

CAPITAL MARKETS ANNOUNCEMENT

Community Healthcare Trust Incorporated (NYSE: CHCT; Franklin, TN) Closes \$114.6 Million Follow-On Offering of Common Stock

Sandler O'Neill + Partners, L.P. served as lead left book-running manager for this offering.

This is the third public equity offering for CHCT, raising an aggregate of \$343.0 million since May 2015. Sandler O'Neill has acted as lead left book-runner in all three offerings. Since January 1, 2011, Sandler O'Neill has acted as book-runner, co-manager or placement agent for approximately \$9.5 billion of REIT common stock.¹

About the Offering:

FRANKLIN, TN, July 26, 2017 – Community Healthcare Trust Incorporated (NYSE: CHCT) (the “Company”) today announced the closing of its underwritten public offering of 4,887,500 shares of its common stock, which included 637,500 shares of common stock issued pursuant to the full exercise of the underwriters’ option to purchase additional shares, at a public offering price per share of \$23.45. The net proceeds to the Company were approximately \$108.9 million after deducting the underwriting discount and commissions and estimated offering expenses payable by the Company.

The Company intends to use the net proceeds to repay the outstanding indebtedness under the Company’s revolving credit facility, to fund future acquisitions in accordance with the Company’s investment guidelines and for general corporate and working capital purposes.

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

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. As of June 30, 2017, the Company’s portfolio consisted of 77 wholly-owned real estate properties and one mortgage note, located across 25 states with approximately 1.7 million square feet in the aggregate.

(1) Source: SNL Financial



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