

COMMUNITY HEALTHCARE TRUST

Corporate Environmental Policy

As of February 6, 2020

Community Healthcare Trust, Inc. (“CHCT”) is committed to implementing environmentally sustainable best practices for our own operations, and to assist our tenants in their efforts to address their environmental concerns.

Integrating sustainability into our core business practices reduces risk – including risk from climate change, improves the efficiency of our building operations, creates value for our shareholders and communities and protects our planet. The consideration of environmental factors has become part of the Company’s culture in the daily operation of our business. Some examples include:

Corporate Office

At our Corporate Office, we are vigilant in our pursuit of environmentally friendly practices to improve our business operations. To promote environmental responsibility, we align our core Company values with sustainable methods. We participate in a range of green initiatives that conserve water, efficiently use energy, and reduce the waste of resources. Some examples of the eco-friendly strategies we employ at our office include:

- Water efficient restroom fixtures, such as low-flow toilets and faucets
- A single-stream recycling service, which is sorted, processed and recycled professionally, reducing the risk of incorrect assignment of waste products
- Use of green cleaning products, sustainable cleaning equipment, and other environmentally-friendly cleanliness practices
- The use of LED lighting throughout the office including occupancy sensors in all rooms resulting in reduced energy consumption
- Installation of a filtered water system to reduce the use of bottled and canned water while encouraging employees to utilize their reusable water containers
- 100% irrigation reduction – we do not use an irrigation system
- A multi-stage HVAC system which varies airflow depending on the temperature, as well as programmable thermostats with an after-hours set-back mode whereby interior temperatures will seasonally vary outside the target temperature in order to reduce

costs when the building is unoccupied

Third-Party Operated Properties

Our third-party operators have control and responsibility for our real estate on a day-to-day basis. As such, we are unable to mandate environmental changes in these properties. However, we work with our tenants in the following ways to implement environmental improvement initiatives:

- We provide capital and make recommendations to tenants who are interested in upgrading their HVAC systems, lighting, water fixtures, and back up generators with environmentally effective systems
- We comply with all prevailing environmental laws and regulations throughout our new development, major renovation and capital expenditure projects
- We promote the adoption of specific environmental practices in our sustainable and innovative new developments, including, but not limited to, the installation of occupancy sensors and water-efficient plumbing fixtures, the use of low VOC paints and adhesives and the use of energy-efficient lighting

Disclosures

In 2019, CHCT was not issued any fines in violation of environmental regulations or laws, nor have we been responsible for, or party to, any significant environmental pollution incidents.

In 2019, CHCT's electricity usage at our Corporate Office Building was 31,773.3 KWh and obtains all its energy from the electric grid. The building does not use gas power or heating so our electricity usage represents our total corporate energy usage.

In 2019, CHCT's water usage at our Corporate Office Building was approximately 1,248 gallons.

Responsibilities

Implementation of our environmental policy is the responsibility of CHCT's executive management and is overseen by our board of directors. As owners of real estate, we recognize the physical risk to our assets stemming from climate change. As such, executive management reports to the board on a quarterly basis, addressing policy and disclosure changes in the quarter including environmental and climate-related risks and opportunities. Most recently in our third quarter 2019 board meeting, executive management presented and the board approved ESG Guidelines for CHCT.

CHCT is committed to sustainable practices, environmental awareness, and consulting with our stakeholders. If you have questions or concerns, please contact David H. Dupuy at ddupuy@chct.reit.

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