

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): November 6, 2024 (November 6, 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:

<u>Title of each class:</u>	<u>Trading Symbols:</u>	<u>Name of each exchange on which registered:</u>
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 November 6, 2024, Global Medical REIT Inc. (the "Company") announced its financial position as of September 30, 2024 and operating results for the three and nine months ended September 30, 2024 and other related information (the "Earnings Release"). The Company also posted its Third Quarter 2024 Earnings Supplemental (the "Supplemental") to the Company's website at 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>
99.1*	Third Quarter 2024 Earnings Release.
99.2*	Third Quarter 2024 Earnings Supplemental.
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

*Furnished herewith

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: November 6, 2024



Global Medical REIT Announces Third Quarter 2024 Financial Results

Year-to-Date Completed \$80.3 Million in Acquisitions of Single Tenant Triple Net Medical Real Estate

Bethesda, MD – November 6, 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 and nine months ended September 30, 2024 and other data.

Jeffrey M. Busch, Chairman, Chief Executive Officer and President stated, “During the third quarter, we continued to deliver steady results while actively engaging in the transaction market to accretively grow our high-quality portfolio. I’m pleased that in October we completed the acquisition of the remaining 10 properties in the previously announced 15-property portfolio of outpatient medical real estate for an aggregate purchase price of \$49.5 million. In total, this 15-property portfolio had an aggregate purchase price of \$80.3 million with 254,220 leasable square feet and annualized base rent of \$6.4 million. Also, on October 29, 2024, we entered into a purchase agreement to acquire a \$70 million, five-property portfolio of outpatient medical real estate at a cap rate of 9.0%. With ample liquidity, we remain well positioned in the market to continue to pursue additional opportunities that align with our target assets and return criteria. I would like to thank the entire team for their collective efforts and contributions to these results.”

Third Quarter 2024 Highlights

- Net income attributable to common stockholders was \$1.8 million, or \$0.03 per diluted share, as compared to \$3.1 million, or \$0.05 per diluted share, in the comparable prior year period.
- Funds from Operations attributable to common stockholders and noncontrolling interest (“FFO”) of \$13.7 million, or \$0.19 per share and unit, as compared to \$15.3 million, or \$0.22 per share and unit, in the comparable prior year period.
- Adjusted Funds from Operations attributable to common stockholders and noncontrolling interest (“AFFO”) of \$15.3 million, or \$0.22 per share and unit, as compared to \$16.5 million, or \$0.23 per share and unit, in the comparable prior year period.
- In July 2024, we completed the acquisition of five properties in a 15-property portfolio encompassing 94,494 leasable square feet for an aggregate purchase price of \$30.8 million. These are fully occupied single tenant triple net properties with aggregate annualized base rent of \$2.5 million.
- In July 2024, we sold a medical facility located in Panama City, Florida, receiving gross proceeds of \$11.0 million, resulting in a gain of \$1.7 million.
- In September 2024, we sold a medical facility located in Panama City Beach, Florida, receiving gross proceeds of \$1.1 million, resulting in a gain of \$0.1 million.
- Steward Health Care (“Steward”), which as previously disclosed, filed for Chapter 11 bankruptcy on May 6, 2024, formally rejected its lease at our healthcare facility in Beaumont, Texas (the “Beaumont Facility”) as of September 15, 2024. This formal lease rejection, which was approved by the bankruptcy court, allowed for a new, 15-year, triple-net lease with an affiliate of CHRISTUS Health (“CHRISTUS”) at this facility to become effective. We expect rent to commence on this lease in March or April 2025.
- During the quarter ended September 30, 2024, we issued 1.2 million shares of our common stock through our ATM program at an average offering price of \$9.95 per share, generating gross proceeds of \$12.0 million.
- Portfolio leased occupancy was 96.1% at September 30, 2024.

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Nine Month and Other 2024 Highlights

- Net loss attributable to common stockholders was \$0.6 million, or \$0.01 per diluted share, as compared to net income attributable to common stockholders of \$15.6 million, or \$0.24 per diluted share, in the comparable prior year period. The results for the nine-month period in 2024 include an aggregate loss on sale of investment properties of \$1.6 million and the results for the nine-month period in 2023 include an aggregate gain on sale of investment properties of \$15.6 million.
- FFO of \$42.6 million, or \$0.60 per share and unit, as compared to \$45.1 million, or \$0.64 per share and unit, in the comparable prior year period.
- AFFO of \$47.6 million, or \$0.67 per share and unit, as compared to \$48.4 million, or \$0.69 per share and unit, in the comparable prior year period.
- During the nine months ended September 30, 2024, we completed three dispositions that generated aggregate gross proceeds of \$20.2 million, resulting in an aggregate loss of \$1.6 million. Included in this total is the sale of our facility in Mishawaka, Indiana, receiving gross proceeds of \$8.1 million and resulting in a loss of \$3.4 million. The lease at this facility was set to expire at the end of this year and the decision to dispose of this property was based on the Company’s lease renewal expectations and its outlook for finding a suitable replacement tenant.
- In October 2024, we completed the acquisition of the remaining 10 properties in the 15-property portfolio encompassing 159,726 leasable square feet for an aggregate purchase price of \$49.5 million. These are fully occupied single tenant triple net properties with aggregate annualized base rent of \$3.9 million. In aggregate, the 15-property portfolio had a purchase price of \$80.3 million with 254,220 leasable square feet and annualized base rent of \$6.4 million.

Financial Results

Rental revenue for the third quarter 2024 decreased 3.7% year-over-year to \$34.2 million, primarily reflecting the impact of changes in the Company’s portfolio between the periods, including a reduction in portfolio occupancy in 2024 compared to 2023 as well as the impact of tenants placed on cash basis accounting subsequent to the end of the third quarter 2023.

Total expenses for the third quarter were \$32.7 million, compared to \$33.0 million for the comparable prior year period. This decrease primarily reflects the impact of current period dispositions, partially offset by the five properties that were acquired during the current period.

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Interest expense for the third quarter was \$7.2 million, unchanged from the comparable prior year period. Slightly lower interest rates were offset by higher average borrowings during the current period compared to the prior period.

Net income attributable to common stockholders for the third quarter totaled \$1.8 million, or \$0.03 per diluted share, compared to \$3.1 million, or \$0.05 per diluted share, in the comparable prior year period.

The Company reported FFO of \$13.7 million, or \$0.19 per share and unit, and AFFO of \$15.3 million, or \$0.22 per share and unit, for the third quarter of 2024, compared to FFO of \$15.3 million, or \$0.22 per share and unit, and AFFO of \$16.5 million, or \$0.23 per share and unit, in the comparable prior year period.

Investment Activity

In May 2024, the Company entered into a purchase agreement to acquire a 15-property portfolio of outpatient medical real estate. During the third quarter of 2024, the Company completed the acquisition of five properties in the 15-property portfolio encompassing 94,494 leasable square feet for an aggregate purchase price of \$30.8 million and with aggregate annualized base rent of \$2.5 million.

In October 2024, the Company completed the acquisition of the remaining 10 properties in the 15-property portfolio encompassing 159,726 leasable square feet for an aggregate purchase price of \$49.5 million and with aggregate annualized base rent of \$3.9 million. In aggregate the 15-property portfolio had a purchase price of \$80.3 million with 254,220 leasable square feet and annualized base rent of \$6.4 million.

Pursuant to the Company's capital recycling plan, the Company sold two assets in the third quarter of 2024. Specifically, in July 2024, we sold a medical facility located in Panama City, Florida, receiving gross proceeds of \$11.0 million, resulting in a gain of \$1.7 million. In September 2024, we sold a medical facility located in Panama City Beach, Florida, receiving gross proceeds of \$1.1 million, resulting in a gain of \$0.1 million. The weighted average cap rate on these dispositions was 7.0%.

In October 2024, the Company entered into a purchase agreement to acquire a five-property portfolio for an aggregate purchase price of \$69.6 million and a cap rate of 9.0%. The Company expects to complete this acquisition in two tranches during the first half of 2025. 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 September 30, 2024, the Company's portfolio was 96.1% occupied and comprised of 4.8 million leasable square feet with an annualized base rent of \$107.8 million. As of September 30, 2024, the weighted average lease term for the Company's portfolio was 5.6 years with weighted average annual rent escalations of 2.2%, and the Company's portfolio rent coverage ratio was 4.6 times.

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On May 6, 2024, Steward announced that it filed for Chapter 11 bankruptcy reorganization. At the time of the bankruptcy filing, Steward represented 2.8% of the Company's annualized base rent, primarily related to the Beaumont Facility. As of September 15, 2024, Steward formally rejected its lease at the Beaumont Facility. This formal lease rejection, which was approved by the bankruptcy court, allowed for a new, 15-year, triple-net lease with an affiliate of CHRISTUS at this facility to become effective. We expect rent to commence on this lease in March or April 2025.

Balance Sheet and Capital

At September 30, 2024, total debt outstanding, including outstanding borrowings on the credit facility and notes payable (both net of unamortized debt issuance costs), was \$628.9 million and the Company's leverage was 44.1%. As of September 30, 2024, the Company's total debt carried a weighted average interest rate of 3.79% and a weighted average remaining term of 2.2 years.

As of November 5, 2024, the Company's borrowing capacity under the credit facility was \$221 million.

During the quarter ended September 30, 2024, the Company issued 1.2 million shares of its common stock through its ATM program at an average offering price of \$9.95 per share, generating gross proceeds of \$12.0 million. From October 1, 2024 through November 5, 2024, the Company did not issue any shares under its ATM program.

Dividends

On September 5, 2024, the Board of Directors (the "Board") declared a \$0.21 per share cash dividend to common stockholders and unitholders of record as of September 20, 2024, which was paid on October 8, 2024, representing the Company's third quarter 2024 dividend payment. The Board also declared a \$0.46875 per share cash dividend to holders of record as of October 15, 2024 of the Company's Series A Preferred Stock, which was paid on October 31, 2024. This dividend represented the Company's quarterly dividend on its Series A Preferred Stock for the period from July 31, 2024 through October 30, 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 Thursday, November 7, 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/>.

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To Participate via Telephone:

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

Domestic: 1-877-704-4453

International: 1-201-389-0920

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.

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 attributable to common stockholders and noncontrolling interest ("FFO") and AFFO attributable to common stockholders and noncontrolling interest ("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.

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 19% of our portfolio) are excluded from the calculation due to (i) lack of available financial information or (ii) small

tenant size. Additionally, included within 19% of non-reporting tenants is Pipeline Healthcare, LLC, which (i) was sold to Heights Healthcare in October 2023 and is being operated under new management and (ii) occupies our only acute-care hospital asset, which is not one of our core asset classes. 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 September 2024 (or, for recent acquisitions, monthly base rent for the month of acquisition), 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 cap rate, certain adjustments, including for subsequent capital invested, are made to the contractual purchase price.

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
 203.682.8377



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

	As of	
	September 30, 2024	December 31, 2023
Assets		
Investment in real estate:		
Land	\$ 168,110	\$ 164,315
Building	1,041,006	1,035,705
Site improvements	22,946	21,974
Tenant improvements	66,933	66,358
Acquired lease intangible assets	137,886	138,617
	<u>1,436,881</u>	<u>1,426,969</u>
Less: accumulated depreciation and amortization	(283,941)	(247,503)
Investment in real estate, net	1,152,940	1,179,466
Cash and cash equivalents	5,723	1,278
Restricted cash	2,066	5,446
Tenant receivables, net	8,122	6,762
Due from related parties	404	193
Escrow deposits	1,694	673

Deferred assets	27,685	27,132
Derivative asset	14,967	25,125
Goodwill	5,903	5,903
Other assets	23,091	15,722
Total assets	<u>\$ 1,242,595</u>	<u>\$ 1,267,700</u>
Liabilities and Equity		
Liabilities:		
Credit Facility, net of unamortized debt issuance costs of \$5,418 and \$7,067 at September 30, 2024 and December 31, 2023, respectively	\$ 614,382	\$ 585,333
Notes payable, net of unamortized debt issuance costs of \$31 and \$66 at September 30, 2024 and December 31, 2023, respectively	14,493	25,899
Accounts payable and accrued expenses	13,350	12,781
Dividends payable	16,534	16,134
Security deposits	3,222	3,688
Other liabilities	12,370	12,770
Acquired lease intangible liability, net	3,638	5,281
Total liabilities	<u>677,989</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 September 30, 2024 and December 31, 2023, respectively (liquidation preference of \$77,625 at September 30, 2024 and December 31, 2023, respectively)	74,959	74,959
Common stock, \$0.001 par value, 500,000 shares authorized; 66,803 shares and 65,565 shares issued and outstanding at September 30, 2024 and December 31, 2023, respectively	67	66
Additional paid-in capital	733,626	722,418
Accumulated deficit	(281,067)	(238,984)
Accumulated other comprehensive income	14,967	25,125
Total Global Medical REIT Inc. stockholders' equity	<u>542,552</u>	<u>583,584</u>
Noncontrolling interest	22,054	22,230
Total equity	<u>564,606</u>	<u>605,814</u>
Total liabilities and equity	<u>\$ 1,242,595</u>	<u>\$ 1,267,700</u>

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

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Revenue				
Rental revenue	\$ 34,175	\$ 35,487	\$ 103,458	\$ 108,003
Other income	89	20	166	85
Total revenue	<u>34,264</u>	<u>35,507</u>	<u>103,624</u>	<u>108,088</u>
Expenses				
General and administrative	4,381	4,367	13,416	12,633
Operating expenses	7,437	7,231	22,056	21,989
Depreciation expense	9,993	10,100	30,233	31,062
Amortization expense	3,649	4,095	11,487	12,828
Interest expense	7,236	7,170	21,119	23,909
Preacquisition expense	—	—	—	44
Total expenses	<u>32,696</u>	<u>32,963</u>	<u>98,311</u>	<u>102,465</u>
Income before gain (loss) on sale of investment properties	1,568	2,544	5,313	5,623
Gain (loss) on sale of investment properties	<u>1,823</u>	<u>2,289</u>	<u>(1,560)</u>	<u>15,560</u>
Net income	\$ 3,391	\$ 4,833	\$ 3,753	\$ 21,183
Less: Preferred stock dividends	(1,455)	(1,455)	(4,366)	(4,366)
Less: Net (income) loss attributable to noncontrolling interest	(145)	(240)	50	(1,187)
Net income (loss) attributable to common stockholders	<u>\$ 1,791</u>	<u>\$ 3,138</u>	<u>\$ (563)</u>	<u>\$ 15,630</u>
Net income (loss) attributable to common stockholders per share – basic and diluted	\$ 0.03	\$ 0.05	\$ (0.01)	\$ 0.24
Weighted average shares outstanding – basic and diluted	65,737	65,565	65,633	65,545

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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 September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Net income	\$ 3,391	\$ 4,833	\$ 3,753	\$ 21,183
Less: Preferred stock dividends	(1,455)	(1,455)	(4,366)	(4,366)
Depreciation and amortization expense	13,618	14,161	41,611	43,796
(Gain) loss on sale of investment properties	(1,823)	(2,289)	1,560	(15,560)
FFO attributable to common stockholders and noncontrolling interest	\$ 13,731	\$ 15,250	\$ 42,558	\$ 45,053
Amortization of above market leases, net	282	234	782	812
Straight line deferred rental revenue	(501)	(721)	(1,264)	(2,363)
Stock-based compensation expense	1,274	1,185	3,826	3,020
Amortization of debt issuance costs and other	559	593	1,684	1,795
Preacquisition expense	—	—	—	44
AFFO attributable to common stockholders and noncontrolling interest	\$ 15,345	\$ 16,541	\$ 47,586	\$ 48,361
Net income (loss) attributable to common stockholders per share – basic and diluted	\$ 0.03	\$ 0.05	\$ (0.01)	\$ 0.24
FFO attributable to common stockholders and noncontrolling interest per share and unit	\$ 0.19	\$ 0.22	\$ 0.60	\$ 0.64
AFFO attributable to common stockholders and noncontrolling interest per share and unit	\$ 0.22	\$ 0.23	\$ 0.67	\$ 0.69
Weighted Average Shares and Units Outstanding – basic and diluted	71,151	70,566	70,932	70,262
Weighted Average Shares and Units Outstanding:				
Weighted Average Common Shares	65,737	65,565	65,633	65,545
Weighted Average OP Units	2,244	2,244	2,244	2,020
Weighted Average LTIP Units	3,170	2,757	3,055	2,697
Weighted Average Shares and Units Outstanding – basic and diluted	71,151	70,566	70,932	70,262

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Global Medical REIT Inc.
Reconciliation of Net Income to EBITDAre and Adjusted EBITDAre
(unaudited, and in thousands)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2024	2023	2024	2023
Net income	\$ 3,391	\$ 4,833	\$ 3,753	\$ 21,183
Interest expense	7,236	7,170	21,119	23,909
Depreciation and amortization expense	13,642	14,195	41,720	43,890
(Gain) loss on sale of investment properties	(1,823)	(2,289)	1,560	(15,560)
EBITDAre	\$ 22,446	\$ 23,909	\$ 68,152	\$ 73,422
Stock-based compensation expense	1,274	1,185	3,826	3,020
Amortization of above market leases, net	282	234	782	812
Preacquisition expense	—	—	—	44
Adjusted EBITDAre	\$ 24,002	\$ 25,328	\$ 72,760	\$ 77,298

11



**GLOBAL
MEDICAL REIT**



THIRD QUARTER 2024 EARNINGS SUPPLEMENTAL

www.globalmedicalreit.com
NYSE: GMRE

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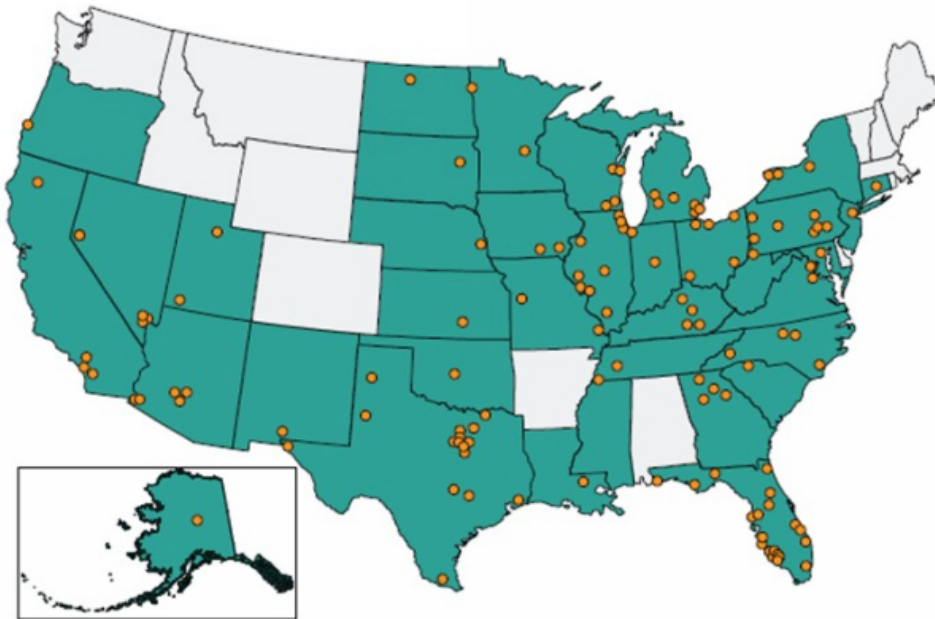
Forward-Looking Statements

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 September 30, 2024)	
Gross Investment in Real Estate (billions)	\$1.4
Number of Buildings	187
Number of States	36
Weighted Average Portfolio Cap Rate	7.7%
% of Health System or Other Affiliated Tenants	90%
Weighted Average Lease Term (years)	5.6
Leased Occupancy	96.1%
Portfolio Rent Coverage*	4.6x

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

71%
INDEPENDENT DIRECTORS

BOARD % OF WOMEN

43%

COMPANY OVERVIEW



Corporate Headquarters

Global Medical REIT Inc.
7373 Wisconsin Avenue, Suite 800
Bethesda, MD 20814
Phone: 202.524.6851
www.globalmedicalreit.com

Stock Exchange

New York Stock Exchange
Ticker: GMRE

Investor Relations

Stephen Swett
Phone: 203.682.8377
Email: stephen.swett@icrinc.com

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>
Alliance Global Partners	Guarav Mehta
Baird	Wes Golladay
Berenberg	Kai Klose
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)	September 30,	June 30,	March 31,	December 31,	September 30,
	2024	2024	2024	2023	2023
Market capitalization (common and OP)	\$684,256	\$615,915	\$593,521	\$752,680	\$608,247
Market price per share – common	\$9.91	\$9.08	\$8.75	\$11.10	\$8.97
Common shares and OP units outstanding	69,047	67,832	67,831	67,809	67,809
Preferred equity	\$74,959	\$74,959	\$74,959	\$74,959	\$74,959
Common equity	\$467,593	\$481,480	\$500,011	\$508,625	\$536,488
Noncontrolling interest	\$22,054	\$21,933	\$22,128	\$22,230	\$22,201
Total equity	\$564,606	\$578,372	\$597,098	\$605,814	\$633,648
Investment in real estate, gross	\$1,436,881	\$1,415,288	\$1,428,161	\$1,426,969	\$1,425,006
Borrowings:					
Credit Facility - revolver, gross	\$119,800	\$105,000	\$98,600	\$92,400	\$68,400
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	\$14,524	\$14,678	\$25,735	\$25,965	\$57,160
Weighted average interest rate (for quarter)	3.97%	3.93%	3.90%	3.88%	3.98%
Debt covenants:					
Leverage ratio (as defined in Credit Facility)	44.1%	43.8%	44.0%	43.6%	44.2%
Fixed charge coverage ratio for quarter (1.50x minimum)	2.80	2.82	2.87	2.76	2.76

Three Months Ended	September 30,	June 30,	March 31,	December 31,	September 30,
	2024	2024	2024	2023	2023
Rental revenue	\$34,175	\$34,214	\$35,069	\$32,931	\$35,487
Interest expense	\$7,236	\$6,992	\$6,890	\$6,984	\$7,170
General and administrative expenses	\$4,381	\$4,589	\$4,446	\$4,220	\$4,367
Depreciation and amortization expense	\$13,642	\$13,993	\$14,084	\$14,245	\$14,195
Operating expenses	\$7,437	\$7,236	\$7,384	\$6,094	\$7,231
Total expenses	\$32,696	\$32,810	\$32,804	\$31,543	\$32,963
Gain (loss) on sale of investment properties	\$1,823	\$(3,383)	-	-	\$2,289
Loss on extinguishment of debt	-	-	-	\$(868)	-
Net income (loss) attributable to common stockholders	\$1,791	\$(3,147)	\$794	\$(840)	\$3,138
Net income (loss) per share	\$0.03	\$(0.05)	\$0.01	\$(0.01)	\$0.05
Wtd. avg. basic and diluted common shares (GAAP)	65,737	65,588	65,573	65,565	65,565
FFO attributable to common stockholders and noncontrolling interest*	\$13,731	\$13,945	\$14,883	\$13,307	\$15,250
FFO attributable to common stockholders and noncontrolling interest per share and unit*	\$0.19	\$0.20	\$0.21	\$0.19	\$0.22
AFFO attributable to common stockholders and noncontrolling interest*	\$15,345	\$15,713	\$16,529	\$15,945	\$16,541
AFFO attributable to common stockholders and noncontrolling interest per share and unit*	\$0.22	\$0.22	\$0.23	\$0.23	\$0.23
Wtd. avg. common shares, OP and LTIP units	71,151	70,982	70,757	70,565	70,566

BUSINESS SUMMARY



THIRD QUARTER 2024 OPERATING SUMMARY

- Net income attributable to common stockholders was \$1.8 million, or \$0.03 per diluted share, as compared to net income attributable to common stockholders of \$3.1 million, or \$0.05 per diluted share, in the comparable prior year period.
- Funds from Operations attributable to common stockholders and noncontrolling interest ("FFO") of \$13.7 million, or \$0.19 per share and unit, as compared to \$15.3 million, or \$0.22 per share and unit, in the comparable prior year period.
- Adjusted Funds from Operations attributable to common stockholders and noncontrolling interest ("AFFO") of \$15.3 million, or \$0.22 per share and unit, as compared to \$16.5 million, or \$0.23 per share and unit, in the comparable prior year period.
- Rental revenue for the third quarter 2024 decreased 3.7% year-over-year to \$34.2 million, primarily reflecting the impact of changes in the Company's portfolio between the periods, including a reduction in portfolio occupancy in 2024 compared to 2023 as well as the impact of tenants placed on cash basis accounting subsequent to the end of the third quarter 2023.

INVESTMENT AND PORTFOLIO ACTIVITY

- In July 2024, we completed the acquisition of five properties in a 15-property portfolio encompassing 94,494 leasable square feet for an aggregate purchase price of \$30.8 million. These are fully occupied single tenant properties with aggregate annualized base rent of \$2.5 million.
- In October 2024, the Company completed the acquisition of the remaining 10 properties in the 15-property portfolio encompassing 159,726 leasable square feet for an aggregate purchase price of \$49.5 million. These are fully occupied single tenant properties with aggregate annualized base rent of \$3.9 million. In aggregate, the 15-property portfolio had a purchase price of \$80.3 million with 254,220 leasable square feet and annualized base rent of \$6.4 million.
- As previously disclosed, on May 6, 2024, Steward announced that it filed for Chapter 11 bankruptcy reorganization. At the time of the bankruptcy filing, Steward represented 2.8% of the Company's annualized base rent, primarily related to its facility in Beaumont, Texas (the "Beaumont Facility"). As of September 15, 2024, Steward formally rejected its lease at the Beaumont Facility. This formal lease rejection, which was approved by the bankruptcy court, allowed for a new, 15-year, triple-net lease with an affiliate of CHRISTUS Health at this facility to become effective. We expect rent to commence on this lease in March or April 2025.
- In July 2024, the Company sold a medical facility located in Panama City, Florida, receiving gross proceeds of \$11.0 million, resulting in a gain of \$1.7 million.
- In September 2024, the Company sold a medical facility located in Panama City Beach, Florida, receiving gross proceeds of \$1.1 million, resulting in a gain of \$0.1 million.
- As of September 30, 2024, the Company's portfolio occupancy was 96.1%.
- In October 2024, the Company entered into a purchase agreement to acquire a five-property portfolio for an aggregate purchase price of \$69.6 million at a cap rate of 9.0%. The Company expects to complete this acquisition in two tranches during the first half of 2025. The Company's obligations 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.

CAPITAL MARKETS AND DEBT ACTIVITY

- Leverage was 44.1% as of September 30, 2024.
- As of November 5, 2024, we had unutilized borrowing capacity under the Credit Facility of \$221 million.
- During the quarter ended September 30, 2024, the Company issued 1.2 million shares of its common stock through its ATM program at an average offering price of \$9.95 per share, generating gross proceeds of \$12.0 million. From October 1, 2024 through November 5, 2024, the Company did not issue any shares under its ATM program.

ACQUISITIONS / DISPOSITIONS

(as of November 5, 2024)



2024 Completed Acquisitions

Acquisition Date	Property	City, State	Leasable Square Feet	Contractual Purchase Price (in thousands)	Annualized Base Rent* (in thousands)	Capitalization Rate*
7/11/2024	Trinity Health Clinic and ASC	Minot, ND	24,795	\$9,060	\$717	7.9%
7/11/2024	Henry Ford OptimEyes Vision Center	Clinton Township, MI	20,548	6,773	554	8.2%
7/11/2024	Henry Ford OptimEyes Vision Center	Westland, MI	20,000	5,271	468	8.9%
7/11/2024	Family Medicine Cerritos	Cerritos, CA	11,551	5,200	379	7.3%
7/11/2024	Spartanburg County Clinic	Spartanburg, SC	17,600	4,508	364	8.1%
Third Quarter Total/Weighted Average:			94,494	\$30,812	\$2,482	8.1%
10/2/2024	Pediatrics Plus	Conway, AR	40,108	\$11,150	\$891	8.0%
10/2/2024	Pediatrics Plus	Little Rock, AR	31,700	8,700	705	8.1%
10/2/2024	Pediatrics Plus	Russellville, AR	22,000	5,800	477	8.2%
10/2/2024	EHA Surgery Center	Sarasota, FL	17,770	5,950	444	7.5%
10/2/2024	The Eye Associates	Venice, FL	10,563	4,600	334	7.3%
10/2/2024	The Eye Associates	Ruskin, FL	5,620	1,820	144	7.9%
10/2/2024	The Eye Associates	Bradenton, FL	6,048	2,000	155	7.8%
10/2/2024	The Eye Associates	Bradenton, FL	7,497	2,650	224	8.5%
10/2/2024	The Eye Associates	Bradenton, FL	4,317	1,500	129	8.6%
10/2/2024	The Eye Associates ASC	Bradenton, FL	14,103	5,350	421	7.9%
Fourth Quarter Total/Weighted Average To-Date:			159,726	\$49,520	\$3,924	7.9%
2024 Total/Weighted Average To-Date:			254,220	\$80,332	\$6,407	8.0%

Acquisitions Under Contract

In October 2024, the Company entered into a purchase agreement to acquire a five-property portfolio for an aggregate purchase price of \$69.6 million at a cap rate of 9.0%. The Company expects to complete this acquisition in two tranches during the first half of 2025. The Company's obligations 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.

Dispositions

Pursuant to the Company's capital recycling plan, the Company sold two assets in the third quarter of 2024, which had a total of 30,419 leasable square feet, receiving gross proceeds of \$12.1 million, resulting in an aggregate gain of \$1.8 million. The weighted average cap rate on these dispositions was 7.0%.

In the second quarter of 2024, the Company also sold a 45,920 square foot medical facility in Mishawaka, Indiana, receiving gross proceeds of \$8.1 million and resulting in a loss of \$3.4 million. The lease at this facility was set to expire at the end of the year and the decision to dispose of this property was based on the Company's lease renewal expectations and its outlook for finding a suitable replacement tenant. This property was part of a four-property portfolio the Company purchased in 2019 and the annualized base rent at this property was \$1.6 million.

Pediatrics Plus – Little Rock, AR



PORTFOLIO SUMMARY

(as of September 30, 2024)



PORTFOLIO STATISTICS

Gross Investment in Real Estate (in billions)	\$1.4
Total Buildings	187
Total Leasable Square Feet (in millions)	4.8
Total Tenants	275
Leased Occupancy	96.1%
Total Annualized Base Rent (ABR)* (in millions)	\$107.8
Portfolio Rent Coverage*	4.6x
Weighted Average Cap Rate	7.7%
Weighted Average Lease Term (years)	5.6
Weighted Average Rent Escalations	2.2%



TENANT COMPOSITION

	<u>% of ABR</u>
Not-for-profit healthcare system	35%
For-profit healthcare system	27%
Other affiliated healthcare groups	28%
Total	90%

PORTFOLIO SUMMARY

(as of September 30, 2024)



cCare – San Marcos, CA

LEASE TYPE

	<u>% of ABR</u>
Triple-net	58%
Absolute-net	35%
Modified gross	5%
Gross	2%
Total	100%

RENT COVERAGE*

<u>Asset Type</u>	<u>% of ABR</u>	<u>Ratio</u>
MOB	16%	5.8x
MOB/ASC	11%	4.1x
Inpatient Rehab (IRF)	18%	3.9x
Specialty Hospital ⁽¹⁾	3%	3.8x
Total/Weighted Average	48%	4.6x
<u>Tenants Not Included</u>		
Large/Credit Rated Tenants	33%	N/A
Not Reported	19%	N/A



Hialeah Medical Plaza – Hialeah, FL

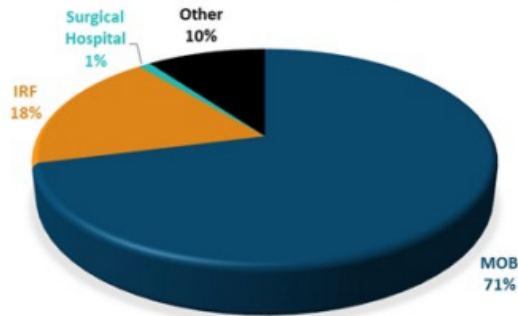
1) Includes surgical hospitals, long-term acute care hospitals (LTACH) and behavioral hospitals.

PORTFOLIO SUMMARY

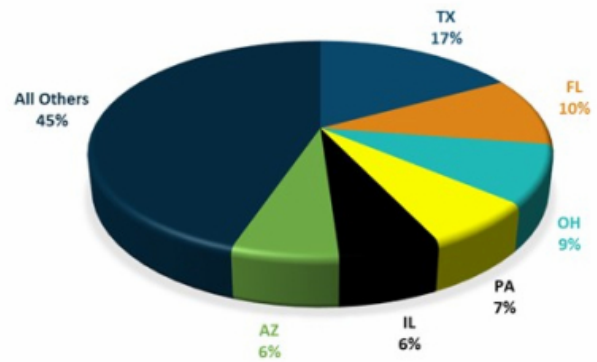
(as of September 30, 2024)



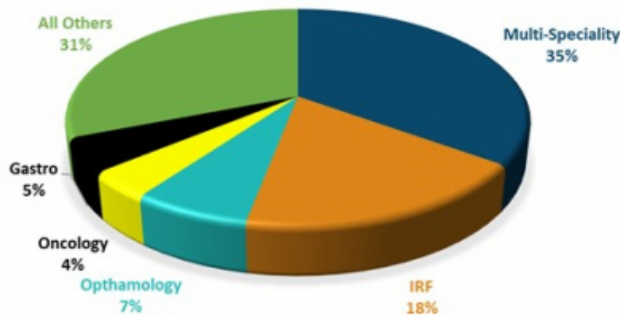
BUILDING TYPE BY ABR



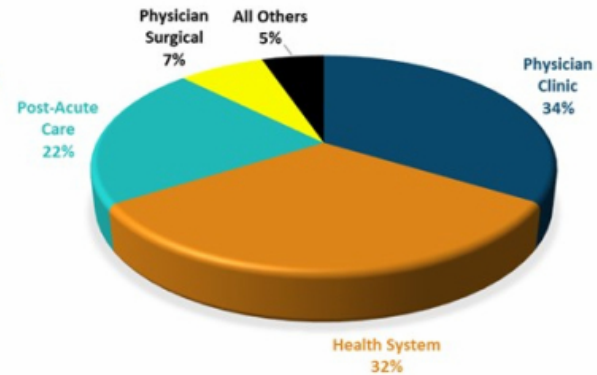
LOCATION BY ABR



SPECIALTY BY ABR



PROVIDER TYPE BY ABR



Lease Expiration Schedule (ABR in thousands)

Year	# of Leases	Leasable		% of Total	
		Square Feet	% of Total Leasable	ABR	% of Total ABR
2024	22	162,642	3.4%	\$3,300	3.1%
2025	58	534,913	11.2%	\$8,495	7.9%
2026	74	553,178	11.6%	\$11,231	10.4%
2027	51	476,817	10.0%	\$12,102	11.2%
2028	36	347,601	7.3%	\$9,047	8.4%
2029	48	623,563	13.1%	\$15,987	14.8%
2030	32	428,982	9.0%	\$10,439	9.7%
2031	21	368,404	7.7%	\$7,592	7.0%
2032	6	72,284	1.5%	\$2,321	2.2%
2033	18	179,954	3.8%	\$4,733	4.4%
Thereafter	34	842,763	17.5%	\$22,560	20.9%
Total Leased SF	400	4,591,101	96.1%	\$107,807	100.0%
Current Vacancy		185,282	3.9%		
Total Leasable SF		4,776,383	100.0%		

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.



TeamHealth provides staffing, administrative support and management across the full continuum of care, from hospital-based practices to post-acute care and ambulatory centers.

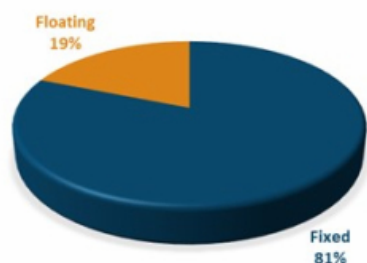
<u>Asset Type</u>	<u>% of Portfolio ABR</u>
IRF	7.3%
IRF	6.9%
MOB	5.4%
MOB	3.9%
MOB	3.1%

DEBT AND HEDGING SUMMARY



Debt Statistics	As of September 30, 2024
Total Gross Debt (in thousands)	\$634,324
Fixed Rate Debt-to-Total Debt	81%
Weighted Average Interest Rate	3.79%
Weighted Average Maturity (Years)	2.2 years
Leverage Ratio	44.1%
Fixed Charge Coverage Ratio	2.80

FIXED AND FLOATING RATE DEBT



Debt Detail (as of September 30, 2024)				
Debt	Balance (in thousands)	Rate Type	Interest Rate	Maturity

Unsecured Credit Facility:

Revolver	\$119,800	Floating	SOFR + 1.35% ⁽¹⁾	August-26 ⁽¹⁾
Term Loan A	\$350,000	Fixed	2.80% ⁽²⁾	May-26
Term Loan B	\$150,000	Fixed	4.00% ⁽²⁾	February-28

Other:

Rosedale Loan	\$13,261	Fixed	3.85%	July-25
Toledo Loan	\$1,263	Fixed	5.00%	July-33
Total/Weighted Average:	\$634,324		3.79%	2.2 years

(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 third 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 September 30, 2024) ⁽¹⁾			
Notional	Term	Weighted Average Interest Rates	
Term Loan A - \$350,000	Current – 4/2026	Fixed base rate:	1.36%
		Effective interest rate:	2.80% ⁽²⁾
Term Loan B - \$150,000	Current – 2/2028	Fixed base rate:	2.54%
		Effective interest rate:	4.00% ⁽²⁾

(1) Consists of a total of nine interest rates swaps whereby we 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.

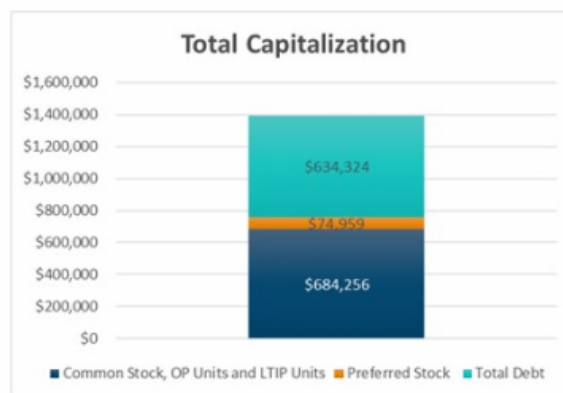
(2) Consists of the fixed base rate plus a credit spread of 1.30% based on a leverage ratio of between 40% and 45% under our credit facility agreement, plus 10 bps related to the transition from LIBOR to SOFR and is calculated using 365/360 method.

TOTAL CAPITALIZATION AND EQUITY SUMMARY



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

Total Capitalization	As of September 30, 2024
Total Gross Debt	\$634,324
Preferred Stock	\$74,959
Common Stock ⁽¹⁾	\$662,018
OP Units (2,244 units) ⁽¹⁾	\$22,238
Vested LTIP Units (2,558 units) ⁽²⁾	\$—
Total Capitalization	\$1,393,539



(1) Based on the closing price of the Company's common stock on September 30, 2024 of \$9.91 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	66,803	8.48% ⁽¹⁾	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 September 30, 2024 of \$9.91 per share.

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

Common Dividends		
Record Date	Payment Date	Dividend (per share)
12/27/2023	1/9/2024	\$0.21
3/22/2024	4/9/2024	\$0.21
6/21/2024	7/9/2024	\$0.21
9/20/2024	10/8/2024	\$0.21
Total:		\$0.84

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 to 57 for 2024. The scores reflect activity for the previous year. Since we began receiving a GRESB Assessment score in 2021, we have improved our score by 15 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 2024 we published our 2023 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		Nine Months Ended	
	September 30,		September 30,	
	2024	2023	2024	2023
Revenue				
Rental revenue	\$ 34,175	\$ 35,487	\$ 103,458	\$ 108,003
Other income	89	20	166	85
Total revenue	<u>34,264</u>	<u>35,507</u>	<u>103,624</u>	<u>108,088</u>
Expenses				
General and administrative	4,381	4,367	13,416	12,633
Operating expenses	7,437	7,231	22,056	21,989
Depreciation expense	9,993	10,100	30,233	31,062
Amortization expense	3,649	4,095	11,487	12,828
Interest expense	7,236	7,170	21,119	23,909
Preacquisition expense	—	—	—	44
Total expenses	<u>32,696</u>	<u>32,963</u>	<u>98,311</u>	<u>102,465</u>
Income before gain (loss) on sale of investment properties	1,568	2,544	5,313	5,623
Gain (loss) on sale of investment properties	<u>1,823</u>	<u>2,289</u>	<u>(1,560)</u>	<u>15,560</u>
Net income	\$ 3,391	\$ 4,833	\$ 3,753	\$ 21,183
Less: Preferred stock dividends	(1,455)	(1,455)	(4,366)	(4,366)
Less: Net (income) loss attributable to noncontrolling interest	<u>(145)</u>	<u>(240)</u>	<u>50</u>	<u>(1,187)</u>
Net income (loss) attributable to common stockholders	<u>\$ 1,791</u>	<u>\$ 3,138</u>	<u>\$ (563)</u>	<u>\$ 15,630</u>
Net income (loss) attributable to common stockholders per share - basic and diluted	\$ 0.03	\$ 0.05	\$ (0.01)	\$ 0.24
Weighted average shares outstanding – basic and diluted	65,737	65,565	65,633	65,545

CONDENSED CONSOLIDATED BALANCE SHEETS



(unaudited, and in thousands)

	As of	
	September 30, 2024	December 31, 2023
Assets		
Investment in real estate:		
Land	\$ 168,110	\$ 164,315
Building	1,041,006	1,035,705
Site improvements	22,946	21,974
Tenant improvements	66,933	66,358
Acquired lease intangible assets	137,886	138,617
	<u>1,436,881</u>	<u>1,426,969</u>
Less: accumulated depreciation and amortization	<u>(283,941)</u>	<u>(247,503)</u>
Investment in real estate, net	1,152,940	1,179,466
Cash and cash equivalents	5,723	1,278
Restricted cash	2,066	5,446
Tenant receivables, net	8,122	6,762
Due from related parties	404	193
Escrow deposits	1,694	673
Deferred assets	27,685	27,132
Derivative asset	14,967	25,125
Goodwill	5,903	5,903
Other assets	23,091	15,722
Total assets	<u>\$ 1,242,595</u>	<u>\$ 1,267,700</u>
Liabilities and Equity		
Liabilities:		
Credit Facility, net	\$ 614,382	\$ 585,333
Notes payable, net	14,493	25,899
Accounts payable and accrued expenses	13,350	12,781
Dividends payable	16,534	16,134
Security deposits	3,222	3,688
Other liabilities	12,370	12,770
Acquired lease intangible liability, net	3,638	5,281
Total liabilities	<u>677,989</u>	<u>661,886</u>
Equity:		
Preferred stock (\$77,625 liquidation preference)	74,959	74,959
Common stock	67	66
Additional paid-in capital	733,626	722,418
Accumulated deficit	(281,067)	(238,984)
Accumulated other comprehensive income	14,967	25,125
Total Global Medical REIT Inc. stockholders' equity	<u>542,552</u>	<u>583,584</u>
Noncontrolling interest	22,054	22,230
Total equity	<u>564,606</u>	<u>605,814</u>
Total liabilities and equity	<u>\$ 1,242,595</u>	<u>\$ 1,267,700</u>

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS



(unaudited, and in thousands)

	Nine Months Ended	
	September 30,	
	2024	2023
Operating activities		
Net income	\$ 3,753	\$ 21,183
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation expense	30,233	31,062
Amortization of acquired lease intangible assets	11,174	12,718
Amortization of above market leases, net	782	812
Amortization of debt issuance costs and other	1,684	1,795
Stock-based compensation expense	3,826	3,020
Capitalized preacquisition and other costs charged to expense	93	155
Reserve for uncollectible accounts, net	822	—
Loss (gain) on sale of investment properties	1,560	(15,560)
Other	129	285
Changes in operating assets and liabilities:		
Tenant receivables	(2,182)	513
Deferred assets	(1,008)	(2,478)
Other assets and liabilities	(1,030)	(787)
Accounts payable and accrued expenses	153	(855)
Security deposits	(466)	(1,548)
Net cash provided by operating activities	<u>49,523</u>	<u>50,315</u>
Investing activities		
Purchase of land, buildings, and other tangible and intangible assets and liabilities	(31,279)	(442)
Net proceeds from sale of investment properties	19,230	77,929
Escrow deposits for purchase of properties	(1,252)	—
Advances made to related parties	(211)	(89)
Capital expenditures on existing real estate investments	(9,972)	(5,778)
Leasing Commissions	(2,935)	(890)
Net cash (used in) provided by investing activities	<u>(26,419)</u>	<u>70,730</u>
Financing activities		
Net proceeds received from common equity offerings	10,896	—
Escrow deposits required by third party lenders	231	(1,038)
Repayment of notes payable	(11,441)	(964)
Proceeds from Credit Facility	82,800	38,100
Repayment of Credit Facility	(55,400)	(115,400)
Payment of debt issuance costs	—	(13)
Dividends paid to common stockholders, and OP Unit and LTIP Unit holders	(44,759)	(44,207)
Dividends paid to preferred stockholders	(4,366)	(4,366)
Net cash used in financing activities	<u>(22,039)</u>	<u>(127,888)</u>
Net increase (decrease) in cash and cash equivalents and restricted cash	1,065	(6,843)
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>\$ 7,789</u>	<u>\$ 7,612</u>

NON-GAAP RECONCILIATIONS

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



	Three Months Ended				
	September 30, 2024	June 30, 2024	March 31, 2024	December 31, 2023	September 30, 2023
FFO and AFFO					
Net income (loss)	\$ 3,391	\$ (1,952)	\$ 2,314	\$ 551	\$ 4,833
Less: Preferred stock dividends	(1,455)	(1,455)	(1,455)	(1,455)	(1,455)
Depreciation and amortization expense	13,618	13,969	14,024	14,211	14,161
(Gain) loss on sale of investment properties	(1,823)	3,383	—	—	(2,289)
FFO attributable to common stockholders and noncontrolling interest	\$ 13,731	\$ 13,945	\$ 14,883	\$ 13,307	\$ 15,250
Loss on extinguishment of debt	—	—	—	868	—
Amortization of above market leases, net	282	249	251	240	234
Straight line deferred rental revenue	(501)	(363)	(400)	(273)	(721)
Stock-based compensation expense	1,274	1,319	1,233	1,222	1,185
Amortization of debt issuance costs and other	559	563	562	581	593
AFFO attributable to common stockholders and noncontrolling interest	\$ 15,345	\$ 15,713	\$ 16,529	\$ 15,945	\$ 16,541
Net income (loss) attributable to common stockholders per share – basic and diluted	\$ 0.03	\$ (0.05)	\$ 0.01	\$ (0.01)	\$ 0.05
FFO attributable to common stockholders and noncontrolling interest per share and unit	\$ 0.19	\$ 0.20	\$ 0.21	\$ 0.19	\$ 0.22
AFFO attributable to common stockholders and noncontrolling interest per share and unit	\$ 0.22	\$ 0.22	\$ 0.23	\$ 0.23	\$ 0.23
Wtd Average Common Shares, OP and LTIP Units outstanding:					
Common shares	65,737	65,588	65,573	65,565	65,565
OP units	2,244	2,244	2,244	2,244	2,244
LTIP units	3,170	3,150	2,940	2,756	2,757
Wtd Average Common Shares, OP and LTIP Units Outstanding - basic and diluted	71,151	70,982	70,757	70,565	70,566

	Three Months Ended				
	September 30, 2024	June 30, 2024	March 31, 2024	December 31, 2023	September 30, 2023
EBITDAre and Adjusted EBITDAre					
Net income (loss)	\$ 3,391	\$ (1,952)	\$ 2,314	\$ 551	\$ 4,833
Interest expense	7,236	6,992	6,890	6,984	7,170
Depreciation and amortization expense	13,642	13,993	14,084	14,245	14,195
(Gain) loss on sale of investment properties	(1,823)	3,383	—	—	(2,289)
EBITDAre	\$ 22,446	\$ 22,416	\$ 23,288	\$ 21,780	\$ 23,909
Loss on extinguishment of debt	—	—	—	868	—
Stock-based compensation expense	1,274	1,319	1,233	1,222	1,185
Amortization of above market leases, net	282	249	251	240	234
Adjusted EBITDAre	\$ 24,002	\$ 23,984	\$ 24,772	\$ 24,110	\$ 25,328

REPORTING DEFINITIONS AND OTHER DISCLOSURES



Annualized Base Rent

Annualized base rent represents monthly base rent for September 2024 (or, for recent acquisitions, monthly base rent for the month of acquisition), 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 cap 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 attributable to common stockholders and noncontrolling interest ("FFO") and adjusted funds from operations attributable to common stockholders and noncontrolling interest ("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 19% of our portfolio) are excluded from the calculation due to (i) lack of available financial information or (ii) small tenant size. Additionally, included within 19% of non-reporting tenants is Pipeline Healthcare, LLC, which (i) was sold to Heights Healthcare in October 2023 and is being operated under new management and (ii) occupies our only acute care hospital asset, which is not one of our core asset classes. 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 attributable to common stockholders and noncontrolling interest and AFFO attributable to common stockholders and noncontrolling interest. 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) 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

INVESTOR RELATIONS

Stephen Swett

203.682.8377

stephen.swett@icrinc.com

globalmedicalreit.com
NYSE: GMRE

