

NOMINATING AND CORPORATE GOVERNANCE COMMITTEE CHARTER

Healthcare Trust, Inc.

This Nominating and Corporate Governance Committee Charter (this “Charter”) was adopted by the Board of Directors (the “Board”) of Healthcare Trust, Inc., a Maryland corporation (the “Company”).

I. Purpose and Powers

The purposes of the Nominating and Corporate Governance Committee (the “Committee”) of the Board are to:

- a. Provide counsel to the Board with respect to the organization, function and composition of the Board and its committees.
- b. Periodically review and, if appropriate, recommend to the Board changes to the Company’s corporate governance policies and procedures.
- c. Monitor compliance with the Company’s corporate governance policies and procedures.
- d. Identify and recommend to the Board potential director candidates for election as directors, consistent with criteria approved by the Board, and the selection of nominees for election as directors at annual meetings of stockholders (or special meetings of stockholders at which directors are to be elected).
- e. Assist the Board and the Chairperson of the Company in overseeing the development of executive succession plans.
- f. Assist the Board in resolving conflict of interest situations (“Conflicts”) and transactions (“Related Party Transactions”) between the Company, on the one hand, and any of the Company’s sponsor (“Sponsor”), the Company’s advisor (“Advisor”), a director, an officer or any affiliate thereof, on the other hand.

The Committee shall have all of the powers of the Board that are necessary or appropriate for the Committee to fulfill its purposes and carry out its duties and responsibilities as set forth in this Charter. In addition, the Committee may exercise any other powers and carry out any other responsibilities delegated to it by the Board from time to time consistent with the Company’s bylaws (as may be amended, the “Bylaws”). The powers and responsibilities delegated by the Board to the Committee in this Charter or otherwise shall be exercised and carried out by the Committee as it deems appropriate without the requirement of further Board approval, and any decision made by the Committee (including any decision to exercise or refrain from exercising any of the powers delegated to the Committee hereunder) shall be at the Committee’s sole discretion. While acting within the scope of the powers and responsibilities delegated to it, the Committee shall have and may exercise all the powers of the Board. To the fullest extent permitted by law, the Committee shall have the power to determine which matters are within the scope of the powers and responsibilities delegated to it.

The Committee shall have the authority, as it deems appropriate, to retain or replace, as needed, any independent counsel, any search firm to be used to identify director candidates, independent investment bankers and any other outside experts or advisers as the Committee believes to be desirable or appropriate. The Company shall provide for appropriate funding, as determined by the Committee, for payment of compensation to any such persons employed by the Committee and for ordinary administrative expenses of the Committee that are necessary or appropriate in carrying out its duties. The Committee shall be directly responsible for the appointment, compensation and oversight of any such persons retained by the Committee. The Committee may also utilize the services of the Company’s regular legal counsel or other advisers to the Company.

II. Membership

The Committee shall be composed of three or more directors selected by the Board, each of whom, as determined by the Board:

- a. meets the independence requirements imposed by all applicable rules and regulations promulgated by the Securities and Exchange Commission (the “Commission”) and The NASDAQ Stock Market (“NASDAQ”);
- b. has experience that would be helpful in addressing the matters delegated to the Committee; and
- c. at all times complies with any other rules and regulations of the Commission, as modified or amended from time to time.

Committee members may be removed from the Committee, with or without cause, by the Board. The Board shall appoint, from time to time, from among the Committee members a chair (“Chair”). Any action duly taken by the Committee shall be valid and effective, whether or not the members of the Committee at the time of such action are later determined not to have satisfied the requirements for membership provided herein.

III. Meetings and Procedures

- a. *General Committee Procedures*
 - i. The Chair (or in his or her absence, a member selected by the Committee) shall preside at each meeting of the Committee and set the agenda for each Committee meeting. The Committee shall have the authority to establish its own rules and procedures for notice and conduct of its meetings so long as they are not inconsistent with any provisions of the Bylaws that are applicable to the Committee.
 - ii. The Committee shall meet on a regularly scheduled basis at least once per year and more frequently as the Committee deems necessary or desirable.

IV. Duties and Responsibilities Relating to Nominating and Corporate Governance

- a. (1) At an appropriate time prior to each annual meeting of stockholders, or any special meeting of the stockholders at which directors are to be elected, the Committee shall recommend to the Board for nomination by the Board such candidates as the Committee, in the exercise of its judgment, has found to be qualified and willing and available to serve as directors of the Company.
- (2) At an appropriate time after a vacancy arises on the Board or a director advises the Board of his or her intention to resign, the Committee shall recommend to the Board for election by the Board to fill such vacancy, such candidate as the Committee, in the exercise of its judgment, has found to be qualified and willing and available to serve as a director of the Company.
- (3) For purposes of making any nomination or recommendation pursuant to paragraphs (1) and (2) above, the Committee may consider such criteria as the Committee shall deem appropriate, which may include, without limitation:
 - i. personal and professional integrity, ethics and values;
 - ii. experience in corporate management, such as serving as an officer or former officer of a publicly held company, and a general understanding of marketing, finance and other elements relevant to the success of a publicly held company in today’s business environment;

- iii. experience in the Company's industry and with relevant social policy concerns;
- iv. experience as a board member of another publicly held company;
- v. academic expertise in an area of the Company's operations;
- vi. diversity of both background and experience;
- vii. practical and mature business judgment, including ability to make independent analytical inquiries;
- viii. the nature of and time involved in a director's service on other boards or committees; and
- ix. with respect to any person already serving as a director, the director's past attendance at meetings and participation in and contribution to the activities of the Board.

The Committee shall evaluate each individual in the context of the Board as a whole, with the objective of assembling a group that can best perpetuate the success of the business and represent stockholder interests through the exercise of sound judgment using its diversity of experience in these various areas.

(4) If the Company is legally required by the charter of the Company (the "Company Charter") or the Bylaws, by contract or otherwise to provide third parties with the ability to designate one or more of the Board's nominees for election as directors, the selection, recommendation and nomination of such directors shall not be subject to review or recommendation by the Committee, but any such nominee so designated shall satisfy the criteria set forth herein or determined in accordance herewith for nominees recommended by the Committee.

(5) The Committee may adopt a policy regarding the consideration of any director candidates recommended by the Company's stockholders.

- b. In appropriate circumstances, the Committee, in its discretion, shall consider and may recommend calling a special meeting of the stockholders for the purpose of removing a director for cause, in accordance with the applicable provisions of the Company Charter and the Bylaws.
- c. The Committee shall periodically review the Board's structure, including the structure of all standing or any ad hoc committees of the Board, and recommend to the Board for its approval such changes in number, function or composition of the Board or any such committees as the Committee deems appropriate.
- d. The Committee shall identify individuals qualified to be members, and the chair, of each standing committee of the Board and recommend to the Board candidates for service on each such committee. In evaluating directors to serve as members of each committee of the Board, the Committee (1) shall take into account the applicable requirements for members of committees of boards of directors under the Securities Exchange Act of 1934, as amended, the Company's Corporate Governance Guidelines, if adopted, and the charter of each such committee and (2) may take into account such other factors or criteria as the Committee deems appropriate, including directors' preferences for committee membership, judgment, skill, integrity and business or other experience.
- e. In appropriate circumstances, the Committee, in its discretion, shall consider and recommend to the Board the removal of a director from a standing committee of the Board.

- f. The Committee shall oversee the Board's annual review of its performance (including its size, composition and organization) and the performance of the Advisor, may oversee the other committees of the Board and will make appropriate recommendations to improve performance.
- g. The Committee may develop and recommend to the Board for adoption a set of Corporate Governance Guidelines and shall implement and monitor compliance with the Corporate Governance Guidelines, if adopted. The Committee periodically shall review the Corporate Governance Guidelines, if adopted, and recommend changes as necessary to the Board.
- h. The Committee may make recommendations to the Board regarding governance matters, including, but not limited to, the Company Charter, the Bylaws, this Charter and the charters of the Company's other committees.
- i. The Committee shall consider, develop and recommend to the Board such policies and procedures with respect to the nomination of directors or other corporate governance matters as may be required pursuant to the NASDAQ rules or the rules and regulations of the Commission or that the Committee otherwise considers to be desirable and appropriate.
- j. The Committee shall evaluate its own performance on an annual basis, including its compliance with this Charter, and provide the Board with any recommendations for changes in the structure and operations of the Committee or the procedures or policies governing the Committee. The Committee shall conduct such evaluation and review in such manner as it deems appropriate.
- k. The Committee shall review and reassess this Charter at least annually and submit any recommended changes to the Board for its consideration.
- l. The Committee shall periodically report to the Board on its findings and actions.

V. Duties and Responsibilities Relating to Conflicts

Except as may otherwise be provided by the Board in establishing a special committee of disinterested directors to consider a Related Party Transaction:

- a. The Committee shall review and evaluate the terms and conditions of, and determine the advisability of, any Related Party Transaction.
- b. Unless the Board appoints a special committee of independent directors to negotiate any Related Party Transaction, the Committee shall negotiate the terms and conditions of any Related Party Transaction, and if the Committee deems appropriate, but subject to the limitations of applicable law, shall recommend to the Board the execution and delivery of documents in connection with any Related Party Transaction on behalf of the Company.
- c. The Committee shall determine whether any Related Party Transaction is fair to, and in the best interest of the Company.
- d. The Committee shall recommend to the Board what action, if any should be taken by the Board with respect to any Related Party Transaction pursuant to the Company Charter.
- e. The Committee shall review, evaluate and approve of any potential Conflicts brought to its attention and shall report the results of its consideration of any such Conflict to the Board.
- f. The Committee shall review, on a quarterly basis, the services provided by the Advisor, the reasonableness of the Advisor's or its affiliates' fees and expenses, the reasonableness of the Company's expenses and the allocation of expenses among the Company and its affiliates and among accounting categories, and report its findings to the Board, which may, in its discretion,

share such report with third party diligence providers; provided however, that nothing contained herein requires the Committee members to independently review each fee and expense item, but instead the Committee is entitled to rely upon statements of the Company's management and any third-party independent parties retained to assist the Committee in this regard.

VI. Delegation of Duties

In fulfilling its responsibilities, the Committee shall be entitled to delegate any or all of its responsibilities to a subcommittee of the Committee, another committee of the Board or a committee of independent directors, to the extent consistent with the Company Charter and Bylaws and applicable law.

VII. Disclosure

This Charter, as it may be amended from time to time, shall be posted on the Company's website.

Adopted July 25, 2024