



BAYLOR MCKINNEY POB 2
MCKINNEY, TX | ACQUIRED 2017

Key Statistics

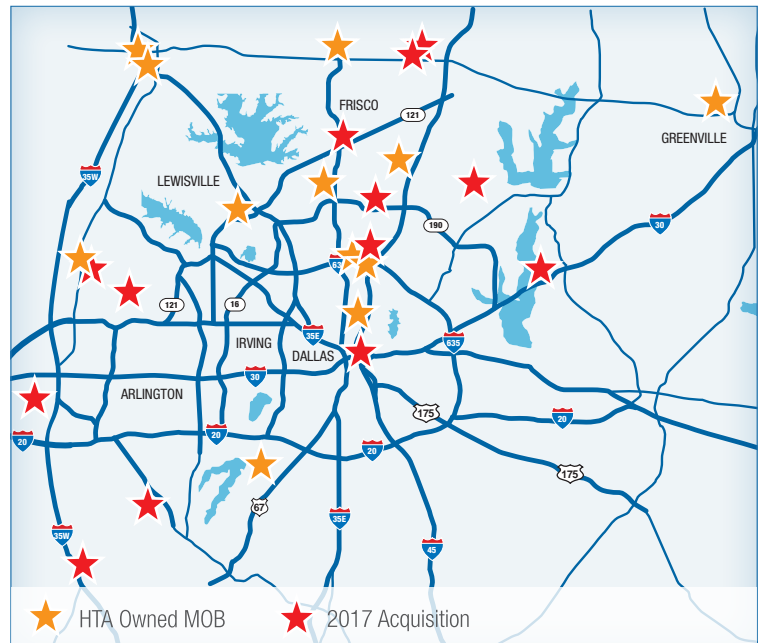
- Total Investment \$844 Million
- GLA: 2 Million Square Feet / 31 Properties
- 12.1% of Invested Dollars
- 22 Medical Office Buildings
- 6 Micro Hospitals Totaling 200 Thousand SF
- Key Tenants/Affiliations: Baylor Scott & White Health (Aa3), HCA (Medical City) (B1), Texas Health Resources
- 71% On-Campus / 95.4% Aligned

Highlights

Dallas is one of the fastest growing and economically dynamic areas in the country. It is currently the fourth most populous MSA in the United States. The city is home to the third largest concentration of Fortune 500 companies in the nation. It also features a diverse economy with industry concentrations in banking, commerce, telecommunications, computer technology, energy, healthcare and medical research, transportation and logistics. It has also been ranked one of the best places to do business by CEO Magazine. As a result of all of this activity, Forbes has ranked the Dallas MSA one of the four fastest growing cities in the country, measured by both population and economic activity. Dallas is HTA's top Key Market with invested dollars of \$844 million, boasting 2 million square feet.

HTA's Dallas portfolio is affiliated with the leading health systems in the market, including Baylor Scott & White, HCA - Medical City, and Texas Health Resources. HTA entered into the Dallas marketplace in 2012 with the purchase of 3 MOB's affiliated with the Forest Park Medical Center Dallas and Frisco campuses, now part of the HCA - Medical City system and has operated a property management, engineering services, and leasing office in this market since that time. Dallas became HTA's largest market in 2017 through the Duke Healthcare acquisition and the investment in THR's new Fort Worth campus. The acquired properties were predominately on-campus with dynamic hospital campuses, but also include properties in the community that are apart of Baylor's strategic outpatient strategy for growth.

By acquiring in an existing market, these acquisitions have allowed HTA to expand its health system relationships while gaining increased scale for its operating platform, which should allow for significant efficiencies in management and result in additional growth opportunities for development and acquisitions.





KEY MARKET – DALLAS, TEXAS

HTA
LISTED
NYSE



THE TOWER
DALLAS, TX | HCA MEDICAL CITY DALLAS CAMPUS | ACQUIRED 2013



BAYLOR PLANO PAVILION II
PLANO, TX | ACQUIRED 2017