DEAR SHAREHOLDER,

2013 was Healthcare Trust of America's first full year as a public company. I am pleased to report that we have taken significant strides to position the company for continued growth by executing financially and maintaining a strong balance sheet. As the leading owner and operator of medical office buildings (MOBs) in the country, the ongoing transition of our healthcare system continues to generate great opportunities to create shareholder value. The changing healthcare landscape allows us to maximize our asset management platform, acquire core-critical MOBs, align ourselves with the leading healthcare systems, and generate a significant presence in major metropolitan cities.

2013 Strategy

Our 2013 business plan focused on four key fundamental objectives that touched on all aspects of our business. Our goal was to demonstrate financial consistency, a disciplined investment philosophy, strong cash flow from our asset management platform, and to position HTA with momentum for 2014.

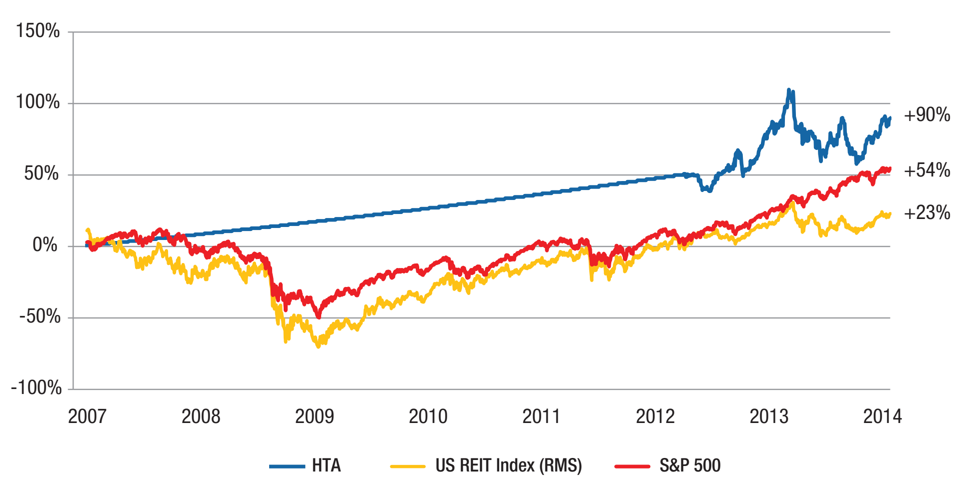
Our results were strong. We improved our operations platform, generated same store growth of more than 3% in each quarter, and expanded our property management and leasing platform to cover over 85% of our portfolio. We invested $398 million in high quality MOBs in growing markets, expanding our portfolio by approximately 15%. We raised over $250 million of equity and $295 million of debt capital to fund our investments, and maintained our low leverage and high liquidity, receiving a credit rating upgrade in the process. Finally, we achieved full liquidity for our original shareholders in November and have consistently generated competitive returns since our inception in 2006.

Asset Management Platform

As a dedicated owner of MOBs, we believe that it is imperative to have our own leasing and property management platform capable of servicing the unique requirements of physicians and healthcare systems. This approach allows our team direct contact with our properties, tenants, and key healthcare participants, which drives efficiency and tenant satisfaction.

We started our asset management platform in 2010 and accelerated its deployment in 2013, ending the year with over 12 million square feet, or over 85% of our 14.1 million square feet in-house. This platform is a critical reason that we have generated five consecutive quarters with at least 3% same store growth.

HTA STOCKHOLDER RETURNS (INCEPTION THROUGH 3/31/14)



Targeted Investments

The long term growth and performance of our company is dependent on our ability to identify and execute upon targeted acquisitions that will grow in value and improve our portfolio over time. As a mid-cap company, we have been able to demonstrate meaningful external growth while investing in high-quality assets that fit our underwriting criteria. We focus on building relationships and becoming the long-term partner of choice for the regional and local developers who own and complete a significant percentage of the medical office development in this country. In 2013, this strategy allowed us to acquire almost $400 million of Class A medical office buildings with the majority in such key markets as Texas and Florida.

Strong, Conservative Balance Sheet

Over the last 8 years, we have been committed to maintaining a very strong balance sheet with low leverage and ample liquidity that has allowed us to prosper during good times and bad. Our strong balance sheet execution in 2013 resulted in reducing our leverage and receiving a credit rating upgrade to Baa2 by Moody's which will result in significant interest expense savings in 2014.

Completion of our NYSE Listing

Our final goal for 2013 was the completion of our listing process which began when we listed our shares on the New York Stock Exchange in June 2012. This process was deliberate in nature and allowed for a staged transition for our company to the publicly traded markets. For our original non-traded REIT shareholders, we are proud of our success, generating total returns of approximately 90%, or 8.9% per annum since our inception through the most recent quarter (1/1/2007 to 3/31/2014). These results outperformed the MSCI US REIT Index and the S&P 500 over the same period.

Going Forward

Today, we are better positioned, financially stronger, and more geographically focused than at any other time in our company history. Moving into 2014, our shareholders will benefit from the accomplishments and momentum of 2013, which will allow management to focus on the fundamentals that will ultimately grow and strengthen our company and enable us to maximize shareholder value over the long term.

We also believe that effective corporate governance is critical to shareholders. To that end, we recently announced the first expansion to our Board of Directors since 2007 with the addition of Steve W. Patterson, the current Athletic Director at the University of Texas. Steve has a strong track record with diversified business experience. He is on the cutting edge of today's academic business models and will bring new insight into the board room.

Finally, as we continue to grow and enhance our company, we are guided by a simple objective - what is best for our shareholders.

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

Sincerely,

Scott D. Peters

Chairman, CEO & President