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HC Government Realty Trust, Inc. Completes Acquisition of U.S. Citizenship and Immigration Services Property in Montgomery, Alabama

SARASOTA, Fla., Aug. 01, 2017 (GLOBE NEWSWIRE) -- HC Government Realty Trust Inc. ("HCGRT" or "the Company"), today announced that it has completed the previously announced acquisition of a U.S General Services Administration ("GSA")-leased commercial property in Montgomery, Alabama.

A photo accompanying this announcement is available at <http://www.globenewswire.com/NewsRoom/AttachmentNg/77e6fe11-f783-4a7e-9b0a-11a23142c318>

The newly acquired property is a 21,116 sq. ft., single-story property which is currently occupied by the U.S. Citizenship and Immigration Services (CIS) and is located at 3381 Atlanta Highway, Montgomery, Alabama. The CIS Montgomery office which currently occupies approximately 16,000 sq. ft. and is expanding into the remaining space, serves as the USCIS headquarters for the entire State of Alabama and is 100% leased to the United States of America through December 2031. The aggregate purchase price of the property was approximately \$4,800,000 and the selling broker was Cushman & Wakefield. As with all GSA properties, the lease is backed by the full faith and credit obligation of the United States of America.

The Company's strategy is to acquire and operate GSA properties that fulfill mission-critical or direct citizen service functions primarily located across secondary or smaller markets. HCGRT has identified more than 1,300 potential acquisition targets which fall within size ranges of 5,000-50,000 rentable square feet (RSF), and within their first term after construction or retrofitted to post-9/11 standards. The Company's real estate portfolio currently includes 12 GSA properties representing approximately 230,000 RSF and houses tenants including the CIS, FBI, Social Security Administration, and Customs and Border Protection, among others.

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-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 Transportation. For more information, please visit our corporate website at www.hcgovtrust.com.

About this Press Release

This press release is neither an offer to sell nor a solicitation of an offer to buy any securities of the Company, including without limitation the common stock. Any such offer is made exclusively through the Company's final offering circular dated November 7, 2016, as the same may be amended or supplemented (the "Final Offering Circular"). The Final Offering Circular is available at: <https://www.sec.gov/cgi-bin/browse-edgar?company=hc+gove&match=contains&action=getcompany>.

Forward-Looking Statements

We make statements in this press release that are considered "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, as amended (the "Securities Act"), which are usually identified by the use of words such as "anticipates," "believes," "estimates," "expects," "intends," "may," "plans," "projects," "seeks," "should," "will," and variations of such words or similar expressions. We intend for these forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and are including this statement in this press release for purposes of complying with those safe harbor provisions. These forward-looking statements reflect our current views about our plans, intentions, expectations, strategies and prospects, which are based on the information currently available to us and on assumptions we have made. Although we believe that our plans, intentions, expectations, strategies and prospects as reflected in or suggested by those forward-looking statements are reasonable, we can give no assurance that the plans, intentions, expectations or strategies will be attained or achieved. Furthermore, actual results may differ materially from those described in the forward-looking statements and will be affected by a variety of risks and factors that are beyond our control. For further discussion of the factors that could affect outcomes, please refer to the risk factors set forth in the "Risk Factors" section of the Final Offering Circular. We assume no obligation to update publicly any forward-looking statements, whether as a result of new information, future events or otherwise.

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