

News Release

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**CNL HEALTHCARE PROPERTIES EXPANDS FOOTPRINT WITH ACQUISITION
OF GREATER BOSTON MEDICAL OFFICE BUILDING**

-- Investment to grow company's presence in Northeast --

(ORLANDO, Fla.) Nov. 3, 2014 — CNL Healthcare Properties, a real estate investment trust (REIT) focused on senior housing and healthcare facilities, has acquired the Newburyport Medical Center, a 43,280-square-foot, Class A, multitenant medical office building in suburban Boston for \$18 million. This investment, in one of the nation's 10 largest metropolitan areas, expands CNL Healthcare Properties' footprint into New England.

Holladay Properties will provide management and leasing services for the Newburyport Medical Center. Based in Nashville, Tennessee, and one of the largest privately held developers, design/build firms and fully integrated healthcare real estate companies in the United States, the company manages more than 500 buildings in more than 25 states, including 12 other assets for CNL Healthcare Properties. Holladay currently manages and leases a large on-campus medical office building in the adjacent town of Haverhill, Massachusetts.

“With the addition of the Newburyport Medical Center, we are thrilled to expand our portfolio with this highly desirable, on-campus building into the dynamic Boston metropolitan area,” said Stephen H. Mauldin, president and CEO of CNL Healthcare Properties. “The investment also promotes the opportunity to grow our important relationship with Holladay Properties.”

The Newburyport Medical Center is located on the Anna Jaques Hospital campus in Newburyport, Massachusetts. The building was completed in 2008 and is currently 100 percent occupied, with six clinical tenants, including Anna Jaques Hospital. The building houses one of only three linear accelerators used for cancer treatment in the Boston area.

About CNL Healthcare Properties

CNL Healthcare Properties, Inc. is a real estate investment trust (REIT) that focuses on acquiring properties in the senior housing and healthcare sectors, both stabilized and development, as well as other income-producing properties, real-estate related securities and loans. CNL Financial Group, LLC is the sponsor of CNL Healthcare Properties. For more information, visit CNLHealthcareProperties.com.

About CNL Financial Group

CNL Financial Group (CNL) is a leading private investment management firm providing global real estate and alternative investments. Since inception in 1973, CNL and/or its affiliates have formed or acquired companies with more than \$29 billion in assets. CNL is headquartered in Orlando, Florida. For more information, visit CNL.com.

Cautionary Note Regarding Forward-Looking Statements

Statements above that are not statements of historical or current fact may constitute “forward-looking statements” within the meaning of the Federal Private Securities Litigation Reform Act of 1995. The Company intends that such forward-looking statements be subject to the safe harbor created by Section 21E of the Securities Exchange Act of 1934, as amended. Forward-looking statements are statements that do not relate strictly to historical or current facts, but reflect management’s current understandings, intentions, beliefs, plans, expectations, assumptions and/or predictions regarding the future of the Company’s business and its performance, the economy, and other future conditions and forecasts of future events, and circumstances. Forward-looking statements are typically identified by words such as “believes,” “expects,” “anticipates,” “intends,” “estimates,” “plans,” “continues,” “pro forma,” “may,” “will,” “seeks,” “should” and “could,” and words and terms of similar substance in connection with discussions of future operating or financial performance, business strategy and portfolios, projected growth prospects, cash flows, costs and financing needs, legal proceedings, amount and timing of anticipated future distributions, estimated per share net asset value of the Company’s common stock, and/or other matters. The Company’s forward-looking statements are not guarantees of future performance. While the Company’s management believes its forward-looking statements are reasonable, such statements are inherently susceptible to uncertainty and changes in circumstances. As with any projection or forecast, forward-looking statements are necessarily dependent on assumptions, data and/or methods that may be incorrect or imprecise, and may not be realized. The Company’s forward-looking statements are based on management’s current expectations and a variety of risks, uncertainties and other factors, many of which are beyond the Company’s ability to control or accurately predict. Although the Company believes that the expectations reflected in such forward-looking statements are based upon reasonable assumptions, the Company’s actual results could differ materially from those set forth in the forward-looking statements due to a variety of risks, uncertainties and other factors. Given these uncertainties, the Company cautions you not to place undue reliance on such statements.

For further information regarding risks and uncertainties associated with the Company’s business, and important factors that could cause the Company’s actual results to vary materially from those expressed or implied in its forward-looking statements, please refer to the factors listed and described under “Management’s Discussion and Analysis of Financial Condition and Results of Operations” and the “Risk Factors” sections of the Company’s documents filed from time to time with the U.S. Securities and Exchange Commission, including, but not limited to, the Company’s quarterly reports on Form 10-Q, and the Company’s annual report on Form 10-K, copies of which may be obtained from the Company’s website at CNLHealthcareProperties.com.

All written and oral forward-looking statements attributable to the Company or persons acting on its behalf are qualified in their entirety by this cautionary note. Forward-looking statements speak only as of the date on which they are made, and the Company undertakes no obligation to, and expressly disclaims

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any obligation to, publicly release the results of any revisions to its forward-looking statements to reflect new information, changed assumptions, the occurrence of unanticipated subsequent events or circumstances, or changes to future operating results over time, except as otherwise required by law.

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