

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name		2 Issuer's employer identification number (EIN)	
NATIONAL HEALTHCARE PROPERTIES, INC. (F/K/A HEALTHCARE TRUST, INC.)		38-3888962	
3 Name of contact for additional information	4 Telephone No. of contact	5 Email address of contact	
SCOTT LAPPETITO	(332) 258-8770	SLAPPETITO@NHPREIT.COM	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact		7 City, town, or post office, state, and ZIP code of contact	
540 MADISON AVE., 27TH FLOOR		NEW YORK, NY 10022	
8 Date of action		9 Classification and description	
VARIOUS		DISTRIBUTIONS TO PREFERRED B SHAREHOLDERS	
10 CUSIP number	11 Serial number(s)	12 Ticker symbol	13 Account number(s)
42226B303			

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ NATIONAL HEALTHCARE PROPERTIES, INC. (F/K/A HEALTHCARE TRUST, INC.)
("TAXPAYER") MADE CASH DISTRIBUTIONS TO ITS PREFERRED B SHAREHOLDERS IN EXCESS OF ITS
CURRENT AND ACCUMULATED EARNINGS AND PROFITS. SEE ATTACHED SCHEDULE FOR ADDITIONAL DETAIL.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ THE AMOUNT OF THE NONDIVIDEND DISTRIBUTIONS ARE INCLUDED IN
THE ATTACHED SCHEDULE. THE AMOUNT OF NONDIVIDEND DISTRIBUTIONS SHOULD REDUCE THE TAX BASIS
OF EACH PREFERRED SHARE, BUT NOT BELOW ZERO.

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ THE TAXPAYER'S EARNINGS AND PROFITS WERE CALCULATED UNDER IRC. SEC. 312 AND
THE REGULATIONS THEREUNDER. AMOUNTS IN EXCESS OF EARNINGS AND PROFITS REDUCE THE
SHAREHOLDER'S TAX BASIS IN ITS SHARES TO THE EXTENT OF THE BASIS.

Part II Organizational Action (continued)

17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶
IRC SEC. 301 (c) (2)

18 Can any resulting loss be recognized? ▶ NO

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶
THE REPORTABLE TAX YEAR IS 2024.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here
Signature ▶ _____ Date ▶ _____

Print your name ▶ SCOTT LAPPETITO Title ▶ CFO

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	ERIKA PARKER				P02029857
	Firm's name ▶ DELOITTE TAX LLP	Firm's EIN ▶ 86-1065772		Phone no. 404-220-1500	
	Firm's address ▶ 1230 PEACHTREE STREET NE #3100, ATLANTA, GA 30309				

NATIONAL HEALTHCARE PROPERTIES, INC. (F/K/A HEALTHCARE TRUST, INC.)

38-3888962

YEAR ENDED DECEMBER 31, 2024

SUPPLEMENTAL INFORMATION FOR FORMS 1099

PREFERRED STOCK					
CUSIP	Payment Date		Per Share Distribution		Nondividend Distribution
42226B303	1/16/2024	\$	0.4453125	\$	0.4453125
42226B303	4/15/2024	\$	0.4453125	\$	0.4453125
42226B303	7/15/2024	\$	0.4453125	\$	0.4453125
42226B303	10/15/2024	\$	0.4453125	\$	0.4453125
			1.78125		1.78125
			100%		100%