

Edgar Filing: Physicians Realty Trust - Form FWP

Physicians Realty Trust  
Form FWP  
November 28, 2017

Registration Statement No. 333-216214  
Filed Pursuant to Rule 433  
Supplementing the Preliminary  
Prospectus Supplement  
Dated November 28, 2017  
(To Prospectus dated February 24, 2017)

Physicians Realty L.P.  
Fully and unconditionally guaranteed by  
Physicians Realty Trust  
\$350,000,000 3.950% Senior Notes due 2028  
Issuer: Physicians Realty L.P. (the "Operating Partnership")  
Guarantor: Physicians Realty Trust  
Aggregate  
Principal Amount: \$350,000,000  
Expected  
Ratings\* Baa3/BBB-  
(Moody's/S&P):  
Trade Date: November 28, 2017  
Settlement Date: December 1, 2017 (T+3)  
Final Maturity  
Date: January 15, 2028  
Public Offering  
Price: 99.779%  
Yield to Maturity: 3.976%  
Coupon: 3.950%  
Benchmark  
Treasury: UST 2.250% due November 15, 2027  
Benchmark  
Treasury Price / 99-10+ / 2.326%  
Yield:  
Spread to  
Benchmark T+165 bps  
Treasury:  
Interest Payment  
Dates: January 15 and July 15 of each year, commencing July 15, 2018  
Record Dates: January 1 and July 1 of each year  
CUSIP / ISIN: 71951Q AB8 / US71951QAB86

Optional  
Redemption: The Operating Partnership may, at its option, redeem the notes, in whole at any time or in part from time to time, in each case prior to October 15, 2027 (three months prior to the stated maturity date of the notes), for cash, at a redemption price equal to the greater of (1) 100% of the principal amount of the notes to be redeemed and (2) the sum of the present values of the remaining scheduled payments of principal of, and interest on the notes to be redeemed, exclusive of unpaid interest, if any, accrued to, but not including, the redemption date, that would be due after the related redemption date but for such redemption, discounted to such redemption date on a

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semi-annual basis (assuming a 360-day year consisting of twelve 30-day months) at the applicable Treasury Rate plus 25 basis points, plus, in each case unpaid interest, if any, accrued to, but not including, such redemption date.

At any time on or after October 15, 2027 (three months prior to the stated maturity date of the notes), the Operating Partnership may, at its option, redeem the notes, in whole at any time or in part from time to time, at a redemption price equal to 100% of the principal amount of the notes to be redeemed plus unpaid interest, if any, accrued to, but not including, the related redemption date.

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Joint Book-Running Managers: J.P. Morgan Securities LLC  
Credit Agricole Securities (USA) Inc.  
Jefferies LLC

Co-Managers: BMO Capital Markets Corp.  
KeyBanc Capital Markets Inc.  
Merrill Lynch, Pierce, Fenner & Smith Incorporated  
RBC Capital Markets, LLC  
Regions Securities LLC  
The Huntington Investment Company  
Morgan Stanley & Co. LLC  
Stifel, Nicolaus & Company, Incorporated

\*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.

Physicians Realty Trust and the Operating Partnership have filed a registration statement (including a prospectus) with the Securities and Exchange Commission (the "SEC") for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement and other documents Physicians Realty Trust and the Operating Partnership have filed with the SEC, including the prospectus supplement, for more complete information about Physicians Realty Trust, the Operating Partnership 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, Physicians Realty Trust, the Operating Partnership, any underwriter or any dealer participating in the offering will arrange to send you the prospectus and the accompanying prospectus supplement if you request it by calling J.P. Morgan Securities LLC collect at (212) 834-4533, Credit Agricole Securities (USA) Inc. at (866) 807-6030 or Jefferies LLC at (877) 877-0696.