

KEY METRICS AS OF 5/22/2024

PROPERTY TYPE BREAKDOWN BY NOI

Off-Campus	62%
On-Campus/Adjacent	38%

TENANCY TYPE BREAKDOWN BY NOI

Multi-Tenant	65%
Single-Tenant	35%

TENANT CREDIT BY SQUARE FOOTAGE

Non-Rated	75%
Credit-Rated	25%

TENANT TYPE BY SQUARE FOOTAGE

Multi-Location Independents	43%
Health Systems	36%
Single Location Independents	21%

LEASE TYPES BY SQUARE FOOTAGE

Net	62%
Modified Gross	22%
Absolute Net	10%
Full-Service Gross	6%

INITIAL INVESTMENT ALLOCATION BY REIT EQUITY

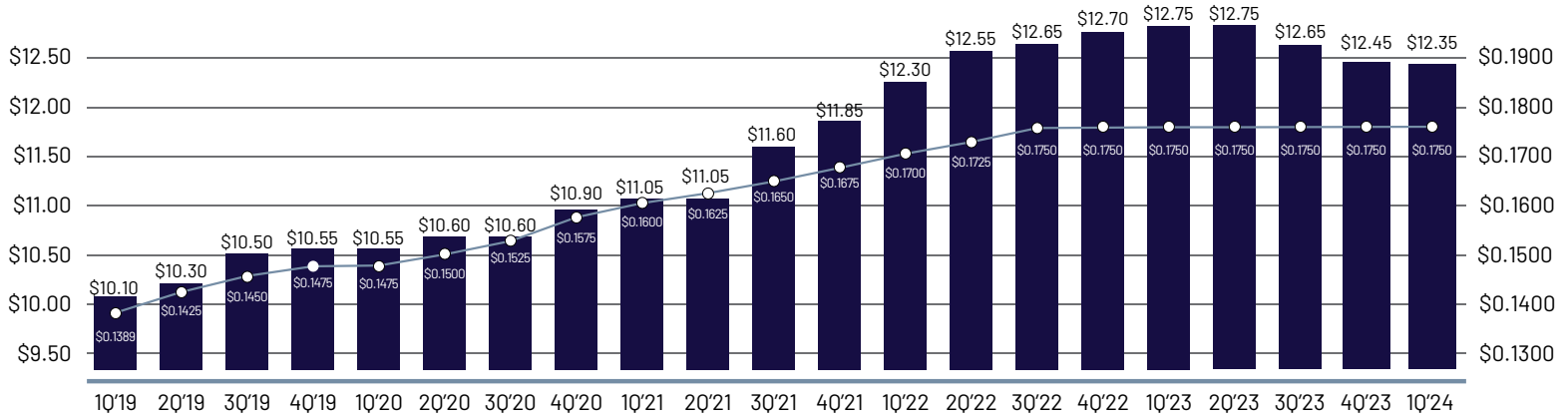
Core+	67%
Value-Add	22%
Development	11%

CURRENT INVESTMENT ALLOCATION BY REIT EQUITY

Core+	86%
Value-Add	12%
Development	2%

KEY METRICS AS OF 5/22/2024

NAV & DIVIDEND GROWTH



Flagship Healthcare Trust (REIT) launched in January 2018 at \$10.00/share and with an initial quarterly dividend of \$.1375/share*

HISTORICAL OCCUPANCY

