



Exhibit 99.2

**CHCT**  
**LISTED**  
**NYSE**



**SUPPLEMENTAL INFORMATION**  
**Q3 2025**



ABOUT US

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

|                                                                                     | September 30, 2025 |
|-------------------------------------------------------------------------------------|--------------------|
| Gross real estate investments (in thousands) <sup>(1)</sup>                         | \$1,204,425        |
| Total properties                                                                    | 200                |
| % Leased <sup>(2)</sup>                                                             | 90.1%              |
| Total square feet owned                                                             | 4,556,621          |
| Weighted Average remaining lease term (years)                                       | 6.7                |
| Cash and cash equivalents (in thousands)                                            | \$3,383            |
| Debt to Total Capitalization                                                        | 43.1%              |
| Weighted average interest rate per annum on Revolving Line of Credit <sup>(3)</sup> | 5.4%               |
| Weighted average interest rate per annum on Term Loans <sup>(4)</sup>               | 4.7%               |
| Equity market cap (in millions)                                                     | \$435.6            |
| Quarterly dividend paid in the period (per share)                                   | \$0.4725           |
| Quarter end stock price (per share)                                                 | \$15.30            |
| Dividend yield                                                                      | 12.35%             |
| Common shares outstanding                                                           | 28,471,424         |

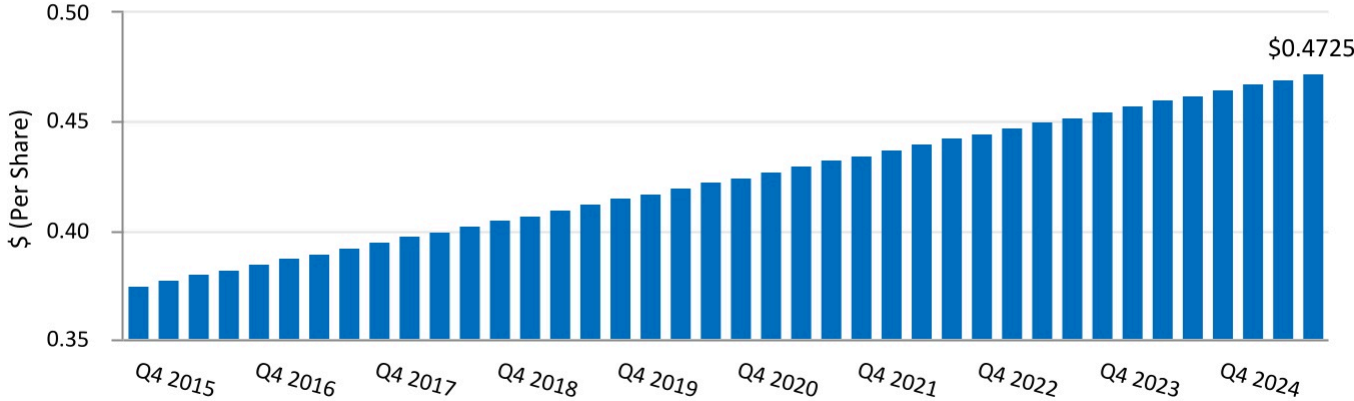
<sup>(1)</sup> Includes one property with two sales-type leases and two properties classified as held for sale.

<sup>(2)</sup> Excludes real estate assets held for sale.

<sup>(3)</sup> Revolving Line of Credit is partially hedged; this rate represents the weighted average of fixed and floating rates.

<sup>(4)</sup> Term Loans are fully hedged; this rate represents the weighted average hedged rates.

DIVIDENDS





CORPORATE INFORMATION

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

BOARD OF DIRECTORS

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 H. Dupuy  
Board member

EXECUTIVE MANAGEMENT TEAM

David H. Dupuy  
Chief Executive Officer and President

William G. Monroe IV  
Executive Vice President  
Chief Financial Officer

Leigh Ann Stach  
Executive Vice President  
Chief Accounting Officer

COVERING ANALYSTS

A. Goldfarb - Piper Sandler  
J. Kammert - Evercore ISI  
M. Lewis - Truist Securities

R. Stevenson - Janney Capital Markets  
B. Oxford - Colliers International Securities

PROFESSIONAL SERVICES

Independent Registered Public Accounting Firm  
BDO USA, P.C.  
501 Commerce Street, Suite 1400  
Nashville, TN 37203

Transfer Agent  
Equiniti Trust Company, LLC  
Operations Center  
6201 15<sup>th</sup> Avenue  
Brooklyn, NY 11219  
1-800-937-5449



FINANCIAL HIGHLIGHTS

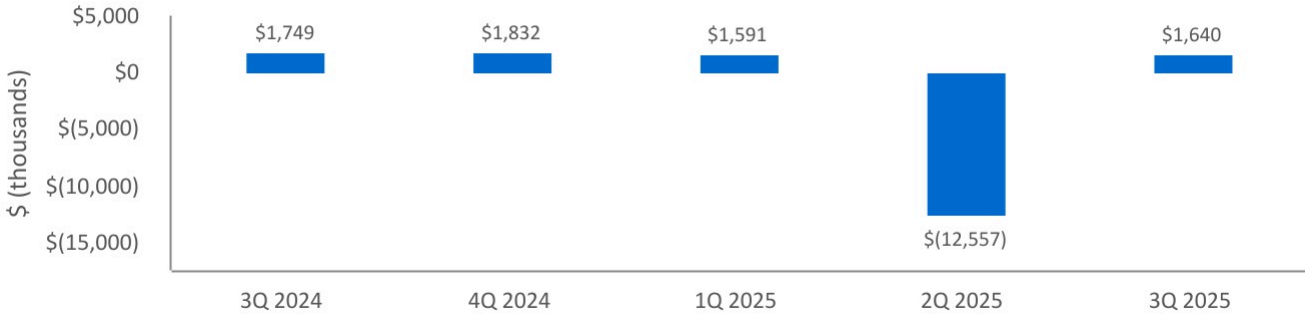
|                                                       | Three Months Ended |            |           |           |           |
|-------------------------------------------------------|--------------------|------------|-----------|-----------|-----------|
|                                                       | 3Q 2025            | 2Q 2025    | 1Q 2025   | 4Q 2024   | 3Q 2024   |
| (Unaudited and in thousands, except per share data)   |                    |            |           |           |           |
| STATEMENTS OF OPERATIONS ITEMS <sup>(1)(2)(3)</sup>   |                    |            |           |           |           |
| Revenues                                              | \$ 31,086          | \$ 29,085  | \$ 30,078 | \$ 29,298 | \$ 29,639 |
| Net income (loss)                                     | \$ 1,640           | \$(12,557) | \$ 1,591  | \$ 1,832  | \$ 1,749  |
| NOI                                                   | \$ 25,156          | \$ 23,500  | \$ 23,983 | \$ 23,813 | \$ 23,653 |
| EBITDAre                                              | \$ 20,505          | \$ 4,274   | \$ 18,886 | \$ 19,020 | \$ 18,924 |
| Adjusted EBITDAre                                     | \$ 22,970          | \$ 20,068  | \$ 21,596 | \$ 21,617 | \$ 21,421 |
| FFO                                                   | \$ 13,547          | \$ 6,336   | \$ 12,668 | \$ 12,745 | \$ 12,821 |
| AFFO                                                  | \$ 15,099          | \$ 13,585  | \$ 14,739 | \$ 14,630 | \$ 14,639 |
| Per Diluted Share: <sup>(1)(2)(3)</sup>               |                    |            |           |           |           |
| Net income (loss) attributable to common shareholders | \$ 0.03            | \$(0.50)   | \$ 0.03   | \$ 0.04   | \$ 0.04   |
| FFO                                                   | \$ 0.50            | \$ 0.23    | \$ 0.47   | \$ 0.48   | \$ 0.48   |
| AFFO                                                  | \$ 0.56            | \$ 0.50    | \$ 0.55   | \$ 0.55   | \$ 0.55   |

(1) Net loss, FFO and AFFO for the second quarter of 2025 included interest receivable reserves totaling approximately \$1.7 million, resulting in a reduction of \$0.06 per diluted share for net loss, FFO, and AFFO.

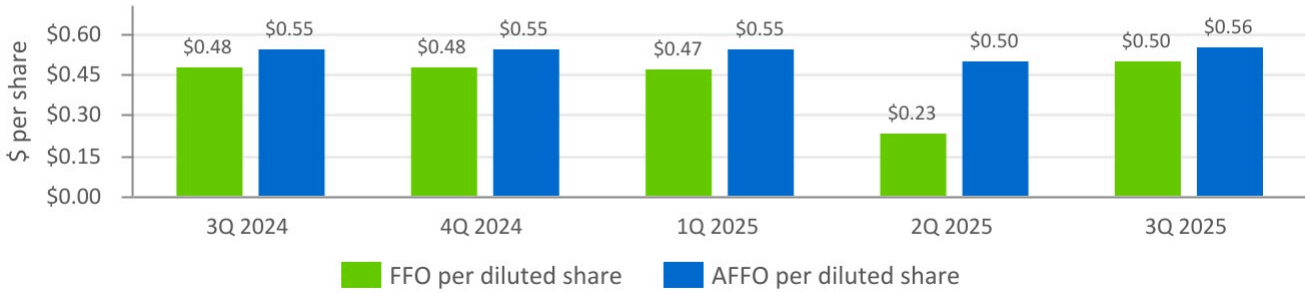
(2) Net loss for the second quarter of 2025 included an \$8.7 million credit loss reserve related to notes receivable with a geriatric behavioral hospital tenant that are incidental to the Company's main business.

(3) Net loss and FFO for the second quarter of 2025 included severance and transition-related charges totaling approximately \$5.9 million, including approximately \$4.6 million of non-cash accelerated amortization of stock-based compensation, which reduced FFO per diluted common share by approximately \$0.22.

NET INCOME (LOSS)

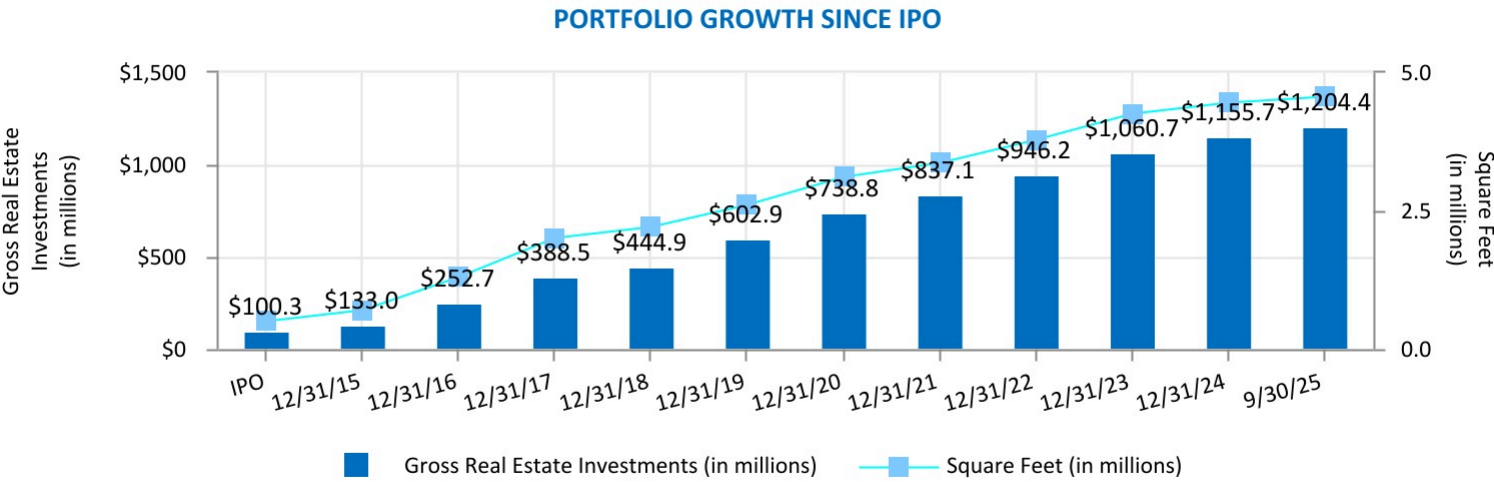


FFO / AFFO



FINANCIAL HIGHLIGHTS (Continued)

|                                      | 3Q 2025 |           | 2Q 2025 |           | As of<br>1Q 2025 |           | 4Q 2024 |           | 3Q 2024 |           |
|--------------------------------------|---------|-----------|---------|-----------|------------------|-----------|---------|-----------|---------|-----------|
| (Unaudited and dollars in thousands) |         |           |         |           |                  |           |         |           |         |           |
| BALANCE SHEET ITEMS                  |         |           |         |           |                  |           |         |           |         |           |
| ASSETS                               |         |           |         |           |                  |           |         |           |         |           |
| Total real estate properties         | \$      | 1,190,151 | \$      | 1,158,312 | \$               | 1,148,772 | \$      | 1,145,931 | \$      | 1,135,463 |
| Total assets                         | \$      | 987,261   | \$      | 966,292   | \$               | 985,114   | \$      | 992,563   | \$      | 981,779   |
| CAPITALIZATION                       |         |           |         |           |                  |           |         |           |         |           |
| Net debt                             | \$      | 530,138   | \$      | 500,077   | \$               | 496,016   | \$      | 485,955   | \$      | 473,716   |
| Total capitalization                 | \$      | 1,229,442 | \$      | 1,200,858 | \$               | 1,210,874 | \$      | 1,204,529 | \$      | 1,183,615 |
| Net debt/total capitalization        |         | 43.1 %    |         | 41.6 %    |                  | 41.0 %    |         | 40.3 %    |         | 40.0 %    |
| Market valuation                     | \$      | 435,613   | \$      | 471,766   | \$               | 514,631   | \$      | 542,536   | \$      | 512,599   |
| Enterprise value                     | \$      | 962,368   | \$      | 966,980   | \$               | 1,008,376 | \$      | 1,024,107 | \$      | 983,479   |



CONSOLIDATED BALANCE SHEETS

ASSETS

Real estate properties

|                                                |
|------------------------------------------------|
| Land and land improvements                     |
| Buildings, improvements, and lease intangibles |
| Personal property                              |
| Total real estate properties                   |
| Less accumulated depreciation                  |
| Total real estate properties, net              |

Cash and cash equivalents

Assets held for sale, net

Other assets, net

Total assets

LIABILITIES AND STOCKHOLDERS' EQUITY

Liabilities

|                                          |
|------------------------------------------|
| Debt, net                                |
| Accounts payable and accrued liabilities |
| Other liabilities, net                   |

Total liabilities

Commitments and contingencies

Stockholders' Equity

|                                                             |
|-------------------------------------------------------------|
| Preferred stock, \$0.01 par value; 50,000 shares authorized |
| Common stock, \$0.01 par value; 450,000 shares authorized   |
| Additional paid-in capital                                  |
| Cumulative net income                                       |
| Accumulated other comprehensive gain                        |
| Cumulative dividends                                        |

Total stockholders' equity

Total liabilities and stockholders' equity

|    | 3Q 2025                                                                    | 2Q 2025    | As of<br>1Q 2025 | 4Q 2024    | 3Q 2024    |
|----|----------------------------------------------------------------------------|------------|------------------|------------|------------|
|    | <i>(Unaudited; Dollars and shares in thousands, except per share data)</i> |            |                  |            |            |
| \$ | 154,272                                                                    | \$ 152,887 | \$ 149,506       | \$ 149,501 | \$ 146,118 |
|    | 1,035,070                                                                  | 1,004,616  | 998,933          | 996,104    | 989,019    |
|    | 809                                                                        | 809        | 333              | 326        | 326        |
|    | 1,190,151                                                                  | 1,158,312  | 1,148,772        | 1,145,931  | 1,135,463  |
|    | (272,481)                                                                  | (262,961)  | (253,537)        | (242,609)  | (232,747)  |
|    | 917,670                                                                    | 895,351    | 895,235          | 903,322    | 902,716    |
|    | 3,383                                                                      | 4,863      | 2,271            | 4,384      | 2,836      |
|    | 6,205                                                                      | 5,465      | 6,755            | 6,755      | 6,351      |
|    | 60,003                                                                     | 60,613     | 80,853           | 78,102     | 69,876     |
| \$ | 987,261                                                                    | \$ 966,292 | \$ 985,114       | \$ 992,563 | \$ 981,779 |
|    |                                                                            |            |                  |            |            |
| \$ | 530,138                                                                    | \$ 500,077 | \$ 496,016       | \$ 485,955 | \$ 473,716 |
|    | 17,205                                                                     | 13,944     | 12,058           | 14,289     | 14,422     |
|    | 13,095                                                                     | 14,451     | 15,719           | 16,354     | 16,489     |
|    | 560,438                                                                    | 528,472    | 523,793          | 516,598    | 504,627    |
|    |                                                                            |            |                  |            |            |
|    | —                                                                          | —          | —                | —          | —          |
|    | 285                                                                        | 284        | 283              | 282        | 282        |
|    | 714,890                                                                    | 712,498    | 706,776          | 704,524    | 702,014    |
|    | 76,349                                                                     | 74,709     | 87,266           | 85,675     | 83,843     |
|    | 7,568                                                                      | 9,121      | 12,402           | 17,631     | 10,016     |
|    | (372,269)                                                                  | (358,792)  | (345,406)        | (332,147)  | (319,003)  |
|    | 426,823                                                                    | 437,820    | 461,321          | 475,965    | 477,152    |
| \$ | 987,261                                                                    | \$ 966,292 | \$ 985,114       | \$ 992,563 | \$ 981,779 |



CONSOLIDATED STATEMENTS OF OPERATIONS

|                                                                     | Three Months Ended |             |           |           |           |
|---------------------------------------------------------------------|--------------------|-------------|-----------|-----------|-----------|
|                                                                     | 3Q 2025            | 2Q 2025     | 1Q 2025   | 4Q 2024   | 3Q 2024   |
| (Unaudited; Dollars and shares in thousands, except per share data) |                    |             |           |           |           |
| REVENUES                                                            |                    |             |           |           |           |
| Rental income                                                       | \$ 30,814          | \$ 30,128   | \$ 29,730 | \$ 28,983 | \$ 29,335 |
| Other operating interest                                            | 272                | (1,043)     | 348       | 315       | 304       |
|                                                                     | 31,086             | 29,085      | 30,078    | 29,298    | 29,639    |
| EXPENSES                                                            |                    |             |           |           |           |
| Property operating                                                  | 5,930              | 5,585       | 6,095     | 5,485     | 5,986     |
| General and administrative <sup>(1)(2)</sup>                        | 4,658              | 10,559      | 5,100     | 4,809     | 4,935     |
| Depreciation and amortization                                       | 10,902             | 10,879      | 10,943    | 10,797    | 10,927    |
|                                                                     | 21,490             | 27,023      | 22,138    | 21,091    | 21,848    |
| OTHER (EXPENSE) INCOME                                              |                    |             |           |           |           |
| (Loss) Gains on sale and impairments of real estate assets          | (888)              | 640         | —         | 14        | 5         |
| Interest expense                                                    | (7,075)            | (6,592)     | (6,352)   | (6,405)   | (6,253)   |
| Credit loss reserve                                                 | —                  | (8,672)     | —         | —         | —         |
| Interest and other income, net                                      | 7                  | 5           | 3         | 16        | 206       |
|                                                                     | (7,956)            | (14,619)    | (6,349)   | (6,375)   | (6,042)   |
| NET INCOME (LOSS)                                                   | \$ 1,640           | \$ (12,557) | \$ 1,591  | \$ 1,832  | \$ 1,749  |
| NET INCOME (LOSS) PER DILUTED COMMON SHARE                          |                    |             |           |           |           |
| WEIGHTED AVERAGE COMMON SHARES OUTSTANDING                          | \$ 0.03            | \$ (0.50)   | \$ 0.03   | \$ 0.04   | \$ 0.04   |
| DIVIDENDS DECLARED, PER COMMON SHARE, IN THE PERIOD                 | 26,934             | 26,803      | 26,733    | 26,682    | 26,660    |
|                                                                     | \$ 0.4725          | \$ 0.4700   | \$ 0.4675 | \$ 0.4650 | \$ 0.4625 |

(1) GENERAL AND ADMINISTRATIVE EXPENSES:

|                                     |        |        |        |        |        |
|-------------------------------------|--------|--------|--------|--------|--------|
| Non-cash vs. Cash:                  |        |        |        |        |        |
| Non-cash (stock-based compensation) | 52.9 % | 54.3 % | 53.1 % | 54.0 % | 50.6 % |
| Cash                                | 47.1 % | 45.7 % | 46.9 % | 46.0 % | 49.4 % |
| As a % of Revenue:                  |        |        |        |        |        |
| Non-cash (stock-based compensation) | 8.0 %  | 8.7 %  | 9.0 %  | 8.8 %  | 8.4 %  |
| Cash                                | 7.1 %  | 7.3 %  | 7.9 %  | 7.5 %  | 8.2 %  |

(2) General and administrative expenses for the three months ended June 30, 2025 includes the accelerated amortization of stock-based compensation totaling \$4.6 million and severance and transition related expense totaling \$1.3 million, recognized upon a termination. These amounts are 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 |             |           |           |           |
|---------------------------------------------------------------------|--------------------|-------------|-----------|-----------|-----------|
|                                                                     | 3Q 2025            | 2Q 2025     | 1Q 2025   | 4Q 2024   | 3Q 2024   |
| (Unaudited; Dollars and shares in thousands, except per share data) |                    |             |           |           |           |
| NET INCOME (LOSS) <sup>(1)(2)(3)</sup>                              | \$ 1,640           | \$ (12,557) | \$ 1,591  | \$ 1,832  | \$ 1,749  |
| Real estate depreciation and amortization                           | 11,019             | 10,861      | 11,077    | 10,927    | 11,077    |
| Credit loss reserve                                                 | —                  | 8,672       | —         | —         | —         |
| Loss (Gains) on sale and impairments of real estate assets          | 888                | (640)       | —         | (14)      | (5)       |
| FFO <sup>(1)(3)</sup>                                               | \$ 13,547          | \$ 6,336    | \$ 12,668 | \$ 12,745 | \$ 12,821 |
| Straight-line rent                                                  | (913)              | (1,184)     | (639)     | (712)     | (679)     |
| Stock-based compensation                                            | 2,465              | 2,531       | 2,710     | 2,597     | 2,497     |
| Accelerated amortization of stock-based compensation                | —                  | 4,591       | —         | —         | —         |
| Severance and transition related expenses                           | —                  | 1,311       | —         | —         | —         |
| AFFO <sup>(1)(3)</sup>                                              | \$ 15,099          | \$ 13,585   | \$ 14,739 | \$ 14,630 | \$ 14,639 |
| FFO PER COMMON SHARE                                                | \$ 0.50            | \$ 0.23     | \$ 0.47   | \$ 0.48   | \$ 0.48   |
| AFFO PER COMMON SHARE                                               | \$ 0.56            | \$ 0.50     | \$ 0.55   | \$ 0.55   | \$ 0.55   |
| WEIGHTED AVERAGE COMMON SHARES OUTSTANDING <sup>(4)</sup>           | 27,195             | 27,011      | 27,007    | 26,786    | 26,853    |

(1) Net loss, FFO and AFFO for the second quarter of 2025 included interest receivable reserves totaling approximately \$1.7 million, resulting in a reduction of \$0.06 per diluted share for net loss, FFO, and AFFO.

(2) Net loss for the second quarter of 2025 included an \$8.7 million credit loss reserve related to notes receivable with a geriatric behavioral hospital tenant that are incidental to the Company's main business.

(3) Net loss and FFO for the second quarter of 2025 included severance and transition-related charges totaling approximately \$5.9 million, including approximately \$4.6 million of non-cash accelerated amortization of stock-based compensation, which reduced FFO per diluted common share by approximately \$0.22.

(4) Restricted stock awards and Time-Based RSUs are included in the calculation of weighted average common shares outstanding to the extent that they are dilutive. Performance-based RSUs are included in the calculation of weighted average common shares outstanding to the extent that they are in-the-money as of the end of the reporting period and are dilutive.

AFFO, ADJUSTED FOR ACQUISITIONS <sup>(1)</sup>

|                                                             |           |           |           |           |           |
|-------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|
| AFFO                                                        | \$ 15,099 | \$ 13,585 | \$ 14,739 | \$ 14,630 | \$ 14,639 |
| Revenue on Properties Acquired in the period <sup>(2)</sup> | 62        | 122       | —         | 205       | 34        |
| Property operating expense adjustment <sup>(2)</sup>        | (8)       | —         | —         | (48)      | (2)       |
| Interest expense adjustment <sup>(3)</sup>                  | (14)      | —         | (41)      | (44)      | (10)      |
| AFFO, ADJUSTED FOR ACQUISITIONS                             | \$ 15,139 | \$ 13,707 | \$ 14,698 | \$ 14,743 | \$ 14,661 |

(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) The interest expense adjustment was calculated using the weighted average interest rate on the Company's revolving credit facility.

AMORTIZATION OF STOCK-BASED COMPENSATION

|                                                            |          |          |          |          |          |
|------------------------------------------------------------|----------|----------|----------|----------|----------|
| Amortization Required by GAAP <sup>(1)(2)</sup>            | \$ 2,465 | \$ 2,531 | \$ 2,710 | \$ 2,597 | \$ 2,498 |
| Amortization Based on Legal Vesting Periods <sup>(2)</sup> | 2,122    | 2,035    | 2,208    | 2,073    | 2,019    |
| Acceleration of Amortization                               | \$ 343   | \$ 496   | \$ 502   | \$ 524   | \$ 479   |

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

(2) Amortization amounts for the second quarter of 2025 do not include the accelerated amortization of stock-based compensation totaling \$4.6 million recognized upon a termination.

RECONCILIATION OF NON-GAAP MEASURES (CONTINUED)

NET OPERATING INCOME (NOI)

NET OPERATING INCOME

|                                                            |
|------------------------------------------------------------|
| Net income (loss) <sup>(1)(2)</sup>                        |
| General and administrative <sup>(3)</sup>                  |
| Severance and transition-related compensation              |
| Depreciation and amortization                              |
| Loss (Gains) on sale and impairments of real estate assets |
| Credit loss reserve                                        |
| Interest expense                                           |
| Interest and other income, net                             |

NOI

EBITDAre and ADJUSTED EBITDAre

EBITDAre

|                                                            |
|------------------------------------------------------------|
| Net (loss) income <sup>(1)(2)</sup>                        |
| Interest expense                                           |
| Depreciation and amortization                              |
| Loss (Gains) on sale and impairments of real estate assets |

EBITDAre

|                                                      |
|------------------------------------------------------|
| Non-cash stock-based compensation expense            |
| Accelerated amortization of stock-based compensation |
| Credit loss reserve                                  |

ADJUSTED EBITDAre

ADJUSTED EBITDAre ANNUALIZED <sup>(4)</sup>

| Three Months Ended                                                  |          |          |          |          |        |
|---------------------------------------------------------------------|----------|----------|----------|----------|--------|
| 3 Q 2025                                                            | 2 Q 2025 | 1 Q 2025 | 4 Q 2024 | 3 Q 2024 |        |
| (Unaudited; Dollars and shares in thousands, except per share data) |          |          |          |          |        |
| \$                                                                  | 1,640    | \$       | (12,557) | \$       | 1,591  |
|                                                                     | \$       |          | 1,832    |          | \$     |
|                                                                     | 1,749    |          | 4,935    |          | 4,809  |
|                                                                     | 4,658    |          | 5,100    |          | 4,657  |
|                                                                     | —        |          | —        |          | 5,902  |
|                                                                     | 10,902   |          | 10,943   |          | 10,879 |
|                                                                     | 888      |          | —        |          | (640)  |
|                                                                     | —        |          | —        |          | (14)   |
|                                                                     | 7,075    |          | 6,352    |          | 6,405  |
|                                                                     | (7)      |          | (3)      |          | (16)   |
| \$                                                                  | 25,156   | \$       | 23,500   | \$       | 23,983 |
|                                                                     |          |          |          |          | \$     |
|                                                                     |          |          |          |          | 23,653 |
|                                                                     |          |          |          |          |        |
| \$                                                                  | 1,640    | \$       | (12,557) | \$       | 1,591  |
|                                                                     | \$       |          | 1,832    |          | \$     |
|                                                                     | 1,749    |          | 4,935    |          | 4,809  |
|                                                                     | 7,075    |          | 5,100    |          | 4,657  |
|                                                                     | 10,902   |          | 10,943   |          | 10,879 |
|                                                                     | 888      |          | —        |          | (640)  |
|                                                                     | —        |          | —        |          | (14)   |
| \$                                                                  | 20,505   | \$       | 4,274    | \$       | 18,886 |
|                                                                     | \$       |          | 19,020   |          | \$     |
|                                                                     | 18,924   |          | 2,497    |          | 2,597  |
|                                                                     | 2,465    |          | 2,710    |          | 2,531  |
|                                                                     | —        |          | —        |          | 4,591  |
|                                                                     | —        |          | —        |          | 8,672  |
| \$                                                                  | 22,970   | \$       | 20,068   | \$       | 21,596 |
|                                                                     |          |          |          |          | \$     |
|                                                                     |          |          |          |          | 21,617 |
|                                                                     |          |          |          |          | 21,421 |
|                                                                     |          |          |          |          |        |
| \$                                                                  | 91,880   |          |          |          |        |

(1)

During the second quarter of 2025, the Company reversed interest totaling approximately \$1.7 million related to a tenant.

(2)

During the second quarter of 2025 the Company recorded severance and transition-related charges totaling approximately \$5.9 million related to the termination of an employee, including approximately \$4.6 of million non-cash accelerated amortization of stock-based compensation.

(3)

Severance and transition-related compensation, which is included in general and administrative expenses on the income statement, is shown separately in the reconciliation above for the second quarter of 2025.

(4)

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

WEIGHTED AVERAGE SHARES

WEIGHTED AVERAGE COMMON SHARES OUTSTANDING (1)

|                                                          |
|----------------------------------------------------------|
| Weighted average common shares outstanding               |
| Unvested restricted shares                               |
| Weighted average common shares outstanding - EPS         |
|                                                          |
| Weighted average common shares outstanding - FFO Basic   |
| Potential dilutive common shares (from below)            |
| Weighted average common shares outstanding - FFO Diluted |

| Three Months Ended                                                  |         |         |         |         |
|---------------------------------------------------------------------|---------|---------|---------|---------|
| 3Q 2025                                                             | 2Q 2025 | 1Q 2025 | 4Q 2024 | 3Q 2024 |
| (Unaudited; Dollars and shares in thousands, except per share data) |         |         |         |         |
| 28,430                                                              | 28,364  | 28,324  | 28,242  | 28,168  |
| (1,496)                                                             | (1,561) | (1,591) | (1,560) | (1,508) |
| 26,934                                                              | 26,803  | 26,733  | 26,682  | 26,660  |
|                                                                     |         |         |         |         |
| 26,934                                                              | 26,803  | 26,733  | 26,682  | 26,660  |
| 261                                                                 | 208     | 274     | 104     | 193     |
| 27,195                                                              | 27,011  | 27,007  | 26,786  | 26,853  |

TREASURY SHARE CALCULATION

|                                                        |
|--------------------------------------------------------|
| Unrecognized deferred compensation-end of period       |
| Unrecognized deferred compensation-beginning of period |
| Average unrecognized deferred compensation             |
| Average share price per share                          |
| Treasury shares                                        |

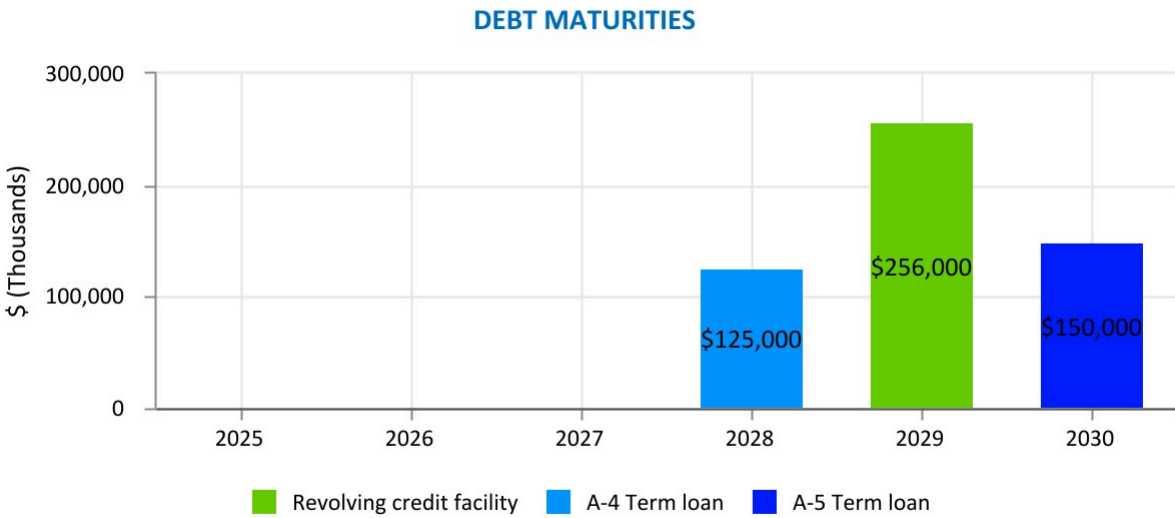
|         |         |         |         |         |        |    |        |    |        |
|---------|---------|---------|---------|---------|--------|----|--------|----|--------|
| \$      | 19,968  | \$      | 19,919  | \$      | 25,420 | \$ | 25,220 | \$ | 27,575 |
| \$      | 19,919  | \$      | 25,420  | \$      | 25,668 | \$ | 27,575 | \$ | 26,168 |
| \$      | 19,944  | \$      | 22,670  | \$      | 25,544 | \$ | 26,398 | \$ | 26,872 |
| \$      | 15.66   | \$      | 16.50   | \$      | 19.08  | \$ | 18.13  | \$ | 20.44  |
| 1,274   | 1,374   | 1,339   | 1,456   | 1,315   |        |    |        |    |        |
|         |         |         |         |         |        |    |        |    |        |
| (1,496) | (1,561) | (1,591) | (1,560) | (1,508) |        |    |        |    |        |
| (39)    | (21)    | (22)    | —       | —       |        |    |        |    |        |
| 1,274   | 1,374   | 1,339   | 1,456   | 1,315   |        |    |        |    |        |
| 261     | 208     | 274     | 104     | 193     |        |    |        |    |        |

(1) Restricted stock awards and time-based RSUs are included in the calculation of weighted average common shares outstanding if dilutive. Performance-based RSUs are included in the calculation of weighted average common shares outstanding to the extent that they in-the-money as of the end of the reporting period and are dilutive.

DEBT SUMMARY

|                                          | As of September 30, 2025 |             |                 |
|------------------------------------------|--------------------------|-------------|-----------------|
|                                          | Principal Balance        | Stated Rate | Hedged Rate     |
|                                          | (in thousands)           |             |                 |
| Revolving credit facility <sup>(1)</sup> | \$ 256,000               | 5.82%       | 3.84% (partial) |
| Term loan A-4                            | 125,000                  |             | 3.60%           |
| Term loan A-5                            | 150,000                  |             | 5.61%           |
|                                          | 531,000                  |             |                 |
| Deferred Financing Costs, net            | (862)                    |             |                 |
| Debt, net                                | \$ 530,138               |             |                 |

(1) Interest rate swaps previously entered into to fix the interest rates on the A-3 Term Loan will remain in place on the Revolving Credit Facility through their maturity on March 29, 2026.



| Select Covenants                    | Required    | As of September 30, 2025 |
|-------------------------------------|-------------|--------------------------|
| Leverage ratio                      | ≤ 60.0%     | 43.8 %                   |
| Fixed charge coverage ratio         | ≥ 1.50x     | 3.0                      |
| Tangible net worth (in thousands)   | ≥ \$504,476 | \$680,649                |
| Secured indebtedness                | ≤ 30.0%     | — %                      |
| Minimum debt service coverage ratio | ≥ 2.0       | 3.2                      |



2025 PROPERTY INVESTMENTS

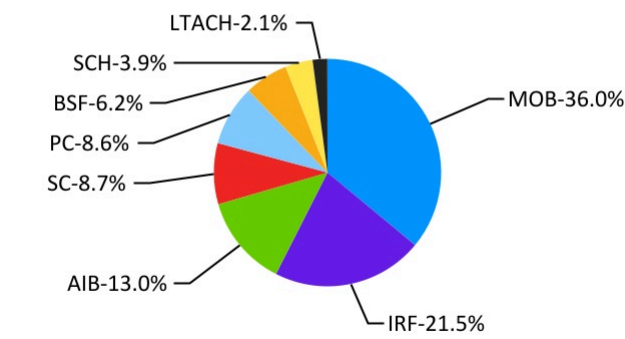
| Property                                | Market           | Property Type | Date Acquired           | % Leased at Acquisition | Purchase Price<br><i>(in thousands)</i> | Square Feet   |
|-----------------------------------------|------------------|---------------|-------------------------|-------------------------|-----------------------------------------|---------------|
| TRT Recovery                            | Cartersville, GA | BSF           | 3/6/2025 <sup>(1)</sup> | 100.0 %                 | \$ 9,504                                | 38,339        |
| Everest Rehabilitation Hospital Orlando | Ocoee, FL        | IRF           | 7/9/2025                | 100.0 %                 | 26,500                                  | 37,151        |
|                                         |                  |               |                         | <b>100.0 %</b>          | <b>\$ 36,004</b>                        | <b>75,490</b> |

(1) The date acquired for the Cartersville, GA property is the date the Company closed on the transaction with the seller. The lease commenced on 4/4/2025.



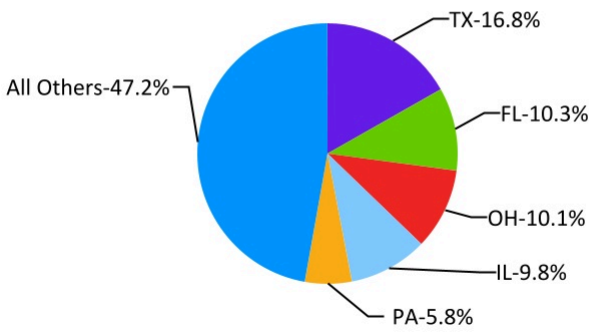
PORTFOLIO DIVERSIFICATION

DIVERSIFICATION BY PROPERTY TYPE



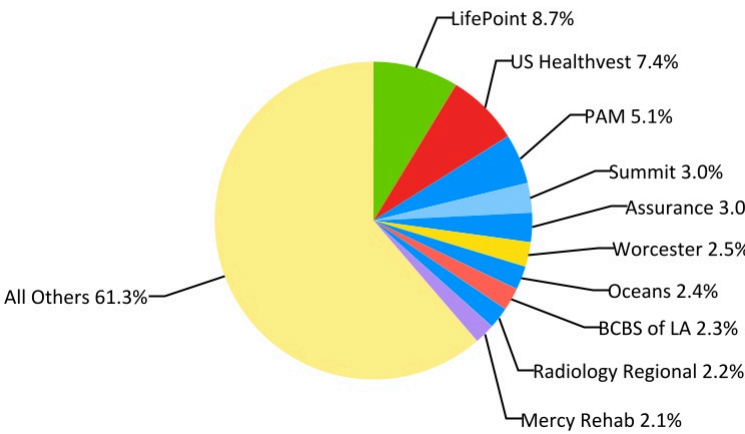
| Property Type                             | Annualized Rent (%) |
|-------------------------------------------|---------------------|
| Medical Office Building (MOB)             | 36.0 %              |
| Inpatient Rehabilitation Facilities (IRF) | 21.5 %              |
| Acute Inpatient Behavioral (AIB)          | 13.0 %              |
| Specialty Centers (SC)                    | 8.7 %               |
| Physician Clinics (PC)                    | 8.6 %               |
| Behavioral Specialty Facilities (BSF)     | 6.2 %               |
| Surgical Centers and Hospitals (SCH)      | 3.9 %               |
| Long-term Acute Care Hospitals (LTACH)    | 2.1 %               |
| Total                                     | 100.0 %             |

DIVERSIFICATION BY STATE



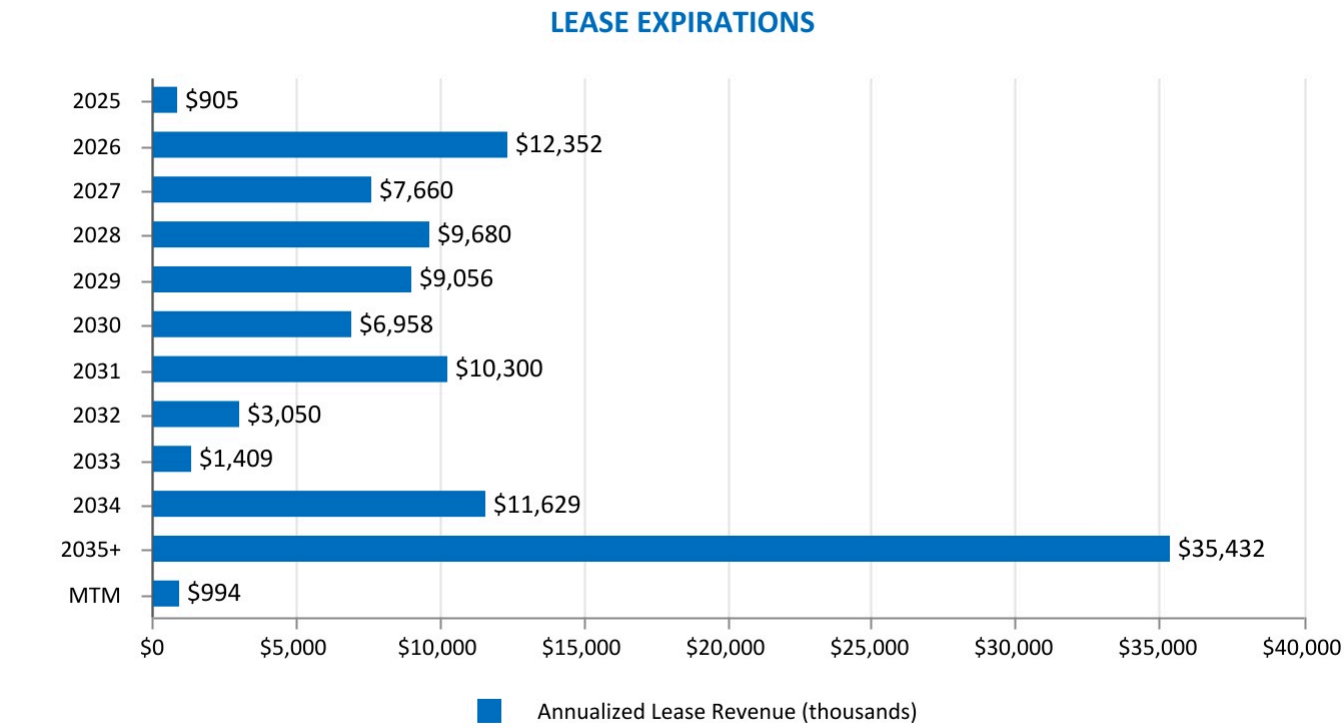
| State             | Annualized Rent (%) |
|-------------------|---------------------|
| Texas (TX)        | 16.8 %              |
| Florida (FL)      | 10.3 %              |
| Ohio (OH)         | 10.1 %              |
| Illinois (IL)     | 9.8 %               |
| Pennsylvania (PA) | 5.8 %               |
| All Others        | 47.2 %              |
| Total             | 100.0 %             |

DIVERSIFICATION BY TENANT



| Tenant                                                           | Annualized Rent (%) |
|------------------------------------------------------------------|---------------------|
| LifePoint Health (LifePoint)                                     | 8.7 %               |
| US Healthvest                                                    | 7.4 %               |
| PAM Health (PAM)                                                 | 5.1 %               |
| Summit Behavioral Healthcare (Summit)                            | 3.0 %               |
| Assurance Health (Assurance)                                     | 3.0 %               |
| Worcester Behavioral Innovations Hospital (Worcester)            | 2.5 %               |
| Oceans Behavioral (Oceans)                                       | 2.4 %               |
| Blue Cross Blue Shield of Louisiana (BCBS of LA)                 | 2.3 %               |
| Radiology Regional                                               | 2.2 %               |
| Mercy Rehabilitation Hospital - Northwest Arkansas (Mercy Rehab) | 2.1 %               |
| All Others                                                       | 61.3 %              |
| Total                                                            | 100.0 %             |

LEASE EXPIRATIONS



| Year           | Number of<br>Leases Expiring | Total Leased Sq. Ft.  |             | Annualized Rent            |             |
|----------------|------------------------------|-----------------------|-------------|----------------------------|-------------|
|                |                              | Amount<br>(thousands) | Percent (%) | Amount (\$)<br>(thousands) | Percent (%) |
| 2025           | 8                            | 38                    | 0.9 %       | \$ 905                     | 0.8 %       |
| 2026           | 86                           | 535                   | 13.2 %      | 12,352                     | 11.3 %      |
| 2027           | 64                           | 364                   | 9.0 %       | 7,660                      | 7.0 %       |
| 2028           | 67                           | 466                   | 11.5 %      | 9,680                      | 8.8 %       |
| 2029           | 44                           | 357                   | 8.8 %       | 9,056                      | 8.3 %       |
| 2030           | 37                           | 304                   | 7.5 %       | 6,958                      | 6.4 %       |
| 2031           | 26                           | 365                   | 9.0 %       | 10,300                     | 9.4 %       |
| 2032           | 21                           | 183                   | 4.5 %       | 3,050                      | 2.8 %       |
| 2033           | 11                           | 65                    | 1.6 %       | 1,409                      | 1.3 %       |
| 2034           | 19                           | 292                   | 7.2 %       | 11,629                     | 10.6 %      |
| Thereafter     | 43                           | 1,054                 | 25.9 %      | 35,432                     | 32.4 %      |
| Month-to-Month | 12                           | 36                    | 0.9 %       | 994                        | 0.9 %       |
| Totals         | 438                          | 4,059                 | 100.0 %     | \$ 109,425                 | 100.0 %     |

Total portfolio was approximately 90.1% leased in the aggregate, excluding real estate assets held for sale, at September 30, 2025 with lease expirations ranging from 2025 through 2045.

PROPERTY LOCATIONS

Approximately 51% of our property revenues are in MSAs with populations over 1,000,000 and approximately 92% are in statistical areas 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           | 10,098 | 0.22 %           | \$ 310.1                  | 0.28 %               | 12,927,614 | Los Angeles-Long Beach-Anaheim, CA           | 2    |
| Congress Medical Building 350                    | MOB           | 17,543 | 0.39 %           | \$ 167.5                  | 0.15 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Congress Medical Building 390                    | MOB           | 30,855 | 0.68 %           | \$ 519.0                  | 0.47 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Future Diagnostics Group                         | SC            | 8,876  | 0.19 %           | \$ 314.2                  | 0.29 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Gurnee Medical Office Building                   | MOB           | 22,968 | 0.50 %           | \$ 306.3                  | 0.28 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| New Lenox Medical Clinic                         | PC            | 7,905  | 0.17 %           | \$ 347.8                  | 0.32 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Morris Medical Center                            | MOB           | 18,470 | 0.41 %           | \$ 388.7                  | 0.36 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Oak Lawn Medical Plaza                           | MOB           | 33,356 | 0.73 %           | \$ 466.8                  | 0.43 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Lincolnwood Medical Building                     | PC            | 14,863 | 0.33 %           | \$ 323.4                  | 0.30 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Joliet Medical Building                          | SC            | 44,888 | 0.99 %           | \$ —                      | — %                  | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Endeavor Health                                  | PC            | 13,700 | 0.30 %           | \$ 284.3                  | 0.26 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Skin MD                                          | PC            | 13,565 | 0.30 %           | \$ 539.8                  | 0.49 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Chicago Behavioral Hospital                      | AIB           | 85,000 | 1.87 %           | \$ 2,270.7                | 2.08 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| US HealthVest - Lake                             | AIB           | 83,658 | 1.84 %           | \$ 3,009.0                | 2.75 %               | 9,408,576  | Chicago-Naperville-Elgin, IL-IN              | 3    |
| Texas Rehabilitation Hospital of Fort Worth, LLC | IRF           | 39,761 | 0.87 %           | \$ 2,068.5                | 1.89 %               | 8,344,032  | Dallas-Fort Worth-Arlington, TX              | 4    |
| Bayside Medical Center                           | MOB           | 50,593 | 1.11 %           | \$ 1,137.5                | 1.04 %               | 7,796,182  | Houston-Pasadena-The Woodlands, TX           | 5    |
| Gessner Road MOB                                 | MOB           | 14,347 | 0.31 %           | \$ 363.4                  | 0.33 %               | 7,796,182  | Houston-Pasadena-The Woodlands, TX           | 5    |
| Clear Lake Institute for Rehabilitation          | IRF           | 55,646 | 1.22 %           | \$ 3,060.7                | 2.80 %               | 7,796,182  | Houston-Pasadena-The Woodlands, TX           | 5    |
| Clinton Towers MOB                               | MOB           | 37,371 | 0.82 %           | \$ 981.6                  | 0.90 %               | 6,436,489  | Washington-Arlington-Alexandria, DC-VA-MD-WV | 7    |
| 2301 Research Boulevard                          | MOB           | 93,109 | 2.04 %           | \$ 2,122.8                | 1.94 %               | 6,436,489  | Washington-Arlington-Alexandria, DC-VA-MD-WV | 7    |
| TRT Recovery Cartersville, LLC                   | BSF           | 38,339 | 0.84 %           | \$ 524.4                  | 0.48 %               | 6,411,149  | Atlanta-Sandy Springs-Roswell, GA            | 8    |
| Haddon Hill Professional Center                  | MOB           | 25,118 | 0.55 %           | \$ 302.6                  | 0.28 %               | 6,330,422  | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  | 9    |
| Hopebridge - Westlake                            | BSF           | 15,057 | 0.33 %           | \$ 235.9                  | 0.22 %               | 6,330,422  | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD  | 9    |
| Continuum Wellness Center                        | MOB           | 8,227  | 0.18 %           | \$ 168.4                  | 0.15 %               | 5,186,958  | Phoenix-Mesa-Chandler, AZ                    | 10   |
| Virtuous Health Center                           | SCH           | 11,722 | 0.26 %           | \$ 136.6                  | 0.12 %               | 5,186,958  | Phoenix-Mesa-Chandler, AZ                    | 10   |
| Desert Mtn Health Center                         | BSF           | 14,046 | 0.31 %           | \$ —                      | — %                  | 5,186,958  | Phoenix-Mesa-Chandler, AZ                    | 10   |
| Associated Surgical Center of Dearborn           | SCH           | 12,400 | 0.27 %           | \$ 369.5                  | 0.34 %               | 4,400,578  | Detroit-Warren-Dearborn, MI                  | 14   |
| Berry Surgical Center                            | SCH           | 27,217 | 0.60 %           | \$ 640.2                  | 0.59 %               | 4,400,578  | Detroit-Warren-Dearborn, MI                  | 14   |

| Property Name                                       | Property Type | Area   | % of Square Feet | Annualized Rent (\$000's) | % of Annualized Rent | Population | MSA/MISA                                | Rank |
|-----------------------------------------------------|---------------|--------|------------------|---------------------------|----------------------|------------|-----------------------------------------|------|
| Smokey Point Behavioral Hospital                    | AIB           | 70,100 | 1.54 % \$        | 2,856.6                   | 2.61 %               | 4,145,494  | Seattle-Tacoma-Bellevue, WA             | 15   |
| Sanford Health Bemidji 1611                         | MOB           | 45,800 | 1.01 % \$        | 1,616.3                   | 1.48 %               | 3,757,952  | Minneapolis-St. Paul-Bloomington, MN-WI | 16   |
| Sanford Health Bemidji 1705                         | MOB           | 28,900 | 0.63 % \$        | 636.8                     | 0.58 %               | 3,757,952  | Minneapolis-St. Paul-Bloomington, MN-WI | 16   |
| Bay Area Physicians Center                          | MOB           | 17,943 | 0.39 % \$        | 415.9                     | 0.38 %               | 3,424,560  | Tampa-St. Petersburg-Clearwater, FL     | 17   |
| Sanderling Dialysis Center - 2102                   | SC            | 11,300 | 0.25 % \$        | 438.9                     | 0.40 %               | 3,298,799  | San Diego-Chula Vista-Carlsbad, CA      | 18   |
| Liberty Dialysis                                    | SC            | 8,450  | 0.19 % \$        | 262.9                     | 0.24 %               | 3,052,498  | Denver-Aurora-Centennial, CO            | 19   |
| Bassin Center For Plastic-Surgery-Villages          | PC            | 2,894  | 0.06 % \$        | 178.5                     | 0.16 %               | 2,940,513  | Orlando-Kissimmee-Sanford, FL           | 20   |
| Bassin Center For Plastic Surgery-Orlando           | PC            | 2,420  | 0.05 % \$        | 149.3                     | 0.14 %               | 2,940,513  | Orlando-Kissimmee-Sanford, FL           | 20   |
| Kissimmee Medical Plaza                             | PC            | 4,902  | 0.11 % \$        | —                         | — %                  | 2,940,513  | Orlando-Kissimmee-Sanford, FL           | 20   |
| Everest Rehabilitation Hospital Orlando, LLC        | IRF           | 37,151 | 0.82 % \$        | 2,500.0                   | 2.28 %               | 2,940,513  | Orlando-Kissimmee-Sanford, FL           | 20   |
| Orthopaedic Associates of Osceola                   | PC            | 15,167 | 0.33 % \$        | 368.3                     | 0.34 %               | 2,940,513  | Orlando-Kissimmee-Sanford, FL           | 20   |
| Medical Village at Wintergarden                     | MOB           | 21,532 | 0.47 % \$        | 627.3                     | 0.57 %               | 2,940,513  | Orlando-Kissimmee-Sanford, FL           | 20   |
| Waters Edge Medical                                 | MOB           | 23,388 | 0.51 % \$        | 402.3                     | 0.37 %               | 2,859,024  | Baltimore-Columbia-Towson, MD           | 22   |
| Northbay Professional Pavilion                      | MOB           | 19,656 | 0.43 % \$        | 487.1                     | 0.45 %               | 2,859,024  | Baltimore-Columbia-Towson, MD           | 22   |
| Righttime Medical Care                              | SC            | 6,236  | 0.14 % \$        | 359.5                     | 0.33 %               | 2,859,024  | Baltimore-Columbia-Towson, MD           | 22   |
| Belleville Medical Office                           | PC            | 6,487  | 0.14 % \$        | —                         | — %                  | 2,811,927  | St. Louis, MO-IL                        | 23   |
| Eyecare Partners - 1310                             | PC            | 5,560  | 0.12 % \$        | 54.2                      | 0.05 %               | 2,811,927  | St. Louis, MO-IL                        | 23   |
| Eyecare Partners - 3990                             | SCH           | 16,608 | 0.36 % \$        | 310.6                     | 0.28 %               | 2,811,927  | St. Louis, MO-IL                        | 23   |
| Eyecare Partners - 204                              | PC            | 6,311  | 0.14 % \$        | 50.7                      | 0.05 %               | 2,811,927  | St. Louis, MO-IL                        | 23   |
| Heartland Women's Healthcare of Advantia Shiloh     | PC            | 16,212 | 0.36 % \$        | 357.7                     | 0.33 %               | 2,811,927  | St. Louis, MO-IL                        | 23   |
| Heartland Women's Healthcare of Advantia Wentzville | PC            | 7,900  | 0.17 % \$        | 137.0                     | 0.13 %               | 2,811,927  | St. Louis, MO-IL                        | 23   |
| Baptist Health                                      | PC            | 13,500 | 0.30 % \$        | 387.5                     | 0.35 %               | 2,763,006  | San Antonio-New Braunfels, TX           | 24   |
| San Antonio Head & Neck Surgical Associates         | PC            | 6,500  | 0.14 % \$        | 195.5                     | 0.18 %               | 2,763,006  | San Antonio-New Braunfels, TX           | 24   |
| Rehabilitation Institute of South San Antonio       | IRF           | 38,000 | 0.83 % \$        | 2,170.6                   | 1.98 %               | 2,763,006  | San Antonio-New Braunfels, TX           | 24   |
| JDH Professional Building                           | MOB           | 12,376 | 0.27 % \$        | 264.5                     | 0.24 %               | 2,763,006  | San Antonio-New Braunfels, TX           | 24   |
| The Heart & Vascular Center                         | PC            | 15,878 | 0.35 % \$        | 315.5                     | 0.29 %               | 2,429,917  | Pittsburgh, PA                          | 28   |
| Butler Medical Center                               | MOB           | 10,116 | 0.22 % \$        | 172.5                     | 0.16 %               | 2,429,917  | Pittsburgh, PA                          | 28   |
| Forefront Dermatology Building                      | PC            | 15,650 | 0.34 % \$        | 362.9                     | 0.33 %               | 2,429,917  | Pittsburgh, PA                          | 28   |
| Greentree Primary Care                              | MOB           | 33,715 | 0.74 % \$        | 890.9                     | 0.81 %               | 2,429,917  | Pittsburgh, PA                          | 28   |
| Vascular Access Centers of Southern Nevada          | SC            | 4,800  | 0.11 % \$        | 127.5                     | 0.12 %               | 2,429,917  | Las Vegas-Henderson-North Las Vegas, NV | 29   |



| Property Name                            | Property Type | Area   | % of Square Feet | Annualized Rent (\$000's) | % of Annualized Rent | Population | MSA/MISA                                 | Rank |
|------------------------------------------|---------------|--------|------------------|---------------------------|----------------------|------------|------------------------------------------|------|
| Assurance Health System - 11690          | BSF           | 14,381 | 0.32 %           | \$ 588.7                  | 0.54 %               | 2,302,815  | Cincinnati, OH-KY-IN                     | 30   |
| Cavalier Medical & Dialysis Center       | MOB           | 17,614 | 0.39 %           | \$ 221.7                  | 0.20 %               | 2,302,815  | Cincinnati, OH-KY-IN                     | 30   |
| 51 Cavalier Blvd                         | MOB           | 17,935 | 0.39 %           | \$ 180.9                  | 0.17 %               | 2,302,815  | Cincinnati, OH-KY-IN                     | 30   |
| Anderson Ferry Plaza                     | MOB           | 43,791 | 0.96 %           | \$ 650.2                  | 0.59 %               | 2,302,815  | Cincinnati, OH-KY-IN                     | 30   |
| Liberty Rehabilitation Hospital          | IRF           | 37,720 | 0.83 %           | \$ 2,518.8                | 2.30 %               | 2,302,815  | Cincinnati, OH-KY-IN                     | 30   |
| Florence Medical Building                | MOB           | 17,845 | 0.39 %           | \$ 259.4                  | 0.24 %               | 2,302,815  | Cincinnati, OH-KY-IN                     | 30   |
| Prairie Star Medical Facility I          | MOB           | 24,724 | 0.54 %           | \$ 638.2                  | 0.58 %               | 2,253,579  | Kansas City, MO-KS                       | 31   |
| Prairie Star Medical Facility II         | MOB           | 24,840 | 0.55 %           | \$ 181.9                  | 0.17 %               | 2,253,579  | Kansas City, MO-KS                       | 31   |
| Ravines Edge                             | MOB           | 16,751 | 0.37 %           | \$ 267.5                  | 0.24 %               | 2,225,377  | Columbus, OH                             | 32   |
| Hope Valley Recovery - Circleville       | BSF           | 7,787  | 0.17 %           | \$ 88.5                   | 0.08 %               | 2,225,377  | Columbus, OH                             | 32   |
| Hopebridge - Columbus                    | BSF           | 13,969 | 0.31 %           | \$ 177.4                  | 0.16 %               | 2,225,377  | Columbus, OH                             | 32   |
| Sedalia Medical Center                   | MOB           | 19,426 | 0.43 %           | \$ 342.8                  | 0.31 %               | 2,225,377  | Columbus, OH                             | 32   |
| Assurance Health, LLC                    | BSF           | 10,200 | 0.22 %           | \$ 395.3                  | 0.36 %               | 2,174,833  | Indianapolis-Carmel-Greenwood, IN        | 33   |
| Assurance Health System - 900            | BSF           | 13,722 | 0.30 %           | \$ 523.8                  | 0.48 %               | 2,174,833  | Indianapolis-Carmel-Greenwood, IN        | 33   |
| Kindred Hospital Indianapolis North      | LTACH         | 37,270 | 0.82 %           | \$ 1,652.4                | 1.51 %               | 2,174,833  | Indianapolis-Carmel-Greenwood, IN        | 33   |
| Brook Park Medical Building              | MOB           | 18,444 | 0.40 %           | \$ 292.9                  | 0.27 %               | 2,171,877  | Cleveland, OH                            | 34   |
| Smith Road                               | MOB           | 16,802 | 0.37 %           | \$ 326.4                  | 0.30 %               | 2,171,877  | Cleveland, OH                            | 34   |
| Assurance - Hudson                       | BSF           | 13,290 | 0.29 %           | \$ 586.6                  | 0.54 %               | 2,171,877  | Cleveland, OH                            | 34   |
| Rockside Medical Center                  | MOB           | 55,316 | 1.21 %           | \$ 454.0                  | 0.41 %               | 2,171,877  | Cleveland, OH                            | 34   |
| Virginia Orthopaedic & Spine Specialists | PC            | 8,445  | 0.19 %           | \$ 159.3                  | 0.15 %               | 1,794,278  | Virginia Beach-Chesapeake-Norfolk, VA-NC | 37   |
| LTAC Hospital of SE Massachusetts        | LTACH         | 70,657 | 1.55 %           | \$ 646.4                  | 0.59 %               | 1,700,901  | Providence-Warwick, RI-MA                | 39   |
| Warwick Oncology Center                  | SC            | 10,236 | 0.22 %           | \$ 317.3                  | 0.29 %               | 1,700,901  | Providence-Warwick, RI-MA                | 39   |
| South County Hospital                    | PC            | 13,268 | 0.29 %           | \$ 323.9                  | 0.30 %               | 1,700,901  | Providence-Warwick, RI-MA                | 39   |
| Warwick Medical Office                   | PC            | 7,340  | 0.16 %           | \$ —                      | — %                  | 1,700,901  | Providence-Warwick, RI-MA                | 39   |
| Mercy Rehabilitation Hospital            | IRF           | 39,637 | 0.87 %           | \$ 2,068.5                | 1.89 %               | 1,497,821  | Oklahoma City, OK                        | 42   |
| Memphis Center                           | MOB           | 11,669 | 0.26 %           | \$ 241.7                  | 0.22 %               | 1,339,345  | Memphis, TN-MS-AR                        | 45   |
| Sanderling Dialysis Center - 7710        | SC            | 10,133 | 0.22 %           | \$ 584.8                  | 0.53 %               | 1,339,345  | Memphis, TN-MS-AR                        | 45   |
| Gardendale MOB                           | MOB           | 12,956 | 0.28 %           | \$ 325.6                  | 0.30 %               | 1,192,583  | Birmingham, AL                           | 47   |
| Glastonbury                              | MOB           | 48,375 | 1.06 %           | \$ 950.6                  | 0.87 %               | 1,169,048  | Hartford-West Hartford-East Hartford, CT | 50   |
| Sterling Medical Center                  | MOB           | 28,478 | 0.62 %           | \$ 524.5                  | 0.48 %               | 1,160,172  | Buffalo-Cheektowaga, NY                  | 51   |
| Los Alamos Professional Plaza            | MOB           | 43,395 | 0.95 %           | \$ 424.1                  | 0.39 %               | 1,160,172  | McAllen-Edinburg-Mission, TX             | 64   |
| UMass Memorial Health Cancer Center      | SC            | 20,046 | 0.44 %           | \$ 855.3                  | 0.78 %               | 881,248    | Worcester, MA                            | 68   |



| Property Name                               | Property Type | Area   | % of Square Feet | Annualized Rent (\$000's) | % of Annualized Rent | Population | MSA/MISA                               | Rank |
|---------------------------------------------|---------------|--------|------------------|---------------------------|----------------------|------------|----------------------------------------|------|
| Worcester Behavioral                        | AIB           | 81,972 | 1.80 % \$        | 2,772.2                   | 2.53 %               | 881,248    | Worcester, MA                          | 68   |
| El Paso Rehabilitation Hospital             | IRF           | 38,000 | 0.83 % \$        | 2,203.1                   | 2.01 %               | 879,392    | El Paso, TX                            | 69   |
| Columbia Gastroenterology Surgery Center    | PC            | 17,016 | 0.37 % \$        | 349.8                     | 0.32 %               | 870,193    | Columbia, SC                           | 70   |
| Genesis Care - Bonita Springs               | SC            | 4,445  | 0.10 % \$        | 297.0                     | 0.27 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Cape Coral Suite 3                          | SC            | 12,130 | 0.27 % \$        | 463.9                     | 0.42 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Cape Coral Suite 3A                         | MOB           | 2,023  | 0.04 % \$        | 40.2                      | 0.04 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Cape Coral Suite 5 & 6                      | MOB           | 6,379  | 0.14 % \$        | 104.3                     | 0.10 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Colonial Blvd Office                        | SC            | 46,356 | 1.02 % \$        | —                         | — %                  | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Corporate Office 3660                       | MOB           | 22,104 | 0.49 % \$        | 639.0                     | 0.58 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Corporate Annex Building                    | MOB           | 16,000 | 0.35 % \$        | 319.4                     | 0.29 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Wildwood Hammock RPET Facility              | SC            | 10,832 | 0.24 % \$        | 442.0                     | 0.40 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Wildwood Hammock - Diagnostic Imaging       | SC            | 9,376  | 0.21 % \$        | 417.8                     | 0.38 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Wildwood Hammock - Northland                | MOB           | 1,201  | 0.03 % \$        | 14.4                      | 0.01 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Eye Health of America 4101                  | MOB           | 43,322 | 0.95 % \$        | 1,025.7                   | 0.94 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Eye Health of America 2665                  | MOB           | 3,200  | 0.07 % \$        | 56.5                      | 0.05 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Eye Health of America 1320                  | MOB           | 6,757  | 0.15 % \$        | 82.0                      | 0.07 %               | 860,959    | Cape Coral-Fort Myers, FL              | 72   |
| Parkway Professional Plaza                  | MOB           | 41,909 | 0.92 % \$        | 1,005.7                   | 0.92 %               | 852,878    | Lakeland-Winter Haven, FL              | 73   |
| Davita Turner Road                          | SC            | 18,125 | 0.40 % \$        | 366.0                     | 0.33 %               | 821,740    | Dayton-Kettering-Beavercreek, OH       | 76   |
| Davita Springboro Pike                      | SC            | 10,510 | 0.23 % \$        | 189.3                     | 0.17 %               | 821,740    | Dayton-Kettering-Beavercreek, OH       | 76   |
| Davita Business Center Court                | SC            | 12,988 | 0.29 % \$        | 237.6                     | 0.22 %               | 821,740    | Dayton-Kettering-Beavercreek, OH       | 76   |
| Mercy One Physicians Clinic                 | PC            | 17,318 | 0.38 % \$        | 406.2                     | 0.37 %               | 753,913    | Des Moines-West Des Moines, IA         | 82   |
| Daytona Medical Office                      | MOB           | 20,193 | 0.44 % \$        | 378.1                     | 0.35 %               | 739,516    | Deltona-Daytona Beach-Ormond Beach, FL | 83   |
| Debary Professional Plaza                   | MOB           | 21,361 | 0.47 % \$        | 297.3                     | 0.27 %               | 739,516    | Deltona-Daytona Beach-Ormond Beach, FL | 83   |
| UW Health Clinic- Portage                   | PC            | 14,000 | 0.31 % \$        | 335.6                     | 0.31 %               | 707,606    | Madison, WI                            | 85   |
| Novus Clinic                                | SCH           | 14,315 | 0.31 % \$        | 309.8                     | 0.28 %               | 702,209    | Akron, Oh                              | 87   |
| Aurora Health Center                        | PC            | 15,650 | 0.34 % \$        | 344.3                     | 0.31 %               | 702,209    | Akron, Oh                              | 87   |
| Cypress Medical Center                      | MOB           | 37,428 | 0.82 % \$        | 238.8                     | 0.22 %               | 661,217    | Wichita, KS                            | 89   |
| Family Medicine East                        | PC            | 16,581 | 0.36 % \$        | 341.6                     | 0.31 %               | 661,217    | Wichita, KS                            | 89   |
| Wichita Medical Clinic                      | PC            | 18,681 | 0.41 % \$        | —                         | — %                  | 661,217    | Wichita, KS                            | 89   |
| Bassin Center For Plastic Surgery-Melbourne | PC            | 5,228  | 0.11 % \$        | 322.5                     | 0.29 %               | 658,447    | Palm Bay-Melbourne-Titusville, FL      | 90   |
| Pennsylvania Gastroenterology               | PC            | 20,400 | 0.45 % \$        | 587.4                     | 0.54 %               | 615,361    | Harrisburg-Carlisle, PA                | 94   |
| Penn State Health - Camp Hill               | SC            | 8,400  | 0.18 % \$        | 189.1                     | 0.17 %               | 615,361    | Harrisburg-Carlisle, PA                | 94   |

| Property Name                                      | Property Type | Area   | % of Square Feet | Annualized Rent (\$000's) | % of Annualized Rent | Population | MSA/MISA                               | Rank |
|----------------------------------------------------|---------------|--------|------------------|---------------------------|----------------------|------------|----------------------------------------|------|
| Penn State Health - Harrisburg                     | SC            | 10,000 | 0.22 %           | \$ 200.9                  | 0.18 %               | 615,361    | Harrisburg-Carlisle, PA                | 94   |
| Mercy Rehabilitation Hospital - Northwest Arkansas | IRF           | 38,817 | 0.85 %           | \$ 2,296.1                | 2.10 %               | 605,615    | Fayetteville-Springdale-Rogers, AR     | 96   |
| Perrysburg Medical Arts Building                   | MOB           | 26,585 | 0.58 %           | \$ 507.4                  | 0.46 %               | 601,396    | Toledo, OH                             | 98   |
| Sunforest Ct Medical Center                        | MOB           | 23,368 | 0.51 %           | \$ 332.8                  | 0.30 %               | 601,396    | Toledo, OH                             | 98   |
| Assurance - Toledo                                 | BSF           | 13,290 | 0.29 %           | \$ 551.3                  | 0.50 %               | 601,396    | Toledo, OH                             | 98   |
| Granite Circle                                     | MOB           | 17,164 | 0.38 %           | \$ 242.4                  | 0.22 %               | 601,396    | Toledo, OH                             | 98   |
| Cardiology Associates of Greater Waterbury         | PC            | 16,793 | 0.37 %           | \$ 348.5                  | 0.32 %               | 576,718    | New Haven, CT                          | 100  |
| Riverview Medical Center                           | MOB           | 26,427 | 0.58 %           | \$ 419.9                  | 0.38 %               | 574,009    | Scranton--Wilkes-Barre, PA             | 102  |
| NEI - 200                                          | MOB           | 22,743 | 0.50 %           | \$ 409.4                  | 0.37 %               | 574,009    | Scranton--Wilkes-Barre, PA             | 102  |
| NEI - 204                                          | MOB           | 15,768 | 0.35 %           | \$ 236.4                  | 0.22 %               | 574,009    | Scranton--Wilkes-Barre, PA             | 102  |
| Grandview Plaza                                    | MOB           | 20,042 | 0.44 %           | \$ 315.8                  | 0.29 %               | 563,293    | Lancaster, PA                          | 104  |
| Pinnacle Health                                    | PC            | 10,753 | 0.24 %           | \$ 250.0                  | 0.23 %               | 563,293    | Lancaster, PA                          | 104  |
| Manteca Medical Group Building                     | MOB           | 10,519 | 0.23 %           | \$ 323.5                  | 0.30 %               | 556,972    | Modesto, CA                            | 105  |
| Treasure Coast Medical Pavilion                    | MOB           | 55,844 | 1.23 %           | \$ 943.2                  | 0.86 %               | 556,336    | Port St. Lucie, FL                     | 106  |
| Gulf Coast Cancer Centers-Brewton                  | SC            | 3,971  | 0.09 %           | \$ —                      | — %                  | 542,297    | Huntsville, AL                         | 107  |
| Temple Rehabilitation Hospital                     | IRF           | 38,817 | 0.85 %           | \$ 2,314.5                | 2.12 %               | 509,487    | Killeen-Temple, TX                     | 110  |
| Martin Foot & Ankle Clinic                         | PC            | 27,100 | 0.59 %           | \$ 431.7                  | 0.39 %               | 471,240    | York-Hanover, PA                       | 116  |
| UPMC Specialty Care                                | MOB           | 25,982 | 0.57 %           | \$ 453.4                  | 0.41 %               | 426,086    | Youngstown-Warren, OH                  | 131  |
| Biltmore Medical Office                            | SC            | 11,099 | 0.24 %           | \$ 222.4                  | 0.20 %               | 422,333    | Asheville, NC                          | 132  |
| Genesis Care - Weaverville                         | SC            | 10,696 | 0.23 %           | \$ 469.8                  | 0.43 %               | 422,333    | Asheville, NC                          | 132  |
| Lafayette Behavioral                               | BSF           | 31,650 | 0.69 %           | \$ 1,684.9                | 1.54 %               | 419,704    | Lafayette, LA                          | 133  |
| Belden Medical Arts Building                       | MOB           | 47,366 | 1.04 %           | \$ 506.7                  | 0.46 %               | 400,551    | Canton-Massillon, OH                   | 139  |
| Hills & Dales Professional Center                  | MOB           | 27,920 | 0.61 %           | \$ 351.6                  | 0.32 %               | 400,551    | Canton-Massillon, OH                   | 139  |
| Prattville Town Center Medical Office Bldg         | MOB           | 13,319 | 0.29 %           | \$ 281.1                  | 0.26 %               | 387,885    | Montgomery, AL                         | 145  |
| Wellmont Bristol Urgent Care                       | SC            | 4,548  | 0.10 %           | \$ 78.5                   | 0.07 %               | 313,876    | Kingsport-Bristol, TN-VA               | 167  |
| Steeles Road Medical Building                      | PC            | 10,804 | 0.24 %           | \$ 190.5                  | 0.17 %               | 313,876    | Kingsport-Bristol, TN-VA               | 167  |
| Bluewater Orthopedics Center                       | MOB           | 10,255 | 0.23 %           | \$ 223.8                  | 0.20 %               | 310,149    | Crestview-Fort Walton Beach-Destin, FL | 169  |
| Londonderry Centre                                 | MOB           | 21,203 | 0.47 %           | \$ 378.4                  | 0.35 %               | 307,123    | Waco, TX                               | 171  |
| Westlake Medical Office                            | MOB           | 14,100 | 0.31 %           | \$ 238.3                  | 0.22 %               | 307,123    | Waco, TX                               | 171  |
| Longview Rehabilitation Hospital                   | IRF           | 38,817 | 0.85 %           | \$ 2,349.2                | 2.15 %               | 295,490    | Longview, TX                           | 174  |
| Gulf Coast Cancer Centers-Foley                    | SC            | 6,146  | 0.13 %           | \$ 174.7                  | 0.16 %               | 261,608    | Daphne-Fairhope-Foley, AL              | 193  |

| Property Name                                   | Property Type | Area    | % of Square Feet | Annualized Rent (\$000's) | % of Annualized Rent | Population     | MSA/MISA                  | Rank |
|-------------------------------------------------|---------------|---------|------------------|---------------------------|----------------------|----------------|---------------------------|------|
| Gulf Shores Building                            | SC            | 6,398   | 0.14 %           | \$ 51.3                   | 0.05 %               | 261,608        | Daphne-Fairhope-Foley, AL | 193  |
| Monroe Surgical Hospital                        | SCH           | 58,121  | 1.28 %           | \$ 2,473.6                | 2.26 %               | 221,921        | Monroe, LA                | 215  |
| Ft. Valley Dialysis Center                      | SC            | 4,920   | 0.11 %           | \$ 87.0                   | 0.08 %               | 204,110        | Warner Robins, GA         | 231  |
| Meridian Behavioral Health Systems              | AIB           | 132,430 | 2.91 %           | \$ 3,263.5                | 2.98 %               | 202,091        | Charleston, WV            | 232  |
| Tuscola Professional Building                   | MOB           | 25,500  | 0.56 %           | \$ 622.4                  | 0.57 %               | 187,714        | Saginaw, MI               | 241  |
| Kedplasma                                       | SC            | 12,870  | 0.28 %           | \$ 272.1                  | 0.25 %               | 183,040        | Burlington, NC            | 245  |
| Redding Oncology Center                         | SC            | 12,206  | 0.27 %           | \$ 623.8                  | 0.57 %               | 181,121        | Redding, CA               | 250  |
| Decatur Morgan Hospital Medical Office Building | MOB           | 35,933  | 0.79 %           | \$ 582.4                  | 0.53 %               | 159,651        | Decatur, AL               | 273  |
| Bourbonnais Medical Center                      | MOB           | 54,894  | 1.20 %           | \$ 847.6                  | 0.77 %               | 106,410        | Kankakee, IL              | 351  |
| Parkside Family & Davita Clinics                | MOB           | 15,637  | 0.34 %           | \$ 220.9                  | 0.20 %               | 99,170         | Victoria, TX              | 366  |
| Cub Lake Square                                 | MOB           | 48,993  | 1.08 %           | \$ 811.4                  | 0.74 %               | 109,516        | Show Low, AZ              | N/A  |
| Emory Healthcare - 303                          | MOB           | 61,301  | 1.35 %           | \$ 924.8                  | 0.85 %               | 105,326        | LaGrange, GA-AL           | N/A  |
| Emory Southern Orthopedics - 1805               | MOB           | 31,473  | 0.69 %           | \$ 730.8                  | 0.67 %               | 105,326        | LaGrange, GA-AL           | N/A  |
| Emory Southern Orthopedics - 1801               | MOB           | 2,972   | 0.07 %           | \$ 62.7                   | 0.06 %               | 105,326        | LaGrange, GA-AL           | N/A  |
| Emory Healthcare - 1610                         | MOB           | 5,600   | 0.12 %           | \$ 84.5                   | 0.08 %               | 105,326        | LaGrange, GA-AL           | N/A  |
| Nesbitt Place                                   | MOB           | 56,003  | 1.23 %           | \$ 1,059.0                | 0.97 %               | 84,233         | Lawrence County, PA       | N/A  |
| Davita Etowah Dialysis Center                   | SC            | 4,720   | 0.10 %           | \$ 70.1                   | 0.06 %               | 70,691         | Athens, TN                | N/A  |
| Marion Medical Plaza                            | MOB           | 27,246  | 0.60 %           | \$ 389.9                  | 0.36 %               | 64,976         | Marion, OH                | N/A  |
| Corsicana Medical Plaza                         | MOB           | 17,746  | 0.39 %           | \$ 369.2                  | 0.34 %               | 56,533         | Corsicana, TX             | N/A  |
| Pahrump Medical Plaza                           | MOB           | 12,545  | 0.28 %           | \$ 479.5                  | 0.44 %               | 55,990         | Pahrump, NV               | N/A  |
| Arkansas Valley Surgery Center                  | MOB           | 10,717  | 0.24 %           | \$ 234.6                  | 0.21 %               | 50,093         | Cañon City, CO            | N/A  |
| Sanford West Behavioral Facility                | BSF           | 96,886  | 2.13 %           | \$ 1,421.3                | 1.30 %               | 45,442         | Grand Rapids, MN          | N/A  |
| Fremont Medical Office Building & Surgery Ctr   | MOB           | 13,050  | 0.29 %           | \$ 338.6                  | 0.31 %               | 37,884         | Fremont, NE               | N/A  |
| Baylor Scott & White Clinic                     | PC            | 37,354  | 0.82 %           | \$ 495.6                  | 0.45 %               | 37,810         | Brenham, TX               | N/A  |
| Eyecare Partners - 408                          | PC            | 8,421   | 0.18 %           | \$ 134.3                  | 0.12 %               | 36,437         | Centralia, IL             | N/A  |
| Ottumwa Medical Clinic - 1005                   | MOB           | 68,895  | 1.51 %           | \$ 763.3                  | 0.70 %               | 35,681         | Ottumwa, IA               | N/A  |
| Ottumwa Medical Clinic - 1007                   | MOB           | 6,850   | 0.15 %           | \$ 96.2                   | 0.09 %               | 35,681         | Ottumwa, IA               | N/A  |
| Fresenius Gallipolis Dialysis Center            | SC            | 15,110  | 0.33 %           | \$ 160.2                  | 0.15 %               | 28,886         | Gallipolis, OH            | N/A  |
| Sanderling Dialysis Center - 780                | SC            | 4,186   | 0.09 %           | \$ 312.4                  | 0.29 %               | 27,009         | Crescent City, CA         | N/A  |
| Andalusia Medical Plaza                         | SC            | 10,373  | 0.23 %           | \$ 294.4                  | 0.27 %               | County: 37,049 | Rural - No CBSA           | N/A  |
| Russellville Medical Plaza                      | MOB           | 29,129  | 0.64 %           | \$ 168.2                  | 0.15 %               | County: 31,362 | Rural - No CBSA           | N/A  |

| Property Name                            | Property Type | Area   | % of Square Feet | Annualized Rent (\$000's) | % of Annualized Rent | Population                     | MSA/MISA | Rank |
|------------------------------------------|---------------|--------|------------------|---------------------------|----------------------|--------------------------------|----------|------|
| Batesville Regional Medical Center       | MOB           | 9,263  | 0.20 %           | \$ 52.5                   | 0.05 %               | County: 34,192 Rural - No CBSA |          | N/A  |
| Tri Lakes Behavioral                     | BSF           | 58,400 | 1.28 %           | \$ —                      | — %                  | County: 34,192 Rural - No CBSA |          | N/A  |
| Dahlonega Medical Mall                   | MOB           | 22,805 | 0.50 %           | \$ 390.8                  | 0.36 %               | County: 33,610 Rural - No CBSA |          | N/A  |
| Lexington Carilion Clinic                | PC            | 15,820 | 0.35 %           | \$ 392.0                  | 0.36 %               | County: 22,573 Rural - No CBSA |          | N/A  |
| North Mississippi Health Services - 1107 | MOB           | 17,629 | 0.39 %           | \$ 99.8                   | 0.09 %               | County: 35,252 Rural - No CBSA |          | N/A  |
| North Mississippi Health Services - 1111 | MOB           | 27,743 | 0.61 %           | \$ 157.1                  | 0.14 %               | County: 35,252 Rural - No CBSA |          | N/A  |
| North Mississippi Health Services - 1127 | MOB           | 18,074 | 0.40 %           | \$ 102.3                  | 0.09 %               | County: 35,252 Rural - No CBSA |          | N/A  |
| North Mississippi Health Services - 404  | MOB           | 9,890  | 0.22 %           | \$ 56.0                   | 0.05 %               | County: 35,252 Rural - No CBSA |          | N/A  |
| North Mississippi Health Services - 305  | MOB           | 3,378  | 0.07 %           | \$ 19.1                   | 0.02 %               | County: 35,252 Rural - No CBSA |          | N/A  |
| Princeton Cancer Center                  | SC            | 7,236  | 0.16 %           | \$ 204.4                  | 0.19 %               | County: 58,758 Rural - No CBSA |          | N/A  |
| Sanderling Dialysis Center - 102         | SC            | 5,217  | 0.11 %           | \$ 287.1                  | 0.26 %               | County: 13,279 Rural - No CBSA |          | N/A  |
| Wellmont Lebanon Urgent Care             | SC            | 8,369  | 0.18 %           | \$ 108.8                  | 0.10 %               | County: 26,586 Rural - No CBSA |          | N/A  |
| Norton Medical Clinic                    | SC            | 4,843  | 0.11 %           | \$ 59.1                   | 0.05 %               | County: 3,900 Rural - No CBSA  |          | N/A  |
| Norton Medical Plaza                     | MOB           | 32,757 | 0.72 %           | \$ 320.9                  | 0.29 %               | County: 3,900 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)

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)

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

FORWARD-LOOKING STATEMENTS

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, 2024 and the Company’s other filings with the Securities and Exchange Commission from time to time.

NON-GAAP FINANCIAL MEASURES

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.