



## SUPPLEMENTAL INFORMATION 4Q 2020



## ABOUT US

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CHCT is a self-managed healthcare real estate investment trust (“REIT”) that owns a diverse portfolio of properties including medical office buildings, physician offices, specialty centers, acute inpatient behavioral facilities, behavioral specialty facilities, and inpatient rehabilitation facilities across the United States, primarily outside of urban centers. As a result of favorable demographic trends, increases in healthcare spending, and the shift in the delivery of healthcare services to community-based facilities, we believe our properties are essential for healthcare providers to serve their local markets.

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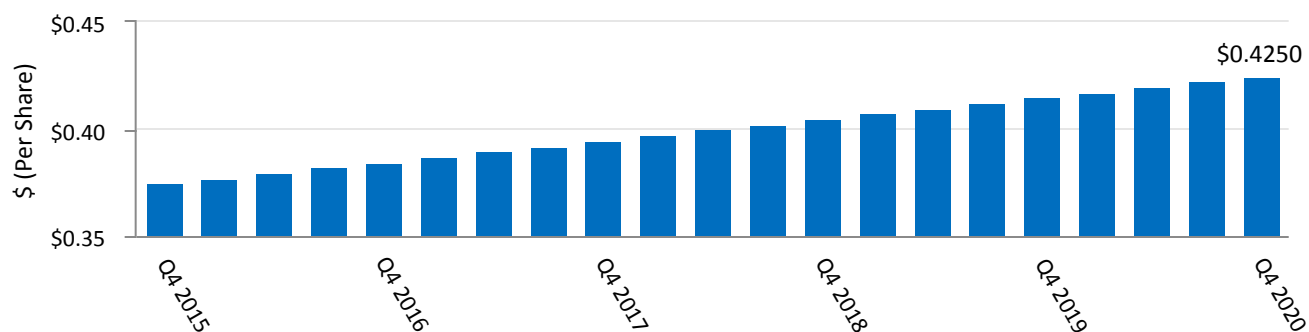
## COMPANY SNAPSHOT

December 31, 2020

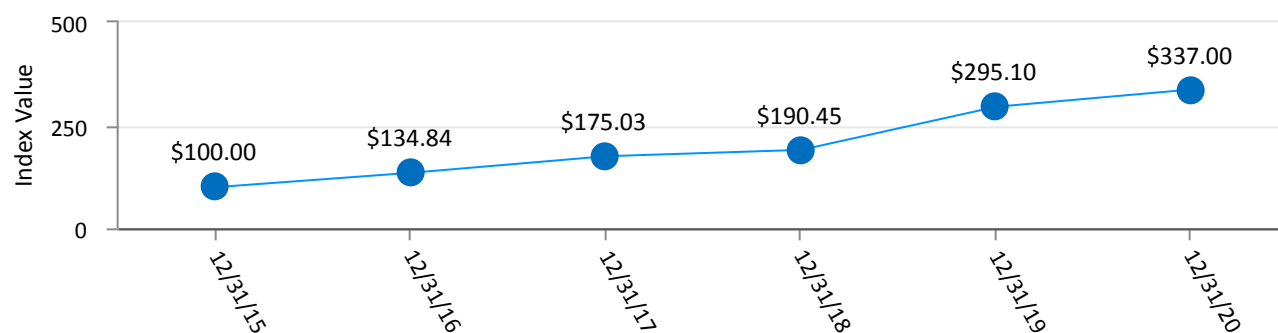
Gross real estate investments (in thousands) <sup>(1)</sup>	\$	738,847
Total properties		141
% Leased		88.8 %
Total square feet owned		3,050,992
Weighted Average remaining lease term (years)		8.1
Cash and cash equivalents and restricted cash (in thousands)	\$	2,892
Debt to Total Capitalization		28.5 %
Weighted average interest rate per annum on Revolving Line of Credit		1.546 %
Weighted average interest rate per annum on Term Loans		3.881 %
Equity market cap (in millions)	\$	1,125.4
Quarterly dividend paid in the period (per share)	\$	0.4250
Quarter end stock price (per share)	\$	47.11
Dividend yield		3.61 %
Common shares outstanding		23,888,090

<sup>(1)</sup> Includes a portion of one property accounted for as a financing lease included in Other Assets.

### Dividends



### Total Shareholder Return



## CORPORATE INFORMATION

### Community Healthcare Trust Incorporated

3326 Aspen Grove Drive, Suite 150

Franklin, TN 37067

Phone: 615-771-3052

E-mail: [Investorrelations@chct.reit](mailto:Investorrelations@chct.reit)

Website: [www.chct.reit](http://www.chct.reit)

## BOARD OF DIRECTORS

### Timothy G. Wallace

Chairman of the Board

### Alan Gardner

Lead Independent  
Director

### Robert Hensley

Audit Committee  
Chair

### Claire Gulmi

Compensation  
Committee  
Chair

### R. Lawrence Van Horn

Corporate Governance  
Committee  
Chair

## EXECUTIVE MANAGEMENT TEAM

### Timothy G. Wallace

Chief Executive Officer  
and President

### David H. Dupuy

Executive Vice President  
Chief Financial Officer

### Leigh Ann Stach

Executive Vice President  
Chief Accounting Officer

## COVERING ANALYSTS

A. Goldfarb - Piper Sandler

S. McGrath - Evercore ISI

B. Maher - B. Riley FBR

A. Sweitzer - Baird

G. Mehta - National Research

M. Lewis - Truist Securities

R. Stevenson - Janney Capital Markets

N. Crossett - Berenberg Capital Markets

B. Oxford - D.A. Davidson & Co.

K. Bauser - Colliers International Securities

## PROFESSIONAL SERVICES

### Independent Registered Public Accounting Firm

BDO USA, LLP

501 Commerce Street, Suite 1400

Nashville, TN 37203

### Transfer Agent

American Stock Transfer & Trust Company, LLC

Operations Center

6201 15<sup>th</sup> Avenue

Brooklyn, NY 11219

1-800-937-5449



## FINANCIAL HIGHLIGHTS

Three Months Ended				
4Q 2020	3Q 2020	2Q 2020	1Q 2020	4Q 2019

*(Unaudited and in thousands, except per share data)*

### INCOME ITEMS

Revenues	\$ 20,124	\$ 19,344	\$ 18,280	\$ 17,936	\$ 16,833
NOI	\$ 16,795	\$ 15,781	\$ 15,060	\$ 14,600	\$ 14,179
EBITDAre	\$ 14,309	\$ 13,570	\$ 13,161	\$ 12,408	\$ 12,053
Adjusted EDITDAre	\$ 15,702	\$ 14,854	\$ 14,231	\$ 13,427	\$ 13,138
FFO	\$ 12,191	\$ 11,598	\$ 11,007	\$ 10,209	\$ 9,477
AFFO	\$ 12,891	\$ 11,968	\$ 11,352	\$ 10,350	\$ 9,863

### Per Diluted Share:

Net income attributable to common shareholders	\$ 0.21	\$ 0.22	\$ 0.19	\$ 0.18	\$ 0.09
FFO	\$ 0.53	\$ 0.52	\$ 0.51	\$ 0.48	\$ 0.47
AFFO	\$ 0.56	\$ 0.53	\$ 0.52	\$ 0.49	\$ 0.49

Three Months Ended				
4Q 2020	3Q 2020	2Q 2020	1Q 2020	4Q 2019

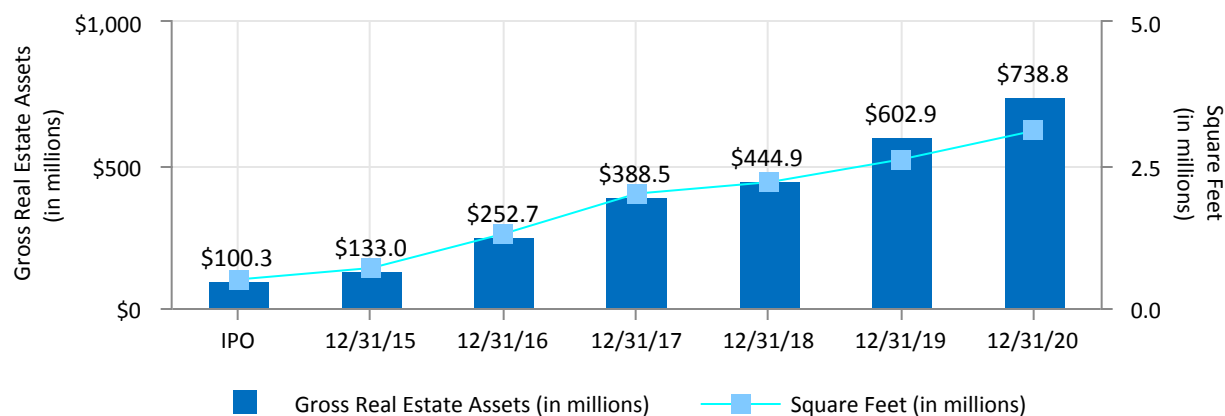
### ASSETS

Gross real estate investments	\$735,359	\$667,342	\$664,687	\$641,856	\$602,852
Total assets	\$668,402	\$615,672	\$612,304	\$596,754	\$562,531

### CAPITALIZATION

Net debt	\$212,374	\$179,342	\$197,309	\$203,276	\$194,243
Total capitalization	\$745,189	\$684,956	\$674,110	\$654,633	\$625,177
Net debt/total capitalization	28.5 %	26.2 %	29.3 %	31.1 %	31.1 %

## PORTFOLIO GROWTH SINCE IPO



**CONSOLIDATED BALANCE SHEETS**

	As of				
	4Q 2020	3Q 2020	2Q 2020	1Q 2020	4Q 2019
<i>(Unaudited and in thousands, except per share data)</i>					
<b>ASSETS</b>					
<b>Real estate properties</b>					
Land and land improvements	\$ 83,714	\$ 80,123	\$ 78,999	\$ 74,680	\$ 68,129
Buildings, improvements, and lease intangibles	651,398	586,978	585,454	566,954	534,503
Personal property	247	241	234	222	220
Total real estate properties	735,359	667,342	664,687	641,856	602,852
Less accumulated depreciation	(102,899)	(95,993)	(89,698)	(83,582)	(77,523)
Total real estate properties, net	632,460	571,349	574,989	558,274	525,329
Cash and cash equivalents	2,483	12,158	4,896	3,326	1,730
Restricted cash	409	340	351	282	293
Other assets, net	33,050	31,825	32,068	34,872	35,179
<b>Total assets</b>	<b>\$ 668,402</b>	<b>\$ 615,672</b>	<b>\$ 612,304</b>	<b>\$ 596,754</b>	<b>\$ 562,531</b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>					
<b>Liabilities</b>					
Debt, net	\$ 212,374	\$ 179,342	\$ 197,309	\$ 203,276	\$ 194,243
Accounts payable and accrued liabilities	5,743	5,800	5,497	5,297	3,606
Other liabilities	20,369	20,909	22,395	20,406	11,271
<b>Total liabilities</b>	<b>238,486</b>	<b>206,051</b>	<b>225,201</b>	<b>228,979</b>	<b>209,120</b>
Commitments and contingencies					
<b>Stockholders' Equity</b>					
Preferred stock, \$0.01 par value; 50,000,000 shares authorized	—	—	—	—	—
Common stock, \$0.01 par value; 450,000,000 shares authorized	239	234	227	221	214
Additional paid-in capital	550,391	526,636	500,477	475,824	447,916
Cumulative net income	36,631	31,391	26,180	21,654	17,554
Accumulated other comprehensive loss	(11,846)	(13,135)	(13,969)	(13,426)	(4,808)
Cumulative dividends	(145,499)	(135,505)	(125,812)	(116,498)	(107,465)
<b>Total stockholders' equity</b>	<b>429,916</b>	<b>409,621</b>	<b>387,103</b>	<b>367,775</b>	<b>353,411</b>
<b>Total liabilities and stockholders' equity</b>	<b>\$ 668,402</b>	<b>\$ 615,672</b>	<b>\$ 612,304</b>	<b>\$ 596,754</b>	<b>\$ 562,531</b>

**CONSOLIDATED STATEMENTS OF INCOME**

	Three Months Ended				
	4Q 2020	3Q 2020	2Q 2020	1Q 2020	4Q 2019
<i>(Unaudited and amounts in thousands, except per share data)</i>					
<b>REVENUES</b>					
Rental income	\$ 19,728	\$ 18,939	\$ 17,830	\$ 17,428	\$ 16,292
Other operating interest	396	405	450	508	541
	20,124	19,344	18,280	17,936	16,833
<b>EXPENSES</b>					
Property operating	3,485	3,563	3,223	3,343	2,840
General and administrative (1) (2)	2,486	2,191	1,899	2,192	2,126
Depreciation and amortization	6,905	6,295	6,119	6,059	5,906
	12,876	12,049	11,261	11,594	10,872
<b>INCOME FROM CONTINUING OPERATIONS BEFORE INCOME TAXES AND OTHER ITEMS</b>					
	7,248	7,295	7,019	6,342	5,961
Loss on sale of real estate	—	—	(313)	—	—
Interest expense	(2,124)	(2,064)	(2,183)	(2,249)	(2,513)
Deferred income tax expense (1)	(40)	(20)	(20)	—	(1,421)
Interest and other income, net	156	—	3	7	186
	5,240	(2,084)	(2,493)	(2,242)	(3,748)
<b>NET INCOME</b>					
	\$ 5,240	\$ 5,211	\$ 4,526	\$ 4,100	\$ 2,213
<b>NET INCOME PER COMMON SHARE</b>					
Net income per common share – Basic	\$ 0.21	\$ 0.22	\$ 0.19	\$ 0.18	\$ 0.09
Net income per common share – Diluted	\$ 0.21	\$ 0.22	\$ 0.19	\$ 0.18	\$ 0.09
<b>WEIGHTED AVERAGE COMMON SHARES OUTSTANDING</b>					
	22,427	21,866	21,264	20,735	19,686
<b>DIVIDENDS DECLARED, PER COMMON SHARE, IN THE PERIOD</b>					
	\$ 0.4250	\$ 0.4225	\$ 0.4200	\$ 0.4175	\$ 0.4150

(1) Reclassified deferred income tax expense from general and administrative expense of \$20 for each of the three months ended September 30, 2020 and June 30, 2020 to conform to the current period presentation.

**(2) CASH VS. NON-CASH GENERAL AND ADMINISTRATIVE EXPENSES:**

Non-cash (stock-based compensation)	55 %	58 %	56 %	47 %	51 %
Cash	45 %	42 %	44 %	53 %	49 %

## RECONCILIATION OF NON-GAAP MEASURES

### FUNDS FROM OPERATIONS (FFO)

### ADJUSTED FUNDS FROM OPERATIONS (AFFO)

	Three Months Ended				
	4Q 2020	3Q 2020	2Q 2020	1Q 2020	4Q 2019
<i>(Unaudited and amounts in thousands, except per share data)</i>					
<b>NET INCOME</b>	\$ 5,240	5,211	\$ 4,526	\$ 4,100	\$ 2,213
Real estate depreciation and amortization	6,951	6,387	6,168	6,109	5,943
Income tax expense (benefit)	—	—	—	—	1,321
Loss (gain) on sales of real estate	—	—	313	—	—
Total adjustments	6,951	6,387	6,481	6,109	7,264
<b>FFO</b>	\$ 12,191	11,598	\$ 11,007	\$ 10,209	\$ 9,477
Straight-line rent	(693)	(914)	(725)	(878)	(699)
Stock-based compensation	1,393	1,284	1,070	1,019	1,085
<b>AFFO</b>	\$ 12,891	11,968	\$ 11,352	\$ 10,350	\$ 9,863
<b>FFO PER COMMON SHARE</b>	\$ 0.53	\$ 0.52	\$ 0.51	\$ 0.48	\$ 0.47
<b>AFFO PER COMMON SHARE</b>	\$ 0.56	\$ 0.53	\$ 0.52	\$ 0.49	\$ 0.49
<b>WEIGHTED AVERAGE COMMON SHARES OUTSTANDING</b>	23,068	22,468	21,750	21,310	20,220

### AFFO, ADJUSTED FOR ACQUISITIONS (1)

<b>AFFO</b>	12,891	11,968	11,352	10,350	9,863
Revenue on Properties Acquired in the period (2)	333	—	348	838	294
Property operating expense adjustment (2)	(35)	—	(46)	(368)	(36)
<b>AFFO, ADJUSTED FOR ACQUISITIONS</b>	\$ 13,189	\$ 11,968	\$ 11,654	\$ 10,820	\$ 10,121

(1) AFFO is adjusted to reflect acquisitions as if they had occurred on the first day of the applicable period.

(2) Revenue and expense adjustments are calculated based on expected returns and leases in place at acquisition.



## RECONCILIATION OF NON-GAAP MEASURES (CONTINUED)

### NET OPERATING INCOME (NOI)

	Three Months Ended				
	4Q 2020	3Q 2020	2Q 2020	1Q 2020	4Q 2019
(Unaudited and amounts in thousands, except per share data)					
NET OPERATING INCOME					
Net income	\$ 5,240	\$ 5,211	\$ 4,526	\$ 4,100	\$ 2,213
General and administrative	2,486	2,191	1,899	2,192	2,126
Depreciation and amortization	6,905	6,295	6,119	6,059	5,906
Loss on sale of depreciable real estate	—	—	313	—	—
Interest expense	2,124	2,064	2,183	2,249	2,513
Deferred Income tax expense	40	20	20	—	1,421
NOI	<u>\$ 16,795</u>	<u>\$ 15,781</u>	<u>\$ 15,060</u>	<u>\$ 14,600</u>	<u>\$ 14,179</u>

### EBITDAre and ADJUSTED EBITDAre

#### EBITDAre

Net income	\$ 5,240	\$ 5,211	\$ 4,526	\$ 4,100	\$ 2,213
Interest expense	2,124	2,064	2,183	2,249	2,513
Depreciation and amortization	6,905	6,295	6,119	6,059	5,906
Deferred Income tax expense	40	20	20	—	1,421
Loss on sale of real estate	—	—	313	—	—
EBITDAre	<u>\$ 14,309</u>	<u>\$ 13,590</u>	<u>\$ 13,161</u>	<u>\$ 12,408</u>	<u>\$ 12,053</u>
Non-cash deferred compensation expense	1,393	1,284	1,070	1,019	1,085
ADJUSTED EBITDAre	<u>\$ 15,702</u>	<u>\$ 14,874</u>	<u>\$ 14,231</u>	<u>\$ 13,427</u>	<u>\$ 13,138</u>

#### ADJUSTED EBITDAre ANNUALIZED <sup>(1)</sup>

\$ 62,808

(1) Adjusted EBITDAre multiplied by 4. This annualized amount may differ significantly from the actual full year results.

## WEIGHTED AVERAGE SHARES

Three Months Ended				
4Q 2020	3Q 2020	2Q 2020	1Q 2020	4Q 2019

*(Unaudited and amounts in thousands, except per share data)*

### WEIGHTED AVERAGE COMMON SHARES OUTSTANDING

Weighted average common shares outstanding	23,592	22,965	22,286	21,733	20,595
Unvested restricted shares	(1,165)	(1,099)	(1,022)	(998)	(910)
Weighted average common shares outstanding - EPS	22,427	21,866	21,264	20,735	19,685
Weighted average common shares outstanding - FFO Basic	22,427	21,866	21,264	20,735	19,685
Dilutive potential common shares (from below)	641	602	486	575	535
Weighted average common shares outstanding - FFO Diluted	23,068	22,468	21,750	21,310	20,220

### TREASURY SHARE CALCULATION

Unrecognized deferred compensation-end of period	\$ 24,202	\$ 25,595	\$ 19,904	\$ 20,159	\$ 16,570
Unrecognized deferred compensation-beginning of period	\$ 25,595	\$ 19,904	\$ 20,159	\$ 16,570	\$ 17,655
Average unrecognized deferred compensation	\$ 24,899	\$ 22,750	\$ 20,032	\$ 18,365	\$ 17,113
Average share price per share	\$ 47.55	\$ 45.75	\$ 37.40	\$ 43.48	\$ 45.59
Treasury shares	524	497	536	423	375
Unvested restricted shares	1,165	1,099	1,022	998	910
Treasury shares	(524)	(497)	(536)	(423)	(375)
Dilutive potential common shares	641	602	486	575	535

## 5-YEAR SELECTED FINANCIAL INFORMATION

	Year Ended December 31,				
	2020	2019	2018	2017	2016
<i>(Amounts in thousands except per share data)</i>					
<b>STATEMENT OF OPERATIONS DATA</b>					
Total revenues	\$ 75,684	\$ 60,849	\$ 48,557	\$ 37,276	\$ 25,042
Total operating expenses	\$ 47,760	\$ 42,179	\$ 35,117	\$ 30,367	\$ 21,173
Net income	\$ 19,077	\$ 8,376	\$ 4,403	\$ 3,510	\$ 2,721
<b>DILUTED INCOME PER SHARE</b>					
Income per diluted common share	\$ 0.80	\$ 0.37	\$ 0.19	\$ 0.19	\$ 0.24
Weighted average common shares outstanding - Diluted	21,576	18,685	17,669	14,815	11,320
<b>BALANCE SHEET DATA (AS OF THE END OF THE PERIOD)</b>					
Real estate properties, gross	\$ 735,359	\$ 602,852	\$ 444,930	\$ 388,486	\$ 252,736
Real estate properties, net	\$ 632,460	\$ 525,329	\$ 389,632	\$ 352,350	\$ 234,332
Mortgage notes receivable, net	\$ —	\$ —	\$ —	\$ 10,633	\$ 10,786
Total assets	\$ 668,402	\$ 562,531	\$ 426,570	\$ 385,766	\$ 251,529
Debt, net	\$ 212,374	\$ 194,243	\$ 147,766	\$ 93,353	\$ 51,000
Total stockholders' equity	\$ 429,916	\$ 353,411	\$ 271,659	\$ 283,374	\$ 194,007
<b>OTHER DATA</b>					
Funds from operations	\$ 45,005	\$ 32,074	\$ 27,448	\$ 21,224	\$ 15,912
Funds from operations per common share - Diluted	\$ 2.03	\$ 1.67	\$ 1.53	\$ 1.41	\$ 1.41
Dividends paid	\$ 38,034	\$ 31,947	\$ 29,375	\$ 24,432	\$ 17,783
Dividends declared and paid per common share	\$ 1.685	\$ 1.645	\$ 1.605	\$ 1.565	\$ 1.525

## EXECUTIVE COMPENSATION

					Performance Based Incentive Compensation						
Name and Position	Year	Total Compensation	Salary Taken In Stock (1)	Other (2)	Bonus Stock (1)	Alignment of Interest Stock (3)	1-Year Total Shareholder Return Stock	3-Year Total Shareholder Return Stock	Total Performance Based Incentive Compensation	Percent of Total	
Timothy G. Wallace <i>Chief Executive Officer and President</i>	2020	\$ 3,737,563	\$ 645,000	\$ 13,382	\$ 548,250	\$ 1,402,181	\$ 483,750	\$ 645,000	\$ 3,079,181	82.4 %	
	2019	\$ 2,595,964	\$ 540,000	\$ 10,800	\$ 216,000	\$ 884,164	\$ 405,000	\$ 540,000	\$ 2,045,164	78.8 %	
	2018	\$ 2,247,977	\$ 458,167	\$ —	\$ 183,267	\$ 690,209	\$ 458,167	\$ 458,167	\$ 1,789,810	79.6 %	
David H. Dupuy (4) <i>Executive Vice President and Chief Financial Officer</i>	2020	\$ 2,451,981	\$ 392,000	\$ 188,572	\$ 333,200	\$ 852,209	\$ 294,000	\$ 392,000	\$ 1,871,409	76.3 %	
	2019	\$ 1,383,110	\$ 233,333	\$ 192,729	\$ 23,333	\$ 321,215	\$ 262,500	\$ 350,000	\$ 957,048	69.2 %	
	2018	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	\$ —	— %	
W. Page Barnes <i>Executive Vice President and Chief Operating Officer</i>	2020	\$ 2,150,234	\$ 370,400	\$ 11,616	\$ 314,840	\$ 805,178	\$ 277,800	\$ 370,400	\$ 1,768,218	82.2 %	
	2019	\$ 1,579,239	\$ 328,000	\$ 8,930	\$ 131,200	\$ 537,109	\$ 246,000	\$ 328,000	\$ 1,242,309	78.7 %	
	2018	\$ 1,330,517	\$ 271,167	\$ —	\$ 108,467	\$ 408,549	\$ 271,167	\$ 271,167	\$ 1,059,350	79.6 %	
Leigh Ann Stach <i>Executive Vice President and Chief Accounting Officer</i>	2020	\$ 1,895,617	\$ 326,800	\$ 8,734	\$ 277,780	\$ 710,403	\$ 245,100	\$ 326,800	\$ 1,560,083	82.3 %	
	2019	\$ 1,274,444	\$ 266,000	\$ 1,000	\$ 106,400	\$ 435,544	\$ 199,500	\$ 266,000	\$ 1,007,444	79.0 %	
	2018	\$ 1,284,916	\$ 220,500	\$ —	\$ 188,200	\$ 435,216	\$ 220,500	\$ 220,500	\$ 1,064,416	82.8 %	

(1) Each Executive Officer has elected to take 100% of their salary and cash bonus in deferred stock with an 8-year cliff vesting.

(2) Other includes employer contributions to the executive officer's health savings account (HSA) and 401(k); moving and relocation expenses for Mr. Dupuy in 2019; and the value of the grant of 5,000 shares of restricted stock to Mr. Dupuy in each of the years 2019 and 2020.

(3) Alignment of interest stock grants per the Alignment Interest Program which is part of the Company's Incentive Plan.

(4) Mr. Dupuy joined the Company on May 1, 2019.

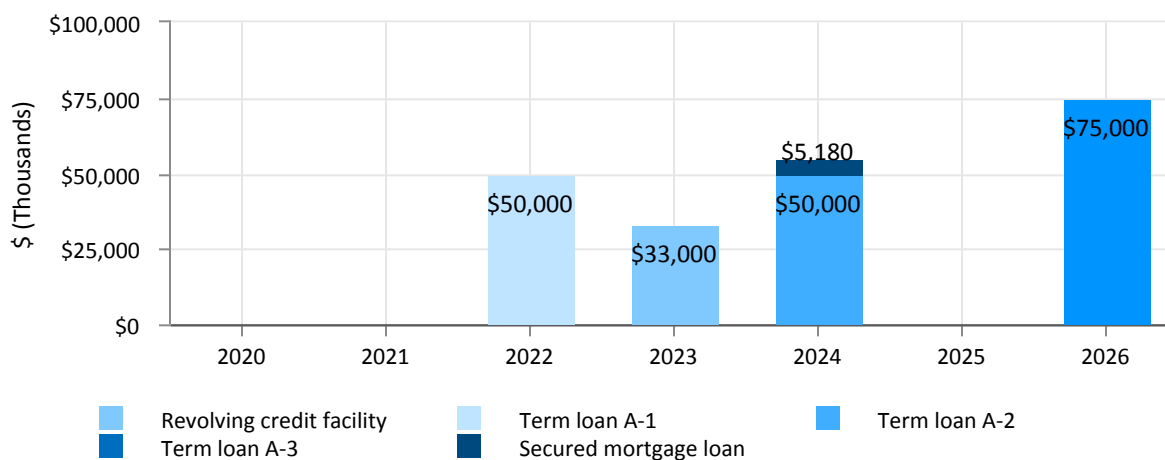
	CEO Pay Ratios			
	CEO and President	Median Employee	Average Employee	Lowest Paid Employee
Cash	\$ —	\$ 110,145	\$ 145,208	\$ 56,000
Compensation Taken in Stock	3,724,181	29,026	237,481	—
Other Compensation	13,382	2,620	4,828	—
Total Compensation	\$ 3,737,563	\$ 141,791	\$ 387,517	\$ 56,000
CEO to Employee Ratio		26.36	9.64	66.74



## DEBT SUMMARY

	Principal Balance	Stated Rate	Hedged Rate
	<i>(in thousands)</i>		
Revolving credit facility	\$ 33,000	1.55 %	
Term loan A-1	50,000	1.56 %	3.60 %
Term loan A-2	50,000	1.76 %	3.93 %
Term loan A-3	75,000	1.96 %	4.03 %
<b>Total Credit Facility</b>	<b>208,000</b>		
Secured mortgage loan	5,180	4.98 %	4.98 %
<b>Debt</b>	<b>213,180</b>		
Deferred Financing Costs, net	(806)		
<b>Debt, net</b>	<b>\$ 212,374</b>		

## DEBT MATURITIES

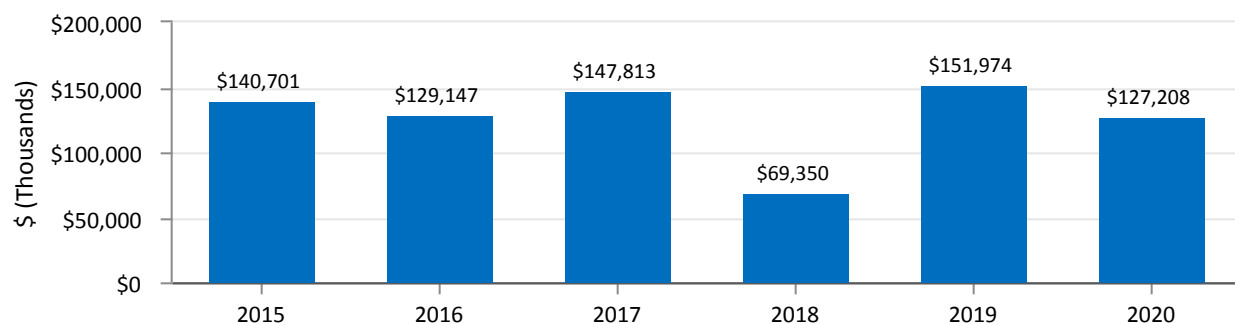


Select Covenants	Required	Q4 2020
Leverage ratio	≤ 60.0%	28.2 %
Fixed charge coverage ratio	≥ 1.50x	5.9x
Tangible net worth (in thousands)	≥ \$404,898	\$542,688
Secured indebtedness	≤ 30.0%	0.7 %

## 2020 PROPERTY ACQUISITIONS AND ANNUAL INVESTMENTS

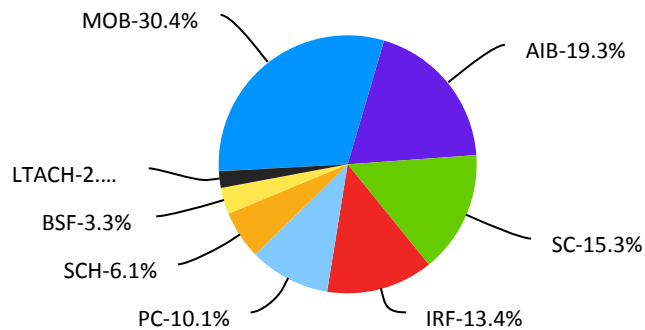
Property	Market	Property Type	Date Acquired	% Leased at Acquisition	Purchase Price (in thousands)	Square Feet
Baptist Health	San Antonio, TX	MOB	1/27/2020	100.0 %	\$ 4,003	13,500
San Antonio Head & Neck Surg. Assoc.	San Antonio, TX	MOB	1/27/2020	100.0 %	1,931	6,500
Decatur Hospital MOB	Decatur, AL	MOB	2/18/2020	93.9 %	5,784	35,943
Sanderling Dialysis Center	Ramona, CA	SC	3/13/2020	100.0 %	4,100	11,300
Parkside Family & Davita Clinics	Cuero, TX	SC	3/18/2020	100.0 %	2,153	15,515
Everest Rehabilitation Center	Rogers, AR	IRF	3/27/2020	100.0 %	19,000	38,817
Land parcel	Oak Lawn, IL	MOB	4/20/2020	— %	400	—
Sanderling Dialysis Center	Germantown, TN	SC	4/29/2020	100.0 %	3,900	10,600
Hopebridge Autism Center	Westlake, OH	SC	6/5/2020	100.0 %	2,443	15,057
Hopebridge Autism Center	Columbus, IN	SC	6/5/2020	100.0 %	1,813	13,969
Bluewater Orthopedics Center	Niceville, FL	MOB	6/15/2020	100.0 %	2,294	10,250
Forefront Dermatology	Greensburg, PA	MOB	6/16/2020	100.0 %	3,389	15,650
Lemak Medical Office Building	Gardendale, AL	MOB	6/24/2020	100.0 %	2,948	12,956
Lemak Medical Office Building	Prattville, AL	MOB	6/24/2020	100.0 %	4,091	13,319
Land parcel	Jensen Beach, FL	MOB	9/18/2020	— %	1,050	—
Lake Behavioral Hospital	Waukegan, IL	AIB	10/1/2020	100.0 %	30,000	83,658
Genesis Care	Andalusia, AL	SC	10/30/2020	100.0 %	3,698	10,373
Genesis Care	Asheville, NC	SC	10/30/2020	100.0 %	2,187	10,850
Genesis Care	Bonita Springs, FL	SC	10/30/2020	100.0 %	1,243	4,445
Genesis Care	Fort Myers, FL	SC	10/30/2020	100.0 %	8,261	46,356
Genesis Care	Princeton, WV	SC	10/30/2020	100.0 %	1,233	7,236
Genesis Care	Redding, CA	SC	10/30/2020	100.0 %	5,508	12,206
Genesis Care	Southbridge, MA	SC	10/30/2020	100.0 %	8,462	20,046
Genesis Care	Warwick, RI	SC	10/30/2020	100.0 %	3,390	10,236
Genesis Care	Weaverville, NC	SC	10/30/2020	100.0 %	3,927	10,696
				<b>99.7 %</b>	<b>\$ 127,208</b>	<b>429,478</b>

### ANNUAL INVESTMENTS



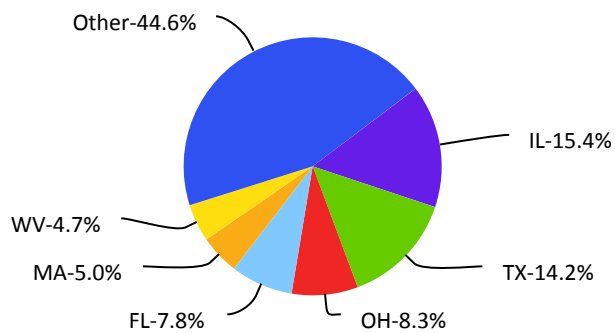
## PORTFOLIO DIVERSIFICATION

### DIVERSIFICATION BY PROPERTY TYPE



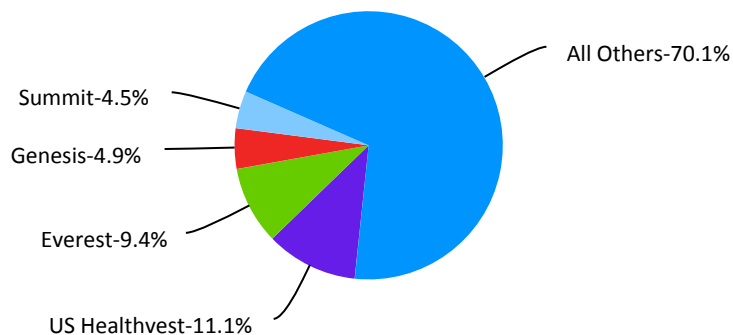
Property Type	Annualized Rent (%)
Medical Office Building (MOB)	30.4 %
Acute Inpatient Behavioral (AIB)	19.3 %
Specialty Centers (SC)	15.3 %
Inpatient Rehabilitation Facilities (IRF)	13.4 %
Physician Clinics (PC)	10.1 %
Surgical Centers and Hospitals (SCH)	6.1 %
Behavioral Specialty Facilities (BSF)	3.3 %
Long-term Acute Care Hospitals (LTACH)	2.1 %
<b>Total</b>	<b>100.0 %</b>

### DIVERSIFICATION BY STATE



State	Annualized Rent (%)
Illinois (IL)	15.4 %
Texas (TX)	14.2 %
Ohio (OH)	8.3 %
Florida (FL)	7.8 %
Massachusetts (MA)	5.0 %
West Virginia (WV)	4.7 %
Other (Less than 4%)	44.6 %
<b>Total</b>	<b>100.0 %</b>

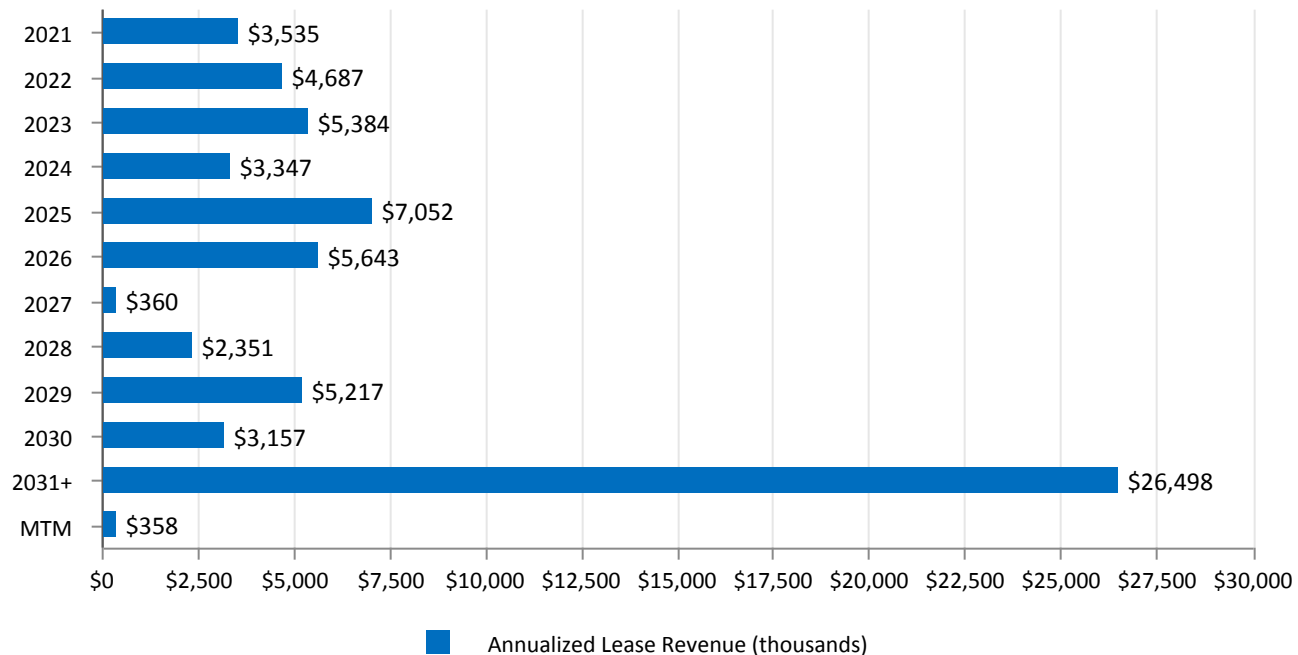
### DIVERSIFICATION BY TENANT



Tenant	Annualized Rent (%)
US Healthvest (US Healthvest)	11.1 %
Everest Rehabilitation (Everest)	9.4 %
Genesis Care (Genesis)	4.9 %
Summit Behavioral Healthcare (Summit)	4.5 %
All Others (Less than 4%)	70.1 %
<b>Total</b>	<b>100.0 %</b>

## LEASE EXPIRATIONS

### LEASE EXPIRATIONS



Year	Number of Leases Expiring	Total Leased Sq. Ft.		Annualized Rent	
		Amount	Percent (%)	Amount (\$) (thousands)	Percent (%)
2021	29	164,676	6.1 %	\$ 3,535	5.2 %
2022	39	216,602	8.1 %	4,687	6.9 %
2023	47	271,815	10.1 %	5,384	8.0 %
2024	21	143,631	5.3 %	3,347	5.0 %
2025	27	253,353	9.4 %	7,052	10.4 %
2026	22	252,948	9.4 %	5,643	8.3 %
2027	4	12,325	0.5 %	360	0.5 %
2028	8	123,461	4.6 %	2,351	3.5 %
2029	13	177,744	6.6 %	5,217	7.7 %
2030	14	172,667	6.4 %	3,157	4.7 %
Thereafter	26	875,472	32.6 %	26,498	39.3 %
Month-to-Month	11	24,491	0.9 %	358	0.5 %
<b>Totals</b>	<b>261</b>	<b>2,689,185</b>	<b>100.0 %</b>	<b>\$ 67,589</b>	<b>100.0 %</b>

<sup>(1)</sup> Total portfolio was approximately 88.8% leased in the aggregate at December 31, 2020 with lease expirations ranging from 2021 through 2039.



## PROPERTY LOCATIONS

Approximately 47% of our property revenues are in MSAs with populations over 1,000,000 and approximately 92% are in MSAs with populations over 100,000.

Property Name	Property Type	Area	% of Square Feet	Annualized Rent (\$'000's)	% of Annualized Rent	Population	MSA/MISA	Rank
Chicago Behavioral Hospital	BF	85,000	2.79%	\$ 2,056.6	3.03%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
Presence Regional Cancer Center	SC	44,888	1.47%	\$ 1,701.0	2.51%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
Morris Cancer Center	SC	18,470	0.61%	\$ 578.8	0.85%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
Skin MD	PC	13,565	0.44%	\$ 474.1	0.70%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
Gurnee Medical Office Building	MOB	22,943	0.75%	\$ 129.2	0.19%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
Future Diagnostics Group	SC	8,876	0.29%	\$ 375.7	0.55%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
Novamed Surgery Center	SCH	31,158	1.02%	\$ 391.1	0.58%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
Joliet Oncology-Hematology Associates	PC	7,905	0.26%	\$ 348.8	0.51%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
Presence	MOB	14,863	0.49%	\$ 326.7	0.48%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
US HealthVest - Lake	AIB	83,658	2.74%	\$ 2,835.0	4.18%	9,458,539	Chicago-Naperville-Elgin, IL-IN-WI	3
Kindred Healthcare	SC	55,646	1.82%	\$ 2,705.2	3.99%	7,066,141	Houston-The Woodlands-Sugar Land, TX	5
Bayside Medical Center	MOB	50,593	1.66%	\$ 740.6	1.09%	7,066,141	Houston-The Woodlands-Sugar Land, TX	5
Northwest Surgery Center	SCH	11,200	0.37%	\$ —	—%	7,066,141	Houston-The Woodlands-Sugar Land, TX	5
Haddon Hill Professional Center	MOB	24,567	0.81%	\$ 502.5	0.74%	6,102,434	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	8
Mountain View Surgery Center	SCH	13,835	0.45%	\$ —	—%	4,948,203	Phoenix-Mesa-Scottsdale, AZ	10
Desert Endoscopy Center	SCH	11,722	0.38%	\$ 249.7	0.37%	4,948,203	Phoenix-Mesa-Scottsdale, AZ	10
Continuum Wellness Center	PC	8,227	0.27%	\$ 150.6	0.22%	4,948,203	Phoenix-Mesa-Scottsdale, AZ	10
Berry Surgical Center	SCH	27,217	0.89%	\$ 580.0	0.86%	4,319,629	Detroit-Warren-Dearborn, MI	14
Associated Surgical Center of Dearborn	SCH	12,400	0.41%	\$ 381.3	0.56%	4,319,629	Detroit-Warren-Dearborn, MI	14
Smokey Point Behavioral	BF	70,100	2.30%	\$ 2,651.7	3.91%	3,979,845	Seattle-Tacoma-Bellevue, WA	15
Sanderling Dialysis	SC	11,300	0.37%	\$ 385.0	0.57%	3,338,330	San Diego-Carlsbad, CA	17
Bay Area Physicians Surgery Center	SCH	18,708	0.61%	\$ 726.1	1.07%	3,194,831	Tampa-St. Petersburg-Clearwater, FL	18
Liberty Dialysis	SC	8,450	0.28%	\$ 252.5	0.37%	2,967,239	Denver-Aurora-Lakewood, CO	19
Eyecare Partners	SCH	16,608	0.54%	\$ 282.3	0.42%	2,803,228	St. Louis, MO-IL	20
Eyecare Partners	PC	6,487	0.21%	\$ 126.4	0.19%	2,803,228	St. Louis, MO-IL	20
Eyecare Partners	PC	6,311	0.21%	\$ 45.0	0.07%	2,803,228	St. Louis, MO-IL	20
Eyecare Partners	PC	5,560	0.18%	\$ 41.2	0.06%	2,803,228	St. Louis, MO-IL	20
Righttime Medical Care	SC	6,236	0.20%	\$ 292.6	0.43%	2,800,053	Baltimore-Columbia-Towson, MD	21
Bassin Center For Plastic-Surgery-Villages	PC	2,894	0.09%	\$ 158.0	0.23%	2,608,147	Orlando-Kissimmee-Sanford, FL	23
Medical Village at Wintergarden	MOB	21,648	0.71%	\$ 564.6	0.83%	2,608,147	Orlando-Kissimmee-Sanford, FL	23
Orthopaedic Associates of Osceola	PC	15,167	0.50%	\$ 340.4	0.50%	2,608,147	Orlando-Kissimmee-Sanford, FL	23
Bassin Center For Plastic Surgery-Orlando	PC	2,420	0.08%	\$ 132.1	0.19%	2,608,147	Orlando-Kissimmee-Sanford, FL	23
Kissimmee Physicians Clinic	PC	4,902	0.16%	\$ 101.0	0.15%	2,608,147	Orlando-Kissimmee-Sanford, FL	23
Baptist Health	MOB	13,500	0.44%	\$ 368.9	0.54%	2,550,960	San Antonio-New Braunfels, TX	24

Property Name	Property Type	Area	% of Square Feet	Annualized Rent (\$000's)	% of Annualized Rent	Population	MSA/MISA	Rank
San Antonio Head & Neck Surgical Assoc.	MOB	6,500	0.21%	\$ 177.1	0.26%	2,550,960	San Antonio-New Braunfels, TX	24
Forefront Dermatology Building	MOB	15,650	0.51%	\$ 313.0	0.46%	2,317,600	Pittsburg, PA	27
Butler Medical Center	MOB	10,116	0.33%	\$ 265.3	0.39%	2,317,600	Pittsburgh, PA	27
Vascular Access Ctrs. of Southern Nevada	SC	4,800	0.16%	\$ —	—%	2,266,715	Las Vegas-Henderson-Paradise, NV	28
Assurance Health System	BF	14,381	0.47%	\$ 515.4	0.76%	2,221,208	Cincinnati, OH-KY-IN	30
Fresenius Florence Dialysis Center	SC	17,845	0.58%	\$ 437.8	0.65%	2,221,208	Cincinnati, OH-KY-IN	30
Cavalier Medical & Dialysis Center	MOB	36,986	1.21%	\$ 261.9	0.39%	2,221,208	Cincinnati, OH-KY-IN	30
Davita Commercial Way	SC	4,980	0.16%	\$ 106.6	0.16%	2,221,208	Cincinnati, OH-KY-IN	30
Prairie Star Medical Facility I	MOB	24,724	0.81%	\$ 868.0	1.28%	2,157,990	Kansas City, MO-KS	31
Prairie Star Medical Facility II	MOB	24,840	0.81%	\$ 95.9	0.14%	2,157,990	Kansas City, MO-KS	31
Sedalia Medical Center	MOB	20,064	0.66%	\$ 306.6	0.45%	2,122,271	Columbus, OH	32
Hopebridge - Columbus	BSF	13,969	0.46%	\$ 166.8	0.25%	2,122,271	Columbus, OH	32
Court Street Surgery Center	SCH	7,787	0.26%	\$ —	—%	2,122,271	Columbus, OH	32
Kindred Hospital Indianapolis North	LTACH	37,270	1.22%	\$ 1,439.2	2.12%	2,074,537	Indianapolis-Carmel-Anderson, IN	33
Assurance Health System	BF	13,722	0.45%	\$ 467.3	0.69%	2,074,537	Indianapolis-Carmel-Anderson, IN	33
Assurance Health, LLC	BF	10,200	0.33%	\$ 346.1	0.51%	2,074,537	Indianapolis-Carmel-Anderson, IN	33
Rockside Medical Center	MOB	55,013	1.80%	\$ 1,305.6	1.93%	2,048,449	Cleveland-Elyria, OH	34
Brook Park Medical Building	MOB	18,444	0.60%	\$ 364.6	0.54%	2,048,449	Cleveland-Elyria, OH	34
Hopebridge - Westlake	BSF	15,057	0.49%	\$ 223.4	0.33%	2,048,449	Cleveland-Elyria, OH	34
Virginia Orthopaedic & Spine Specialists	PC	8,445	0.28%	\$ 147.2	0.22%	1,768,901	Virginia Beach-Norfolk-Newport News, VA-NC	37
Ortho RI - West Bay HQ	MOB	21,252	0.70%	\$ 563.1	0.83%	1,624,578	Providence-Warwick, RI	38
Genesis Care - Warwick	SC	10,236	0.34%	\$ 327.7	0.48%	1,624,578	Providence-Warwick, RI	38
Sanderling Dialysis	SC	10,133	0.33%	\$ 513.0	0.76%	1,346,045	Memphis, TN-MS-AR	43
Memphis Center	PC	11,669	0.38%	\$ 113.0	0.17%	1,346,045	Memphis, TN-MS-AR	43
Glastonbury	MOB	50,519	1.66%	\$ 860.3	1.27%	1,204,877	Hartford-West Hartford-East Hartford, CT	48
Sterling Medical Center	MOB	28,737	0.94%	\$ 348.8	0.51%	1,127,983	Buffalo-Cheektowaga-Niagara Falls, NY	49
Gardendale MOB	MOB	12,956	0.42%	\$ 284.5	0.42%	1,090,435	Birmingham, AL	50
Worcester Behavioral Hospital	BF	81,972	2.69%	\$ 2,573.3	3.80%	947,404	Worcester, MA-CT	58
Genesis Care - Southbridge	SC	20,046	0.66%	\$ 802.4	1.18%	947,404	Worcester, MA-CT	58
Los Alamos Professional Plaza	MOB	41,797	1.37%	\$ 313.2	0.46%	868,707	McAllen-Edinburg-Mission, TX	65
Cardiology Assoc. of Greater Waterbury	PC	16,793	0.55%	\$ 310.7	0.46%	854,757	New Haven-Milford	67
Columbia Gastroenterology Surgery Ctr	SCH	17,016	0.56%	\$ 299.0	0.44%	838,433	Columbia, SC	71
Davita Turner Road	SC	18,125	0.59%	\$ 376.5	0.56%	807,611	Dayton-Kettering, OH	73
Davita Business Center Court	SC	13,048	0.43%	\$ 260.7	0.38%	807,611	Dayton-Kettering, OH	73
Davita Springboro Pike	SC	10,510	0.34%	\$ 214.1	0.32%	807,611	Dayton-Kettering, OH	73
Genesis Care - Fort Myers	SC	46,356	1.52%	\$ 790.3	1.17%	770,577	Cape Coral-Fort Myers, FL	76
Genesis Care - Bonita Springs	SC	4,445	0.15%	\$ 240.7	0.36%	770,577	Cape Coral-Fort Myers, FL	76
Parkway Professional Plaza	MOB	40,036	1.31%	\$ 630.1	0.93%	724,777	Lakeland-Winter Haven, FL	81

Property Name	Property Type	Area	% of Square Feet	Annualized Rent (\$000's)	% of Annualized Rent	Population	MSA/MISA	Rank
UH Walden Health Center	PC	11,000	0.36%	\$ 320.5	0.47%	703,479	Akron, OH	82
Novus Clinic	SCH	14,315	0.47%	\$ 287.5	0.42%	703,479	Akron, OH	82
Daytona Medical Office	MOB	19,156	0.63%	\$ 272.8	0.40%	668,365	Deltona-Daytona Beach-Ormond Beach, FL	88
Debary Professional Plaza	MOB	23,019	0.75%	\$ 127.6	0.19%	668,365	Deltona-Daytona Beach-Ormond Beach, FL	88
UW Health Clinic- Portage	PC	14,000	0.46%	\$ 306.3	0.45%	664,865	Madison, WI	89
Perrysburg Medical Arts Building	MOB	25,789	0.85%	\$ 385.1	0.57%	641,816	Toledo, OH	93
St. Vincent Mercy Medical Center, Inc.	MOB	23,368	0.77%	\$ 301.4	0.44%	641,816	Toledo, OH	93
Cypress Medical Center	MOB	39,746	1.30%	\$ 825.3	1.22%	640,218	Wichita, KS	94
Family Medicine East	PC	16,581	0.54%	\$ 410.8	0.61%	640,218	Wichita, KS	94
Greene Vision Center	PC	11,891	0.39%	\$ 311.8	0.46%	640,218	Wichita, KS	94
Bassin Ctr For Plastic Surgery-Melbourne	PC	5,228	0.17%	\$ 285.4	0.42%	601,942	Palm Bay-Melbourne-Titusville, FL	96
Penn State Health - Harrisburg	SC	10,000	0.33%	\$ 200.0	0.30%	577,941	Harrisburg-Carlisle, PA	98
Penn State Health - Camp Hill	SC	8,400	0.28%	\$ 168.0	0.25%	577,941	Harrisburg-Carlisle, PA	98
Riverview Medical Center	SCH	26,199	0.86%	\$ 427.3	0.63%	553,885	Scranton--Wilkes-Barre--Hazleton, PA	101
Eynon Surgery Center	SCH	6,500	0.21%	\$ 167.3	0.25%	553,885	Scranton--Wilkes-Barre--Hazleton, PA	101
Manteca Medical Group Building	MOB	10,564	0.35%	\$ 304.2	0.45%	550,660	Modesto, CA	102
Grandview Plaza	PC	20,000	0.66%	\$ 294.7	0.43%	545,724	Lancaster, PA	104
Pinnacle Health	MOB	10,753	0.35%	\$ 231.8	0.34%	545,724	Lancaster, PA	104
Everest Rehabilitation Hospital	IRF	38,817	1.27%	\$ 2,090.0	3.08%	534,904	Fayetteville-Springdale-Rogers, AR-MO	107
Treasure Coast Medical Pavilion	MOB	57,254	1.88%	\$ 709.5	1.05%	489,297	Port St. Lucie, FL	113
AMG Specialty Hospital - Lafayette	BF	29,062	0.95%	\$ —	—%	489,207	Lafayette, LA	114
Genesis Care - Weaverville	SC	10,696	0.35%	\$ 379.5	0.56%	462,680	Asheville, NC	119
Genesis Care - Asheville	SC	10,850	0.36%	\$ 192.0	0.28%	462,680	Asheville, NC	119
Everest Rehabilitation Hospital	IRF	38,817	1.27%	\$ 2,138.4	3.16%	460,303	Killeen-Temple, TX	120
Martin Foot & Ankle Clinic	PC	27,100	0.89%	\$ 391.1	0.58%	449,058	York-Hanover, PA	121
Affinity Health Center	MOB	47,366	1.55%	\$ 506.7	0.75%	397,520	Canton-Massillon, OH	136
Prattville Town Center MOB	MOB	13,319	0.44%	\$ 371.0	0.55%	373,290	Montgomery, AL	145
Bristol Pediatric Associates	MOB	10,975	0.36%	\$ 231.4	0.34%	307,202	Kingsport-Bristol-Bristol, TN-VA	165
Wellmont Bristol Urgent Care	SC	4,548	0.15%	\$ 73.9	0.11%	307,202	Kingsport-Bristol-Bristol, TN-VA	165
Everest Rehabilitation Hospital	IRF	38,817	1.27%	\$ 2,138.4	3.16%	286,657	Longview, TX	172
Bluewater Orthopedics Center	MOB	10,255	0.34%	\$ 210.2	0.31%	284,809	Crestview-Fort Walton Beach-Destin, FL	173
Londonderry Centre	MOB	20,334	0.67%	\$ 395.5	0.58%	273,920	Waco, TX	177
Meridian Behavioral Health Systems	BF	132,430	4.34%	\$ 3,015.0	4.45%	257,074	Charleston, WV	189
Gulf Coast Cancer Centers-Foley	SC	6,146	0.20%	\$ 162.2	0.24%	223,234	Daphne-Fairhope-Foley, AL	203
Gulf Coast Cancer Centers- Gulf Shores	SC	6,398	0.21%	\$ 126.7	0.19%	223,234	Daphne-Fairhope-Foley, AL	203
Monroe Surgical Hospital	SCH	58,121	1.90%	\$ 2,202.5	3.25%	200,261	Monroe, LA	224
Tuscola Professional Building	MOB	25,500	0.84%	\$ 598.2	0.88%	190,539	Saginaw, MI	228

Property Name	Property Type	Area	% of Square Feet	Annualized Rent (\$000's)	% of Annualized Rent	Population	MSA/MISA	Rank
Fresenius Ft. Valley	SC	4,920	0.16%	\$ 94.5	0.14%	185,409	Warner Robins, GA	231
Genesis Care - Redding	SC	12,206	0.40%	\$ 505.5	0.75%	180,080	Redding, CA	237
Kedplasma	SC	12,870	0.42%	\$ 272.1	0.40%	169,509	Burlington, NC	251
Decatur Morgan Hospital MOB	MOB	35,943	1.18%	\$ 567.2	0.84%	152,603	Decatur, AL	273
Provena Medical Center	MOB	53,653	1.76%	\$ 588.9	0.87%	109,862	Kankakee, IL	344
Parkside Family & Davita Clinics	MOB	15,637	0.51%	\$ 213.1	0.31%	99,742	Victoria, TX	357
Fresenius Gallipolis Dialysis Center	SC	15,110	0.50%	\$ 159.3	0.24%	56,414	Point Pleasant, WV-OH	N/A
Davita Etowah Dialysis Center	SC	4,720	0.15%	\$ 71.8	0.11%	53,794	Athens, TN	N/A
Fresenius Dialysis Center	SC	17,746	0.58%	\$ 132.0	0.19%	50,113	Corsicana, TX	N/A
Arkansas Valley Surgery Center	SCH	10,853	0.36%	\$ 212.0	0.31%	47,839	Cañon City, CO	N/A
Davita Dialysis	SC	12,545	0.41%	\$ 427.4	0.63%	45,346	Pahrump, NV	N/A
Wellmont Associates Complex	MOB	32,542	1.07%	\$ 461.7	0.68%	41,364	Big Stone Gap, VA	N/A
Wellmont Norton Urgent Care	SC	5,000	0.16%	\$ 57.5	0.08%	41,364	Big Stone Gap, VA	N/A
Eyecare Partners	PC	8,421	0.28%	\$ 122.1	0.18%	37,205	Centralia, IL	N/A
Gulf Coast Cancer Centers-Brewton	SC	3,971	0.13%	\$ 104.8	0.15%	36,633	Atmore, AL	N/A
Ottumwa Medical Clinic	MOB	75,448	2.47%	\$ 925.3	1.37%	34,969	Ottumwa, IA	N/A
Sanderling Dialysis Center	SC	4,186	0.14%	\$ 274.0	0.40%	27,812	Crescent City, CA	N/A
Russellville Medical Plaza	MOB	29,129	0.95%	\$ 152.1	0.22%	County: 31,362	RURAL - NO CBSA	N/A
Genesis Care - Andalusia	SC	10,373	0.34%	\$ 339.1	0.50%	County: 37,049	RURAL - NO CBSA	N/A
Dahlonaga Medical Mall	MOB	22,227	0.73%	\$ 160.9	0.24%	County: 33,610	RURAL - NO CBSA	N/A
Tri Lakes Behavioral	BF	58,400	1.91%	\$ 527.0	0.78%	County: 34,192	RURAL - NO CBSA	N/A
Batesville Regional Medical Center	MOB	9,263	0.30%	\$ 46.1	0.07%	County: 34,192	RURAL - NO CBSA	N/A
North Mississippi Health Services	MOB	27,743	0.91%	\$ 138.0	0.20%	County: 35,252	RURAL - NO CBSA	N/A
North Mississippi Health Services	MOB	18,074	0.59%	\$ 89.9	0.13%	County: 35,252	RURAL - NO CBSA	N/A
North Mississippi Health Services	MOB	17,629	0.58%	\$ 87.7	0.13%	County: 35,252	RURAL - NO CBSA	N/A
North Mississippi Health Services	MOB	9,890	0.32%	\$ 49.2	0.07%	County: 35,252	RURAL - NO CBSA	N/A
Genesis Care - Princeton	SC	7,236	0.24%	\$ 170.8	0.25%	County: 58,758	RURAL - NO CBSA	N/A
Sanderling Dialysis Center	SC	5,217	0.17%	\$ 258.8	0.38%	County: 13,279	RURAL - NO CBSA	N/A
North Mississippi Health Services	MOB	3,378	0.11%	\$ 16.8	0.02%	County: 35,252	RURAL - NO CBSA	N/A
Rettig Family Healthcare	PC	12,000	0.39%	\$ 180.0	0.27%	County: 23,437	RURAL - NO CBSA	N/A
Haleyville Physicians Professional Bldg	MOB	29,515	0.97%	\$ 154.1	0.23%	County: 23,629	RURAL - NO CBSA	N/A
Wellmont Lebanon Urgent Care	SC	8,369	0.27%	\$ 100.4	0.15%	County: 26,586	RURAL - NO CBSA	N/A



## REPORTING DEFINITIONS

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### Acute Inpatient Behavioral Facilities (AIB)

Behavioral inpatient acute care facilities are healthcare facilities that provide a range of clinical services for mental health and/or substance abuse diagnoses on an inpatient basis. Behavioral health services provided may include assessment, treatment, individual medical evaluation and management (including medication management), individual and group therapy, behavioral health counseling, family therapy and psychological testing for recipients of all ages.

### AFFO, Adjusted for Acquisitions

AFFO, Adjusted for Acquisitions, adjusts AFFO to show the impact of the real estate properties acquired in the period as if they had been acquired on the first day of the reporting period, using the expected returns and in-place leases at the time of the acquisition. The Company believes that AFFO, Adjusted for Acquisitions, is useful because it allows investors, analysts and Company management visibility into the impact on the Company's results of operations in future reporting periods resulting from its current period acquisitions.

### Annualized Rent

Base rent for the current month multiplied by 12.

### Behavioral Specialty Facilities (BSF)

Behavioral other specialty facilities are healthcare facilities that provide a range of clinical services for mental health and/or substance abuse diagnoses. Behavioral health services provided may include assessment, treatment, individual medical evaluation and management (including medication management), individual and group therapy, behavioral health counseling, family therapy and psychological testing for recipients of all ages.

### EBITDAre and Adjusted EDITDAre

The Company uses the National Association of Real Estate Investment Trusts, Inc. ("NAREIT") definition of EBITDAre which is net income plus interest expense, income tax expense, and depreciation and amortization, plus losses or minus gains on the disposition of depreciable property, including losses/gains on change of control, plus impairment write-downs of depreciable property and of investments in unconsolidated affiliates caused by a decrease in value of depreciable property in the affiliate, plus or minus adjustments to reflect the entity's share of EDITDAre of unconsolidated affiliates and consolidated affiliates with non-controlling interest. The Company also presents Adjusted EDITDAre which is EDITDAre before non-cash deferred compensation amortization.

We consider EBITDAre and Adjusted EDITDAre important measures because they provide additional information to allow management, investors, and our current and potential creditors to evaluate and compare our core operating results and our ability to service debt.

### Funds from Operations (FFO) and Adjusted Funds from Operations (AFFO)

Historical cost accounting for real estate assets implicitly assumes that the value of real estate assets diminishes predictably over time. However, since real estate values have historically risen or fallen with market conditions, many industry investors deem presentations of operating results for real estate companies that use historical cost accounting to be insufficient by themselves. For that reason, the Company considers funds from operations ("FFO") and adjusted funds from operations ("AFFO") to be appropriate measures of operating performance of an equity real estate investment trust ("REIT"). In particular, the Company believes that AFFO is useful because it allows investors, analysts and Company management to compare the Company's operating performance to the operating performance of other real estate companies and between periods on a consistent basis without having to account for differences caused by unanticipated items and other events.

## REPORTING DEFINITIONS (continued)

The Company uses the NAREIT definition of FFO. FFO and FFO per share are operating performance measures adopted by NAREIT. NAREIT defines FFO as the most commonly accepted and reported measure of a REIT's operating performance equal to net income (computed in accordance with GAAP), excluding gains (or losses) from sales of property and impairments of real estate, plus depreciation and amortization, and after adjustments for unconsolidated partnerships and joint ventures. The Company has included AFFO which it has defined as FFO excluding certain expenses related to closing costs of properties acquired accounted for as business combinations and mortgages funded, excluding straight-line rent and deferred compensation and may include other non-cash items from time to time. AFFO presented herein may not be comparable to similar measures presented by other real estate companies due to the fact that not all real estate companies use the same definition.

FFO and AFFO should not be considered as alternatives to net income (determined in accordance with GAAP) as indicators of the Company's financial performance or as alternatives to cash flow from operating activities (determined in accordance with GAAP) as measures of the Company's liquidity, nor are they necessarily indicative of sufficient cash flow to fund all of the Company's needs. The Company believes that in order to facilitate a clear understanding of the consolidated historical operating results of the Company, FFO and AFFO should be examined in conjunction with net income as presented elsewhere herein.

### **Inpatient Rehabilitation Facilities (IRF)**

Inpatient rehabilitation facilities are free standing rehabilitation hospitals, or may be units within an acute care hospital, that provide intensive rehabilitation programs to patients.

### **Long-Term Acute Care Hospitals (LTACH)**

Long-term acute care hospitals provide inpatient services for patients with complex medical conditions who require more sensitive care, monitoring or emergency support than that available in most skilled nursing facilities.

### **Medical Office Building (MOB)**

Medical office buildings are buildings occupied by healthcare providers and may be located near hospitals or other facilities where healthcare services are rendered or in close proximity to a population base. Medical office buildings can be leased to physicians, physician practice groups, hospitals, healthcare systems or other healthcare providers.

### **Metropolitan Statistical Area (MSA or MISA)**

MSAs or MISAs are geographical regions with relatively higher population density's at their core and have close economic ties throughout their area. MSAs and MISAs are defined by the Office of Management and Budget.

### **Net Operating Income (NOI)**

NOI is a non-GAAP financial measure that is defined as net income or loss, computed in accordance with GAAP, generated from our total portfolio of properties and other investments before general and administrative expenses, depreciation and amortization expense, gains or loss on the sale of real estate properties or other investments, interest expense, and income tax expense. We believe that NOI provides an accurate measure of operating performance of our operating assets because NOI excludes certain items that are not associated with management of the properties. CHCT's use of the term NOI may not be comparable to that of other real estate companies as they may have different methodologies for computing NOI.

### **Physician Clinics (PC)**

Physician clinics are freestanding healthcare facilities that are primarily devoted to the care of ambulatory patients, can be privately operated or publicly managed and funded, and typically provide primary healthcare needs of populations in local communities utilizing physicians and other healthcare providers.

## REPORTING DEFINITIONS (continued)

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### Specialty Centers (SC)

Specialty centers include various types of centers which may, among others, include oncology centers, dialysis centers, urgent care centers, and blood plasma centers.

### Surgical Centers and Hospitals (SCH)

Surgical centers and hospitals may include outpatient surgery centers where surgical procedures not requiring an overnight hospital stay are performed; as well as specialty hospitals that focus on providing care for certain conditions and performing certain procedures, such as cardiovascular and orthopedic surgery.

### Total Capitalization

Debt plus stockholders' equity plus accumulated depreciation.

## DISCLAIMERS

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### FORWARD-LOOKING STATEMENTS

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Certain statements made in this supplemental information package constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 (set forth in Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act")). In particular, statements pertaining to our capital resources, portfolio performance and results of operations contain forward-looking statements. Likewise, our statements regarding anticipated market conditions are forward-looking statements. You can identify forward-looking statements by the use of forward-looking terminology such as "believes," "expects," "may," "will," "should," "seeks," "approximately," "intends," "plans," "outlook," "continue," "projects," "estimates" or "anticipates" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. You can also identify forward-looking statements by discussions of strategy, plans, expectations, or intentions.

Forward-looking statements reflect the views of our management regarding current expectations and projections about future events and are based on currently available information. These forward-looking statements are not guarantees of future performance and involve numerous risks and uncertainties and you should not rely on them as predictions of future events. Forward-looking statements depend on assumptions, data, or methods which may be incorrect or imprecise and we may not be able to realize them.

While forward-looking statements reflect our good faith beliefs, they are not guarantees of future performance. We disclaim any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes after the date of this supplemental information package, except as required by applicable law. You should not place undue reliance on any forward-looking statements that are based on information currently available to us or the third parties making the forward-looking statements. For a discussion of factors that could impact our future results, performance or transactions, see Part I, Item 1A (Risk Factors) of our Annual Report on Form 10-K for the fiscal year ended December 31, 2020 and the Company's other filings with the Securities and Exchange Commission from time to time.

### NON-GAAP FINANCIAL MEASURES

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This presentation includes EBITDAre, Adjusted EBITDAre, Adjusted EBITDAre Annualized, Net Operating Income (or NOI), Funds From Operations (or FFO), Adjusted Funds From Operations (or AFFO), and AFFO, Adjusted for Acquisitions, which are non-GAAP financial measures. For purposes of the Securities and Exchange Commission's ("SEC") Regulation G, a non-GAAP financial measure is a numerical measure of a company's historical or future financial performance, financial position or cash flows that excludes amounts, or is subject to adjustments that have the effect of excluding amounts, that are included in the most directly comparable financial measure calculated and presented in accordance with GAAP in the statements of operations, balance sheets or statements of cash flows (or equivalent statements) of the company, or includes amounts, or is subject to adjustments that have the effect of including amounts, that are excluded from the most directly comparable financial measure so calculated and presented. As used in this presentation, GAAP refers to generally accepted accounting principles in the United States of America. Our use of the non-GAAP financial measure terms herein may not be comparable to that of other real estate investment trusts. Pursuant to the requirements of Regulation G, we have provided reconciliations of the non-GAAP financial measures to the most directly comparable GAAP financial measures.