

CAPITAL MARKETS ANNOUNCEMENT

Community Healthcare Trust Incorporated (NYSE: CHCT; Franklin, TN) Closes \$79.9 Million Follow-On Offering of Common Stock

Sandler O'Neill + Partners, L.P. served as joint book-running manager for this offering. This is the second equity raise for Community Healthcare Trust Incorporated in the last twelve months where Sandler O'Neill has acted as a joint book-runner. Since January 1, 2011, Sandler O'Neill has acted as book-runner, co-manager or placement agent for approximately \$8.1 billion of REIT common stock.⁽¹⁾

About the Offering:

Community Healthcare Trust Incorporated (NYSE:CHCT) (the "Company") announced today the completion of its underwritten public offering of 4,500,000 shares of its common stock at a public offering price per share of \$17.75 for net proceeds of approximately \$75 million after deducting the underwriting discount and commissions and estimated offering expenses payable by the Company. The Company has also granted the underwriters a 30-day option to purchase up to an additional 675,000 shares of common stock.

The Company contributed the net proceeds to Community Healthcare OP, LP, its operating partnership, which in turn intends to use the net proceeds to fund pending acquisitions and repay in full outstanding borrowings under the Company's revolving credit facility.

About the Company:

Community Healthcare Trust is a real estate investment trust that focuses on owning income-producing real estate properties associated primarily with the delivery of outpatient healthcare services in non-urban markets throughout the United States. The Company has investments of approximately \$178.6 million in 46 real estate properties as of March 31, 2016, located in 18 states and total approximately 1,021,000 square feet.

This announcement is for informational purposes only and does not constitute an offer to sell or the solicitation of an offer to buy securities.

(1) Source: SNL Financial.

April 12, 2016

Common Stock

\$79.9 Million

COMMUNITY

HEALTHCARE

— TRUST —

Joint Book-Running Manager

SANDLER O'NEILL + PARTNERS

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