

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 28, 2022 (June 28, 2022)**

**Global Medical REIT Inc.**

(Exact name of registrant as specified in its charter)

**Maryland**  
(State or Other Jurisdiction  
of Incorporation)

**001-37815**  
(Commission  
File Number)

**46-4757266**  
(I.R.S. Employer  
Identification No.)

**2 Bethesda Metro Center, Suite 440  
Bethesda, MD  
20814**

(Address of Principal Executive Offices)  
(Zip Code)

**(202) 524-6851**  
(Registrant's Telephone Number, Including Area Code)

**Not Applicable**  
(Former name or former address, if changed since last report)

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))

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

<b>Title of each class:</b>	<b>Trading Symbols:</b>	<b>Name of each exchange on which registered:</b>
Common Stock, par value \$0.001 per share	GMRE	NYSE
Series A Preferred Stock, par value \$0.001 per share	GMRE PrA	NYSE

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (17 CFR §230.405) or Rule 12b-2 of the Securities Exchange Act of 1934 (17 CFR §240.12b-2).

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 7.01 Regulation FD Disclosure.**

On June 28, 2022, Global Medical REIT Inc. (the "Company") updated a presentation concerning the Company on its website, [www.globalmedicalreit.com](http://www.globalmedicalreit.com), on the "Investors" page. A copy of the investor presentation is furnished as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated herein solely for purposes of this Item 7.01 disclosure. Such investor presentation shall not be deemed "filed" for any purpose, including for the purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), or otherwise subject to the liabilities of that Section. The information in this Item 7.01, as well as Exhibit 99.1, shall not be deemed incorporated by reference into any filing under the Securities Act of 1933, as amended, or the Exchange Act regardless of any general incorporation language in such filing.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits

<u>Exhibit No.</u>	<u>Description</u>
<a href="#"><u>99.1</u></a>	<a href="#"><u>Investor Presentation dated June 28, 2022.</u></a>
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.

**Global Medical REIT Inc.**

By: /s/ Jamie A. Barber  
Jamie A. Barber  
Secretary and General Counsel

Date: June 28, 2022

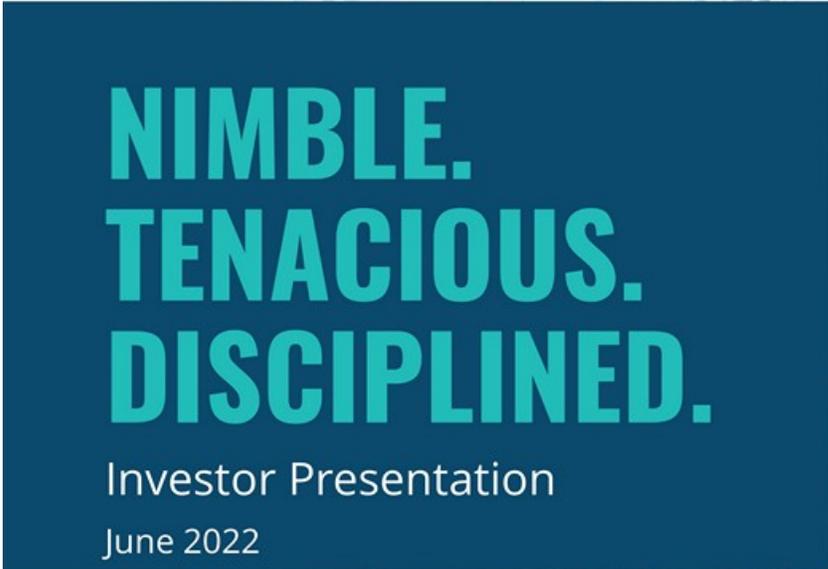


GLOBAL  
MEDICAL REIT

**NIMBLE.  
TENACIOUS.  
DISCIPLINED.**

Investor Presentation

June 2022



Our goal is to deliver attractive, risk-adjusted returns by investing in quality healthcare assets.

As a primarily net-leased medical office real estate investment trust (REIT), we target properties operated by profitable healthcare systems or physician groups that are at the forefront of delivering needed care in their local communities.



“We continue to execute our strategic growth plans, operate through the uncertainty created by global instability, and source accretive opportunities to grow our portfolio even in a challenging acquisition environment.”

**Jeffrey Busch**  
Chairman, Chief Executive Officer and President

# COMPANY HIGHLIGHTS



- **Focused growth strategy with proven results; acquired over \$1.4 billion since IPO, with \$189 million during 2021, \$98 million year to date, and with \$31 million under contract to purchase and one asset for gross proceeds of \$17.9 million under contract for sale as of June 24, 2022\***
- **Strategically curated, high-quality portfolio with excellent diversification across tenant/operators and markets**
- Strong asset management team, which drives tenant satisfaction, value creation, and incremental opportunities to expand relationships
- **Strong balance sheet with 43.7% leverage ratio as of March 31, 2022 and \$135 million of available capacity as of June 24, 2022**
- **Experienced and proven leadership team, aligned with stockholders and committed to corporate responsibility**

\*These purchase and sale transactions are subject to various closing contingencies and, accordingly, these transactions may not close on a timely basis or at all. Additionally, in October 2021, the Company entered into a contract to sell one of its four medical office buildings in Belpre, Ohio for gross proceeds of \$44.6 million (the "Belpre Property"). On June 24, 2022, the potential purchaser of the Belpre Property terminated its contract with the Company to purchase the Belpre Property.

# A STRATEGY THAT DELIVERS VALUE



\*Based on closing price of the Company's common stock as of \$11.39 on June 24, 2022

# HIGH PERFORMING REAL ESTATE AT THE FOREFRONT OF HEALTHCARE



# 4.4M

Net Leasable Area (SF)

# 171

BUILDINGS

# 201

TENANTS

# 97%

OCCUPANCY

# 5.0X

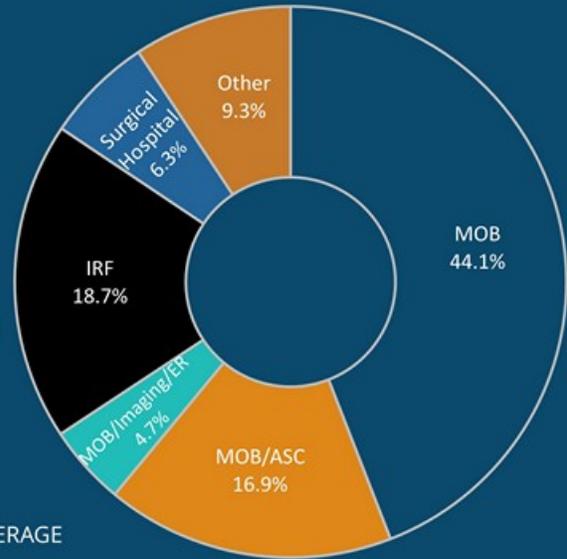
RENT COVERAGE

# 2.0%

WEIGHTED AVERAGE RENT ESCALATIONS

# 6.9

WEIGHTED AVERAGE LEASE TERM



Percentage of annualized base rent as of March 31, 2022.

# INVESTING IN THE FUTURE OF HEALTHCARE





"We dig deeper to find value in properties and markets that other investors overlook. Our unique strategy is bolstered by favorable demographic trends and the shift in healthcare delivery to off-campus facilities in local markets."

**Alfonzo Leon**  
Chief Investment Officer

# A DISTINCT APPROACH

## DISCIPLINED MARKET SELECTION

- Bedroom communities
- Secondary markets with favorable demand drivers
- Positioned to benefit from decentralization trends



## STRINGENT UNDERWRITING AND DUE DILIGENCE

- Uncover mispriced acquisition opportunities
- Sustainable cash flows
- Attractive lease coverage ratios



## RIGOROUS TENANT AND FACILITY IDENTIFICATION

- Healthcare systems and physician groups with a strong regional footprint
- Essential or mission-critical services
- Off-campus, purpose-built



## RESILIENT FINANCIAL STRUCTURE

- Longer-term leases
- Annual rent escalations



# INVESTING IN THE FUTURE OF HEALTHCARE

As American's choose to age in place, demand for conveniently located healthcare will continue to increase.

**90%**

of Americans age 50 and older want to age in place.<sup>1</sup>

**65%**

of seniors between the ages of 60 and 70 find it "very easy" to live independently.<sup>2</sup>

1) Source: WebMD

2) Source: aginginplace.org

# A LONG RUNWAY FOR ACCRETIVE GROWTH

Our pipeline is full of opportunity, but it's our distinct strategy and due diligence that allows us to execute the right deals to drive value.

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**\$20B** Medical Office and In-Patient Real Estate Transactions Annually

**\$2B** in Targeted Markets, Property Types and Cap Rate Range

**\$800M** Investigated/Reviewed

**~\$200M** in Completed Deals in 2021

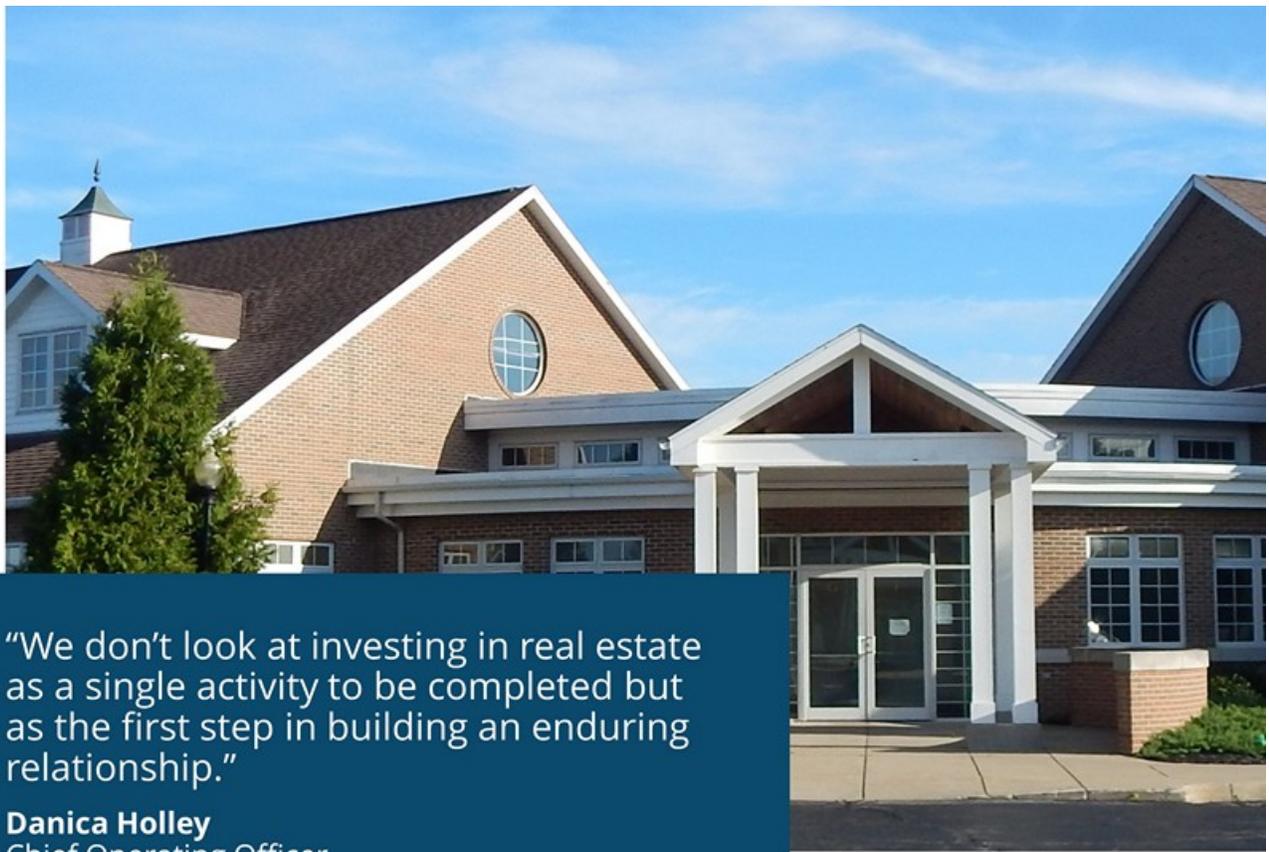


# \$1.4B AND CONTINUING TO GROW



## 56% CAGR Since IPO





“We don’t look at investing in real estate as a single activity to be completed but as the first step in building an enduring relationship.”

**Danica Holley**  
Chief Operating Officer

# PROFITABLE, STRONG HEALTHCARE TENANTS

## NOT-FOR-PROFIT HEALTH SYSTEMS AFFILIATIONS



## FOR-PROFIT SYSTEMS AFFILIATIONS AND SURGICAL OPERATOR PARTNERSHIPS

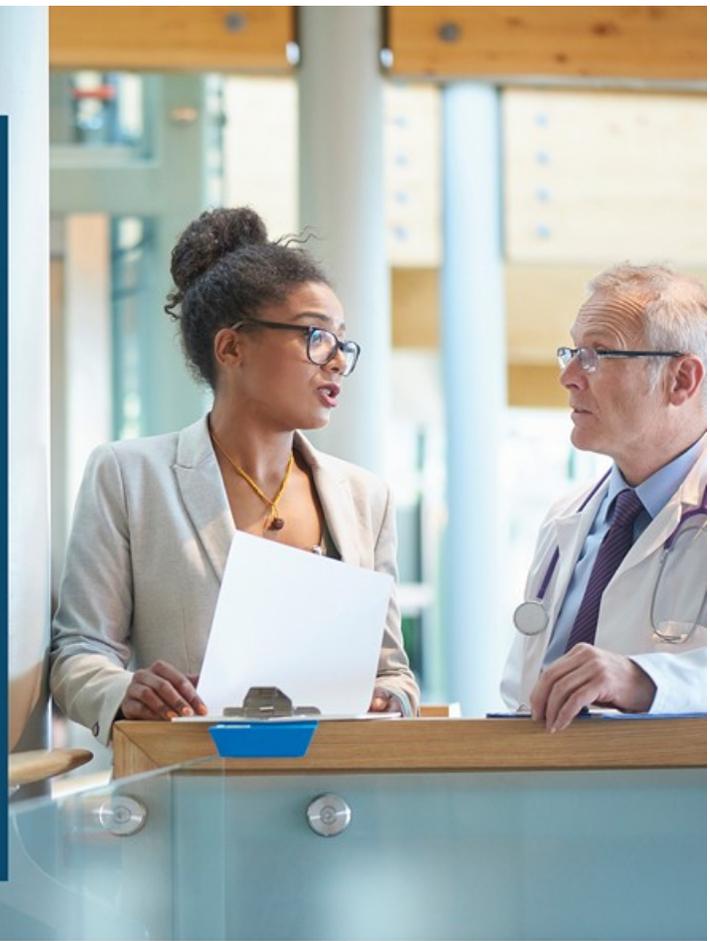


## DOMINANT LOCAL PHYSICIAN GROUPS



“With an attentive, flexible and creative approach, Global Medical REIT worked with us to structure a transaction that met our goals and helped propel our growth. GMRE has been a helpful partner and resource since our closing.”

**David Harano**  
former CEO, Gastro One

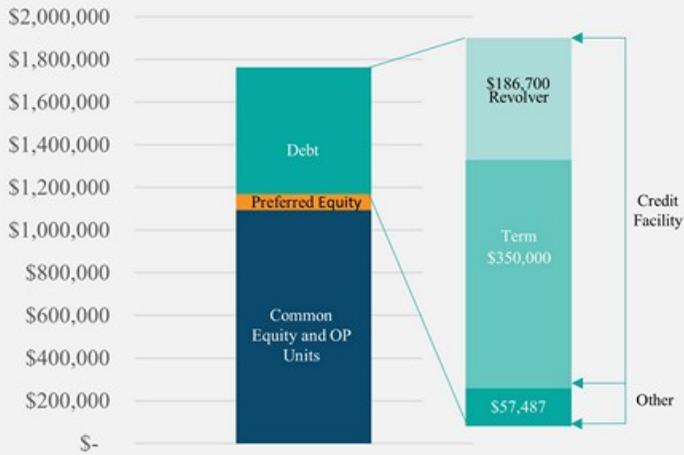




“We continue to strengthen our balance sheet and improve our credit metrics to build a strong foundation for our future growth.”

**Robert Kiernan**  
Chief Financial Officer and Treasurer

# STRONG CAPITAL STRUCTURE PROVIDING ACCESS TO MULTIPLE CAPITAL SOURCES



## LIQUIDITY METRICS

- 43.7% leverage ratio
- Multiple sources of capital, including: OP Units, ATM, Preferred equity, secured and unsecured debt
- \$1.9 million cash on hand

As of March 31, 2022.

# INSTITUTIONAL KNOWLEDGE, HANDS-ON APPROACH



**Jeffrey Busch—Chairman, Chief Executive Officer and President**

20+ years of experience in healthcare, real estate development, management and investment

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**Robert Kiernan—Chief Financial Officer and Treasurer**

30+ years of experience in financial accounting, reporting and management, with extensive experience in SEC reporting and SOX compliance

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**Alfonzo Leon—Chief Investment Officer**

19+ years of experience in real estate finance and has completed \$3 billion of transactions

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**Danica Holley—Chief Operating Officer**

19+ years of management and business development experience

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**Jamie Barber—General Counsel and Corporate Secretary**

15+ years of experience with SEC compliance and reporting matters, corporate governance, investment banking and REIT-related capital markets

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# HIGHLY SKILLED AND DIVERSE BOARD



**Jeffrey Busch—Chairman, Chief Executive Officer and President**

20+ years of experience in healthcare, real estate development, management and investment.

**Matthew Cypher, PH.D—ESG Committee Chair, Nominating and Governance Committee Member**

Professor at Georgetown University's McDonough School of Business where he serves as the director of the Real Estate Finance Initiative.

**Henry Cole—Lead Independent Director, Compensation Committee Chair, Audit Committee Member**

40+ years of successful executive management and implementation of health and medical programs involving innovations in technology, market development and service delivery.

**Paula Crowley—Audit Committee Member, Compensation Committee Member, ESG Committee Member**

40+ years of real estate experience including co-founding Anchor Health Properties in 1987, now Brinkman Management and Development.

**Ronald Marston—Nominating and Governance Committee Chair, Compensation Committee Member**

40+ years of experience in healthcare and is known as an international authority on healthcare systems and trends.

**Dr. Roscoe Moore, Jr.—Compensation Committee Member, Nominating and Governance Committee Member**

Until his retirement, served with the United States Department of Health and Human Services and for the last 12 years of his career was responsible for global development support.

**Lori Wittman—Audit Committee Chair, Nominating and Governance Committee Member, ESG Committee Member**

Decades of experience in senior finance and capital market positions at leading REITs and healthcare real estate development companies.

**Zhang Huiqi—Director**

Serves as non-Executive Director of Xingye Wulian Service Group Co. Ltd, and the supervisor for Henan Hongguang Real Estate Limited and Henan Zensun Corporate Development Group Company Limited.

# COMMITTED TO CORPORATE RESPONSIBILITY

- Continuing to collect tenant data for energy consumption, carbon emissions and efficiency
- Board of Directors formed an ESG Committee for oversight of corporate sustainability issues
- Approaching our 3<sup>rd</sup> GRESB submission
- Completed an Employee Engagement Survey to capture information on employee engagement, demographic data, and work satisfaction
- Board of Directors - 33% women and 55% of individuals from underrepresented groups
- Member of National Association of Corporate Directors



# FORWARD LOOKING STATEMENT



This presentation is for informational purposes only and does not constitute an offer to sell, or a solicitation of offers to purchase, Global Medical REIT Inc.'s (the "Company", or "GMRE") securities. The information contained in this presentation does not purport to be complete and should not be relied upon as a basis for making an investment decision in the Company's securities. This presentation also contains statements that, to the extent they are not recitations of historical fact, constitute "forward-looking statements." Forward-looking statements are typically identified by the use of terms such as "may," "should," "expect," "could," "intend," "plan," "anticipate," "estimate," "believe," "continue," "predict," "potential" or the negative of such terms and other comparable terminology. The forward-looking statements included herein are based upon the Company's current expectations, plans, estimates, assumptions and beliefs that involve numerous risks and uncertainties. Assumptions relating to the foregoing involve judgments with respect to, among other things, future economic, competitive and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the Company's control. Although the Company believes that the expectations reflected in such forward-looking statements are based on reasonable assumptions, the Company's actual results and performance could differ materially from those set forth in the forward-looking statements due to the impact of many factors including, but not limited to, those discussed under "Risk Factors" in the Company's Annual Report on Form 10-K and Quarterly Reports on Form 10-Q and any prospectus or prospectus supplement filed with the Securities and Exchange Commission ("SEC"). The Company undertakes no obligation to update or revise any such information for any reason after the date of this presentation, unless required by law.

This presentation includes information regarding certain of our tenants, which are not subject to SEC reporting requirements. The information related to our tenants contained in this report was provided to us by such tenants or was derived from publicly available information. We have not independently investigated or verified this information. We have no reason to believe that this information is inaccurate in any material respect, but we cannot provide any assurance of its accuracy. We are providing this data for informational purposes only.

# DISCLOSURES



## Rent Coverage Ratio

For purposes of calculating our portfolio weighted-average EBITDARM coverage ratio ("Rent Coverage Ratio"), we excluded credit-rated tenants or their subsidiaries for which financial statements were either not available or not sufficiently detailed. These ratios are based on latest available information only. Most tenant financial statements are unaudited and we have not independently verified any tenant financial information (audited or unaudited) and, therefore, we cannot assure you that such information is accurate or complete. Certain other tenants (approximately 15% of our portfolio) are excluded from the calculation due to (i) lack of available financial information or (ii) receipt of significant COVID-19 relief funds that may cause reported coverage to differ materially from underlying performance. Additionally, our Rent Coverage Ratio adds back physician distributions and compensation. Management believes all adjustments are reasonable and necessary.

## Additional Information

The information in this document should be read in conjunction with the Company's Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K, and other information filed with, or furnished to, the SEC. You can access the Company's reports and amendments to those reports filed or furnished to the SEC pursuant to Section 13(a) or 15(d) of the Exchange Act in the "Investor Relations" section on the Company's website ([www.globalmedicalreit.com](http://www.globalmedicalreit.com)) under "SEC Filings" as soon as reasonably practicable after they are filed with, or furnished to, the SEC. The information on or connected to the Company's website is not, and shall not be deemed to be, a part of, or incorporated into, this Earnings Supplemental. You also can review these SEC filings and other information by accessing the SEC's website at <http://www.sec.gov>.

Certain information contained in this package, including, but not limited to, information contained in our Top 10 tenant profiles is derived from publicly-available third-party sources. The Company has not independently verified this information and there can be no assurance that such information is accurate or complete.