

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM 8-K

CURRENT REPORT

**Pursuant to Section 13 or 15(d) of the
Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): June 3, 2024 (June 3, 2024)

Healthcare Realty Trust Incorporated

(Exact name of registrant as specified in its charter)

Maryland (State or other jurisdiction of incorporation or organization)	001-35568 (Commission File Number)	20-4738467 (I.R.S. Employer Identification No.)
3310 West End Avenue, Suite 700 Nashville, Tennessee 37203 (Address of Principal Executive Office and Zip Code)		(615) 269-8175 (Registrant's telephone number, including area code)

www.healthcarerealty.com
(Internet address)

(Former name or former address, if changed since last report)

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading symbol(s)	Name of each exchange on which registered
Class A Common Stock, \$0.01 par value per share	HR	New York Stock Exchange

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter):

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 8.01 Other Events.

Joint Venture and Capital Allocation Press Release

On June 3, 2024, Healthcare Realty Trust Incorporated (the “Company”) issued a press release providing an update on its strategic joint venture with KKR and capital allocation initiatives. A copy of this press release is furnished as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated herein by reference in its entirety.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits.

99.1 [Joint venture and capital allocation press release, dated June 3, 2024.](#)

104 Cover Page Interactive Data File (embedded within the Inline XBRL document)

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Healthcare Realty Trust Incorporated

Date: June 3, 2024

By: /s/ J. Christopher Douglas

Name: J. Christopher Douglas

Title: Executive Vice President - Chief Financial Officer

Ron Hubbard
Vice President, Investor Relations
P: 615.269.8290

News Release

HEALTHCARE REALTY TRUST PROVIDES UPDATE ON CAPITAL ALLOCATION PROGRESS

\$227 million of proceeds from contributions to KKR JV

Repurchased shares totaling over \$175 million

NASHVILLE, Tennessee, June 3, 2024 - Healthcare Realty Trust Incorporated (NYSE:HR) announced in early May that it had entered into a strategic joint venture with KKR (“KKR JV”) to own and invest in quality medical outpatient buildings. To date, the Company has contributed 10 properties to the KKR JV that have generated \$227 million of proceeds. The Company expects to contribute additional properties to the KKR JV that will bring total proceeds in excess of \$300 million. Beyond the initial property contributions, KKR has committed up to an additional \$600 million of capital to increase the potential value of the JV to \$1 billion. Healthcare Realty will retain a 20% interest and manage the JV, as well as continue to oversee day-to-day operations and leasing of the properties.

Separate from the KKR JV, the Company has additional transactions under contract and letters of intent that are expected to generate further proceeds of more than \$300 million by early August. Proceeds from the KKR JV as well as additional transactions are expected to be used to repurchase shares on a leverage neutral basis. The Company has repurchased shares totaling over \$175 million since April 1, 2024.

“We are making progress on our near-term capital allocation priorities,” stated Todd Meredith, President and CEO. “Combined with operational momentum, our capital allocation execution is on track to improve dividend coverage and accelerate FFO growth.”

About Healthcare Realty

Healthcare Realty is a real estate investment trust (REIT) that owns and operates medical outpatient buildings primarily located around market-leading hospital campuses. The Company selectively grows its portfolio through property acquisition and development. As the first and largest REIT to specialize in medical outpatient buildings, Healthcare Realty’s portfolio includes nearly 700 properties totaling over 40 million square feet concentrated in 15 growth markets. Additional information regarding the Company can be found at www.healthcarerealty.com.



In addition to the historical information contained within, the matters discussed in this press release may contain forward-looking statements that involve risks and uncertainties. These risks are discussed in filings with the Securities and Exchange Commission by Healthcare Realty, including its Annual Report on Form 10-K for the year ended December 31, 2023 under the heading "Risk Factors," and in its Quarterly Reports filed thereafter and in the Company's other SEC filings. Forward-looking statements represent the Company's judgment as of the date of this release. The Company disclaims any obligation to update forward-looking statements.



**HEALTHCARE
REALTY**