

TO OUR SHAREHOLDERS

Dear Shareholder,

I'm happy to report that 2016 was another successful year for Healthcare Trust of America, Inc. We executed on our operating plan that focused on growing our MOB platform, delivering steady results through our asset management and leasing platform, and maintaining a strong investment grade balance sheet. Most importantly, we continued to create value for our shareholders, generating the highest earnings in our company's history and growing our dividend. Since HTA's inception in 2006 through March 31, 2017, we have produced a total shareholder return of over 195% or 11% per year, and a total return of over 97% since our June 12, 2012 NYSE listing.

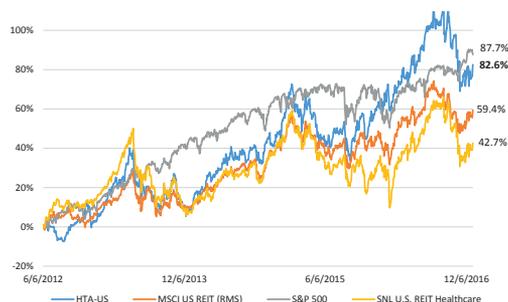
Our investment philosophy has remained focused on acquiring core-critical medical office buildings in 15-20 key gateway markets, focused on specific segments: (i) on or adjacent to health system campuses, (ii) in high traffic community core locations and (iii) around academic university campuses. We believe these segments will drive healthcare delivery of the future. We are seeing the increasing demand for healthcare, as Americans are getting older – with over ten thousand individuals turning 65 every day. Millennials are also reaching an age where they spend more on healthcare, forming families and having children. We believe both these trends will continue to drive future healthcare spending for the next 5/10/15 years. We also believe these demographic groups have strong preferences for where they live, accessibility and affordability. These locations will provide the greatest growth for healthcare systems and the highest long term value for real estate.

From an acquisitions front we invested \$701 million in medical office buildings that expanded our presence in our key markets and grew our portfolio by approximately 20 percent. During the year, we acquired 55 MOB's within our core gateway markets, totaling 2.5 million square feet with strong underlying rental rate growth. In addition we increased our strategic focus by selling six non-core senior care facilities for \$40 million, generating net gains of approximately \$9 million, which allowed us to reinvest those proceeds into more attractive MOB assets.

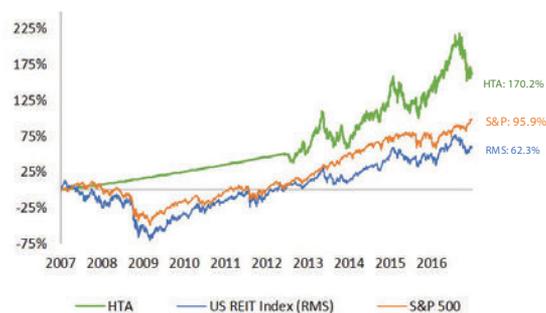
We have consistently demonstrated the ability to create value through disciplined acquisitions and operating efficiencies, and have been able to grow without the need for risky development. We have remained prudent and patient in our investment philosophy and as a result, are the largest dedicated owner of MOB's in the country. We believe the quality of our portfolio and scalability of our operating platform will continue to provide more efficiencies and long-term cost savings as we continue to achieve critical mass within our key markets especially as we integrate our 2016 acquisitions.

In 2016, we continued to maximize operating performance by effectively managing our MOB portfolio through our in-house asset management and leasing platform. HTA directly manages and leases over 91% of our properties or over 16.1 million square feet through regional offices. Our local leasing and management teams have direct relationships and daily interaction with tenants and HTA properties. As a result of this direct oversight, our properties are 92% occupied. Tenant retention was 80%

HTA TOTAL RETURNS (SINCE LISTING)
(6/6/2012 - 12/31/2016)



HTA TOTAL RETURNS (SINCE INCEPTION)
(1/7/2007 - 12/31/2016)



TO OUR SHAREHOLDERS

and our property performance remains strong, with an average of 3.1% same store cash NOI growth since 2012.

Our balance sheet is strong, providing stability for the long run and allowing us to continue to focus on growth. To finance our investments, we accessed capital markets through well-timed debt and equity transactions with extremely strong execution. We raised long-term capital that lowered our overall debt profile and lengthened our debt maturities through 2026. This left us below 30% levered, with sufficient flexibility going into 2017.

As we look to 2017, we remain positive on the healthcare sector as well as our business. The U.S. healthcare system is still extremely expensive, which is forcing healthcare systems and physician practices to focus on more cost-efficient outpatient care settings, which are generally more convenient for patients and more profitable for independent physicians and healthcare systems. Payers are accelerating this cost-effective process by focusing their resources on moving care to outpatient and off-campus locations. Insurers are increasingly buying provider networks, physicians and surgery center groups in an effort to control care and costs. We believe these trends will affect campus-based care in the future.

As a Company we will continue to raise the bar on our execution and will remain disciplined in our investment approach. We are well capitalized and positioned to provide quality medical office solutions for our tenants and consistent performance for our shareholders who have come to rely on the stability of our cash flows.

Thank you for your trust, support and confidence in our directors and management team, and for the personal opportunity and privilege to be Chairman and CEO of Healthcare Trust of America, Inc.

Sincerely,



Scott D. Peters
Chairman, CEO and President

April 29, 2017

