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NorthStar Healthcare Announces Closing of up to \$100 Million Credit Facility

New York, NY (November 20, 2013) – NorthStar Healthcare Income, Inc. (NorthStar Healthcare) announced entering into a corporate term credit facility with KeyBank National Association to provide up to \$100 million of financing. The credit facility has an initial capacity of \$25 million, which can be increased upon the satisfaction of certain conditions. The credit facility will be used to finance NorthStar Healthcare’s investments, including both property acquisitions and directly originated first mortgage loans secured by healthcare real estate.

Daniel R. Gilbert, chief executive officer of NorthStar Healthcare commented, “We are pleased to announce the closing of this versatile credit facility provided by a large, institutional lending partner. As we close on our existing and future pipeline of new investments, this market-leading facility should enable us to respond quickly and efficiently to investment opportunities, which could provide us with a competitive advantage.” Mr. Gilbert continued, “The flexibility provided by this facility will enhance NorthStar Healthcare’s ability to grow its portfolio and successfully execute its business strategy.”

About NorthStar Healthcare Income, Inc.

NorthStar Healthcare is a public, non-traded corporation that intends to qualify as a real estate investment trust (REIT). NorthStar Healthcare was formed to originate, acquire and asset manage a diversified portfolio of debt and equity investments in the healthcare real estate sector with a focus on the mid-acuity senior housing sector, which we define as assisted living, memory care, skilled nursing and independent living facilities that have an emphasis on private pay patients.

This press release contains certain “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements are generally identifiable by use of forward-looking terminology such as “may,” “will” or other similar words or expressions. These statements are based on NorthStar Healthcare’s current expectations and beliefs and are subject to a number of trends and uncertainties that could cause actual results to differ materially from those described in the forward-looking statements; NorthStar Healthcare can give no assurance that its expectations will be attained. Forward-looking statements are necessarily speculative in nature, and it can be expected that some or all of the assumptions underlying any forward-looking statements will not materialize or will vary significantly from actual results. Variations of assumptions and results may be material. Factors that could cause actual results to differ materially from NorthStar Healthcare’s expectations include, but are not limited to, the ability to satisfy the covenants contained in the credit facility and related agreements, the ability to meet the conditions to financing with respect to any particular asset, the ability to satisfy the conditions to increasing the size of the credit facility, the ability to close on its existing and future pipeline of new investments, the ability to source new investments, the

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ability to respond quickly and efficiently to investment opportunities, whether or not the credit facility provides a competitive advantage, the ability to grow its portfolio, the ability to successfully execute its business strategy, the impact of any losses on cash flows and returns, market rental rates and property level cash flows, changes in economic conditions generally and the real estate and debt markets specifically, the ability to maintain a qualified diversified portfolio, the impact of local economics, the ability to successfully implement an exit strategy, availability of investment opportunities, availability of capital, the ability to achieve its targeted returns, generally accepted accounting principles, policies and rules applicable to REITs and the factors described in Item 1A of NorthStar Healthcare's Annual Report on Form 10-K for the fiscal year ended December 31, 2012 and Quarterly Report on Form 10-Q for the quarterly period ended September 30, 2013, each under the heading "Risk Factors," as well as in NorthStar Healthcare's other filing with the Securities and Exchange Commission. The foregoing list of factors is not exhaustive. All forward-looking statements included in this press release are based upon information available to NorthStar Healthcare on the date hereof and NorthStar Healthcare is under no duty to update any of the forward-looking statements after the date of this press release to conform these statements to actual results.

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