



**SUPPLEMENTAL INFORMATION**  
**Q1 2023**



## 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, acute inpatient behavioral facilities, inpatient rehabilitation facilities, physician clinics, specialty centers, behavioral specialty facilities, and surgical centers and hospitals 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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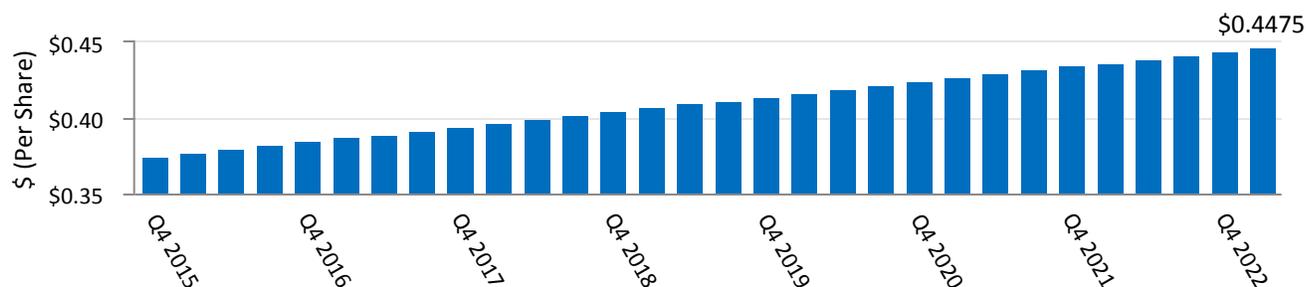
**COMPANY SNAPSHOT**

March 31, 2023

Gross real estate investments (in thousands) <sup>(1)</sup>	\$974,042
Total properties	181
% Leased	91.6%
Total square feet owned	3,951,330
Weighted Average remaining lease term (years)	7.4
Cash and cash equivalents and restricted cash (in thousands)	\$4,625
Debt to Total Capitalization	35.3%
Weighted average interest rate per annum on Revolving Line of Credit	6.6%
Weighted average interest rate per annum on Term Loans	4.3%
Equity market cap (in millions)	\$961.6
Quarterly dividend paid in the period (per share)	\$0.4475
Quarter end stock price (per share)	\$36.60
Dividend yield	4.89%
Common shares outstanding	26,273,701

<sup>(1)</sup> Includes a portion of one property accounted for as a sales-type lease.

**DIVIDENDS**



**TOTAL SHAREHOLDER RETURN**



## CORPORATE INFORMATION

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### 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

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**Alan Gardner**  
Chairman of the  
Board

**Robert Hensley**  
Audit Committee  
Chair

**Claire Gulmi**  
Compensation  
Committee  
Chair

**R. Lawrence  
Van Horn**  
ESG  
Committee  
Chair

**Cathrine Cotman**  
Board  
member

**David Dupuy**  
Board  
member

## EXECUTIVE MANAGEMENT TEAM

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**David H. Dupuy**  
Chief Executive Officer and  
Chief Financial Officer

**Leigh Ann Stach**  
Executive Vice President  
Chief Accounting Officer

**Timothy L. Meyer**  
Executive Vice President  
Asset Management

## COVERING ANALYSTS

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A. Goldfarb - Piper Sandler  
S. Sakwa - Evercore ISI  
D. Rodgers - Baird

M. Lewis - Truist Securities  
R. Stevenson - Janney Capital Markets  
D. Toti - Colliers International Securities

## PROFESSIONAL SERVICES

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### 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				
1Q 2023	4Q 2022	3Q 2022	2Q 2022	1Q 2022

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

**STATEMENTS OF OPERATIONS ITEMS**

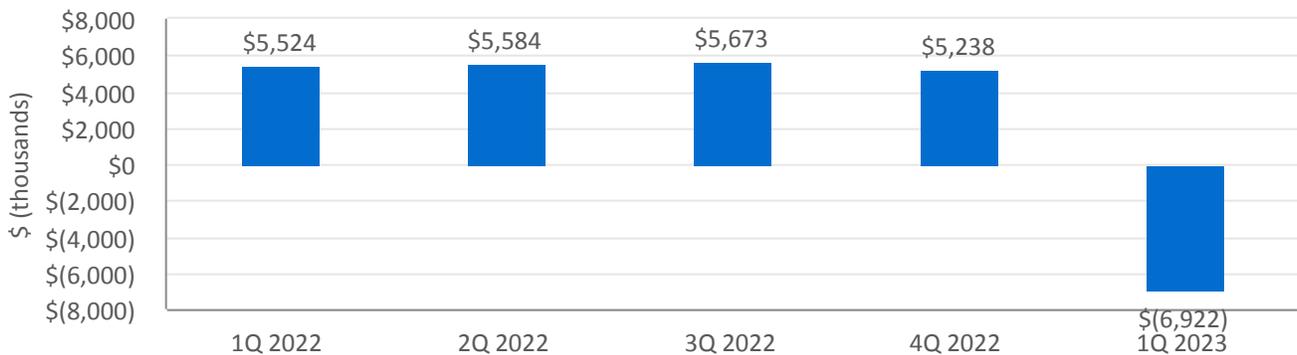
Revenues	\$ 27,176	\$ 25,342	\$ 24,807	\$ 24,049	\$ 23,481
Net (loss) income (1)	\$ (6,922)	\$ 5,238	\$ 5,673	\$ 5,584	\$ 5,524
NOI	\$ 22,303	\$ 21,186	\$ 20,480	\$ 19,987	\$ 19,390
EBITDAre	\$ 6,123	\$ 17,040	\$ 16,725	\$ 16,432	\$ 16,075
Adjusted EBITDAre	\$ 20,469	\$ 19,685	\$ 19,189	\$ 18,616	\$ 18,197
FFO	\$ 2,166	\$ 13,620	\$ 13,751	\$ 13,725	\$ 13,525
AFFO	\$ 15,595	\$ 15,411	\$ 15,362	\$ 14,992	\$ 14,827

Per Diluted Share:

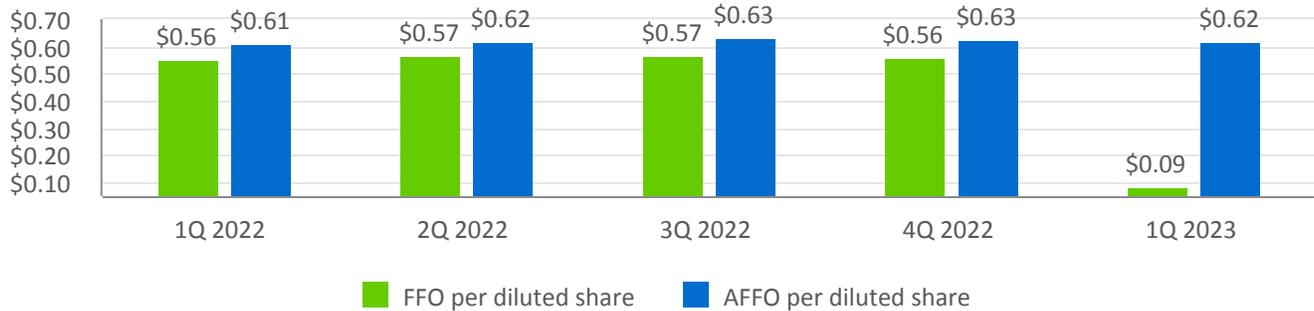
Net (loss) income attributable to common shareholders	\$ (0.32)	\$ 0.19	\$ 0.21	\$ 0.21	\$ 0.21
FFO	\$ 0.09	\$ 0.56	\$ 0.57	\$ 0.57	\$ 0.56
AFFO	\$ 0.62	\$ 0.63	\$ 0.63	\$ 0.62	\$ 0.61

(1) Net loss for the first quarter of 2023 includes accelerated amortization of \$11.8 million recognized upon passing of our former CEO and President.

**NET INCOME GROWTH**



**FFO / AFFO GROWTH**



**FINANCIAL HIGHLIGHTS (Continued)**

	1Q 2023	4Q 2022	As of		1Q 2022
			3Q 2022	2Q 2022	

*(Unaudited and dollars in thousands)*

**BALANCE SHEET ITEMS**

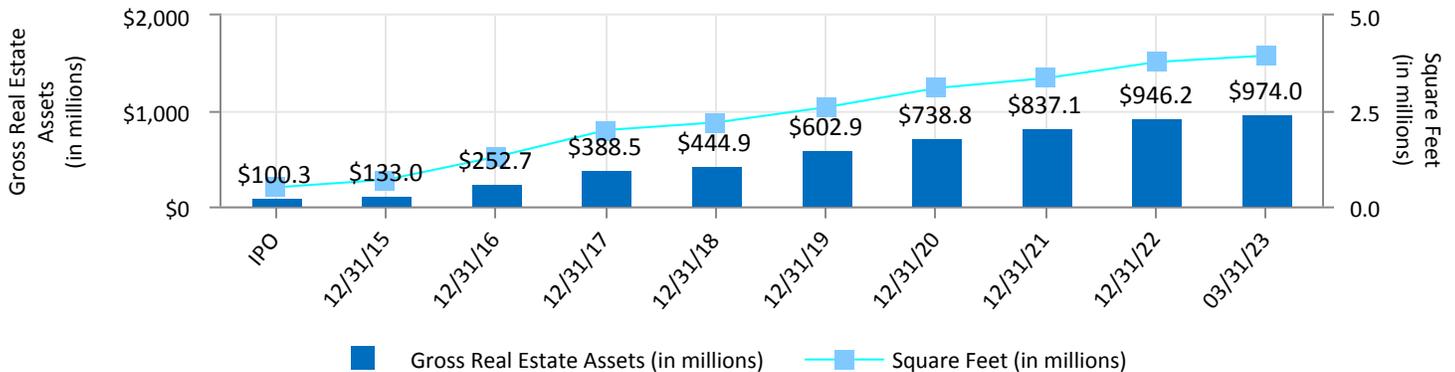
**ASSETS**

Total real estate properties	\$ 971,026	\$ 943,167	\$ 886,958	\$ 866,481	\$ 840,755
Total assets	\$ 886,294	\$ 876,425	\$ 811,929	\$ 786,034	\$ 761,230

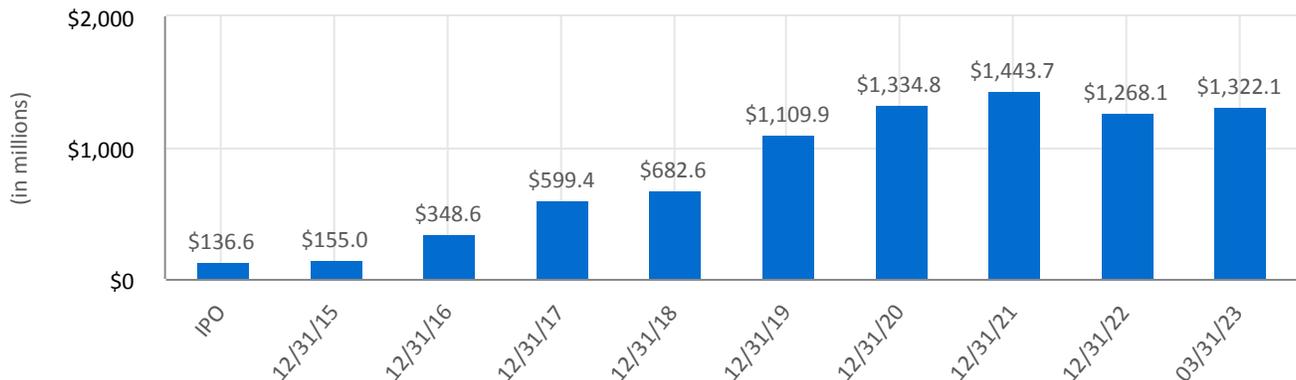
**CAPITALIZATION**

Net debt	\$ 365,061	\$ 352,997	\$ 310,781	\$ 291,726	\$ 269,670
Total capitalization	\$ 1,033,922	\$ 1,015,152	\$ 946,307	\$ 913,737	\$ 881,769
Net debt/total capitalization	35.3 %	34.8 %	32.8 %	31.9 %	30.6 %
Market valuation	\$ 961,617	\$ 927,129	\$ 828,547	\$ 908,844	\$ 1,058,303
Enterprise value	\$ 1,322,053	\$ 1,268,058	\$ 1,135,990	\$ 1,198,212	\$ 1,326,274

**PORTFOLIO GROWTH SINCE IPO**



**ENTERPRISE VALUE GROWTH SINCE IPO**



## CONSOLIDATED BALANCE SHEETS

	As of				
	1Q 2023	4Q 2022	3Q 2022	2Q 2022	1Q 2022
	<i>(Unaudited; Dollars and shares in thousands, except per share data)</i>				
<b>ASSETS</b>					
<b>Real estate properties</b>					
Land and land improvements	\$ 122,702	\$ 117,657	\$ 103,413	\$ 101,909	\$ 98,561
Buildings, improvements, and lease intangibles	848,060	825,257	783,308	764,338	741,969
Personal property	264	253	237	234	225
Total real estate properties	971,026	943,167	886,958	866,481	840,755
Less accumulated depreciation	(174,346)	(165,341)	(157,040)	(149,049)	(140,985)
Total real estate properties, net	796,680	777,826	729,918	717,432	699,770
Cash and cash equivalents	3,666	11,233	2,656	1,699	1,178
Restricted cash	959	835	682	659	521
Other assets, net	84,989	86,531	78,673	66,244	59,761
<b>Total assets</b>	<b>\$ 886,294</b>	<b>\$ 876,425</b>	<b>\$ 811,929</b>	<b>\$ 786,034</b>	<b>\$ 761,230</b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>					
<b>Liabilities</b>					
Debt, net	\$ 365,061	\$ 352,997	\$ 310,781	\$ 291,726	\$ 269,670
Accounts payable and accrued liabilities	10,478	11,377	8,143	7,219	6,894
Other liabilities, net	16,240	15,237	14,519	14,127	13,552
<b>Total liabilities</b>	<b>391,779</b>	<b>379,611</b>	<b>333,443</b>	<b>313,072</b>	<b>290,116</b>
Commitments and contingencies					
<b>Stockholders' Equity</b>					
Preferred stock, \$0.01 par value; 50,000 shares authorized	—	—	—	—	—
Common stock, \$0.01 par value; 450,000 shares authorized	263	259	253	251	251
Additional paid-in capital	648,384	625,136	601,968	599,631	597,548
Cumulative net income	74,220	81,142	75,904	70,231	64,647
Accumulated other comprehensive gain	15,684	22,667	21,468	12,761	7,542
Cumulative dividends	(244,036)	(232,390)	(221,107)	(209,912)	(198,874)
<b>Total stockholders' equity</b>	<b>494,515</b>	<b>496,814</b>	<b>478,486</b>	<b>472,962</b>	<b>471,114</b>
<b>Total liabilities and stockholders' equity</b>	<b>\$ 886,294</b>	<b>\$ 876,425</b>	<b>\$ 811,929</b>	<b>\$ 786,034</b>	<b>\$ 761,230</b>

## CONSOLIDATED STATEMENTS OF OPERATIONS

	Three Months Ended				
	1Q 2023	4Q 2022	3Q 2022	2Q 2022	1Q 2022
	<i>(Unaudited; Dollars and shares in thousands, except per share data)</i>				
<b>REVENUES</b>					
Rental income	\$ 26,128	\$ 24,383	\$ 23,919	\$ 23,197	\$ 22,604
Other operating interest	1,048	959	888	852	877
	<u>27,176</u>	<u>25,342</u>	<u>24,807</u>	<u>24,049</u>	<u>23,481</u>
<b>EXPENSES</b>					
Property operating	4,873	4,156	4,327	4,062	4,091
General and administrative (1) (2)	16,205	4,149	3,762	3,610	3,316
Depreciation and amortization	9,018	8,317	8,003	8,077	7,942
	<u>30,096</u>	<u>16,622</u>	<u>16,092</u>	<u>15,749</u>	<u>15,349</u>
<b>INCOME BEFORE INCOME TAXES AND OTHER ITEMS</b>					
	(2,920)	8,720	8,715	8,300	8,132
Interest expense	(3,992)	(3,464)	(3,028)	(2,755)	(2,626)
Deferred income tax (expense) benefit	(35)	(21)	(21)	(16)	17
Interest and other income	25	3	7	55	1
	<u>\$ (6,922)</u>	<u>\$ 5,238</u>	<u>\$ 5,673</u>	<u>\$ 5,584</u>	<u>\$ 5,524</u>
<b>NET (LOSS) INCOME PER COMMON SHARE</b>					
	\$ (0.32)	\$ 0.19	\$ 0.21	\$ 0.21	\$ 0.21
<b>NET (LOSS) INCOME PER DILUTED COMMON SHARE</b>					
	\$ (0.32)	\$ 0.19	\$ 0.21	\$ 0.21	\$ 0.21
<b>WEIGHTED AVERAGE COMMON SHARES OUTSTANDING</b>					
	24,227	23,787	23,587	23,578	23,570
<b>DIVIDENDS DECLARED, PER COMMON SHARE, IN THE PERIOD</b>					
	\$ 0.4475	\$ 0.4450	\$ 0.4425	\$ 0.4400	\$ 0.4375

**(1) GENERAL AND ADMINISTRATIVE EXPENSES:**

Non-cash vs. Cash:

Non-cash (stock-based compensation)	57.8 %	63.8 %	65.5 %	60.5 %	64.0 %
Cash	42.2 %	36.2 %	34.5 %	39.5 %	36.0 %

As a % of Revenue:

Non-cash (stock-based compensation)	9.3 %	10.4 %	9.9 %	9.1 %	9.0 %
Cash	6.8 %	5.9 %	5.2 %	5.9 %	5.1 %

(2) General and administrative expenses for the three months ended March 31, 2023 includes the accelerated amortization of stock-based compensation totaling \$11.8 million recognized upon the passing of our former CEO and President but the accelerated amortization is not included in the calculations above in footnote (1).

## RECONCILIATION OF NON-GAAP MEASURES

### FUNDS FROM OPERATIONS (FFO)

### ADJUSTED FUNDS FROM OPERATIONS (AFFO)

	Three Months Ended				
	1Q 2023	4Q 2022	3Q 2022	2Q 2022	1Q 2022
	<i>(Unaudited; Dollars and shares in thousands, except per share data)</i>				
<b>NET (LOSS) INCOME</b>	\$ (6,922)	\$ 5,238	\$ 5,673	\$ 5,584	\$ 5,524
Real estate depreciation and amortization	9,088	8,382	8,078	8,141	8,001
<b>FFO</b>	2,166	13,620	13,751	13,725	13,525
Straight-line rent	(917)	(854)	(853)	(917)	(820)
Stock-based compensation	2,547	2,645	2,464	2,184	2,122
Accelerated amortization of stock-based compensation	11,799	—	—	—	—
<b>AFFO</b>	\$ 15,595	\$ 15,411	\$ 15,362	\$ 14,992	\$ 14,827
<b>FFO PER COMMON SHARE</b>	\$ 0.09	\$ 0.56	\$ 0.57	\$ 0.57	\$ 0.56
<b>AFFO PER COMMON SHARE</b>	\$ 0.62	\$ 0.63	\$ 0.63	\$ 0.62	\$ 0.61
<b>WEIGHTED AVERAGE COMMON SHARES OUTSTANDING</b>	25,298	24,471	24,312	24,247	24,344

### AFFO, ADJUSTED FOR ACQUISITIONS (1)

<b>AFFO</b>	\$ 15,595	\$ 15,411	\$ 15,362	\$ 14,992	\$ 14,827
Revenue on Properties Acquired in the period (2)	383	1,116	308	302	132
Property operating expense adjustment (2)	(104)	(308)	(4)	(31)	(59)
Interest expense adjustment (3)	(65)	(232)	(58)	(32)	(11)
<b>AFFO, ADJUSTED FOR ACQUISITIONS</b>	\$ 15,809	\$ 15,987	\$ 15,608	\$ 15,231	\$ 14,889

(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.

(3) Assumes that acquisitions were 40% funded with debt and the remainder funded with equity. The interest expense adjustment was calculated using the weighted average interest rate on the Company's revolving credit facility for the period.

### AMORTIZATION OF STOCK-BASED COMPENSATION (1)

Amortization Required by GAAP (2)	\$ 2,547	\$ 2,675	\$ 2,464	\$ 2,184	\$ 2,122
Amortization Based on Legal Vesting Periods	1,830	1,845	1,822	1,701	1,671
Acceleration of Amortization	\$ 717	\$ 830	\$ 642	\$ 483	\$ 451

(1) Excludes the accelerated amortization totaling \$11.8 million recognized upon the passing of our former CEO and President.

(2) GAAP requires that deferred compensation be amortized over the earlier of the vesting or retirement eligibility date.

## RECONCILIATION OF NON-GAAP MEASURES (CONTINUED)

### NET OPERATING INCOME (NOI)

	Three Months Ended				
	1Q 2023	4Q 2022	3Q 2022	2Q 2022	1Q 2022
	(Unaudited; Dollars and shares in thousands, except per share data)				
<b>NET OPERATING INCOME</b>					
Net (loss) income	\$ (6,922)	\$ 5,238	\$ 5,673	\$ 5,584	\$ 5,524
General and administrative	4,406	4,149	3,762	3,610	3,316
Accelerated amortization of stock-based compensation	11,799	—	—	—	—
Depreciation and amortization	9,018	8,317	8,003	8,077	7,942
Interest expense	3,992	3,464	3,028	2,755	2,626
Deferred Income tax expense (benefit)	35	21	21	16	(17)
Interest and other income, net	(25)	(3)	(7)	(55)	(1)
<b>NOI</b>	<b>\$ 22,303</b>	<b>\$ 21,186</b>	<b>\$ 20,480</b>	<b>\$ 19,987</b>	<b>\$ 19,390</b>

### EBITDAre and ADJUSTED EBITDAre

#### EBITDAre

Net (loss) income	\$ (6,922)	\$ 5,238	\$ 5,673	\$ 5,584	\$ 5,524
Interest expense	3,992	3,464	3,028	2,755	2,626
Depreciation and amortization	9,018	8,317	8,003	8,077	7,942
Deferred Income tax expense (benefit)	35	21	21	16	(17)
<b>EBITDAre</b>	<b>\$ 6,123</b>	<b>\$ 17,040</b>	<b>\$ 16,725</b>	<b>\$ 16,432</b>	<b>\$ 16,075</b>
Non-cash stock-based compensation expense	2,547	2,645	2,464	2,184	2,122
Accelerated amortization of stock-based compensation	11,799	—	—	—	—
<b>ADJUSTED EBITDAre</b>	<b>\$ 20,469</b>	<b>\$ 19,685</b>	<b>\$ 19,189</b>	<b>\$ 18,616</b>	<b>\$ 18,197</b>

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

\$ 81,876

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

## WEIGHTED AVERAGE SHARES

	Three Months Ended				
	1Q 2023	4Q 2022	3Q 2022	2Q 2022	1Q 2022
	<i>(Unaudited; Dollars and shares in thousands, except per share data)</i>				
<b>WEIGHTED AVERAGE COMMON SHARES OUTSTANDING</b>					
Weighted average common shares outstanding	26,043	25,498	25,221	25,087	25,060
Unvested restricted shares	(1,816)	(1,711)	(1,634)	(1,509)	(1,490)
Weighted average common shares outstanding - EPS	<u>24,227</u>	<u>23,787</u>	<u>23,587</u>	<u>23,578</u>	<u>23,570</u>
Weighted average common shares outstanding - FFO Basic	24,227	23,787	23,587	23,578	23,570
Dilutive potential common shares (from below)	1,071	684	725	669	774
Weighted average common shares outstanding - FFO Diluted	<u>25,298</u>	<u>24,471</u>	<u>24,312</u>	<u>24,247</u>	<u>24,344</u>
<b>TREASURY SHARE CALCULATION</b>					
Unrecognized deferred compensation-end of period	\$ 24,465	\$ 33,652	\$ 36,364	\$ 30,886	\$ 32,087
Unrecognized deferred compensation-beginning of period	\$ 33,652	\$ 36,364	\$ 30,886	\$ 32,087	\$ 29,943
Average unrecognized deferred compensation	\$ 29,059	\$ 35,008	\$ 33,625	\$ 31,487	\$ 31,015
Average share price per share	\$ 39.01	\$ 34.06	\$ 36.97	\$ 37.47	\$ 43.30
Treasury shares	<u>745</u>	<u>1,027</u>	<u>909</u>	<u>840</u>	<u>716</u>
Unvested restricted shares	1,816	1,711	1,634	1,509	1,490
Treasury shares	(745)	(1,027)	(909)	(840)	(716)
Dilutive potential common shares	<u>1,071</u>	<u>684</u>	<u>725</u>	<u>669</u>	<u>774</u>

**EXECUTIVE COMPENSATION**

Name and Position	Year	Total Compensation	Salary Taken In Stock (1)	Other (2)	Bonus Stock (1)	Alignment of Interest Stock (3)	Performance Based Incentive Compensation			Total Performance Based Incentive Compensation	Percent of Total
							1-Year Total Shareholder Return Stock	3-Year Total Shareholder Return Stock	5-Year Total Shareholder Return Stock		
<b>Timothy G. Wallace (4)</b> <i>Former Chief Executive Officer and President</i>	2022	\$ 4,540,328	\$ 794,200	\$ 12,425	\$ 913,330	\$ 1,710,257	\$ —	\$ 222,023	\$ 888,093	\$ 3,733,703	82.2 %
	2021	\$ 4,788,861	\$ 750,000	\$ 11,650	\$ 862,500	\$ 1,621,703	\$ —	\$ 771,504	\$ 771,504	\$ 4,027,211	84.1 %
	2020	\$ 3,737,563	\$ 645,000	\$ 13,382	\$ 548,250	\$ 1,402,181	\$ 483,750	\$ 645,000	\$ —	\$ 3,079,181	82.4 %
<b>David H. Dupuy (5)</b> <i>Chief Executive Officer, President and Chief Financial Officer</i>	2022	\$ 2,785,183	\$ 487,200	\$ 7,487	\$ 560,280	\$ 1,049,216	\$ —	\$ 136,192	\$ 544,808	\$ 2,290,496	82.2 %
	2021	\$ 3,183,341	\$ 460,000	\$ 253,262	\$ 529,000	\$ 994,675	\$ —	\$ 473,202	\$ 473,202	\$ 2,470,079	77.6 %
	2020	\$ 2,451,981	\$ 392,000	\$ 188,572	\$ 333,200	\$ 852,209	\$ 294,000	\$ 392,000	\$ —	\$ 1,871,409	76.3 %
<b>Leigh Ann Stach</b> <i>Executive Vice President and Chief Accounting Officer</i>	2022	\$ 2,342,141	\$ 410,500	\$ 1,750	\$ 472,075	\$ 883,998	\$ —	\$ 114,764	\$ 459,054	\$ 1,929,891	82.4 %
	2021	\$ 2,472,513	\$ 387,600	\$ 3,648	\$ 445,740	\$ 838,123	\$ —	\$ 398,701	\$ 398,701	\$ 2,081,265	84.2 %
	2020	\$ 1,895,617	\$ 326,800	\$ 8,734	\$ 277,780	\$ 710,403	\$ 245,100	\$ 326,800	\$ —	\$ 1,560,083	82.3 %
<b>Timothy L. Meyer (6)</b> <i>Executive Vice President - Asset Management</i>	2022	\$ 1,785,445	\$ 312,400	\$ 4,311	\$ 359,260	\$ 672,777	\$ —	\$ 87,339	\$ 349,358	\$ 1,468,734	82.3 %
	2021	\$ 917,202	\$ 280,000	\$ 14,789	\$ 165,000	\$ 457,413	\$ —	\$ —	\$ —	\$ 622,413	67.9 %

(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); the value of the grant of 5,000 shares of restricted stock to Mr. Dupuy in each of the years 2020 and 2021, and the value of the grant of 260 shares of restricted stock to Mr. Meyer in 2021.

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

(4) Mr. Wallace, our former CEO and President, passed away on March 3, 2023.

(5) Mr. Dupuy was appointed as CEO effective March 6, 2023. He will continue in his role as CFO until a successor is chosen.

(6) Mr. Meyer joined the Company on July 1, 2019 and was promoted to Executive Vice President on October 1, 2021.

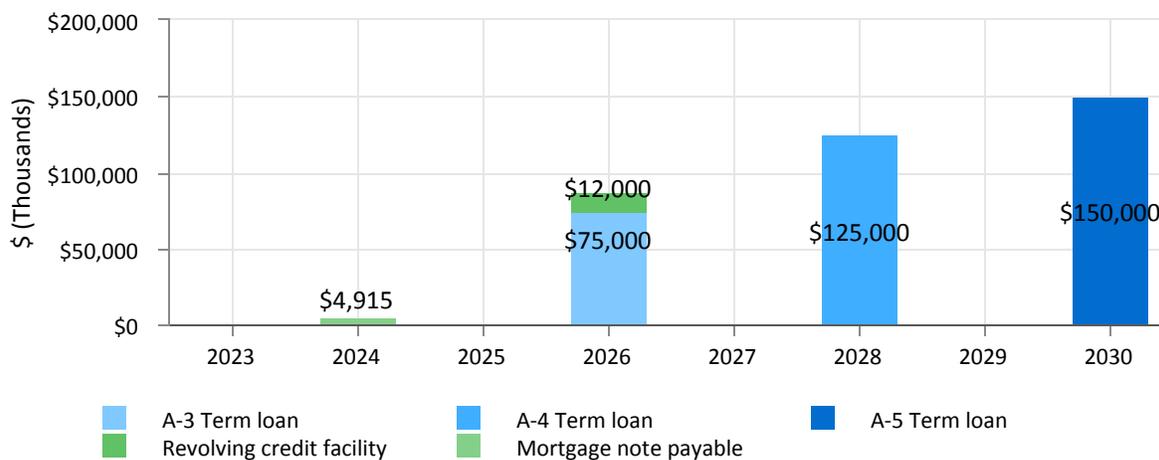
	CEO Pay Ratios			
	Former CEO and President	Median Employee	Average Employee (1)	Lowest Paid Employee (1)
Cash	\$ —	\$ 123,900	\$ 114,349	\$ 63,500
Compensation Taken in Stock	4,527,903	68,500	295,291	—
Other Compensation	12,425	3,047	4,638	1,348
Total Compensation	\$ 4,540,328	\$ 195,447	\$ 414,278	\$ 64,848
CEO to Employee Ratio		23:1	11:1	70:1

(1) Excludes part-time employees who worked less than 20 hours per week.

## DEBT SUMMARY

	As of March 31, 2023		
	Principal Balance	Stated Rate	Hedged Rate
	<i>(in thousands)</i>		
Revolving credit facility	\$ 12,000	6.55 %	—
Term loan A-3	75,000	2.05 %	4.29 %
Term loan A-4	125,000	2.05 %	3.35 %
Term loan A-5	150,000	2.05 %	5.11 %
<b>Total Credit Facility</b>	<b>362,000</b>		
Secured mortgage loan	4,915	4.98 %	—
<b>Debt</b>	<b>366,915</b>		
Deferred Financing Costs, net	(1,854)		
<b>Debt, net</b>	<b>\$ 365,061</b>		

## DEBT MATURITIES

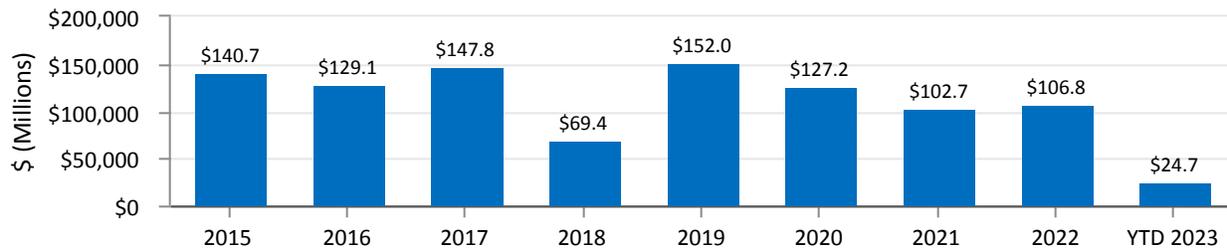


Select Covenants	Required	1Q 2023
Leverage ratio	≤ 60.0%	36.3 %
Fixed charge coverage ratio	≥ 1.50x	5.33
Tangible net worth (in thousands)	≥ \$472,403	\$644,060
Secured indebtedness	≤ 30.0%	0.5 %
Minimum debt service coverage ratio	≥ 2.0	6.16

**2023 PROPERTY ACQUISITIONS**

Property	Market	Property Type	Date Acquired	% Leased at Acquisition	Purchase Price <i>(in thousands)</i>	Square Feet	
Emory Healthcare	LaGrange, GA	MOB	01/18/23	100.0 %	\$ 8,007	55,310	
Emory Healthcare	West Point, GA	MOB	01/18/23	100.0 %	811	5,600	
Hills & Dales Professional Center	Canton, OH	MOB	01/30/23	100.0 %	3,669	27,920	
Northeastern Eye Institute	Scranton, PA	MOB	02/23/23	100.0 %	1,957	22,743	
Northeastern Eye Institute	Scranton, PA	MOB	02/23/23	100.0 %	2,207	15,768	
Emory Southern Orthopedics	LaGrange, GA	MOB	03/06/23	100.0 %	6,469	31,473	
Emory Southern Orthopedics	LaGrange, GA	MOB	03/06/23	100.0 %	249	2,972	
					<b>100.0 %</b>	<b>\$ 23,369</b>	<b>161,786</b>

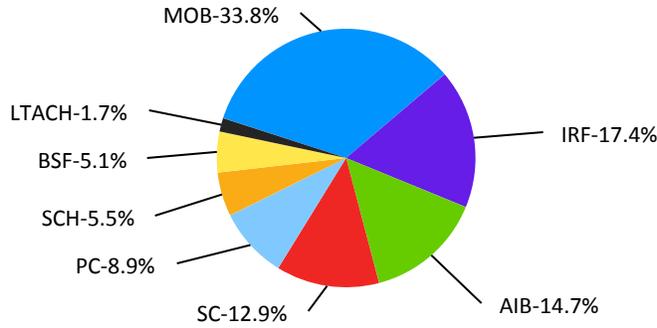
**ANNUAL INVESTMENTS**



■ Includes investments in notes receivable.

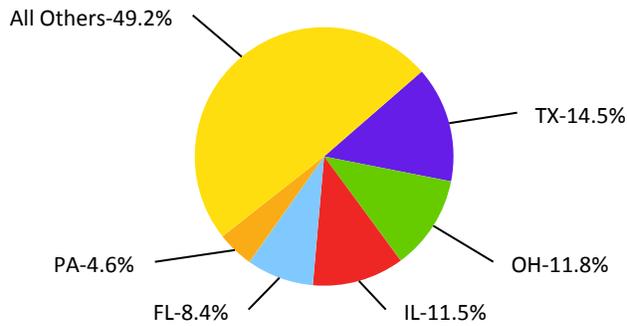
**PORTFOLIO DIVERSIFICATION**

**DIVERSIFICATION BY PROPERTY TYPE**



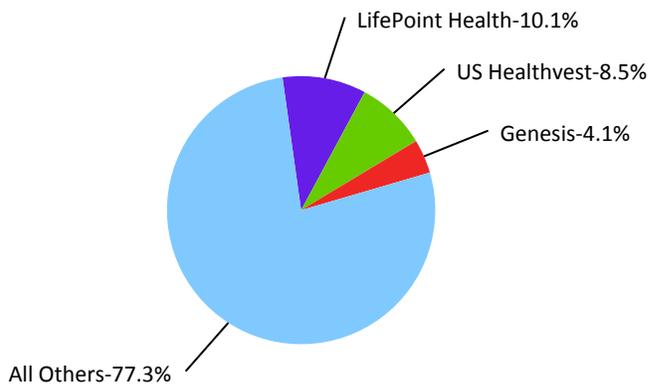
Property Type	Annualized Rent (%)
Medical Office Building (MOB)	33.8 %
Inpatient Rehabilitation Facilities (IRF)	17.4 %
Acute Inpatient Behavioral (AIB)	14.7 %
Specialty Centers (SC)	12.9 %
Physician Clinics (PC)	8.9 %
Surgical Centers and Hospitals (SCH)	5.5 %
Behavioral Specialty Facilities (BSF)	5.1 %
Long-term Acute Care Hospitals (LTACH)	1.7 %
<b>Total</b>	<b>100.0 %</b>

**DIVERSIFICATION BY STATE**



State	Annualized Rent (%)
Texas (TX)	14.5 %
Ohio (OH)	11.8 %
Illinois (IL)	11.5 %
Florida (FL)	8.4 %
Pennsylvania (PA)	4.6 %
All Others (Less than 4%)	49.2 %
<b>Total</b>	<b>100.0 %</b>

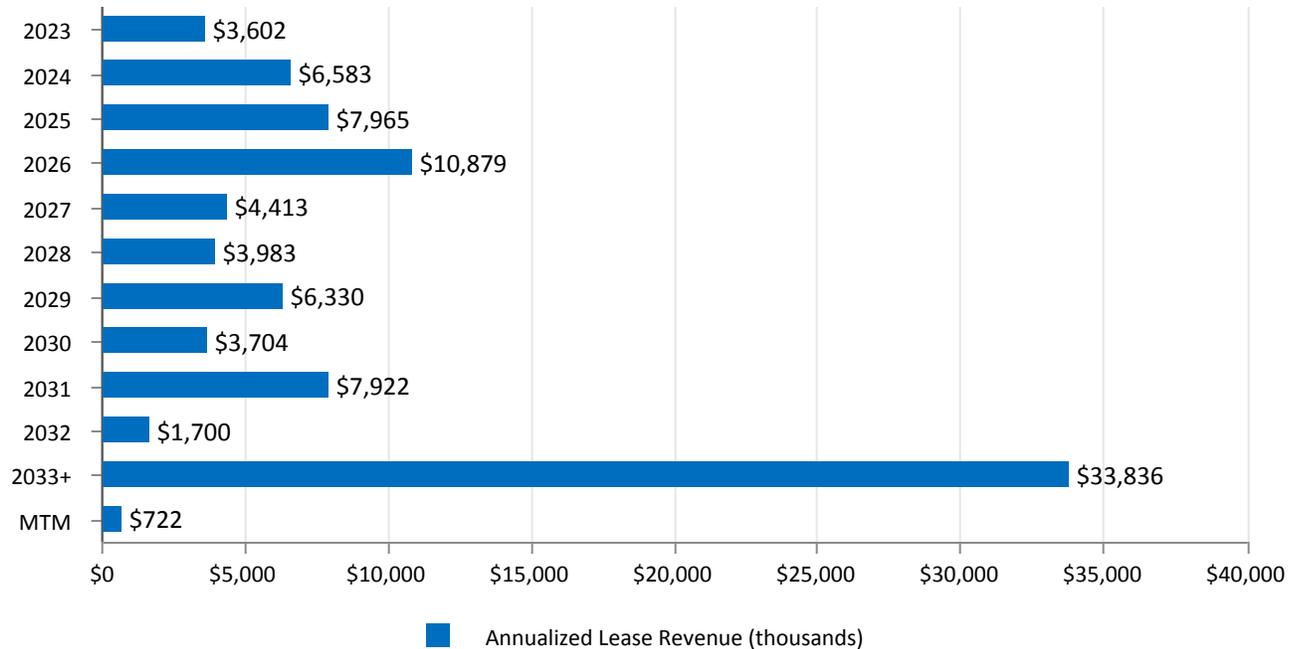
**DIVERSIFICATION BY TENANT**



Tenant	Annualized Rent (%)
LifePoint Health	10.1 %
US Healthvest	8.5 %
Genesis Care (Genesis)	4.1 %
All Others (Less than 4%)	77.3 %
<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 (%)
2023	32	181	5.0 %	\$ 3,602	3.9 %
2024	60	318	8.8 %	6,583	7.2 %
2025	40	297	8.2 %	7,965	8.7 %
2026	56	513	14.2 %	10,879	11.9 %
2027	38	212	5.9 %	4,413	4.8 %
2028	33	226	6.2 %	3,983	4.3 %
2029	18	243	6.7 %	6,330	6.9 %
2030	15	141	3.9 %	3,704	4.1 %
2031	16	286	7.9 %	7,922	8.6 %
2032	10	126	3.5 %	1,700	1.9 %
Thereafter	41	1,037	28.6 %	33,836	36.9 %
Month-to-Month	13	38	1.1 %	722	0.8 %
<b>Totals</b>	<b>372</b>	<b>3,618</b>	<b>100.0 %</b>	<b>\$ 91,639</b>	<b>100.0 %</b>

Total portfolio was approximately 91.6% leased in the aggregate at March 31, 2023 with lease expirations ranging from 2023 through 2039.

**PROPERTY LOCATIONS**

Approximately 48% of our property revenues are in MSAs with populations over 1,000,000 and approximately 91% 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
Lancaster MOB	MOB	10,646	0.27%	\$ 204.7	0.22%	13,200,998	Los Angeles-Long Beach-Anaheim, CA	2
Future Diagnostics Group	SC	8,876	0.22%	\$ 390.9	0.43%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
Gurnee Medical Office Building	MOB	22,943	0.58%	\$ 134.9	0.15%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
Joliet Oncology-Hematology Associates	PC	7,905	0.20%	\$ 375.6	0.41%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
Morris Cancer Center	MOB	18,470	0.47%	\$ 608.4	0.66%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
Center for Reconstructive Surgery - Oak Lawn	MOB	33,356	0.84%	\$ 403.3	0.44%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
Presence	PC	14,863	0.38%	\$ 304.7	0.33%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
Presence Regional Cancer Center	SC	44,888	1.14%	\$ 1,431.6	1.56%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
Skin MD	PC	13,565	0.34%	\$ 500.5	0.55%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
Chicago Behavioral Hospital	AIB	85,000	2.15%	\$ 2,139.7	2.33%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
US HealthVest - Lake	AIB	83,658	2.12%	\$ 2,920.7	3.19%	9,618,502	Chicago-Naperville-Elgin, IL-IN-WI	3
Texas Rehabilitation Hospital of Fort Worth, LLC	IRF	39,761	1.01%	\$ 1,988.2	2.17%	7,637,387	Dallas-Fort Worth-Arlington, TX	4
Bayside Medical Center	MOB	50,593	1.28%	\$ 869.4	0.95%	7,122,240	Houston-The Woodlands-Sugar Land, TX	5
Gessner Road MOB	MOB	14,360	0.36%	\$ 301.8	0.33%	7,122,240	Houston-The Woodlands-Sugar Land, TX	5
Clear Lake Institute for Rehabilitation	IRF	55,646	1.41%	\$ 2,913.2	3.18%	7,122,240	Houston-The Woodlands-Sugar Land, TX	5
Northwest Surgery Center	SCH	11,200	0.28%	\$ —	—%	7,122,240	Houston-The Woodlands-Sugar Land, TX	5
2301 Research Boulevard	MOB	93,079	2.36%	\$ 1,987.1	2.17%	6,385,162	Washington-Arlington-Alexandria, DC-VA-MD-WV	6
Haddon Hill Professional Center	MOB	25,118	0.64%	\$ 247.5	0.27%	6,245,051	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	7
Hopebridge - Westlake	BSF	15,057	0.38%	\$ 229.6	0.25%	6,245,051	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	7
Continuum Wellness Center	MOB	8,227	0.21%	\$ 156.9	0.17%	4,845,832	Phoenix-Mesa-Chandler, AZ	11
Desert Endoscopy Center	SCH	11,722	0.30%	\$ 278.5	0.30%	4,845,832	Phoenix-Mesa-Chandler, AZ	11
Mountain View Surgery Center	SCH	14,046	0.36%	\$ 547.8	0.60%	4,845,832	Phoenix-Mesa-Chandler, AZ	11
Associated Surgical Center of Dearborn	SCH	12,400	0.31%	\$ 353.4	0.39%	4,392,041	Detroit-Warren-Dearborn, MI	14
Berry Surgical Center	SCH	27,217	0.69%	\$ 615.4	0.67%	4,392,041	Detroit-Warren-Dearborn, MI	14
Smokey Point Behavioral Hospital	AIB	70,100	1.77%	\$ 2,731.8	2.98%	4,018,762	Seattle-Tacoma-Bellevue, WA	15
Sanderling Dialysis	SC	11,300	0.29%	\$ 414.6	0.45%	3,298,634	San Diego-Chula Vista-Carlsbad, CA	17
Bay Area Physicians Surgery Center	MOB	18,708	0.47%	\$ 267.3	0.29%	3,175,275	Tampa-St. Petersburg-Clearwater, FL	18
Liberty Dialysis	SC	8,450	0.21%	\$ 267.9	0.29%	2,963,821	Denver-Aurora-Lakewood, CO	19
Waters Edge Medical	MOB	23,388	0.59%	\$ 411.1	0.45%	2,844,510	Baltimore-Columbia-Towson, MD	20
Righttime Medical Care	SC	6,236	0.16%	\$ 330.9	0.36%	2,844,510	Baltimore-Columbia-Towson, MD	20
Eyecare Partners	PC	6,487	0.16%	\$ 139.0	0.15%	2,820,253	St. Louis, MO-IL	21
Eyecare Partners	PC	5,560	0.14%	\$ 45.3	0.05%	2,820,253	St. Louis, MO-IL	21

Property Name	Property Type	Area	% of Square Feet	Annualized Rent (\$000's)	% of Annualized Rent	Population	MSA/MISA	Rank
Eyecare Partners	SCH	16,608	0.42%	\$ 310.6	0.34%	2,820,253	St. Louis, MO-IL	21
Eyecare Partners	PC	6,311	0.16%	\$ 49.5	0.05%	2,820,253	St. Louis, MO-IL	21
Bassin Center For Plastic-Surgery-Villages	PC	2,894	0.07%	\$ 166.0	0.18%	2,673,376	Orlando-Kissimmee-Sanford, FL	22
Bassin Center For Plastic Surgery-Orlando	PC	2,420	0.06%	\$ 138.8	0.15%	2,673,376	Orlando-Kissimmee-Sanford, FL	22
Kissimmee Physicians Clinic	PC	4,902	0.12%	\$ 107.1	0.12%	2,673,376	Orlando-Kissimmee-Sanford, FL	22
Orthopaedic Associates of Osceola	PC	15,167	0.38%	\$ 347.2	0.38%	2,673,376	Orlando-Kissimmee-Sanford, FL	22
Medical Village at Wintergarden	MOB	21,532	0.54%	\$ 588.9	0.64%	2,673,376	Orlando-Kissimmee-Sanford, FL	22
Baptist Health	PC	13,500	0.34%	\$ 391.4	0.43%	2,558,143	San Antonio-New Braunfels, TX	24
San Antonio Head & Neck Surgical Associates	PC	6,500	0.16%	\$ 184.2	0.20%	2,558,143	San Antonio-New Braunfels, TX	24
Butler Medical Center	MOB	10,116	0.26%	\$ 265.3	0.29%	2,370,930	Pittsburgh, PA	27
Forefront Dermatology Building	MOB	15,650	0.40%	\$ 332.1	0.36%	2,370,930	Pittsburgh, PA	27
Greentree Primary Care	MOB	34,077	0.86%	\$ 885.6	0.97%	2,370,930	Pittsburgh, PA	27
Vascular Access Centers of Southern Nevada	SC	4,800	0.12%	\$ 95.0	0.10%	2,265,461	Las Vegas-Henderson-Paradise, NV	29
Assurance Health System	BSF	14,381	0.36%	\$ 539.2	0.59%	2,256,884	Cincinnati, OH-KY-IN	30
Cavalier Medical & Dialysis Center	MOB	17,614	0.45%	\$ 218.2	0.24%	2,256,884	Cincinnati, OH-KY-IN	30
51 Cavalier Blvd	MOB	18,016	0.46%	\$ 183.4	0.20%	2,256,884	Cincinnati, OH-KY-IN	30
Anderson Ferry Plaza	MOB	43,599	1.10%	\$ 482.4	0.53%	2,256,884	Cincinnati, OH-KY-IN	30
Everest Rehabilitation Hospital	IRF	37,720	0.95%	\$ 2,408.8	2.63%	2,256,884	Cincinnati, OH-KY-IN	30
Davita Commercial Way	SC	4,980	0.13%	\$ —	—%	2,256,884	Cincinnati, OH-KY-IN	30
Fresenius Florence Dialysis Center	MOB	17,845	0.45%	\$ 304.3	0.33%	2,256,884	Cincinnati, OH-KY-IN	30
Prairie Star Medical Facility I	MOB	24,724	0.63%	\$ 906.3	0.99%	2,192,035	Kansas City, MO-KS	31
Prairie Star Medical Facility II	MOB	24,840	0.63%	\$ 152.8	0.17%	2,192,035	Kansas City, MO-KS	31
Ravines Edge	MOB	16,751	0.42%	\$ 262.1	0.29%	2,138,926	Columbus, OH	32
Court Street Surgery Center	SCH	7,787	0.20%	\$ 77.9	0.08%	2,138,926	Columbus, OH	32
Hopebridge - Columbus	BSF	13,969	0.35%	\$ 170.9	0.19%	2,138,926	Columbus, OH	32
Sedalia Medical Center	MOB	20,043	0.51%	\$ 318.5	0.35%	2,138,926	Columbus, OH	32
Assurance Health, LLC	BSF	10,200	0.26%	\$ 362.1	0.40%	2,111,040	Indianapolis-Carmel-Anderson, IN	33
Assurance Health System	BSF	13,722	0.35%	\$ 495.8	0.54%	2,111,040	Indianapolis-Carmel-Anderson, IN	33
Kindred Hospital Indianapolis North	LTACH	37,270	0.94%	\$ 1,521.2	1.66%	2,111,040	Indianapolis-Carmel-Anderson, IN	33

Property Name	Property Type	Area	% of Square Feet	Annualized Rent (\$000's)	% of Annualized Rent	Population	MSA/MISA	Rank
Brook Park Medical Building	MOB	18,444	0.47%	\$ 392.1	0.43%	2,088,251	Cleveland-Elyria, OH	34
Northern Ohio Regional Cancer Center	MOB	16,802	0.43%	\$ 310.3	0.34%	2,088,251	Cleveland-Elyria, OH	34
Assurance - Hudson	BSF	13,290	0.34%	\$ 554.2	0.60%	2,088,251	Cleveland-Elyria, OH	34
Rockside Medical Center	MOB	55,316	1.40%	\$ 1,002.3	1.09%	2,088,251	Cleveland-Elyria, OH	34
Virginia Orthopaedic & Spine Specialists	PC	8,445	0.21%	\$ 153.1	0.17%	1,799,674	Virginia Beach-Norfolk-Newport News, VA-NC	37
Genesis Care - Warwick	SC	10,236	0.26%	\$ 380.8	0.42%	1,676,579	Providence-Warwick, RI-MA	38
South County Hospital	PC	13,268	0.34%	\$ 311.3	0.34%	1,676,579	Providence-Warwick, RI-MA	38
Ortho Rhode Island - Warwick	PC	7,340	0.19%	\$ 212.8	0.23%	1,676,579	Providence-Warwick, RI-MA	38
Mercy Rehabilitation Hospital	IRF	39,637	1.00%	\$ 1,988.2	2.17%	1,425,695	Oklahoma City, OK	41
Memphis Center	MOB	11,669	0.30%	\$ 227.7	0.25%	1,337,779	Memphis, TN-MS-AR	43
Sanderling Dialysis	SC	10,133	0.26%	\$ 536.3	0.59%	1,337,779	Memphis, TN-MS-AR	43
Glastonbury	MOB	49,593	1.26%	\$ 529.8	0.58%	1,213,531	Hartford-East Hartford-Middletown, CT	48
Sterling Medical Center	MOB	28,685	0.73%	\$ 420.3	0.46%	1,166,902	Buffalo-Cheektowaga, NY	49
Gardendale MOB	MOB	12,956	0.33%	\$ 317.4	0.35%	1,115,289	Birmingham-Hoover, AL	50
Genesis Care - Southbridge	SC	20,046	0.51%	\$ 841.3	0.92%	978,529	Worcester, MA-CT	57
Worcester Behavioral	AIB	81,972	2.07%	\$ 2,651.1	2.89%	978,529	Worcester, MA-CT	57
Los Alamos Professional Plaza	MOB	43,395	1.10%	\$ 580.3	0.63%	870,781	McAllen-Edinburg-Mission, TX	65
Cardiology Associates of Greater Waterbury	PC	16,793	0.42%	\$ 310.7	0.34%	864,835	New Haven-Milford, CT	68
Columbia Gastroenterology Surgery Center	MOB	17,016	0.43%	\$ 304.3	0.33%	829,470	Columbia, SC	72
Davita Turner Road	SC	18,125	0.46%	\$ 351.2	0.38%	814,049	Dayton-Kettering, OH	73
Davita Springboro Pike	SC	10,510	0.27%	\$ 182.0	0.20%	814,049	Dayton-Kettering, OH	73
Davita Business Center Court	SC	12,988	0.33%	\$ 228.4	0.25%	814,049	Dayton-Kettering, OH	73
Genesis Care - Bonita Springs	SC	4,445	0.11%	\$ 279.7	0.31%	760,822	Cape Coral-Fort Myers, FL	78
Cape Coral Suite 3	SC	12,130	0.31%	\$ 437.3	0.48%	760,822	Cape Coral-Fort Myers, FL	78
Cape Coral Suite 3A	MOB	2,023	0.05%	\$ 37.9	0.04%	760,822	Cape Coral-Fort Myers, FL	78
Cape Coral Suite 5 & 6	MOB	6,379	0.16%	\$ 92.5	0.10%	760,822	Cape Coral-Fort Myers, FL	78
Genesis Care - Fort Myers	SC	46,356	1.17%	\$ 804.7	0.88%	760,822	Cape Coral-Fort Myers, FL	78
Corporate Office 3660	MOB	22,104	0.56%	\$ 602.3	0.66%	760,822	Cape Coral-Fort Myers, FL	78
Corporate Annex Building	MOB	16,000	0.40%	\$ 301.1	0.33%	760,822	Cape Coral-Fort Myers, FL	78
Wildwood Hammock RPET Facility	SC	10,832	0.27%	\$ 416.6	0.45%	760,822	Cape Coral-Fort Myers, FL	78
Wildwood Hammock - Diagnostic Imaging	SC	9,376	0.24%	\$ 393.8	0.43%	760,822	Cape Coral-Fort Myers, FL	78

Property Name	Property Type	Area	% of Square Feet	Annualized Rent (\$000's)	% of Annualized Rent	Population	MSA/MISA	Rank
Wildwood Hammock - Northland	MOB	1,201	0.03%	\$ 12.6	0.01%	760,822	Cape Coral-Fort Myers, FL	78
Parkway Professional Plaza	MOB	40,918	1.04%	\$ 739.5	0.81%	725,046	Lakeland-Winter Haven, FL	81
Mercy One Physicians Clinic	PC	17,318	0.44%	\$ 382.7	0.42%	709,466	Des Moines-West Des Moines, IA	82
Novus Clinic	SCH	14,315	0.36%	\$ 296.3	0.32%	702,219	Akron, Oh	83
UH Walden Health Center	PC	11,000	0.28%	\$ 320.5	0.35%	702,219	Akron, Oh	83
UW Health Clinic- Portage	PC	14,000	0.35%	\$ 325.1	0.35%	680,796	Madison, WI	87
Daytona Medical Office	MOB	20,193	0.51%	\$ 391.3	0.43%	668,921	Deltona-Daytona Beach-Ormond Beach, FL	90
Debary Professional Plaza	MOB	22,854	0.58%	\$ 185.6	0.20%	668,921	Deltona-Daytona Beach-Ormond Beach, FL	90
Cypress Medical Center	MOB	39,746	1.01%	\$ 371.7	0.41%	647,610	Wichita, KS	93
Family Medicine East	PC	16,581	0.42%	\$ 331.6	0.36%	647,610	Wichita, KS	93
Grene Vision Center	PC	18,681	0.47%	\$ 314.8	0.34%	647,610	Wichita, KS	93
Perrysburg Medical Arts Building	MOB	25,930	0.66%	\$ 438.4	0.48%	646,604	Toledo, OH	94
St. Vincent Mercy Medical Center, Inc.	PC	23,368	0.59%	\$ 319.9	0.35%	646,604	Toledo, OH	94
Assurance - Toledo	BSF	13,290	0.34%	\$ 520.8	0.57%	646,604	Toledo, OH	94
Granite Circle	MOB	17,164	0.43%	\$ 236.0	0.26%	646,604	Toledo, OH	94
Bassin Center For Plastic Surgery- Melbourne	PC	5,228	0.13%	\$ 299.9	0.33%	606,612	Palm Bay-Melbourne-Titusville, FL	96
Penn State Health - Camp Hill	SC	8,400	0.21%	\$ 173.0	0.19%	591,712	Harrisburg-Carlisle, PA	98
Penn State Health - Harrisburg	SC	10,000	0.25%	\$ 206.0	0.22%	591,712	Harrisburg-Carlisle, PA	98
Eynon Surgery Center	SCH	6,500	0.16%	\$ 190.5	0.21%	567,559	Scranton--Wilkes-Barre, PA	100
Riverview Medical Center	MOB	26,199	0.66%	\$ 440.3	0.48%	567,559	Scranton--Wilkes-Barre, PA	100
NEI	MOB	22,743	0.58%	\$ 409.4	0.45%	567,559	Scranton--Wilkes-Barre, PA	100
NEI	MOB	15,768	0.40%	\$ 304.9	0.33%	567,559	Scranton--Wilkes-Barre, PA	100
Grandview Plaza	MOB	20,000	0.51%	\$ 303.7	0.33%	552,984	Lancaster, PA	102
Pinnacle Health	PC	10,753	0.27%	\$ 241.2	0.26%	552,984	Lancaster, PA	102
Manteca Medical Group Building	PC	10,564	0.27%	\$ 304.3	0.33%	552,878	Modesto, CA	103
Everest Rehabilitation Hospital	IRF	38,817	0.98%	\$ 2,195.8	2.40%	546,725	Fayetteville-Springdale-Rogers, AR	105
Treasure Coast Medical Pavilion	MOB	55,844	1.41%	\$ 856.0	0.93%	487,657	Port St. Lucie, FL	115
AMG Specialty Hospital - Lafayette	MOB	29,062	0.74%	\$ —	—%	478,384	Lafayette, LA	116
Everest Rehabilitation Hospital	IRF	38,817	0.98%	\$ 2,246.6	2.45%	475,367	Killeen-Temple, TX	118
Genesis Care - Asheville	SC	10,850	0.27%	\$ 223.2	0.24%	469,015	Asheville, NC	120
Genesis Care - Weaverville	SC	10,696	0.27%	\$ 443.2	0.48%	469,015	Asheville, NC	120

Property Name	Property Type	Area	% of Square Feet	Annualized Rent (\$000's)	% of Annualized Rent	Population	MSA/MISA	Rank
Martin Foot & Ankle Clinic	PC	27,100	0.69%	\$ 414.9	0.45%	456,438	York-Hanover, PA	121
Affinity Health Center	MOB	47,366	1.20%	\$ 506.7	0.55%	401,574	Canton-Massillon, OH	137
Hills & Dales Professional Center	MOB	27,920	0.71%	\$ 371.4	0.41%	401,574	Canton-Massillon, OH	137
Prattville Town Center Medical Office Bldg	MOB	13,319	0.34%	\$ 377.0	0.41%	386,047	Montgomery, AL	142
Wellmont Bristol Urgent Care	SC	4,548	0.12%	\$ 76.2	0.08%	307,614	Kingsport-Bristol, TN-VA	165
Bristol Pediatric Associates	MOB	10,804	0.27%	\$ 180.2	0.20%	307,614	Kingsport-Bristol, TN-VA	165
Bluewater Orthopedics Center	MOB	10,255	0.26%	\$ 215.6	0.24%	286,973	Crestview-Fort Walton Beach-Destin, FL	171
Everest Rehabilitation Hospital	IRF	38,817	0.98%	\$ 2,246.6	2.45%	286,184	Longview, TX	172
Londonderry Centre	MOB	21,115	0.53%	\$ 338.8	0.37%	277,547	Waco, TX	176
Meridian Behavioral Health Systems	AIB	132,430	3.35%	\$ 3,075.3	3.36%	258,859	Charleston, WV	190
Gulf Coast Cancer Centers-Foley	SC	6,146	0.16%	\$ 169.6	0.19%	231,767	Daphne-Fairhope-Foley, AL	200
Gulf Coast Cancer Centers- Gulf Shores	SC	6,398	0.16%	\$ 131.8	0.14%	231,767	Daphne-Fairhope-Foley, AL	200
Monroe Surgical Hospital	SCH	58,121	1.47%	\$ 2,354.5	2.57%	207,104	Monroe, LA	219
Fresenius Ft. Valley	SC	4,920	0.12%	\$ 98.3	0.11%	191,614	Warner Robins, GA	228
Tuscola Professional Building	MOB	25,500	0.65%	\$ 610.2	0.67%	190,124	Saginaw, MI	229
Genesis Care - Redding	SC	12,206	0.31%	\$ 587.5	0.64%	182,155	Redding, CA	233
Kedplasma	SC	12,870	0.33%	\$ 272.1	0.30%	171,415	Burlington, NC	251
Decatur Morgan Hospital Medical Office Building	MOB	35,933	0.91%	\$ 579.0	0.63%	156,494	Decatur, AL	268
Provena Medical Center	MOB	54,894	1.39%	\$ 660.8	0.72%	107,502	Kankakee, IL	346
Parkside Family & Davita Clinics	MOB	15,637	0.40%	\$ 215.5	0.24%	98,331	Victoria, TX	361
Cub Lake Square	MOB	49,059	1.24%	\$ 1,113.6	1.21%	106,717	Show Low, AZ	N/A
Cub Lake Square - Building B	MOB	—	0.00%	\$ —	—%	106,717	Show Low, AZ	N/A
Cub Lake Square - Building C	MOB	—	0.00%	\$ —	—%	106,717	Show Low, AZ	N/A
Emory Healthcare	MOB	61,301	1.55%	\$ 846.6	0.92%	104,198	LaGrange, GA-AL	N/A
Emory Southern Orthopedics	MOB	31,473	0.80%	\$ 688.7	0.75%	104,198	LaGrange, GA-AL	N/A
Emory Southern Orthopedics	MOB	2,972	0.08%	\$ 59.1	0.06%	104,198	LaGrange, GA-AL	N/A
Emory Healthcare	MOB	5,600	0.14%	\$ 77.3	0.08%	104,198	LaGrange, GA-AL	N/A
Marion Medical Plaza	MOB	27,246	0.69%	\$ 346.1	0.38%	65,359	Marion, OH	N/A
Fresenius Gallipolis Dialysis Center	SC	15,110	0.38%	\$ 159.3	0.17%	54,673	Point Pleasant, WV-OH	N/A
Davita Etowah Dialysis Center	SC	4,720	0.12%	\$ 67.4	0.07%	53,276	Athens, TN	N/A
Fresenius Dialysis Center	MOB	17,746	0.45%	\$ 347.3	0.38%	52,624	Corsicana, TX	N/A

Property Name	Property Type	Area	% of Square Feet	Annualized Rent (\$000's)	% of Annualized Rent	Population	MSA/MISA	Rank
Davita Dialysis	MOB	12,545	0.32%	\$ 447.4	0.49%	51,591	Pahrump, NV	N/A
Arkansas Valley Surgery Center	MOB	10,853	0.27%	\$ 257.3	0.28%	48,939	Cañon City, CO	N/A
Sanford West Behavioral Facility	BSF	96,886	2.45%	\$ 1,287.0	1.40%	45,014	Grand Rapids, MN	N/A
Wellmont Norton Urgent Care	SC	4,843	0.12%	\$ 56.8	0.06%	39,817	Big Stone Gap, VA	N/A
Wellmont Associates Complex	MOB	32,757	0.83%	\$ 353.0	0.39%	39,817	Big Stone Gap, VA	N/A
Eyecare Partners	PC	8,421	0.21%	\$ 134.3	0.15%	37,729	Centralia, IL	N/A
Surgery Ctr	MOB	13,050	0.33%	\$ 321.8	0.35%	37,167	Fremont, NE	N/A
Gulf Coast Cancer Centers-Brewton	SC	3,971	0.10%	\$ 109.6	0.12%	36,757	Atmore, AL	N/A
Baylor Scott & White Clinic	PC	37,354	0.95%	\$ 485.8	0.53%	35,805	Brenham, TX	N/A
Ottumwa Medical Clinic	MOB	68,895	1.74%	\$ 726.1	0.79%	35,437	Ottumwa, IA	N/A
Ottumwa Medical Clinic	MOB	6,850	0.17%	\$ 111.2	0.12%	35,437	Ottumwa, IA	N/A
Sanderling Dialysis Center	SC	4,186	0.11%	\$ 295.1	0.32%	27,743	Crescent City, CA	N/A
Russellville Medical Plaza	MOB	29,129	0.74%	\$ 158.9	0.17%	County: 31,362	Rural - No CBSA	N/A
Genesis Care - Andalusia	SC	10,373	0.26%	\$ 394.2	0.43%	County: 37,049	Rural - No CBSA	N/A
Lexington Carilion Clinic	PC	15,820	0.40%	\$ 369.3	0.40%	County: 22,573	Rural - No CBSA	N/A
Dahlonega Medical Mall	MOB	22,804	0.58%	\$ 280.8	0.31%	County: 33,610	Rural - No CBSA	N/A
Batesville Regional Medical Center	MOB	9,263	0.23%	\$ 48.1	0.05%	County: 34,192	Rural - No CBSA	N/A
Tri Lakes Behavioral	BSF	58,400	1.48%	\$ 527.0	0.57%	County: 34,192	Rural - No CBSA	N/A
North Mississippi Health Services	MOB	17,629	0.45%	\$ 91.6	0.10%	County: 35,252	Rural - No CBSA	N/A
North Mississippi Health Services	MOB	27,743	0.70%	\$ 144.2	0.16%	County: 35,252	Rural - No CBSA	N/A
North Mississippi Health Services	MOB	18,074	0.46%	\$ 93.9	0.10%	County: 35,252	Rural - No CBSA	N/A
North Mississippi Health Services	MOB	9,890	0.25%	\$ 51.4	0.06%	County: 35,252	Rural - No CBSA	N/A
Genesis Care - Princeton	SC	7,236	0.18%	\$ 198.5	0.22%	County: 58,758	Rural - No CBSA	N/A
Sanderling Dialysis Center	SC	5,217	0.13%	\$ 270.7	0.30%	County: 13,279	Rural - No CBSA	N/A
North Mississippi Health Services	MOB	3,378	0.09%	\$ 17.6	0.02%	County: 35,252	Rural - No CBSA	N/A
Rettig Family Healthcare	PC	12,000	0.30%	\$ 180.0	0.20%	County: 23,437	Rural - No CBSA	N/A
Wellmont Lebanon Urgent Care	SC	8,369	0.21%	\$ 104.6	0.11%	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 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 EBITDAre

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 EBITDAre of unconsolidated affiliates and consolidated affiliates with non-controlling interest. The Company also presents Adjusted EBITDAre which is EBITDAre before non-cash stock-based compensation amortization.

We consider EBITDAre and Adjusted EBITDAre 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)

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The Company uses the NAREIT definition of FFO. FFO is an operating performance measure adopted by NAREIT. NAREIT defines FFO as the most commonly accepted and reported measure of a REIT's operating performance equal to net income (calculated in accordance with GAAP), excluding gains or losses from the sale of certain real estate assets, gains and losses from change in control, impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of depreciable real estate held by the entity, plus depreciation and amortization related to real estate properties, and after adjustments for unconsolidated partnerships and joint ventures. NAREIT also provides REITs with an option to exclude gains, losses and impairments of assets that are incidental to the main business of the REIT from the calculation of FFO. 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 the amortization of stock-based compensation, and including or excluding 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 densities 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.

## REPORTING DEFINITIONS (continued)

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### 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.

### 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, 2022 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.