

COMMUNITY HEALTHCARE TRUST INCORPORATED

To Be Held On:

Thursday, May 7, 2020 at 8:00 a.m. Central Time

3326 Aspen Grove Drive, Suite 150, Franklin, Tennessee 37067

COMPANY NUMBER	
ACCOUNT NUMBER	
CONTROL NUMBER	

This communication presents only an overview of the more complete proxy materials that are available to you on the Internet. We encourage you to access and review all of the important information contained in the proxy materials before voting.

If you want to receive a paper or e-mail copy of the proxy materials you must request one. There is no charge to you for requesting a copy. Unless you make a request for written proxy materials, you will not otherwise receive paper or e-mail copies of the proxy materials. To facilitate timely delivery please make the request as instructed below before April 27, 2020.

Directions to the Community Healthcare Trust Incorporated Annual Meeting may be obtained by contacting W. Page Barnes via e-mail at investorrelations@chct.reit or by telephone at 615-771-3052.

Please visit <http://investors.chct.reit/>, where the following materials are available for view:

- Notice of Annual Meeting of Stockholders
- Proxy Statement
- Form of Electronic Proxy Card
- Annual Report to our Stockholders

TO REQUEST WRITTEN
PROXY MATERIALS:

TELEPHONE: 888-Proxy-NA (888-776-9962) 718-921-8562 (for international callers)

E-MAIL: info@astfinancial.com

WEBSITE: <https://us.astfinancial.com/OnlineProxyVoting/ProxyVoting/RequestMaterials>

TO VOTE:



ONLINE: To access your online proxy card, please visit www.voteproxy.com and follow the on-screen instructions or scan the QR code with your smartphone. You may enter your voting instructions at www.voteproxy.com up until 11:59 PM Eastern Time the day before the cut-off or meeting date.

IN PERSON: You may vote your shares in person by attending the Annual Meeting.

MAIL: You may request a card by following the instructions above.

1. To elect five (5) directors to the Board of Directors of the Company, each to serve a one-year term expiring in 2021.

NOMINEES:

Alan Gardner
Claire Gulmi
Robert Hensley
Lawrence Van Horn
Timothy Wallace

2. To vote to approve, on a non-binding advisory basis, a resolution approving the Company's compensation of its named executive officers as disclosed pursuant to Item 402 of Regulation S-K in the Company's proxy statement for the 2020 annual meeting of stockholders.

3. To vote to approve, on a non-binding advisory basis, the frequency of a non-binding advisory vote on executive compensation.

4. To ratify the appointment of BDO USA, LLP as the Company's independent registered public accountants for 2020.

5. To transact such other business as may properly come before the annual meeting or any adjournments thereof.

THE BOARD OF DIRECTORS RECOMMENDS A VOTE "FOR" THE ELECTION OF ALL OF THE NOMINEES FOR DIRECTOR, "FOR" PROPOSAL 2 AND 4, AND FOR EVERY "1 YEAR" ON PROPOSAL 3.

Please note that you cannot use this notice to vote by mail.