



Northside Medical Midtown  
Atlanta, GA



PHYSICIANS REALTY TRUST

*Invest in better.*

**DOC**  
**LISTED**  
**NYSE**

## ABOUT US

DOC is an internally managed healthcare Real Estate Investment Trust focused on the selective acquisition and management of high-quality medical office facilities leased to leading health systems. Led by an experienced staff of former healthcare professionals and real estate experts, our mission is to help medical providers, developers, and shareholders realize better healthcare, better communities, and better returns. These ideas can be summed up neatly in one simple phrase, Invest in better.®

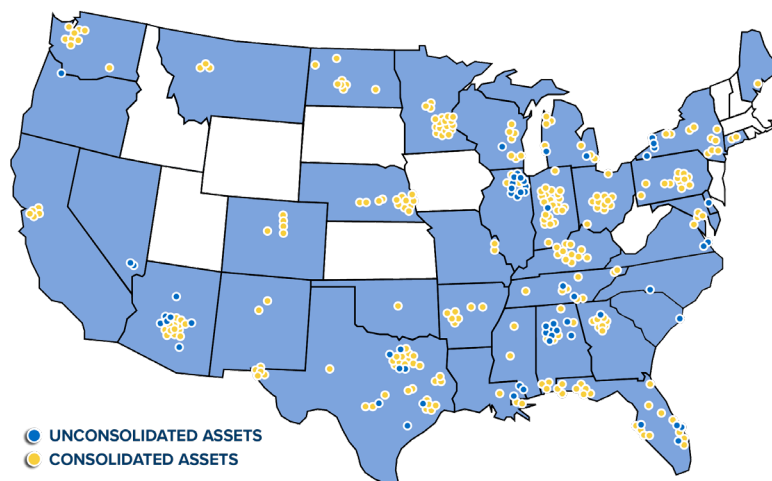
We do this by offering broader and deeper healthcare expertise than any other REIT, by crafting solutions that benefit all parties, and by leveraging our long-standing industry connections to source and sustain the highest-quality properties and tenants in the industry.

## WHO WE ARE

- Gross asset value of over \$4.78 billion
- 268 properties across 36 states
- 14.2 million square feet
- 95.9% leased
- Over \$250 million in development take outs and partnerships
- Over \$760 million in physician sale leasebacks
- Over \$1.1 billion of hospital monetizations
- Access to over \$1 billion line of credit (no financing contingency)

*As of March 31, 2020*

## OUR PORTFOLIO



*As of March 31, 2020*

## A TRUE PARTNER

"We are very happy with Physicians Realty Trust. They are a strong real estate partner. These things can go very well or very poorly when you're dealing with a 50+ building portfolio and complicated dynamics. To be perfectly frank, we couldn't have asked for a better outcome."

**Courtney Nelson**  
System Director, Real Estate Transactions  
CommonSpirit Health

*DOC has monetized over \$860 million with Catholic Health Initiatives/CommonSpirit in multiple transactions.*

# OUR OFFERING

DOC brings cost-effective capital to healthcare providers and medical office developers throughout the United States. Operating in an ever-changing healthcare environment, DOC's investment and management platforms emphasize flexibility and stability.

DOC is led by former healthcare professionals and real estate experts. Our capital structure promotes long-term relationships, making DOC a preferred real estate partner.

Our strategy is based on earning the trust of healthcare providers by helping them serve their patients, partners, payers and communities with innovative and sustainable healthcare facilities and increased access to capital. This approach allows our partners to focus on increasing the quality of their care while lowering costs.

We invest in on campus and off campus medical office and outpatient facilities (including ASCs).



**MEDAXIOM**  
AN ACC COMPANY

DOC is a Proud MedAxiom Industry Partner



St. Luke's Health Medical Arts Pavilion | Lufkin, TX

## PARTNERSHIP OPPORTUNITIES

### MONETIZATION

- Sale leaseback
- In conjunction with and following a sale, our team can provide the following:
  - High-touch property management, focusing on cost containment
  - Provider focused leasing

### DEVELOPMENT CAPITAL & SERVICES

- We offer cost-efficient project capitalization through two equity programs:
  - Loan to Own Program
  - Mezzanine Loan Program
- We participate in development partnership structures including redevelopment of existing facilities and ground-up development.

## LEADERSHIP TEAM

**Back row left to right:** Tony Bradt, VP, Property Controller; Jennifer A.D. Manna, VP, Associate General Counsel; Bradley D. Page, Esq., SVP, General Counsel; Amy M. Hall, VP, Leasing; John T. Thomas, President & Chief Executive Officer; W. Mark Dukes, VP, Asset Management; Mark D. Theine, EVP, Asset Management; Deeni Taylor, EVP, Chief Investment Officer; and David G. Domres, VP, Property Management

**Front row left to right:** Daniel M. Klein, SVP, Deputy Chief Investment Officer; John W. Lucey, Chief Accounting & Administrative Officer; Jeffrey N. Theiler, EVP, Chief Financial Officer; and Laurie P. Becker, SVP, Controller

