

Edgar Filing: HEALTHCARE REALTY TRUST INC - Form FWP

HEALTHCARE REALTY TRUST INC  
Form FWP  
March 19, 2013

**Free Writing Prospectus**

**Filed pursuant to Rule 433**

**Dated March 19, 2013**

**Relating to**

**Preliminary Prospectus Supplement dated March 19, 2013 to**

**Prospectus dated February 18, 2011**

**Registration Statement No. 333-172368**

Final Term Sheet

**\$250 million 3.75% Senior Notes due 2023**

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|---|--|
| <b>Issuer:</b>                                | Healthcare Realty Trust Incorporated   |
| <b>Expected Ratings (Moody's / S&amp;P):*</b> | Baa3 / BBB-  |
| <b>Principal Amount:</b>                      | \$250 million  |
| <b>Title of Securities:</b>                   | 3.75% Senior Notes due 2023  |
| <b>Trade Date:</b>                            | March 19, 2013   |
| <b>Original Issue Date (Settlement Date):</b> | March 26, 2013 (T+5)   |
| <b>Maturity Date:</b>                         | April 15, 2023   |
| <b>Interest Payment Dates:</b>                | Semi-annually in arrears on each April 15 and October 15, commencing October 15, 2013. |
| <b>Benchmark Treasury:</b>                    | 2.00% due February 15, 2023  |
| <b>Benchmark Treasury Price/Yield:</b>        | 100-29/1.899%  |
| <b>Spread to Benchmark Treasury:</b>          | T+195 basis points   |
| <b>Yield to Maturity:</b>                     | 3.849%   |
| <b>Coupon:</b>                                | 3.75% per annum  |
| <b>Public Offering Price:</b>                 | 99.179%  |
| <b>Redemption Provision:</b>                  |  |
| <b>Make-Whole Call:</b>                       | T+30 basis points, before January 15, 2023   |
| <b>Par Call:</b>                              | On or after January 15, 2023   |
| <b>CUSIP / ISIN:</b>                          | 421946 AH7 / US421946AH71  |
| <b>Joint Book-Running Managers:</b>           | J.P. Morgan Securities LLC   |

Wells Fargo Securities, LLC

**Senior Co-Managers:**

Credit Agricole Securities (USA) Inc.  
Barclays Capital Inc.

Merrill Lynch, Pierce, Fenner & Smith  
Incorporated

**Co-Managers:**

U.S. Bancorp Investments, Inc.

Fifth Third Securities, Inc.

BMO Capital Markets Corp.

Scotia Capital (USA) Inc.

PNC Capital Markets LLC

RBC Capital Markets, LLC

BB&T Capital Markets, a division of BB&T Securities, LLC

Regions Securities LLC

\* **Note:** A securities rating is not a recommendation to buy, sell or hold securities and may be subject to revision or withdrawal at any time. **The issuer has filed a registration statement (including a prospectus) and a preliminary prospectus supplement dated March 19, 2013 with the SEC for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement, the related preliminary prospectus supplement and other documents the issuer has filed with the SEC for more complete information about the issuer and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at [www.sec.gov](http://www.sec.gov). Alternatively, the issuer, any underwriter or any dealer participating in the offering will arrange to send you the prospectus supplement and accompanying prospectus if you request it by calling J.P. Morgan Securities LLC collect at 1-212-834-4533 or Wells Fargo Securities, LLC toll-free at 1-800-326-5897.**

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