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FOR IMMEDIATE RELEASE

RX Health & Science Trust Enters Atlanta Market thru Acquisition of Union Park

Chicago, IL (February 20, 2023) – RX Health and Science Trust (“RXHST”), an internally managed, real estate investment trust (REIT) focused on the acquisition and development of medical office facilities across the U.S., announced today the acquisition of Union Park in the Atlanta, GA MSA. The property consists of over 178,000 square feet spread across a four-building campus. Union Park is located less than 1-mile from one of the largest concentrations of healthcare facilities in the Southeast, known as “Pill Hill”.

“We are thrilled to add another excellent property to our growing portfolio,” says Russell Brenner, President. “The combination of the property’s terrific location and our operating expertise will further accelerate the transition to a medical office campus. This acquisition brings our portfolio to eleven medical office buildings with over 580,000 square feet.”

Union Park is less than 1-mile away from the intersection of I-285 and GA-400 and will provide seamless access to multiple nearby hospitals including Northside Hospital (621 beds), Emory Saint Joseph’s Hospital (410 beds), Children’s Healthcare of Atlanta at Scottish Rite (319 beds), as well as hundreds of physician practices.

“We are excited to continue our expansion across the country with this entry into the Atlanta market,” said Jesse Ostrow, Chief Investment Officer. “Not only does the acquisition further our investment strategy, but it demonstrates RXHST’s ability to complete acquisitions in a challenging market.”

RXHST is extremely active in the pursuit of acquiring medical office buildings. RXHST has the full support of its investors, Davidson Kempner Capital Management LP and Monarch Alternative Capital, who have a combined equity commitment of over \$225 million. Additionally, the company has a \$275 million line of credit, which is led by KeyBanc Capital Markets, Inc. This combination provides RXHST with significant capital to not only pursue, but quickly close potential acquisitions.

RXHST was founded on a mission of owning, developing, and operating medical office properties that provide convenient care to end users across the country. The well-located properties attract premier medical tenants, enabling them to deliver best-in-class care to their patients. RXHST differentiates itself in its hands-on approach to all aspects of ownership, particularly property operations, ensuring exceptional experiences for healthcare tenants.

About RX Health and Science Trust, Inc.

RX Health and Science Trust, Inc. is a private REIT based in Chicago, Illinois, focused on the investment, development, and operation of medical office facilities across the U.S. RXHST currently owns eleven medical office buildings with over 580,000 square feet of rentable space, in addition to numerous development parcels for future projects. RXHST is funded by prominent global investment firms Davidson Kempner Capital Management LP and Monarch Alternative Capital. For more information, visit www.rxhst.com.

Safe Harbor Statement

The release includes certain “forward-looking statements.” All statements, other than statements of historical fact, included in this release regarding, among other things, our strategy, future operations, financial position, anticipated dividends, projected costs, prospects, pipeline and opportunities, use of proceeds from a securities offering, plans and objectives are forward-looking statements. Forward-looking statements can be identified by words such as “will,” “could,” “would,” “potential,” “target,” “goal,” “anticipates,” “intends,” “plans,” “seeks,” “believes,” “estimates,” “expects,” “projects” and similar references to future periods. Forward-looking statements are based on our current expectations and assumptions regarding future events and financial trends that we believe may affect our financial condition, results of operations, business strategy, short- and long-term business operations and objectives, and financial needs. Because forward-looking statements relate to the future, they are subject to inherent uncertainties, risks and changes in circumstances that are difficult to predict. Our actual results may differ materially from those contemplated by the forward-looking statements. We caution you, therefore, against relying on any of these forward-looking statements. They are neither statements of historical fact nor guarantees or assurances of future performance. There are risks, uncertainties and other factors, both known and unknown, that could cause actual results to differ materially from those in the forward-looking statements which include, but are not limited to, regional, national or global political, economic, business, competitive, market and regulatory conditions, currency exchange rates and other factors. Any forward-looking statement made by us is based upon the reasonable judgment of our management at the time such statement is made and speaks only as of the date on which it is made. Factors or events that could cause our actual results to differ may emerge from time to time, and it is not possible for us to predict all of them. We undertake no obligation to update any forward-looking statement, whether as a result of new information, future developments or otherwise, except as may be required by applicable law. ###