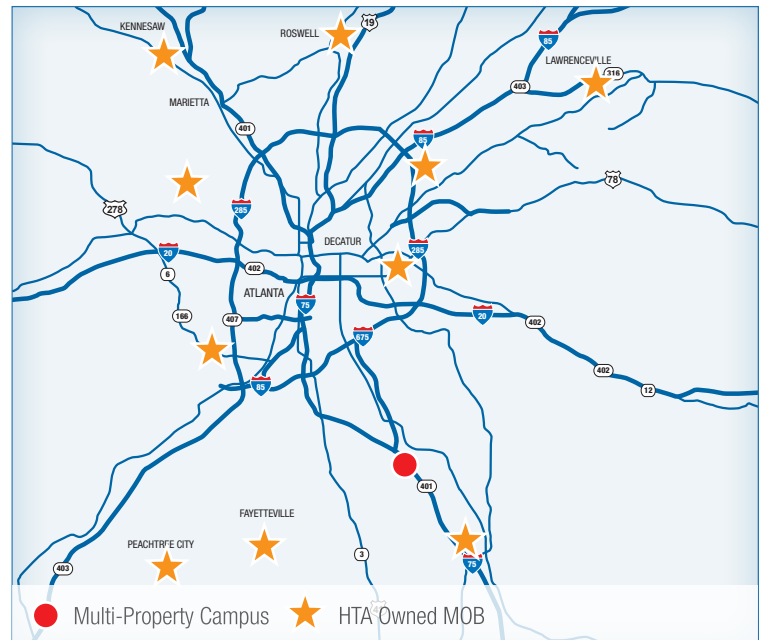
- GLA: 597 thousand square feet
- 4.1% of Portfolio GLA
- 12 Medical Office Buildings, 1 Hospital
- HTA Management and Leasing
- Total Investment \$133.3 million
- Key Tenants: Piedmont Healthcare: (Aa3), 13% of Atlanta GLA;
HCA: (B1), 11% of Atlanta GLA
- 86% On-Campus / Aligned

Highlights

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 populations, with an increase of more than 28% since 2000. The area is the home of numerous Fortune 500 companies, including Home Depot, UPS and Coca Cola. 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 thousand square feet of GLA. It is also the headquarters of HTA's Southeast region. HTA's class A MOB's 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 – DENVER, COLORADO



LINCOLN MEDICAL CENTER
PARKER, CO | ACQUIRED 2013

Key Statistics

GLA: 260 thousand square feet

1.8% of Portfolio GLA

4 Medical Office Buildings

HTA Property Management

Total Investment \$75.1 million

Key Tenants: HCA: 32% of Denver GLA

70% On-Campus / Aligned



Highlights

The Denver metro area is quickly becoming a primary market for businesses and investors. It's central location, mild climate and diverse economy has contributed to Denver's population growth that nearly doubled the national average between 2002 and 2012. Metro Denver attracts a steady stream of highly educated workers from other areas, and in 2013 Colorado ranked fifth "best state for business" placing high for labor supply, growth prospects and quality of life by Forbes. The region's largest employers represent a diverse cross-section of industries including aerospace, aviation, bioscience, financial services, and telecommunications. Because major employers are located throughout Metro Denver, the region has a good geographic balance of employment centers.

HTA's Denver metro portfolio includes four medical office buildings totaling over 260 thousand square feet of healthcare real estate. The 2013 acquisition of the Lincoln Medical Center was the second purchase completed with a local developer in the region. All of the buildings are strategically positioned near prestigious HCA affiliated hospitals, including Swedish Medical Center and Sky Ridge Medical Center.



RALEIGH MEDICAL CENTER
RALEIGH, NC

Key Statistics

GLA: 245 thousand square feet
1.7% of Portfolio GLA
3 Medical Office Buildings
HTA Management and Leasing
Total Investment \$44.5 million
Key Tenant: UNC Health Care: (Aa3), 22% of Raleigh GLA
100% On-Campus



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 50 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.

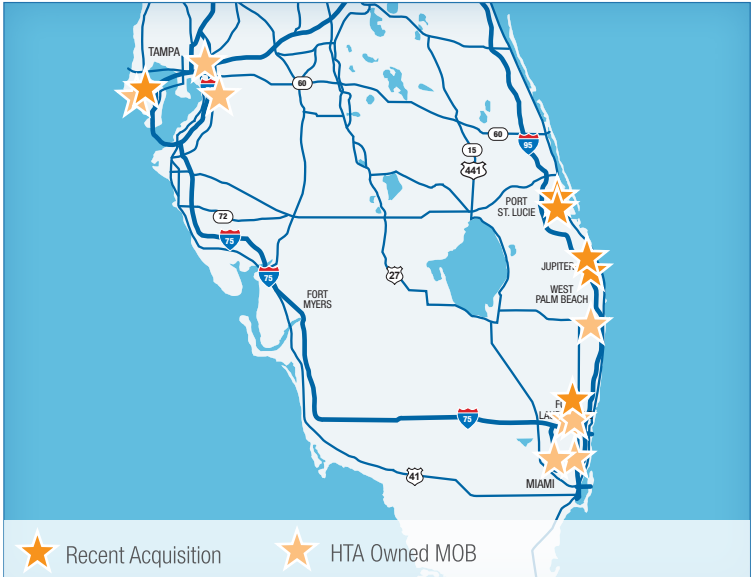
HTA acquired its Raleigh properties in 2010. This portfolio includes three on-campus properties totaling 245 thousand square feet of GLA. This portfolio is also affiliated with leading health systems, including the Rex Hospital – Raleigh Campus and the WakeMed Cary Hospital.



JUPITER MEDICAL PARK WEST
JUPITER, FL

KEY STATISTICS

Location: Florida (Tampa and Jupiter) and Indiana
Buildings: 7 on/adjacent to campus
Total Investment: \$127 million
GLA: 365 thousand square feet
Occupancy At Closing: 98%
Acquired: December 2013
Seller: Regional Developer
Health System Affiliation: HCA, CHS, and Jupiter Health System



STRATEGIC RATIONALE


The Florida Developer Portfolio is comprised of seven medical office buildings totaling over 365,000 square feet. Six of the buildings are located in the South Florida markets surrounding Miami, West Palm Beach and Tampa, with the other in Fort Wayne, IN. All of the properties are located on or adjacent to HCA, CHS or Jupiter Health System hospital campuses. This portfolio was purchased directly from the original developer and features newer construction.

The majority of the portfolio consists of multi-tenanted buildings and features an attractive blend of hospital and physician tenants. The portfolio was 98% leased with limited near term rollover through 2018.

The portfolio is anchored by the Largo Medical Center MOB, a 151,000 square foot, class A MOB located in the Tampa submarket of Largo. It is located on HCA's Largo Medical Center campus and is anchored by the Diagnostic Clinic, an independent, multi-specialty clinic that was acquired by Blue Cross Blue Shield of Florida in 2012.

The Florida Developer Portfolio demonstrates HTA's focus on acquiring core, critical real estate affiliated with leading health systems in its target markets. In 2013, HTA expanded its portfolio in the attractive Florida market by approximately 750,000 square feet and expanded its relationships with local and regional developers who are the key to future growth.



 NORTHWEST MEDICAL PARK II
MARGATE, FL



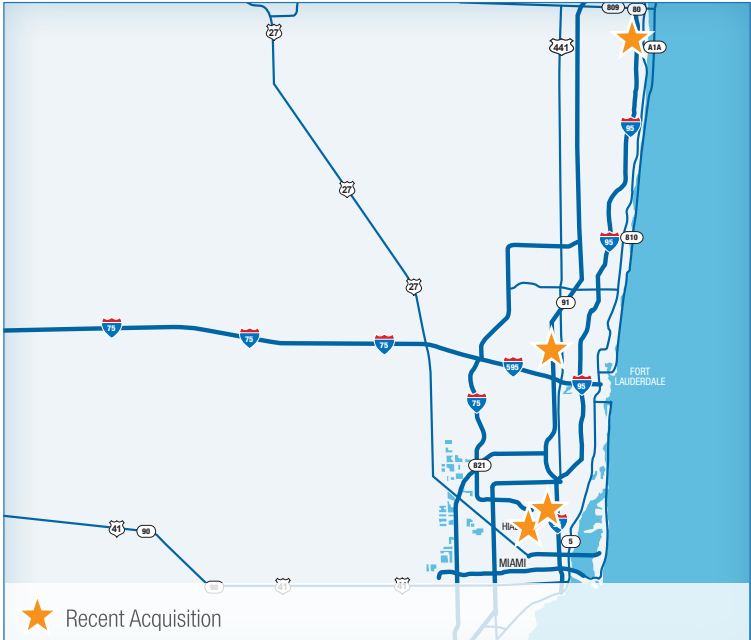
 LARGO MEDICAL CENTER MEDICAL OFFICE BUILDING
LARGO, FL



 NORTH SHORE MEDICAL ARTS
MIAMI, FL

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.


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.



 VICTOR FARRIS MEDICAL OFFICE BUILDING
WEST PALM BEACH, FL



 PALMETTO MEDICAL PLAZA
HALEAH, FL



2013 INVESTMENTS




CENTRAL PARK MEDICAL OFFICE BUILDING | \$19.7 MILLION | 54K SQUARE FEET | ACQUIRED 2013
AUSTIN, TX



MONROEVILLE MEDICAL OFFICE BUILDING | \$15 MILLION | 115K SQUARE FEET | ACQUIRED 2013
MONROEVILLE, PA



 TEXAS A&M HEALTH SCIENCE CENTER | \$39.8 MILLION | 124K SQUARE FEET | ACQUIRED 2013
BRYAN, TX



 POST OAK CENTRE | \$9.6 MILLION | 30K SQUARE FEET | ACQUIRED 2013
AUSTIN, TX



FOREST PARK MEDICAL CENTER TOWER | \$48.8 MILLION | 130K SQUARE FEET | ACQUIRED 2013
DALLAS, TX



VICTOR FARRIS BUILDING | \$29.4 MILLION | 153K SQUARE FEET | ACQUIRED 2013
WEST PALM BEACH, FL

VICTOR FARRIS
BUILDING



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Kellie S. Pruitt

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Mark D. Engstrom

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Amanda L. Houghton

Executive Vice President - Asset Management

Robert A. Milligan

Senior Vice President - Corporate Finance

CORPORATE OFFICE

Healthcare Trust of America, Inc.

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480.998.3478 | 480.991.0755 Fax

KEY REGIONAL OFFICES

Albany, New York**Atlanta, Georgia****Boston, Massachusetts****Charleston, South Carolina****Dallas, Texas****Indianapolis, Indiana****Pittsburgh, Pennsylvania****Scottsdale, Arizona**

EXCHANGE LISTING

New York Stock Exchange

Trading Symbol: HTA

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Independent Director

Warren D. Fix

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Gary T. Wescombe

Independent Director

TRANSFER AGENT

DST Systems, Inc.

430 West 7th Street

Kansas City, MO 64105

888.801.0107

INVESTOR INFORMATION

Current and prospective investors can access the Annual Report, Proxy Statement, SEC filings, earnings or announcements and other press releases on our website at www.htareit.com or by email request at info@htareit.com.

SHAREHOLDER SERVICES

DST Systems, Inc. provides shareholder services to registered shareholders via telephone and online. DST Systems representatives can assist you in change of name or address, consolidation of accounts, duplicate mailings, lost share certificates, transfer of shares to another person and additional administrative services. For more information, go to www.dstsystems.com or call 888-801-0107.



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ALL PROPERTIES SHOWN ARE OWNED BY HEALTHCARE TRUST OF AMERICA, INC.

FORWARD-LOOKING STATEMENTS:

Certain statements contained in this report constitute forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended, or the Exchange Act. Such statements include, in particular, statements about our plans, strategies and prospects and estimates regarding future medical office market performance. Such statements are subject to certain risks and uncertainties, as well as known and unknown risks, which could cause actual results to differ materially from those projected or anticipated. Therefore, such statements are not intended to be a guarantee of our performance in future periods. Forward-looking statements are generally identifiable by use of the terms such as “expect,” “project,” “may,” “will,” “should,” “could,” “would,” “intend,” “plan,” “anticipate,” “estimate,” “believe,” “continue,” “predict,” “potential,” “pro forma” or the negative of such terms and other comparable terminology. Readers are cautioned not to place undue reliance on these forward-looking statements. Forward looking statements speak only as of the date made and we do not intend to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law. Any such forward-looking statements reflect our current views about future events, are subject to unknown risks, uncertainties, and other factors, and are based on a number of assumptions involving judgments with respect to, among other things, future economic, competitive, and market conditions, all of which are difficult or impossible to predict accurately. To the extent that our assumptions differ from actual results, our ability to meet such forward-looking statements, including our ability to generate positive cash flow from operations, provide dividends to stockholders, and maintain the value of our real estate properties, may be significantly hindered. These risks and uncertainties should be considered in evaluating forward-looking statements and undue reliance should not be placed on such statements. Additional information concerning us and our business, including additional factors that could materially and adversely affect our financial results, is included herein and in our other filings with the SEC.