

January 23, 2023



HC Government Realty Trust, Inc. Announces Acquisition of a Community- Based Outpatient Clinic Development Project in Sebring, Florida



Rendering of the Proposed VA CBOC Facility in Sebring, FL

WINSTON-SALEM, NC – HCGRT is excited to announce the acquisition of a recently awarded lease and development project for a build-to-suit 16,744 square foot Community-Based Outpatient Clinic (CBOC) located in Sebring, Florida. The facility will be 100% leased to the U.S. Department of Veterans Affairs. This state-of-the-art facility will offer primary care and specialty health services to U.S. veterans. The lease is anticipated to commence in June 2024 with a total lease term of 20 years.

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

“Our closing on land for the development of the VA CBOC in Sebring, in the fourth quarter of 2022, represents our Company's 4th development project. This project represents our Senior Management Team's 10th development project in the state of Florida and the 72nd development project undertaken since 1999 for the federal government highlighting the

depth of our team's development experience. The ability of our team to deliver brand new, build-to-suit facilities continues to make HCGRT a trusted development partner with VA and GSA. We are honored to be involved with this project to benefit our veterans."

HCGRT's real estate portfolio currently includes 33 properties representing approximately 628,000 leased rentable square feet across 12 different agencies located in 21 states.

Contacts

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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.