

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): May 7, 2024 (May 7, 2024)

**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.)

**7373 Wisconsin Avenue, Suite 800**  
**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:

Title of each class:	Trading Symbols:	Name of each exchange on which registered:
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 2.02 Results of Operations and Financial Condition.**

On May 7, 2024, Global Medical REIT Inc. (the “Company”) announced its financial position as of March 31, 2024 and operating results for the three months ended March 31, 2024 and other related information (the “Earnings Release”). The Company also posted its First Quarter 2024 Earnings Supplemental (the “Supplemental”) to the Company’s website at [www.globalmedicalreit.com](http://www.globalmedicalreit.com). The Earnings Release and Supplemental are furnished as [Exhibit 99.1](#) and [Exhibit 99.2](#), respectively, and are incorporated herein by reference.

The information included in this Item 2.02 of this Current Report on Form 8-K, including the Earnings Release and Supplemental, shall not be deemed “filed” for 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, and shall not be incorporated by reference into any filing of the Company 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="#">99.1*</a>	<a href="#">First Quarter 2024 Earnings Release.</a>
<a href="#">99.2*</a>	<a href="#">First Quarter 2024 Earnings Supplemental.</a>
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

\*Furnished herewith

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**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: May 7, 2024

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### Global Medical REIT Announces First Quarter 2024 Financial Results

Bethesda, MD – May 7, 2024 – (BUSINESS WIRE) – Global Medical REIT Inc. (NYSE: GMRE) (the “Company” or “GMRE”), a net-lease medical real estate investment trust (REIT) that acquires healthcare facilities and leases those facilities to physician groups and regional and national healthcare systems, today announced financial results for the three months ended March 31, 2024 and other data.

Jeffrey M. Busch, Chairman, Chief Executive Officer and President stated, “During the first quarter, we continued to deliver steady results due to the quality of our portfolio and the resilience of our tenant base. We are seeing an increase in acquisition opportunities, and this month we entered into an agreement to purchase a 15-property portfolio of outpatient medical real estate for an aggregate price of \$81.3 million that we expect to close in the second half of this year. We are excited about this opportunity as these properties fit squarely within our target assets and are fully occupied and leased under triple-net or absolute triple-net leases. As always, we will be prudent as we consider our choices regarding the allocation of capital for this opportunity as we remain mindful of our long-term leverage targets. I would like to thank the entire team for their continued efforts and contributions to our results.”

#### First Quarter 2024 Highlights

- Net income attributable to common stockholders was \$0.8 million, or \$0.01 per diluted share, as compared to \$0.7 million, or \$0.01 per diluted share, in the comparable prior year period.
- Funds from Operations (“FFO”) of \$14.9 million, or \$0.21 per share and unit, as compared to \$15.1 million, or \$0.22 per share and unit, in the comparable prior year period.
- Adjusted Funds from Operations (“AFFO”) of \$16.5 million, or \$0.23 per share and unit, as compared to \$16.0 million, or \$0.23 per share and unit, in the comparable prior year period.
- Portfolio leased occupancy was 96.4% at March 31, 2024.

#### Financial Results

Rental revenue for the first quarter 2024 decreased 3.0% year-over-year to \$35.1 million, primarily reflecting the impact of the Company’s property dispositions that were completed during 2023.

Total expenses for the first quarter were \$32.8 million, compared to \$34.5 million for the comparable prior year period, primarily reflecting the impact of the Company’s property dispositions that were completed during 2023 and a reduction in interest expense discussed below.

Interest expense for the first quarter was \$6.9 million, compared to \$8.3 million for the comparable prior year period. This change reflects the impact of lower interest rates, due to lower leverage and the impact of our interest rate swaps, and lower average borrowings compared to the prior year period.

1



Net income attributable to common stockholders for the first quarter totaled \$0.8 million, or \$0.01 per diluted share, compared to \$0.7 million, or \$0.01 per diluted share, in the comparable prior year period.

The Company reported FFO of \$14.9 million, or \$0.21 per share and unit, and AFFO of \$16.5 million, or \$0.23 per share and unit, for the first quarter of 2024, compared to FFO of \$15.1 million, or \$0.22 per share and unit, and AFFO of \$16.0 million, or \$0.23 per share and unit, in the comparable prior year period.

#### Investment Activity

During the first quarter of 2024, the Company did not complete any acquisitions or dispositions.

In May 2024, the Company entered into a purchase agreement to acquire a 15-property portfolio of outpatient medical real estate for an aggregate purchase price of \$81.3 million. The properties are fully occupied and leased under triple-net or absolute triple-net leases.

The Company expects to complete this acquisition in two tranches, with the first tranche (approximately \$30 million - \$35 million) closing in the third quarter of 2024 and the remainder closing in the fourth quarter of 2024. The Company’s obligation to close the acquisition is subject to certain customary terms and conditions, including due diligence reviews. Accordingly, there is no assurance that the Company will close this acquisition on a timely basis, or at all.

#### Portfolio Update

As of March 31, 2024, the Company’s portfolio was 96.4% occupied and comprised of 4.8 million leasable square feet with an annualized base rent of \$110.5 million. As of March 31, 2024, the weighted average lease term for the Company’s portfolio was 5.8 years with weighted average annual rent escalations of 2.2%, and the Company’s portfolio rent coverage ratio was 4.8 times.

On May 6, 2024, one of the Company’s tenants, Steward Health Care (“Steward”), announced that it filed for Chapter 11 bankruptcy reorganization. As of March 31, 2024, Steward represented 2.8% of the Company’s annualized base rent, primarily in one facility located in Beaumont, Texas (the “Beaumont Facility”). Steward was current in its rental payments through February 2024 and as of March 31, 2024, the Company’s receivable balance from Steward was \$0.5 million, including \$0.2 million of deferred rent. The Company was actively pursuing re-leasing opportunities at the Beaumont Facility prior to the Steward bankruptcy announcement and is optimistic about its long term prospects at this location. There can be no assurances that the Company will receive any amounts owed to it by Steward or that the Company will be able to successfully re-lease the Beaumont Facility.

#### Balance Sheet and Capital

At March 31, 2024, total debt outstanding, including outstanding borrowings on the credit facility and notes payable (both net of unamortized debt issuance costs), was \$617.8 million and the Company's leverage was 44.0%. As of March 31, 2024, the Company's total debt carried a weighted average interest rate of 3.85% and a weighted average remaining term of 2.7 years.

2



As of May 6, 2024, the Company's borrowing capacity under the credit facility was \$290 million.

The Company did not issue any shares of common stock under its ATM program during the first quarter of 2024 or from April 1, 2024 through May 6, 2024.

#### **Dividends**

On March 7, 2024, the Board of Directors (the "Board") declared a \$0.21 per share cash dividend to common stockholders and unitholders of record as of March 22, 2024, which was paid on April 9, 2024, representing the Company's first quarter 2024 dividend payment. The Board also declared a \$0.46875 per share cash dividend to holders of record as of April 15, 2024 of the Company's Series A Preferred Stock, which was paid on April 30, 2024. This dividend represented the Company's quarterly dividend on its Series A Preferred Stock for the period from January 31, 2024 through April 29, 2024.

#### **SUPPLEMENTAL INFORMATION**

Details regarding these results can be found in the Company's supplemental financial package available on the Investor Relations section of the Company's website at <http://investors.globalmedicalreit.com/>.

#### **CONFERENCE CALL AND WEBCAST INFORMATION**

The Company will host a live webcast and conference call on Wednesday, May 8, 2024 at 9:00 a.m. Eastern Time. The webcast is located on the "Investor Relations" section of the Company's website at <http://investors.globalmedicalreit.com/>.

#### **To Participate via Telephone:**

Dial in at least five minutes prior to start time and reference Global Medical REIT Inc.

Domestic: 1-844-825-9789

International: 1-412-317-5180

#### **Replay:**

An audio replay of the conference call will be posted on the Company's website.

#### **NON-GAAP FINANCIAL MEASURES**

##### *General*

Management considers certain non-GAAP financial measures to be useful supplemental measures of the Company's operating performance. For the Company, non-GAAP measures consist of Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate ("EBITDAre" and "Adjusted EBITDAre"), FFO and AFFO. A non-GAAP financial measure is generally defined as one that purports to measure financial performance, financial position or cash flows, but excludes or includes amounts that would not be so adjusted in the most comparable measure determined in accordance with GAAP. The Company reports non-GAAP financial measures because these measures are observed by management to also be among the most predominant measures used by the REIT industry and by industry analysts to evaluate REITs. For these reasons, management deems it appropriate to disclose and discuss these non-GAAP financial measures.

3



The non-GAAP financial measures presented herein are not necessarily identical to those presented by other real estate companies due to the fact that not all real estate companies use the same definitions. These measures should not be considered as alternatives to net income, as indicators of the Company's financial performance, or as alternatives to cash flow from operating activities as measures of the Company's liquidity, nor are these measures necessarily indicative of sufficient cash flow to fund all of the Company's needs. Management believes that in order to facilitate a clear understanding of the Company's historical consolidated operating results, these measures should be examined in conjunction with net income and cash flows from operations as presented elsewhere herein.

##### *FFO and AFFO*

FFO and AFFO are non-GAAP financial measures within the meaning of the rules of the United States Securities and Exchange Commission ("SEC"). The Company considers FFO and AFFO to be important supplemental measures of its operating performance and believes FFO is frequently used by securities analysts, investors, and other interested parties in the evaluation of REITs, many of which present FFO when reporting their results. In accordance with the National Association of Real Estate Investment Trusts' ("NAREIT") definition, FFO means net income or loss computed in accordance with GAAP before noncontrolling interests of holders of OP units and LTIP units, excluding gains (or losses) from sales of property and extraordinary items, less preferred stock dividends, plus real estate-related depreciation and amortization (excluding amortization of debt issuance costs and the amortization of above and below market leases), and after adjustments for unconsolidated partnerships and joint ventures. Because FFO excludes real estate-related depreciation and amortization (other than amortization of debt issuance costs and above and below market lease amortization expense), the Company believes that FFO provides a performance measure that, when compared period-over-period, reflects the impact to operations from trends in occupancy rates, rental rates, operating costs,

development activities and interest costs, providing perspective not immediately apparent from the closest GAAP measurement, net income or loss.

AFFO is a non-GAAP measure used by many investors and analysts to measure a real estate company's operating performance by removing the effect of items that do not reflect ongoing property operations. Management calculates AFFO by modifying the NAREIT computation of FFO by adjusting it for certain cash and non-cash items and certain recurring and non-recurring items. For the Company these items include: (a) recurring acquisition and disposition costs, (b) loss on the extinguishment of debt, (c) recurring straight line deferred rental revenue, (d) recurring stock-based compensation expense, (e) recurring amortization of above and below market leases, (f) recurring amortization of debt issuance costs, and (g) other items.

Management believes that reporting AFFO in addition to FFO is a useful supplemental measure for the investment community to use when evaluating the operating performance of the Company on a comparative basis.

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4



#### *EBITDAre and Adjusted EBITDAre*

We calculate EBITDAre in accordance with standards established by NAREIT and define EBITDAre as net income or loss computed in accordance with GAAP plus depreciation and amortization, interest expense, gain or loss on the sale of investment properties, and impairment loss, as applicable.

We define Adjusted EBITDAre as EBITDAre plus loss on extinguishment of debt, non-cash stock compensation expense, non-cash intangible amortization related to above and below market leases, preacquisition expense and other normalizing items. Management considers EBITDAre and Adjusted EBITDAre important measures because they provide additional information to allow management, investors, and our current and potential creditors to evaluate and compare our core operating results and our ability to service debt.

#### **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 the 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 21% of our portfolio) are excluded from the calculation due to (i) lack of available financial information or (ii) small tenant size. Additionally, included within 21% of non-reporting tenants is Pipeline Healthcare, LLC, which was sold to Heights Healthcare in October 2023 and is being operated under new management. Additionally, our Rent Coverage Ratio adds back physician distributions and compensation. Management believes all adjustments are reasonable and necessary.

#### **ANNUALIZED BASE RENT**

Annualized base rent represents monthly base rent for March 2024, multiplied by 12 (or base rent net of annualized expenses for properties with gross leases). Accordingly, this methodology produces an annualized amount as of a point in time but does not take into account future (i) contractual rental rate increases, (ii) leasing activity or (iii) lease expirations. Additionally, leases that are accounted for on a cash-collected basis are not included in annualized base rent.

#### **CAPITALIZATION RATE**

The capitalization rate ("cap rate") for an acquisition is calculated by dividing current Annualized Base Rent by contractual purchase price. For the portfolio capitalization rate, certain adjustments, including for subsequent capital invested, are made to the contractual purchase price.

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5



#### **FORWARD-LOOKING STATEMENTS**

Certain statements contained herein may be considered "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995, and it is the Company's intent that any such statements be protected by the safe harbor created thereby. These forward-looking statements are identified by their use of terms and phrases such as "anticipate," "believe," "could," "estimate," "expect," "intend," "may," "should," "plan," "predict," "project," "will," "continue" and other similar terms and phrases, including references to assumptions and forecasts of future results. Except for historical information, the statements set forth herein including, but not limited to, any statements regarding our earnings, our liquidity, our tenants' ability to pay rent to us, expected financial performance (including future cash flows associated with new tenants or the expansion of current properties), future dividends or other financial items; any other statements concerning our plans, strategies, objectives and expectations for future operations and future portfolio occupancy rates, our pipeline of acquisition opportunities and expected acquisition activity, including the timing and/or successful completion of any acquisitions and expected rent receipts on these properties, our expected disposition activity, including the timing and/or successful completion of any dispositions and the expected use of proceeds therefrom, and any statements regarding future economic conditions or performance are forward-looking statements. These forward-looking statements are based on our current expectations, estimates and assumptions and are subject to certain risks and uncertainties. Although the Company believes that the expectations, estimates and assumptions reflected in its forward-looking statements are reasonable, actual results could differ materially from those projected or assumed in any of the Company's forward-looking statements. Additional information concerning us and our business, including additional factors that could materially and adversely affect our financial results, include, without limitation, the risks described under Part I, Item 1A - Risk Factors, in our Annual Report on Form 10-K, our Quarterly Reports on Form 10-Q, and in our other filings with the SEC. You are cautioned not to place undue reliance on forward-looking statements. The Company does not intend, and undertakes no obligation, to update any forward-looking statement.

#### **Investor Relations Contact:**

Stephen Swett  
[stephen.swett@icrinc.com](mailto:stephen.swett@icrinc.com)



**GLOBAL MEDICAL REIT INC.**  
**Condensed Consolidated Balance Sheets**  
*(unaudited, and in thousands, except par values)*

	As of	
	March 31, 2024	December 31, 2023
<b>Assets</b>		
Investment in real estate:		
Land	\$ 164,315	\$ 164,315
Building	1,036,224	1,035,705
Site improvements	21,984	21,974
Tenant improvements	67,021	66,358
Acquired lease intangible assets	138,617	138,617
	<u>1,428,161</u>	<u>1,426,969</u>
Less: accumulated depreciation and amortization	(262,287)	(247,503)
Investment in real estate, net	1,165,874	1,179,466
Cash and cash equivalents	1,333	1,278
Restricted cash	6,473	5,446
Tenant receivables, net	7,743	6,762
Due from related parties	363	193
Escrow deposits	737	673
Deferred assets	27,995	27,132
Derivative asset	29,285	25,125
Goodwill	5,903	5,903
Other assets	17,874	15,722
Total assets	<u>\$ 1,263,580</u>	<u>\$ 1,267,700</u>
<b>Liabilities and Equity</b>		
Liabilities:		
Credit Facility, net of unamortized debt issuance costs of \$6,518 and \$7,067 at March 31, 2024 and December 31, 2023, respectively	\$ 592,082	\$ 585,333
Notes payable, net of unamortized debt issuance costs of \$53 and \$66 at March 31, 2024 and December 31, 2023, respectively	25,682	25,899
Accounts payable and accrued expenses	10,520	12,781
Dividends payable	16,157	16,134
Security deposits	4,376	3,688
Other liabilities	12,952	12,770
Acquired lease intangible liability, net	4,713	5,281
Total liabilities	<u>666,482</u>	<u>661,886</u>
Commitments and Contingencies		
Equity:		
Preferred stock, \$0.001 par value, 10,000 shares authorized; 3,105 issued and outstanding at March 31, 2024 and December 31, 2023, respectively (liquidation preference of \$77,625 at March 31, 2024 and December 31, 2023, respectively)	74,959	74,959
Common stock, \$0.001 par value, 500,000 shares authorized; 65,587 shares and 65,565 shares issued and outstanding at March 31, 2024 and December 31, 2023, respectively	66	66
Additional paid-in capital	722,623	722,418
Accumulated deficit	(251,963)	(238,984)
Accumulated other comprehensive income	29,285	25,125
Total Global Medical REIT Inc. stockholders' equity	<u>574,970</u>	<u>583,584</u>
Noncontrolling interest	22,128	22,230
Total equity	<u>597,098</u>	<u>605,814</u>
Total liabilities and equity	<u>\$ 1,263,580</u>	<u>\$ 1,267,700</u>



**GLOBAL MEDICAL REIT INC.**  
**Condensed Consolidated Statements of Operations**  
*(unaudited, and in thousands, except per share amounts)*

**Three Months Ended**  
**March 31,**

	2024	2023
<b>Revenue</b>		
Rental revenue	\$ 35,069	\$ 36,199
Other income	49	31
Total revenue	35,118	36,230
<b>Expenses</b>		
General and administrative	4,446	3,804
Operating expenses	7,384	7,536
Depreciation expense	10,113	10,494
Amortization expense	3,971	4,395
Interest expense	6,890	8,271
Preacquisition expense	—	42
Total expenses	32,804	34,542
Income before gain on sale of investment property	2,314	1,688
Gain on sale of investment property	—	485
Net income	\$ 2,314	\$ 2,173
Less: Preferred stock dividends	(1,455)	(1,455)
Less: Net income attributable to noncontrolling interest	(65)	(45)
<b>Net income attributable to common stockholders</b>	<b>\$ 794</b>	<b>\$ 673</b>
Net income attributable to common stockholders per share – basic and diluted	\$ 0.01	\$ 0.01
Weighted average shares outstanding – basic and diluted	65,573	65,525

8



**Global Medical REIT Inc.**  
**Reconciliation of Net Income to FFO and AFFO**  
*(unaudited, and in thousands, except per share and unit amounts)*

	Three Months Ended March 31,	
	2024	2023
<b>Net income</b>	<b>\$ 2,314</b>	<b>\$ 2,173</b>
Less: Preferred stock dividends	(1,455)	(1,455)
Depreciation and amortization expense	14,024	14,861
Gain on sale of investment property	—	(485)
<b>FFO</b>	<b>\$ 14,883</b>	<b>\$ 15,094</b>
Amortization of above market leases, net	251	291
Straight line deferred rental revenue	(400)	(763)
Stock-based compensation expense	1,233	688
Amortization of debt issuance costs and other	562	601
Preacquisition expense	—	42
<b>AFFO</b>	<b>\$ 16,529</b>	<b>\$ 15,953</b>
<b>Net income attributable to common stockholders per share – basic and diluted</b>	<b>\$ 0.01</b>	<b>\$ 0.01</b>
<b>FFO per share and unit</b>	<b>\$ 0.21</b>	<b>\$ 0.22</b>
<b>AFFO per share and unit</b>	<b>\$ 0.23</b>	<b>\$ 0.23</b>
Weighted Average Shares and Units Outstanding – basic and diluted	70,757	69,830
<b>Weighted Average Shares and Units Outstanding:</b>		
Weighted Average Common Shares	65,573	65,525
Weighted Average OP Units	2,244	1,667
Weighted Average LTIP Units	2,940	2,638
Weighted Average Shares and Units Outstanding – basic and diluted	70,757	69,830

9



**Global Medical REIT Inc.**  
**Reconciliation of Net Income to EBITDAre and Adjusted EBITDAre**

(unaudited, and in thousands)

	Three Months Ended	
	March 31,	
	2024	2023
<b>Net income</b>	<b>\$ 2,314</b>	<b>\$ 2,173</b>
Interest expense	6,890	8,271
Depreciation and amortization expense	14,084	14,889
Gain on sale of investment property	—	(485)
<b>EBITDAre</b>	<b>\$ 23,288</b>	<b>\$ 24,848</b>
Stock-based compensation expense	1,233	688
Amortization of above market leases, net	251	291
Preacquisition expense	—	42
<b>Adjusted EBITDAre</b>	<b>\$ 24,772</b>	<b>\$ 25,869</b>






**GLOBAL  
MEDICAL REIT**



# FIRST QUARTER 2024 EARNINGS SUPPLEMENTAL

[www.globalmedicalreit.com](http://www.globalmedicalreit.com)  
NYSE: GMRE

# TABLE OF CONTENTS



Company Overview	3
Select Quarterly Financial Data	6
Business Summary	7
Portfolio Summary	8
Key Tenants	11
Debt and Hedging Summary	12
Total Capitalization and Equity Summary	14
ESG Summary	15
Condensed Consolidated Statements of Operations	16
Condensed Consolidated Balance Sheets	17
Condensed Consolidated Statements of Cash Flows	18
Non-GAAP Reconciliations	19
Reporting Definitions and Other Disclosures	20

Legent Hospital for Special Surgery – Plano, TX

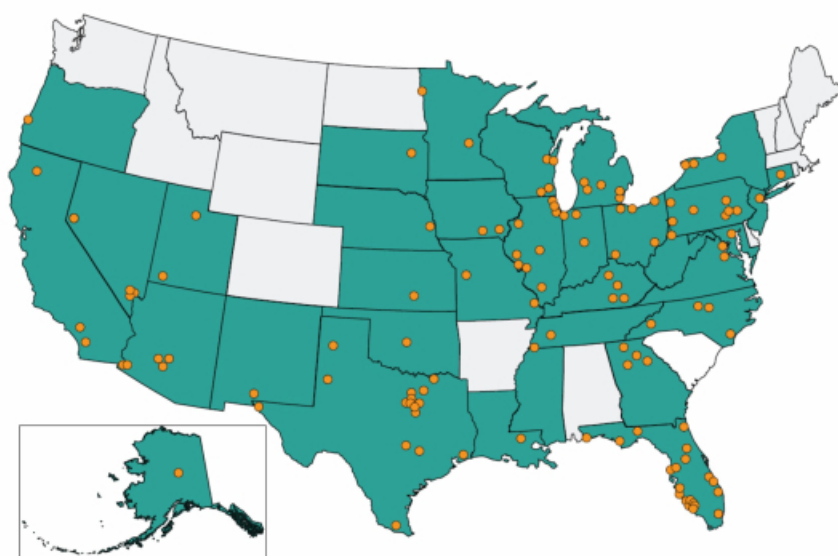
## Forward-Looking Statements

Certain statements contained herein may be considered “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995, and it is the Company’s intent that any such statements be protected by the safe harbor created thereby. These forward-looking statements are identified by their use of terms and phrases such as “anticipate,” “believe,” “could,” “estimate,” “expect,” “intend,” “may,” “should,” “plan,” “predict,” “project,” “will,” “continue” and other similar terms and phrases, including references to assumptions and forecasts of future results. Except for historical information, the statements set forth herein including, but not limited to, any statements regarding our earnings, our liquidity, our tenants’ ability to pay rent to us, expected financial performance (including future cash flows associated with new tenants or the expansion of current properties), future dividends or other financial items; any other statements concerning our plans, strategies, objectives and expectations for future operations and future portfolio occupancy rates, our pipeline of acquisition opportunities and expected acquisition activity, including the timing and/or successful completion of any acquisitions and expected rent receipts on these properties, our expected disposition activity, including the timing and/or successful completion of any dispositions and the expected use of proceeds therefrom, and any statements regarding future economic conditions or performance are forward-looking statements. These forward-looking statements are based on our current expectations, estimates and assumptions and are subject to certain risks and uncertainties. Although the Company believes that the expectations, estimates and assumptions reflected in its forward-looking statements are reasonable, actual results could differ materially from those projected or assumed in any of the Company’s forward-looking statements. Additional information concerning us and our business, including additional factors that could materially and adversely affect our financial results, include, without limitation, the risks described under Part I, Item 1A - Risk Factors, in our Annual Report on Form 10-K, our Quarterly Reports on Form 10-Q, and in our other filings with the SEC. You are cautioned not to place undue reliance on forward-looking statements. The Company does not intend, and undertakes no obligation, to update any forward-looking statement.

# COMPANY OVERVIEW



GLOBAL MEDICAL REIT INC. (GMRE) IS A NET-LEASE MEDICAL REAL ESTATE INVESTMENT TRUST (REIT) THAT ACQUIRES HEALTHCARE FACILITIES AND LEASES THOSE FACILITIES TO PHYSICIAN GROUPS AND REGIONAL AND NATIONAL HEALTHCARE SYSTEMS.



## PORTFOLIO SNAPSHOT (as of March 31, 2024)

Gross Investment in Real Estate (billions):	\$1.4
Number of Buildings:	185
Number of States:	34
Weighted Average Portfolio Cap Rate:	7.9%
% of Health System or Other Affiliated Tenants:	90%
Weighted Average Lease Term (years):	5.8
Leased Occupancy:	96.4%
Portfolio Rent Coverage:	4.8x

# COMPANY OVERVIEW



## Executive Officers

Jeffrey Busch	Chairman, Chief Executive Officer and President
Robert Kiernan	Chief Financial Officer and Treasurer
Alfonzo Leon	Chief Investment Officer
Danica Holley	Chief Operating Officer
Jamie Barber	General Counsel and Corporate Secretary

## Board of Directors

Jeffrey Busch	Chairman, Chief Executive Officer and President
Henry Cole	Lead Independent Director, Compensation Committee Chair, Audit Committee Member
Paula Crowley	Audit Committee Member, ESG Committee Member, Compensation Committee Member
Matthew Cypher, Ph.D.	ESG Committee Chair, Nominating and Corporate Governance Committee Member
Ronald Marston	Nominating and Corporate Governance Committee Chair, Compensation Committee Member
Lori Wittman	Audit Committee Chair, Nominating and Corporate Governance Committee Member, ESG Committee Member
Zhang Huiqi	Director



# COMPANY OVERVIEW



## Corporate Headquarters

Global Medical REIT Inc.  
7373 Wisconsin Avenue, Suite 800  
Bethesda, MD 20814  
Phone: 202.524.6851  
[www.globalmedicalreit.com](http://www.globalmedicalreit.com)

## Stock Exchange

New York Stock Exchange  
Ticker: GMRE

## Investor Relations

Stephen Swett  
Phone: 203.682.8377  
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## Independent Registered Public Accounting Firm

Deloitte & Touche LLP  
McLean, VA

## Corporate and REIT Tax Counsel

Vinson & Elkins LLP  
Daniel LeBey, Corporate Partner  
Christopher Mangin, REIT Tax Partner

## Transfer Agent

Equiniti Trust Company  
Phone: 800.468.9716

## Sell-Side Analyst Coverage

<i>Firm</i>	<i>Name</i>
Baird	Wes Golladay
BMO	Juan Sanabria
B. Riley Securities	Bryan Maher
Colliers Securities	Barry Oxford
Compass Point	Merrill Ross
JMP Securities	Aaron Hecht
Janney	Robert Stevenson
KeyBanc	Austin Wurschmidt



# SELECT QUARTERLY FINANCIAL DATA



(unaudited, and in thousands, except per share and unit amounts)

As of Period End (Unless Otherwise Specified)	March 31,	December 31,	September 30,	June 30,	March 31,
	2024	2023	2023	2023	2023
Market capitalization (common and OP)	\$593,521	\$752,680	\$608,247	\$619,096	\$612,165
Market price per share – common	\$8.75	\$11.10	\$8.97	\$9.13	\$9.11
Common shares and OP units outstanding	67,831	67,809	67,809	67,809	67,197
Preferred equity	\$74,959	\$74,959	\$74,959	\$74,959	\$74,959
Common equity	\$500,011	\$508,625	\$536,488	\$544,599	\$537,795
Noncontrolling interest	\$22,128	\$22,230	\$22,201	\$21,834	\$15,721
Total equity	\$597,098	\$605,814	\$633,648	\$641,392	\$628,475
Investment in real estate, gross	\$1,428,161	\$1,426,969	\$1,425,006	\$1,431,369	\$1,481,273
Borrowings:					
Credit Facility - revolver, gross	\$98,600	\$92,400	\$68,400	\$76,143	\$143,500
Credit Facility - term loan A, gross	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
Credit Facility - term loan B, gross	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Notes payable, gross	\$25,735	\$25,965	\$57,160	\$57,496	\$57,780
Weighted average interest rate (for quarter)	3.90%	3.88%	3.98%	4.39%	4.27%
Debt covenants:					
Leverage ratio (as defined in Credit Facility)	44.0%	43.6%	44.2%	44.5%	47.4%
Fixed charge coverage ratio for quarter (1.50x minimum)	2.87	2.76	2.76	2.80	2.88

Three Months Ended	March 31,	December 31,	September 30,	June 30,	March 31,
	2024	2023	2023	2023	2023
Rental revenue	\$35,069	\$32,931	\$35,487	\$36,317	\$36,199
Interest expense	\$6,890	\$6,984	\$7,170	\$8,468	\$8,271
General and administrative expenses	\$4,446	\$4,220	\$4,367	\$4,462	\$3,804
Depreciation and amortization expense	\$14,084	\$14,245	\$14,195	\$14,805	\$14,889
Operating expenses	\$7,384	\$6,094	\$7,231	\$7,223	\$7,536
Total expenses	\$32,804	\$31,543	\$32,963	\$34,960	\$34,542
Gain on sale of investment properties	-	-	\$2,289	\$12,786	\$485
Loss on extinguishment of debt	-	(\$868)	-	-	-
Net income (loss) attributable to common stockholders	\$794	(\$840)	\$3,138	\$11,820	\$673
Net income (loss) per share	\$0.01	(\$0.01)	\$0.05	\$0.18	\$0.01
Wtd. avg. basic and diluted common shares (GAAP)	65,573	65,565	65,565	65,544	65,525
FFO*	\$14,883	\$13,307	\$15,250	\$14,710	\$15,094
FFO per share and unit*	\$0.21	\$0.19	\$0.22	\$0.21	\$0.22
AFFO*	\$16,529	\$15,945	\$16,541	\$15,868	\$15,953
AFFO per share and unit*	\$0.23	\$0.23	\$0.23	\$0.23	\$0.23
Wtd. avg. common shares, OP and LTIP units	70,757	70,565	70,566	70,434	69,830

# BUSINESS SUMMARY



## FIRST QUARTER 2024 OPERATING SUMMARY

- Net income attributable to common stockholders was \$0.8 million, or \$0.01 per diluted share, as compared to \$0.7 million, or \$0.01 per diluted share, in the comparable prior year period.
- Funds from Operations ("FFO") of \$14.9 million, or \$0.21 per share and unit, as compared to \$15.1 million, or \$0.22 per share and unit, in the comparable prior year period.
- Adjusted Funds from Operations ("AFFO") of \$16.5 million, or \$0.23 per share and unit, as compared to \$16.0 million, or \$0.23 per share and unit, in the comparable prior year period.
- Total revenue decreased to \$35.1 million as compared to \$36.2 million in the comparable prior year period, primarily reflecting the impact of the Company's property dispositions that were completed during 2023.

## COMMON AND PREFERRED DIVIDENDS

- On March 7, 2024, the Board of Directors (the "Board") declared a:
  - \$0.21 per share cash dividend to common stockholders and unitholders of record as of March 22, 2024, which was paid on April 9, 2024; and
  - \$0.46875 per share cash dividend to holders of record as of April 15, 2024, of the Company's Series A Preferred Stock, which was paid on April 30, 2024.

## INVESTMENT AND PORTFOLIO ACTIVITY

- In May, the Company entered into a purchase agreement to acquire a 15-property portfolio of outpatient medical real estate for an aggregate purchase price of \$81.3 million. The properties are fully occupied and leased under triple-net or absolute triple-net leases.

The Company expects to close this transaction in two tranches, with the first tranche (approximately \$30 million - \$35 million) closing during the third quarter of 2024 and the remainder closing during the fourth quarter of 2024. The Company's obligation to close the acquisition is subject to certain customary terms and conditions, including due diligence reviews. Accordingly, there is no assurance that the Company will close this acquisition on a timely basis, or at all.

- On May 6, 2024, one of the Company's tenants, Steward Health Care ("Steward"), announced that it filed for Chapter 11 bankruptcy reorganization. As of March 31, 2024, Steward represented 2.8% of the Company's annualized base rent, primarily in one facility located in Beaumont, Texas. Steward was current in its rental payments through February 2024 and as of March 31, 2024, the Company's receivable balance from Steward was \$0.5 million, including \$0.2 million of deferred rent.
- During the first quarter of 2024, the Company did not complete any acquisitions or dispositions.
- As of March 31, 2024, the Company's portfolio occupancy was 96.4%.

## CAPITAL MARKETS AND DEBT ACTIVITY

- Leverage was 44.0% as of March 31, 2024.
- As of May 6, 2024, we had unutilized borrowing capacity under the Credit Facility of \$290 million.
- The Company did not issue any shares of common stock under its ATM program during the first quarter of 2024 or from April 1, 2024 through May 6, 2024.

# PORTFOLIO SUMMARY

(as of March 31, 2024)



## PORTFOLIO STATISTICS

Gross Investment in Real Estate (in billions)	\$1.4
Total Buildings	185
Total Leasable Square Feet (in millions)	4.8
Total Tenants	268
Leased Occupancy	96.4%
Total Annualized Base Rent (ABR) (in millions)	\$110.5
Portfolio Rent Coverage*	4.8x
Weighted Average Cap Rate	7.9%
Weighted Average Lease Term (years)	5.8
Weighted Average Rent Escalations	2.2%



## TENANT COMPOSITION

	<u>% of ABR</u>
Not-for-profit healthcare system	33%
For-profit healthcare system	28%
Other affiliated healthcare groups	29%
<b>Total</b>	<b>90%</b>



# PORTFOLIO SUMMARY

(as of March 31, 2024)



cCare - San Marcos, CA

## LEASE TYPE

	<u>% of ABR</u>
Triple-net	55%
Absolute-net	37%
Modified gross	6%
Gross	2%

## RENT COVERAGE\*

<u>Asset Type</u>	<u>% of ABR</u>	<u>Ratio</u>
MOB	14%	6.6x
MOB/ASC	11%	5.0x
Inpatient Rehab (IRF)	17%	3.6x
Specialty Hospital <sup>(1)</sup>	6%	3.7x
<b>Total/Weighted Average</b>	<b>48%</b>	<b>4.8x</b>
<u>Tenants Not Included</u>		
Large/Credit Rated Tenants	31%	N/A
Not Reported	21%	N/A



Hialeah Medical Plaza - Hialeah, FL

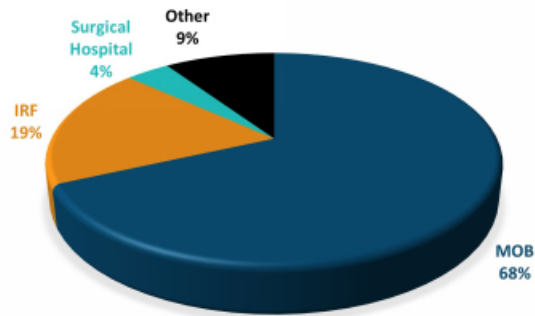
1) Includes surgical hospitals, long-term acute care hospitals (LTACH) and behavioral hospitals.

# PORTFOLIO SUMMARY

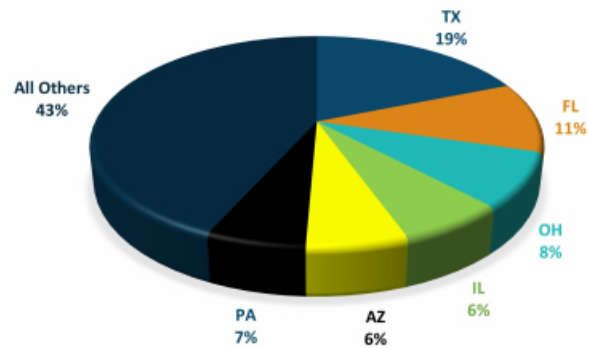
(as of March 31, 2024)



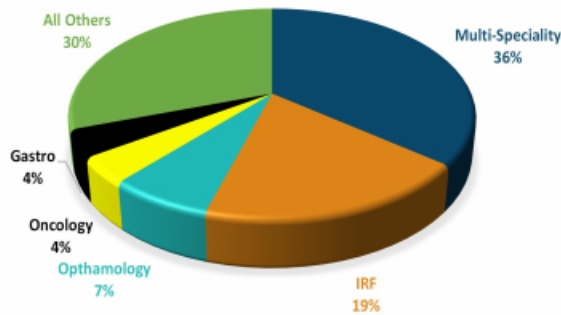
**BUILDING TYPE BY ABR**



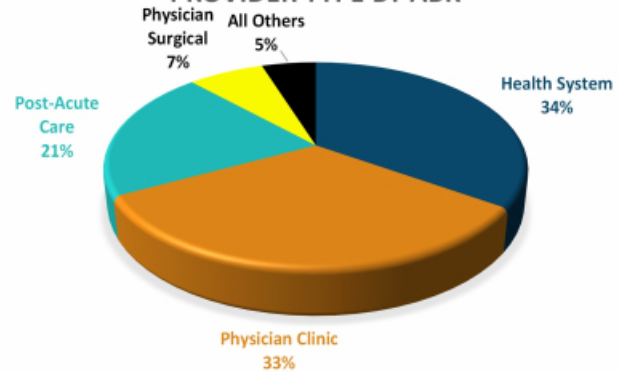
**LOCATION BY ABR**



**SPECIALTY BY ABR**



**PROVIDER TYPE BY ABR**



Lease Expiration Schedule (ABR in thousands)					
Year	# of Leases	Leasable		% of Total	
		Square Feet	% of Total Leasable Square Feet	ABR	% of Total ABR
2024	55	515,997	10.9%	\$10,404	9.4%
2025	53	359,725	7.6%	\$7,926	7.2%
2026	70	519,350	10.9%	\$10,249	9.3%
2027	45	466,648	9.8%	\$11,645	10.5%
2028	35	349,656	7.4%	\$9,010	8.2%
2029	37	580,508	12.2%	\$14,731	13.3%
2030	28	394,995	8.3%	\$9,845	8.9%
2031	19	346,309	7.3%	\$7,624	6.9%
2032	6	72,284	1.5%	\$2,315	2.1%
2033	17	162,354	3.4%	\$4,253	3.8%
Thereafter	30	809,955	17.1%	\$22,478	20.4%
<b>Total Leased SF</b>	<b>395</b>	<b>4,577,781</b>	<b>96.4%</b>	<b>\$110,480</b>	<b>100.0%</b>
<b>Current Vacancy</b>		<b>172,859</b>	<b>3.6%</b>		
<b>Total Leasable SF</b>		<b>4,750,640</b>	<b>100.0%</b>		

## KEY TENANTS



LifePoint Health operates 62 community hospital campuses, more than 50 rehabilitation and behavioral health hospitals and more than 200 additional sites of care, including managed acute rehabilitation units, outpatient centers and post-acute care facilities.



Encompass Health (NYSE: EHC) is the largest owner and operator of inpatient rehabilitation hospitals in the United States, with a national footprint that includes 153 hospitals in 36 states and Puerto Rico.



MHS is the largest health system in the Parkersburg-Marietta-Vienna MSA and delivers healthcare services in southeast Ohio. MHS operates the 199-bed Marietta Memorial Hospital and two critical access hospitals, nine outpatient care centers, 26 medical staff offices, and clinical care delivery locations.



Based in Charlotte, North Carolina, and formed from the combination of Advocate Aurora Health and Atrium Health, Advocate serves nearly 6 million patients annually and is the fifth-largest nonprofit integrated health system in the nation. With revenues of more than \$27 billion, the newly combined organization comprises more than 1,000 sites of care and 67 hospitals.



Trinity Health is one of the largest not-for-profit, Catholic health care systems in the nation, with 88 hospitals, 135 continuing care locations, the second largest PACE program in the country, 136 urgent care locations and many other health and well-being services.

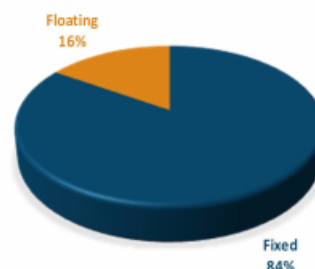
Asset Type	% of Portfolio ABR
IRF	7.0%
IRF	6.7%
MOB	5.0%
MOB	3.7%
MOB	3.2%

# DEBT AND HEDGING SUMMARY



Debt Statistics	As of March 31, 2024
Total Gross Debt (in thousands)	\$624,335
Fixed Rate Debt-to-Total Debt	84%
Weighted Average Interest Rate	3.85%
Weighted Average Maturity (Years)	2.7 years
Leverage Ratio	44.0%
Fixed Charge Coverage Ratio	2.87

FIXED AND FLOATING RATE DEBT



Debt Detail (as of March 31, 2024)				
Debt	Balance (in thousands)	Rate Type	Interest Rate	Maturity
<b>Unsecured Credit Facility:</b>				
Revolver	\$98,600	Floating	SOFR + 1.35% <sup>(1)</sup>	8/1/2026 <sup>(1)</sup>
Term Loan A	\$350,000	Fixed	2.94% <sup>(2)</sup>	May-26
Term Loan B	\$150,000	Fixed	4.00% <sup>(2)</sup>	February-28
<b>Other:</b>				
Rosedale Loan	\$13,462	Fixed	3.85%	July-25
Dumfries Loan	\$10,957	Fixed	4.68%	June-24
Toledo Loan	\$1,316	Fixed	5.00%	July-33
<b>Total/Weighted Average:</b>	<b>\$624,335</b>		<b>3.85%</b>	<b>2.7 years</b>

(1) Credit spread of 1.35% is based on the Company's overall leverage ratio (as defined in the credit facility agreement) being between 40% and 45% at the end of the first quarter of 2024. Pursuant to the credit facility agreement, at each reporting date the credit spread will increase or decrease based on the Company's overall leverage ratio. In addition to the credit spread we also pay 10 bps related to the transition to the secured overnight financing rate (SOFR). The revolver has two Company-controlled, six-month extension options. If the Company exercises those options, the maturity date of the revolver would be August 2027.

(2) Rates reflect the effect of the Company's interest rate swaps. See table on the next page for a detail of the Company's interest rate swaps. Consists of the fixed base rate plus a credit spread of 1.30% based on a leverage ratio of between 40% and 45% under our credit facility agreement, plus 10 bps related to the transition from LIBOR to SOFR and is calculated using 365/360 method.

# DEBT AND HEDGING SUMMARY



Interest Rate Swap Detail (as of March 31, 2024) <sup>(1)</sup>			
Notional	Term	Weighted Average Interest Rates	
Term Loan A - \$350,000	Current – 8/2024	Fixed base rate:	1.50%
		Effective interest rate:	2.94% <sup>(2)</sup>
	8/2024 – 4/2026	Fixed base rate:	1.36%
		Effective interest rate:	2.80% <sup>(2)</sup>
Term Loan B - \$150,000	Current – 2/2028	Fixed base rate:	2.54%
		Effective interest rate:	4.00% <sup>(2)</sup>

(1) Consists of a total of ten current interest rates swaps and three forward starting interest rate swaps whereby we pay (or will pay) the fixed base rate listed in the table above and receive the one-month SOFR, which is the reference rate for the outstanding loans in our credit facility.

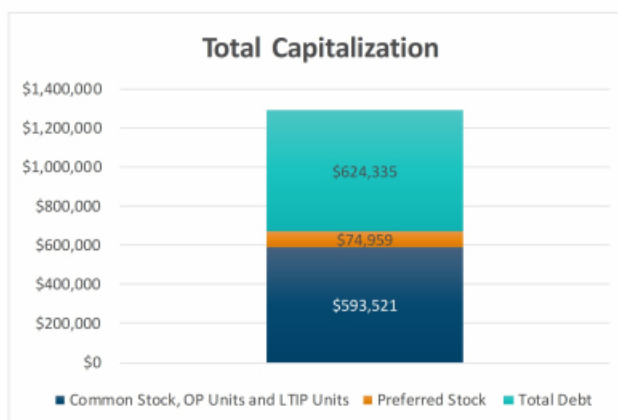
(2) Consists of the fixed base rate plus a credit spread of 1.30% based on a leverage ratio of between 40% and 45% under our credit facility agreement, plus 10 bps related to the transition from LIBOR to SOFR and is calculated using 365/360 method.

# TOTAL CAPITALIZATION AND EQUITY SUMMARY

(unaudited, and in thousands, except per share data)



Total Capitalization	As of March 31, 2024
Total Gross Debt	\$624,335
Preferred Stock	\$74,959
Common Stock <sup>(1)</sup>	\$573,886
OP Units (2,244 units) <sup>(1)</sup>	\$19,635
Vested LTIP Units (2,403 units) <sup>(2)</sup>	\$—
<b>Total Capitalization</b>	<b>\$1,292,815</b>



- (1) Based on the closing price of the Company's common stock on March 28, 2024, of \$8.75 per share.
- (2) LTIPs are issued as equity compensation to the Company's directors and employees and, as such, have no capital value associated to them.

Equity Detail				
Stock	Shares	Dividend Rate/Yield	Liquidation Preference	Optional Redemption Period
Series A Cumulative Preferred Stock, \$0.001 par value per share	3,105	7.50%	\$25 per share	Began on 9/15/2022
Common Stock, \$0.001 par value per share	65,587	9.60% <sup>(1)</sup>	N/A	N/A

(1) Calculated by dividing the aggregate dividends received for the trailing four quarters of \$0.84 per share by the Company's closing stock price on March 28, 2024 of \$8.75 per share.

Preferred Dividends		
Record Date	Payment Date	Dividend (per share)
7/15/2023	7/31/2023	\$0.46875
10/15/2023	10/31/2023	\$0.46875
1/15/2024	1/31/2024	\$0.46875
4/15/2024	4/30/2024	\$0.46875
<b>Total:</b>		<b>\$1.875</b>

Common Dividends		
Record Date	Payment Date	Dividend (per share)
6/23/2023	7/11/2023	\$0.21
9/22/2023	10/10/2023	\$0.21
12/27/2023	1/9/2024	\$0.21
3/22/2024	4/9/2024	\$0.21
<b>Total:</b>		<b>\$0.84</b>

## ENVIRONMENTAL

- We take climate change and the risks associated with climate change seriously—both physical and transitional. We utilized Moody's 427 Risk Management platform to help us identify and measure the potential climate risk exposure for our properties. The analysis summarizes the climate change-related risks, groups them by onset potential, and identifies opportunities for risk mitigation.
- We utilize the ENERGY STAR platform to collect and track our energy consumption data and have identified properties that are strong candidates for the ENERGY STAR certificate program. In 2022, we earned an ENERGY STAR certification for our Select Medical facility in Omaha, Nebraska, which scored 99, and for our Brown Clinic facility in Watertown, South Dakota, which attained a score of 84. In addition, in 2023, our facilities located in Dumfries, Virginia, Hialeah, Florida, and Dallas, Texas joined those in Omaha and Watertown as ENERGY STAR certificate recipients.
- We prioritize energy efficiency and sustainability when evaluating investment opportunities. We utilize utility and energy audits that are performed by third-party engineering consultants during the due diligence phase of our acquisitions. The energy consumption data that we collect is used to assess our facilities' carbon emission levels.
- We improved our overall GRESB score from 46 in 2022 to 54 for 2023. The scores reflect activity for the previous year. Since we began receiving a GRESB Assessment score in 2021, we have improved our score by 12 points.
- In the 2023 GRESB public disclosure assessment, GMRE ranked 4th of 10 in peer group. Fostering a resilient posture is essential to our business and we continue to explore methods to assess our climate-related risks and mitigate the impacts. For example, according to the 2023 GRESB assessment report for the risk management sector, GMRE received a score of 4.25/5 while the benchmark score was 3.97/5. In the performance sector of the Risk Assessment, GMRE received a score of 6.46/9 while the benchmark average was 5.66/9.
- In the second quarter of 2023 we published our 2022 corporate sustainability report, which can be found at <https://www.globalmedicalreit.com/about/corporate-responsibility/>.

## SOCIAL

- Our Board continues to lead our social and governance efforts. With its diverse composition, our Board is a strong example of inclusive leadership with a composition of 43% women.
- Our commitment to employee engagement remains a high-priority, as we continue to make accommodations for health, safety, and work-life balance. With this commitment in mind, and with the compensation committee of the Board's leadership, we conducted an employee survey that covered a comprehensive range of subjects related to our employees' attitudes about our work culture and employee engagement.

## GOVERNANCE

- The Board consists of a majority of independent directors and all standing Board committees are comprised of 100% independent directors.
- The Board formed a standing ESG committee that oversees the Company's environmental, social, governance and resilience efforts.
- The Company maintains comprehensive cyber-security incident prevention and response protocols which are overseen by the Audit Committee.
- The Company has adopted an executive incentive compensation clawback policy.

# CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS



(unaudited, and in thousands, except per share amounts)

	Three Months Ended	
	March 31,	
	2024	2023
<b>Revenue</b>		
Rental revenue	\$35,069	\$36,199
Other income	49	31
Total revenue	35,118	36,230
<b>Expenses</b>		
General and administrative	4,446	3,804
Operating expenses	7,384	7,536
Depreciation expense	10,113	10,494
Amortization expense	3,971	4,395
Interest expense	6,890	8,271
Preacquisition expense	—	42
Total expenses	32,804	34,542
Income before gain on sale of investment property	2,314	1,688
Gain on sale of investment property	—	485
Net income	\$2,314	\$2,173
Less: Preferred stock dividends	(1,455)	(1,455)
Less: Net income attributable to noncontrolling interest	(65)	(45)
<b>Net income attributable to common stockholders</b>	<b>\$794</b>	<b>\$673</b>
Net income attributable to common stockholders per share - basic and diluted	\$0.01	\$0.01
Weighted average shares outstanding – basic and diluted	65,573	65,525



# CONDENSED CONSOLIDATED BALANCE SHEETS

(unaudited, and in thousands)



	As of	
	March 31, 2024	December 31, 2023
<b>Assets</b>		
Investment in real estate:		
Land	\$164,315	\$164,315
Building	1,036,224	1,035,705
Site improvements	21,984	21,974
Tenant improvements	67,021	66,358
Acquired lease intangible assets	138,617	138,617
	<u>1,428,161</u>	<u>1,426,969</u>
Less: accumulated depreciation and amortization	(262,287)	(247,503)
Investment in real estate, net	1,165,874	1,179,466
Cash and cash equivalents	1,333	1,278
Restricted cash	6,473	5,446
Tenant receivables, net	7,743	6,762
Due from related parties	363	193
Escrow deposits	737	673
Deferred assets	27,995	27,132
Derivative asset	29,285	25,125
Goodwill	5,903	5,903
Other assets	17,874	15,722
Total assets	<u>\$1,263,580</u>	<u>\$1,267,700</u>
<b>Liabilities and Equity</b>		
Liabilities:		
Credit Facility, net	\$592,082	\$585,333
Notes payable, net	25,682	25,899
Accounts payable and accrued expenses	10,520	12,781
Dividends payable	16,157	16,134
Security deposits	4,376	3,688
Other liabilities	12,952	12,770
Acquired lease intangible liability, net	4,713	5,281
Total liabilities	<u>666,482</u>	<u>661,886</u>
Equity:		
Preferred stock (\$77,625 liquidation preference)	74,959	74,959
Common stock	66	66
Additional paid-in capital	722,623	722,418
Accumulated deficit	(251,963)	(238,984)
Accumulated other comprehensive income	29,285	25,125
Total Global Medical REIT Inc. stockholders' equity	<u>574,970</u>	<u>583,584</u>
Noncontrolling interest	22,128	22,230
Total equity	<u>597,098</u>	<u>605,814</u>
Total liabilities and equity	<u>\$1,263,580</u>	<u>\$1,267,700</u>

# CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS



(unaudited, and in thousands)

	Three Months Ended	
	March 31,	
	2024	2023
<b>Operating activities</b>		
Net income	\$2,314	\$2,173
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation expense	10,113	10,494
Amortization of acquired lease intangible assets	3,863	4,373
Amortization of above market leases, net	251	291
Amortization of debt issuance costs and other	562	601
Stock-based compensation expense	1,233	688
Capitalized preacquisition and other costs charged to expense	34	15
Gain on sale of investment property	—	(485)
Other	169	—
Changes in operating assets and liabilities:		
Tenant receivables	(981)	638
Deferred assets	(863)	(811)
Other assets and liabilities	(1,033)	(210)
Accounts payable and accrued expenses	(2,057)	(1,223)
Security deposits	688	(773)
Net cash provided by operating activities	<u>14,293</u>	<u>15,771</u>
<b>Investing activities</b>		
Net proceeds from sale of investment property	—	4,175
Escrow deposits for purchase of properties	—	(153)
Advances made to related parties	(170)	(121)
Capital expenditures on existing real estate investments	(2,004)	(809)
Leasing Commissions	(542)	—
Net cash (used in) provided by investing activities	<u>(2,716)</u>	<u>3,092</u>
<b>Financing activities</b>		
Escrow deposits required by third party lenders	(64)	(639)
Repayment of notes payable	(230)	(344)
Proceeds from Credit Facility	14,000	12,600
Repayment of Credit Facility	(7,800)	(14,800)
Dividends paid to common stockholders, and OP Unit and LTIP Unit holders	(14,946)	(14,699)
Dividends paid to preferred stockholders	(1,455)	(1,455)
Net cash used in financing activities	<u>(10,495)</u>	<u>(19,337)</u>
Net increase (decrease) in cash and cash equivalents and restricted cash	1,082	(474)
Cash and cash equivalents and restricted cash—beginning of period	6,724	14,455
Cash and cash equivalents and restricted cash—end of period	<u>\$7,806</u>	<u>\$13,981</u>

# NON-GAAP RECONCILIATIONS

(unaudited, and in thousands, except per share and unit amounts)



	Three Months Ended				
	March 31, 2024	December 31, 2023	September 30, 2023	June 30, 2023	March 31, 2023
<b>FFO and AFFO</b>					
<b>Net income</b>	<b>\$2,314</b>	<b>\$551</b>	<b>\$4,833</b>	<b>\$14,177</b>	<b>\$2,173</b>
Less: Preferred stock dividends	(1,455)	(1,455)	(1,455)	(1,455)	(1,455)
Depreciation and amortization expense	14,024	14,211	14,161	14,774	14,861
Gain on sale of investment properties	—	—	(2,289)	(12,786)	(485)
<b>FFO</b>	<b>\$14,883</b>	<b>\$13,307</b>	<b>\$15,250</b>	<b>\$14,710</b>	<b>\$15,094</b>
Loss on extinguishment of debt	—	868	—	—	—
Amortization of above market leases, net	251	240	234	287	291
Straight line deferred rental revenue	(400)	(273)	(721)	(879)	(763)
Stock-based compensation expense	1,233	1,222	1,185	1,147	688
Amortization of debt issuance costs and other	562	581	593	601	601
Preacquisition expense	—	—	—	2	42
<b>AFFO</b>	<b>\$16,529</b>	<b>\$15,945</b>	<b>\$16,541</b>	<b>\$15,868</b>	<b>\$15,953</b>
<b>Net income attributable to common stockholders per share – basic and diluted</b>	<b>\$0.01</b>	<b>(\$0.01)</b>	<b>\$0.05</b>	<b>\$0.18</b>	<b>\$0.01</b>
<b>FFO per share and unit</b>	<b>\$0.21</b>	<b>\$0.19</b>	<b>\$0.22</b>	<b>\$0.21</b>	<b>\$0.22</b>
<b>AFFO per share and unit</b>	<b>\$0.23</b>	<b>\$0.23</b>	<b>\$0.23</b>	<b>\$0.23</b>	<b>\$0.23</b>
<b>Wtd Average Common Shares, OP and LTIP Units outstanding:</b>					
Common shares	65,573	65,565	65,565	65,544	65,525
OP units	2,244	2,244	2,244	2,134	1,667
LTIP units	2,940	2,756	2,757	2,747	2,638
<b>Wtd Average Common Shares, OP and LTIP Units Outstanding - basic and diluted</b>	<b>70,757</b>	<b>70,565</b>	<b>70,566</b>	<b>70,434</b>	<b>69,830</b>

	Three Months Ended				
	March 31, 2024	December 31, 2023	September 30, 2023	June 30, 2023	March 31, 2023
<b>EBITDAre and Adjusted EBITDAre</b>					
<b>Net income</b>	<b>\$2,314</b>	<b>\$551</b>	<b>\$4,833</b>	<b>\$14,177</b>	<b>\$2,173</b>
Interest expense	6,890	6,984	7,170	8,468	8,271
Depreciation and amortization expense	14,084	14,245	14,195	14,805	14,889
Gain on sale of investment properties	—	—	(2,289)	(12,786)	(485)
<b>EBITDAre</b>	<b>\$23,288</b>	<b>\$21,780</b>	<b>\$23,909</b>	<b>\$24,664</b>	<b>\$24,848</b>
Loss on extinguishment of debt	—	868	—	—	—
Stock-based compensation expense	1,233	1,222	1,185	1,147	688
Amortization of above market leases, net	251	240	234	287	291
Preacquisition expense	—	—	—	2	42
<b>Adjusted EBITDAre</b>	<b>\$24,772</b>	<b>\$24,110</b>	<b>\$25,328</b>	<b>\$26,100</b>	<b>\$25,869</b>

# REPORTING DEFINITIONS AND OTHER DISCLOSURES



## **Annualized Base Rent**

Annualized base rent represents monthly base rent for March 2024, multiplied by 12 (or base rent net of annualized expenses for properties with gross leases). Accordingly, this methodology produces an annualized amount as of a point in time but does not take into account future (i) contractual rental rate increases, (ii) leasing activity or (iii) lease expirations. Additionally, leases that are accounted for on a cash-collected basis are not included in annualized base rent.

## **Capitalization Rate**

The capitalization rate ("Cap Rate") for an acquisition is calculated by dividing current Annualized Base Rent by contractual purchase price. For the portfolio capitalization rate, certain adjustments, including for subsequent capital invested, are made to the contractual purchase price.

## **Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate ("EBITDAre" and "Adjusted EBITDAre")**

We calculate EBITDAre in accordance with standards established by NAREIT and define EBITDAre as net income or loss computed in accordance with GAAP plus depreciation and amortization, interest expense, gain or loss on the sale of investment properties, and impairment loss, as applicable.

We define Adjusted EBITDAre as EBITDAre plus loss on the extinguishment of debt, non-cash stock compensation expense, non-cash intangible amortization related to above and below market leases, preacquisition expense and other normalizing items. Management considers EBITDAre and Adjusted EBITDAre important measures because they provide additional information to allow management, investors, and our current and potential creditors to evaluate and compare our core operating results and our ability to service debt.

## **Funds from Operations and Adjusted Funds from Operations**

Funds from operations ("FFO") and adjusted funds from operations ("AFFO") are non-GAAP financial measures within the meaning of the rules of the SEC. The Company considers FFO and AFFO to be important supplemental measures of its operating performance and believes FFO is frequently used by securities analysts, investors, and other interested parties in the evaluation of REITs, many of which present FFO when reporting their results.

In accordance with the National Association of Real Estate Investment Trusts' ("NAREIT") definition, FFO means net income or loss computed in accordance with GAAP before noncontrolling interests of holders of OP units and LTIP units, excluding gains (or losses) from sales of property and extraordinary items, less preferred stock dividends, plus real estate-related depreciation and amortization (excluding amortization of debt issuance costs and the amortization of above and below market leases), and after adjustments for unconsolidated partnerships and joint ventures. Because FFO excludes real estate-related depreciation and amortization (other than amortization of debt issuance costs and above and below market lease amortization expense), the Company believes that FFO provides a performance measure that, when compared period-over-period, reflects the impact to operations from trends in occupancy rates, rental rates, operating costs, development activities and interest costs, providing perspective not immediately apparent from the closest GAAP measurement, net income or loss.

AFFO is a non-GAAP measure used by many investors and analysts to measure a real estate company's operating performance by removing the effect of items that do not reflect ongoing property operations. Management calculates AFFO by modifying the NAREIT computation of FFO by adjusting it for certain cash and non-cash items and certain recurring and non-recurring items. For the Company these items include recurring acquisition and disposition costs, loss on the extinguishment of debt, recurring straight line deferred rental revenue, recurring stock-based compensation expense, recurring amortization of above and below market leases, recurring amortization of debt issuance costs, and other items.

Management believes that reporting AFFO in addition to FFO is a useful supplemental measure for the investment community to use when evaluating the operating performance of the Company on a comparative basis.

# REPORTING DEFINITIONS AND OTHER 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 the 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 21% of our portfolio) are excluded from the calculation due to (i) lack of available financial information or (ii) small tenant size. Additionally, included within 21% of non-reporting tenants is Pipeline Healthcare, LLC, which was sold to Heights Healthcare in October 2023 and is being operated under new management. Additionally, our Rent Coverage Ratio adds back physician distributions and compensation. Management believes all adjustments are reasonable and necessary.

## **Other Disclosures**

### **Non-GAAP Financial Measures**

Management considers certain non-GAAP financial measures to be useful supplemental measures of the Company's operating performance. For the Company, non-GAAP measures consist of EBITDAre, Adjusted EBITDAre, FFO and AFFO. A non-GAAP financial measure is generally defined as one that purports to measure financial performance, financial position or cash flows, but excludes or includes amounts that would not be so adjusted in the most comparable measure determined in accordance with GAAP. The Company reports non-GAAP financial measures because these measures are observed by management to also be among the most predominant measures used by the REIT industry and by industry analysts to evaluate REITs. For these reasons, management deems it appropriate to disclose and discuss these non-GAAP financial measures.

The non-GAAP financial measures presented herein are not necessarily identical to those presented by other real estate companies due to the fact that not all real estate companies use the same definitions. These measures should not be considered as alternatives to net income, as indicators of the Company's financial performance, or as alternatives to cash flow from operating activities as measures of the Company's liquidity, nor are these measures necessarily indicative of sufficient cash flow to fund all of the Company's needs. Management believes that in order to facilitate a clear understanding of the Company's historical consolidated operating results, these measures should be examined in conjunction with net income and cash flows from operations as presented elsewhere herein.

### **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.



**GLOBAL  
MEDICAL REIT**

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