

October 14, 2022



HC Government Realty Trust, Inc. Announces Acquisition of a Community- Based Outpatient Clinic in Fort Smith, Arkansas



Photograph of the VA CBOC Facility in Fort Smith, AR

WINSTON-SALEM, NC – HCGRT is excited to announce the acquisition of a new 41,106 square foot build-to-suit Community-Based Outpatient Clinic (CBOC) located in Fort Smith, Arkansas. The facility is 100% leased to the U.S. Department of Veterans Affairs. This state-of-the-art facility offers primary care and specialty health services, including optometry, mental health care, women's health services, radiology, and laboratory services to U.S. veterans. The lease commenced in December 2021 with a total lease term of 20 years.

HCGRT Chief Operating Officer John W. Braswell added the following statement to today's announcement:

“Our recent closing of the VA CBOC in Fort Smith is another step in our business plan to strengthen our portfolio characteristics by investing in newly constructed or renovated buildings with long lease terms that provide mission critical services. This new facility not only meets our acquisition criteria, but also contributes to our continued efforts to achieve agency diversity within our portfolio. We are honored to help facilitate VA’s needs as part of their care for our country’s veterans.”

With the closing of this property HCGRT’s real estate portfolio currently includes 28 properties representing approximately 549,000 rentable square feet across 12 different agencies located in 18 states.

Contacts

Contact: IR@hcgovtrust.com

About HC Government Realty Trust, Inc.

HC Government Realty Trust, Inc. was formed in 2016 with the purpose of acquiring and operating GSA properties, which are full-faith credit obligations of the U.S. Government. GSA and VA -leased real estate asset classes typically possess a highly stable tenant base, long-term lease structures and low risk of tenant turnover. The Company’s initial portfolio consists of U.S. Government tenant agencies, including a number of the U.S. Government’s largest and most essential agencies, such as the Drug Enforcement Administration, the Federal Bureau of Investigation, the Social Security Administration and the Department of Veterans Affairs. For more information, please visit our corporate website at www.hcgovtrust.com.