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UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

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**FORM 8-K/A**

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CURRENT REPORT

PURSUANT TO SECTION 13 OR 15(D) OF THE  
SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported): June 5, 2017 (March 31, 2017)

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**Global Medical REIT Inc.**

(Exact name of registrant as specified in its charter)

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

**8091371022**  
(Commission  
File Number)

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

**4800 Montgomery Lane, Suite 450**  
**Bethesda, MD**  
**20814**  
(Address of Principal Executive Offices)  
(Zip Code)

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

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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))

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.

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### **Explanatory Note**

On April 5, 2017, Global Medical REIT, Inc. (the “Company”) announced that on March 31, 2017 it, through a wholly owned subsidiary of its operating partnership, Global Medical REIT, L.P., closed on the acquisition of a 69,811 square-foot surgical hospital (the “Hospital”), a 20,434 square-foot physical therapy center (the “PT Center,” and, together with the Hospital, “OCOM South”), and a 10,086 square-foot outpatient ambulatory surgery center (“OCOM North,” and, collectively with OCOM South, “OCOM”) located in Oklahoma City, Oklahoma for an aggregate purchase price of \$49,500,000.

This Current Report on Form 8-K/A amends Item 9.01 of the original Form 8-K filed on April 5, 2017 to present the historical financial statements and the unaudited pro forma financial information required to be filed by Item 9.01 (a) and (b), for the Company’s acquisition of OCOM.

#### **Item 9.01 Financial Statements and Exhibits.**

##### **(a) Financial Statements of Business Acquired**

The statements of revenues and certain operating expenses of OCOM for the three months ended March 31 2017 (unaudited) and the year ended December 31, 2016, along with the accompanying notes to the statements of revenues and certain operating expenses for the periods presented, are filed as Exhibit 99.1 to this Current Report on Form 8-K/A and are incorporated by reference herein.

##### **(b) Pro-forma Financial Information**

This Current Report on Form 8-K/A includes the Company’s unaudited pro forma consolidated balance sheet as of December 31, 2016, the Company’s unaudited pro forma consolidated statements of operations for the three months ended March 31, 2017 and the year ended December 31, 2016, and notes to the unaudited pro forma consolidated financial statements. This unaudited consolidated financial information is filed as Exhibit 99.2 to this Current Report on Form 8-K/A and is incorporated herein by reference.

This unaudited pro forma financial information is not necessarily indicative of the expected financial position or results of the Company’s operations for any future period. Differences could result from numerous factors, including future changes in the Company’s portfolio of investments, changes in interest rates, changes in the Company’s capital structure, changes in property level operating expenses, changes in property level revenues, including rents expected to be received from the Company’s existing leases or leases the Company may enter into during and after 2017, and for other reasons.

##### **(d) Exhibits**

- 99.1 Statements of revenues and certain operating expenses of OCOM for the three months ended March 31 2017 (unaudited) and the year ended December 31, 2016, and the notes to the statements of revenues and certain operating expenses for the periods presented.
- 99.2 Unaudited pro forma consolidated balance sheet as of December 31, 2016, unaudited pro forma consolidated statements of operations for the three months ended March 31, 2017 and for the year ended December 31, 2016, and notes to the unaudited pro forma consolidated financial statements.

**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

Dated: June 5, 2017

## EXHIBIT INDEX

- 99.1 Statements of revenues and certain operating expenses of OCOM for the three months ended March 31 2017 (unaudited) and the year ended December 31, 2016, and the notes to the statements of revenues and certain operating expenses for the periods presented.
- 99.2 Unaudited pro forma consolidated balance sheet as of December 31, 2016, unaudited pro forma consolidated statements of operations for the three months ended March 31, 2017 and for the year ended December 31, 2016, and notes to the unaudited pro forma consolidated financial statements.

**REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM**

Board of Directors and Stockholders  
Global Medical REIT, Inc.  
Bethesda, Maryland

We have audited the accompanying statement of revenues and certain operating expenses (the "Historical Summary") of the Facilities located in Oklahoma City, Oklahoma, (the "Property"), which are a surgical hospital, a physical therapy center, and an outpatient ambulatory surgery center for the year ended December 31, 2016. The financial statement is the responsibility of the entity's management. Our responsibility is to express an opinion on the financial statement based on our audit.

We conducted our audit in accordance with the standards of the Public Company Accounting Oversight Board (United States) and in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform an audit to obtain reasonable assurance about whether the financial statement is free of material misstatement. The Company is not required to have, nor were we engaged to perform, an audit of its internal control over financial reporting. Our audit included consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statement, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statement referred to above presents fairly, in all material respects, the revenues and certain operating expenses of the Facilities in Oklahoma City, Oklahoma, for the year ended December 31, 2016, in conformity with accounting principles generally accepted in the United States of America.

The accompanying Historical Summary was prepared for the purpose of complying with the rules and regulations of the Securities and Exchange Commission (for inclusion in this Form 8-K/A of Global Medical REIT, Inc.) as discussed in Note 2 to the Historical Summary and is not intended to be a complete presentation of the Property's revenues and expenses.

*/s/ MaloneBailey, LLP*  
www.malonebailey.com  
Houston, Texas  
June 2, 2017

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**THE FACILITIES IN OKLAHOMA CITY, OKLAHOMA**  
**STATEMENTS OF REVENUES AND CERTAIN OPERATING EXPENSES**  
**For the Three Months Ended March 31, 2017 (unaudited) and the Year Ended December 31, 2016**

	<u>Three Months Ended</u> <u>March 31, 2017</u>	<u>Year Ended</u> <u>December 31, 2016</u>
	(unaudited)	
Revenues:		
Rental revenue	\$ 894,118	\$ 3,576,473
Certain operating expenses:		
Accounting expense	425	1,700
Revenues in excess of certain operating expenses	<u>\$ 893,693</u>	<u>\$ 3,574,773</u>

See accompanying notes to statements of revenues and certain operating expenses.

**THE FACILITIES IN OKLAHOMA CITY, OKLAHOMA**  
**NOTES TO STATEMENTS OF REVENUES AND CERTAIN OPERATING EXPENSES**  
**For the Three Months Ended March 31, 2017 (unaudited) and the Year Ended December 31, 2016**

**(1) Organization**

The facilities are a surgical hospital and a physical therapy center (collectively referred to as “OCOM South”) and an outpatient ambulatory surgery center (“OCOM North”), located in Oklahoma City, Oklahoma. OCOM South and OCOM North are collectively referred to as OCOM.

On September 1, 2014, Cruse-Two, L.L.C., an Oklahoma limited liability company, as lessor, entered into an amended and restated triple-net lease agreement for OCOM South with Oklahoma Center for Orthopedic & Multi-Specialty Surgery, LLC (“Oklahoma Center”), an Oklahoma limited liability company, as tenant. This lease has an initial lease term expiring August 31, 2034, subject to three consecutive five-year renewal options by the tenant.

On November 12, 2007, the original landlord entered into a first amendment to the triple-net lease agreement for OCOM North with Oklahoma Center, as tenant. On July 14, 2008, the original landlord assigned the lease to Cruse-Six, L.L.C., an Oklahoma limited liability company, as lessor. This lease has an initial lease term expiring on July 31, 2022, subject to two consecutive five-year renewal options by the tenant. Cruse-Two and Cruse-Six are affiliated entities.

On March 31, 2017, Global Medical REIT, Inc. (“Global Medical”) acquired OCOM from Cruse-Two, L.L.C. and Cruse-Six, L.L.C and assumed the respective leases for OCOM South and OCOM North.

**(2) Basis of Presentation**

The accompanying statement of revenues and certain operating expenses (the “Historical Summary”) has been prepared for the purpose of complying with the provisions of Article 3-14 of Regulation S-X promulgated by the United States Securities and Exchange Commission (the “SEC”), which requires certain information with respect to real estate operations be included with certain filings with the SEC. The Historical Summary includes the historical revenues and operating expenses of the OCOM, exclusive of interest expense, depreciation and amortization expense, management fees, and other nonrecurring owner specific expenses, which may not be comparable to the corresponding amounts reflected in the future operations of OCOM.

In the opinion of management, all adjustments necessary for a fair presentation of such Historical Summary have been included. Such adjustments consisted of normal recurring items.

**(3) Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**(4) Significant Accounting Policies**

***Revenue Recognition***

OCOM’s operations consist of (1) rental revenue earned under the OCOM South lease which provides for minimum rent escalations and charges to the tenant for the real estate taxes and operating expenses and (2) rental revenue earned under the OCOM North lease which provides for contingent rent escalations and charges to the tenant for the real estate taxes and operating expenses.

Rental revenue for the OCOM South lease is recognized by amortizing the aggregate lease payments on a straight-line basis over the term of the lease while rental revenue is recognized on the OCOM North lease as the rent is received in accordance with the terms of that lease. The leases with the tenants have been accounted for by the landlords as the operating leases.

**(5) Rental Revenue**

The aggregate annual minimum cash to be received on the leases that were in effect as of March 31, 2017, is as follows for the subsequent years ended December 31; as listed below.

2017	\$	2,010,546
2018		2,712,717
2019		2,745,204
2020		2,778,202
2021		2,811,715
Thereafter		47,892,366
<u>Total</u>	<u>\$</u>	<u>60,950,750</u>

The aggregate annual minimum cash to be received on the leases that were in effect as of December 31, 2016, is as follows for the subsequent years ended December 31; as listed below.

2017	\$	2,680,728
2018		2,712,717
2019		2,745,204
2020		2,778,202
2021		2,811,715
Thereafter		47,892,366
<u>Total</u>	<u>\$</u>	<u>61,620,932</u>



**GLOBAL MEDICAL REIT INC.  
Overview to Unaudited Pro Forma Consolidated Financial Statements**

Global Medical REIT Inc. (the “Company,” “our,” “we”) is a Maryland corporation engaged primarily in the acquisition of licensed, state-of-the-art, purpose-built healthcare facilities and the leasing of these facilities to leading clinical operators with dominant market share.

The accompanying unaudited pro forma consolidated financial statements have been derived from our historical consolidated financial statements. The unaudited pro forma consolidated balance sheet as of December 31, 2016 is presented to reflect pro forma adjustments to our historical consolidated balance sheet as of December 31, 2016 as if the Company’s acquisition on March 31, 2017 of a surgical hospital and a physical therapy center (collectively referred to as “OCOM South”) and an outpatient ambulatory surgery center (“OCOM North”), collectively, OCOM, was completed on December 31, 2016. The unaudited pro forma consolidated statements of operations for the three months ended March 31, 2017 and the twelve months ended December 31, 2016 are presented as if the acquisition of OCOM on March 31, 2017 was completed on January 1, 2016. A pro forma consolidated balance sheet as of March 31, 2017 is not presented as the acquisition was completed on March 31, 2017 and therefore the balances are included in our historical balances as of March 31 2017.

The following unaudited pro forma consolidated financial statements should be read in conjunction with (i) our historical unaudited consolidated financial statements as of March 31, 2017 and for the three months ended March 31, 2017, (ii) our audited consolidated financial statements as of December 31, 2016 and for the twelve months ended December 31, 2016, (iii) the “Cautionary Note Regarding Forward-Looking Statements” contained in those filings, and (iv) the “Risk Factors” sections contained in in Amendment No. 2 to our Annual Report on Form 10-K for the year ended December 31, 2016.

We have based the unaudited pro forma adjustments on available information and assumptions that we believe are reasonable. The following unaudited pro forma consolidated financial statements are presented for informational purposes only and are not necessarily indicative of what our actual consolidated financial position would have been as of December 31, 2016 assuming our acquisition of OCOM had been completed on December 31, 2016, and what our actual consolidated results of operations would have been for the three months ended March 31, 2017 and the twelve months ended December 31, 2016 assuming the acquisition of the facilities had been completed on January 1, 2016, and additionally are not indicative of our consolidated future results of operations or financial condition, and should not be viewed as indicative of our future consolidated results of operations or financial condition.

**GLOBAL MEDICAL REIT INC.**  
**Pro Forma Consolidated Balance Sheet**  
(unaudited)

	As of December 31, 2016		
	Historical	Pro Forma Adjustments	Pro Forma
<b>Investment in real estate:</b>			
Land	\$ 17,785,001	2,086,885 (a)	\$ 19,871,886
Building	179,253,398	37,713,709 (a)	216,967,107
Site improvements	1,465,273	866,406 (a)	2,331,679
Tenant improvements	1,186,014	1,010,324 (a)	2,196,338
	199,689,686	41,677,324	241,367,010
Less: accumulated depreciation	(3,323,915)		(3,323,915)
Investment in real estate, net	196,365,771	41,677,324	238,043,095
Cash	19,671,131	(727,900) (b)(c)	18,943,231
Restricted cash	941,344	-	941,344
Tenant receivables	212,435	-	212,435
Escrow deposits	1,212,177	-	1,212,177
Acquired lease intangible assets, net	7,144,276	7,822,676 (a)	14,966,952
Deferred assets	704,537	-	704,537
Deferred financing costs, net	927,085	-	927,085
Other assets	140,374	-	140,374
<b>Total assets</b>	<b>\$ 227,319,130</b>	<b>48,772,100</b>	<b>\$ 276,091,230</b>
<b>Liabilities and Stockholders' Equity</b>			
<b>Liabilities:</b>			
Accounts payable and accrued expenses	\$ 573,997	-	\$ 573,997
Dividends payable	3,604,037	-	3,604,037
Security deposits	719,592	-	719,592
Due to related parties, net	580,911	-	580,911
Acquired lease intangible liability, net	277,917	-	277,917
Notes payable to related parties	421,000	-	421,000
Notes payable, net of unamortized discount of \$1,061,602 at December 31, 2016	38,413,298	-	38,413,298
Revolving credit facility	27,700,000	49,500,000 (c)	77,200,000
Total liabilities	72,290,752	49,500,000	121,790,752
<b>Stockholders' equity:</b>			
Preferred stock, \$0.001 par value, 10,000,000 shares authorized; no shares issued and outstanding	-	-	-
Common stock \$0.001 par value, 500,000,000 shares authorized at December 31, 2016, 17,605,675 shares issued and outstanding at December 31, 2016	17,606	-	17,606
Additional paid-in capital	171,997,396	-	171,997,396
Accumulated deficit	(16,986,624)	(727,900) (b)	(17,714,524)
Total stockholders' equity	155,028,378	(727,900)	154,300,478
<b>Total liabilities and stockholders' equity</b>	<b>\$ 227,319,130</b>	<b>48,772,100</b>	<b>\$ 276,091,230</b>

The accompanying notes are an integral part of these unaudited consolidated financial statements.

**GLOBAL MEDICAL REIT INC.**  
**Pro Forma Consolidated Statement of Operations**  
(unaudited)

	<b>For the Three Months Ended March 31, 2017</b>		
	<b>Historical</b>	<b>Pro Forma Adjustments</b>	<b>Pro Forma</b>
<b>Revenue</b>			
Rental revenue	\$ 4,629,259	894,118 (d)	\$ 5,523,377
Other income	29,599	-	29,599
Total revenue	4,658,858	894,118	5,552,976
<b>Expenses</b>			
Acquisition fees	942,473	-	942,473
General and administrative	1,617,448	-	1,617,448
Management fees – related party	627,147	-	627,147
Depreciation expense	1,346,053	274,211 (e)	1,620,264
Amortization expense	343,600	111,753 (f)	455,353
Interest expense	1,100,080	439,542 (g)	1,539,622
Total expenses	5,976,801	825,506	6,802,307
Net loss	\$ (1,317,943)	68,612	\$ (1,249,331)
Net loss per share – Basic and Diluted	\$ (0.07)	-	\$ (0.07)
Weighted average shares outstanding – Basic and Diluted	17,605,675	-	17,605,675

The accompanying notes are an integral part of these unaudited consolidated financial statements.

**GLOBAL MEDICAL REIT INC.**  
**Pro Forma Consolidated Statement of Operations**  
(unaudited)

	<b>For the Year Ended December 31, 2016</b>		
	<b>Historical</b>	<b>Pro Forma Adjustments</b>	<b>Pro Forma</b>
<b>Revenue</b>			
Rental revenue	\$ 8,079,555	3,576,473 (h)	\$ 11,656,028
Other income	130,775	-	130,775
Total revenue	8,210,330	3,576,473	11,786,803
<b>Expenses</b>			
Acquisition fees	1,568,470	- (i)	1,568,470
Acquisition fees – related party	754,000	-	754,000
General and administrative	4,291,422	-	4,291,422
Management fees – related party	1,434,294	-	1,434,294
Depreciation expense	2,334,664	1,096,843 (j)	3,431,507
Amortization expense	42,322	447,010 (k)	489,332
Interest expense	4,138,608	1,799,968 (l)	5,938,576
Total expenses	14,563,780	3,343,821	17,907,601
Net loss	\$ (6,353,450)	232,652	\$ (6,120,798)
Net loss per share – Basic and Diluted	\$ (0.68)	-	\$ (0.66)
Weighted average shares outstanding – Basic and Diluted	9,302,244	-	9,302,244

The accompanying notes are an integral part of these unaudited consolidated financial statements.

**GLOBAL MEDICAL REIT INC.**  
**Notes to the Unaudited Pro Forma Consolidated Financial Statements**

**Note 1 — Overview of Unaudited Pro Forma Consolidated Financial Statements Presented**

The accompanying unaudited pro forma consolidated balance sheet and unaudited pro forma consolidated statements of operations for Global Medical REIT Inc. (the “Company”) presents the pro forma impact of the acquisition of a surgical hospital and a physical therapy center (collectively referred to as “OCOM South”) and an outpatient ambulatory surgery center (“OCOM North”), located in Oklahoma City, Oklahoma. OCOM South and OCOM North are collectively referred to as OCOM. On March 31, 2017, the Company acquired OCOM and assumed the existing OCOM South triple-net lease agreement with a term that expires on August 31, 2034 and assumed the OCOM North triple-net lease agreement with a term that expires on July 31, 2022. The purchase price for OCOM was \$49.5 million and was funded using borrowings from the Company’s revolving credit facility.

**Unaudited Pro Forma Consolidated Balance Sheet**

The accompanying unaudited Pro Forma Consolidated Balance Sheet assumes the acquisition was completed on December 31, 2016. Pro forma adjustments include only adjustments that give effect to events that are directly attributable to the transaction and factually supportable regardless of whether they have a continuing impact or are nonrecurring.

All pro forma adjustments are presented on the face of the accompanying unaudited Pro Forma Consolidated Balance Sheet.

**Unaudited Pro Forma Consolidated Statements of Operations**

The accompanying unaudited Pro Forma Consolidated Statement of Operations for the three months ended March 31, 2017 and the year ended December 31, 2016, assumes the acquisition was completed on January 1, 2016 and the effect of all adjustments are computed through the end of the three and twelve month periods presented. Pro forma adjustments include only adjustments that give effect to events that are (i) directly attributable to the transaction, (ii) expected to have a continuing impact on the registrant, and (iii) factually supportable.

All pro forma adjustments are presented on the face of the accompanying unaudited Pro Forma Consolidated Statements of Operations for each period presented.

**Note 2 — Unaudited Pro Forma Consolidated Balance Sheet Adjustments**

- (a) Represents the fair value allocation of the \$49.5 million purchase price for OCOM in accordance with the provisions of Accounting Standards Codification Topic 805, *Business Combinations*.
- (b) Represents cash paid for acquisition expenses incurred related to the acquisition.
- (c) Represents \$49.5 million in borrowings the Company received from the revolving credit facility that were used to fund the acquisition. There was no pro forma net impact on the Company’s cash balance from this acquisition.

**Note 3 — Unaudited Pro Forma Consolidated Statement of Operations Adjustments – Three Months Ended March 31, 2017**

The Company’s Quarterly Report on Form 10-Q for the quarter ended March 31, 2017 included approximately \$1.2 million of costs incurred in connection with the Company’s amended revolving credit facility that were erroneously expensed and included in the General and Administrative line item within the Company’s Consolidated Statement of Operations for the three months ended March 31, 2017. When the Company files its Quarterly Report on Form 10-Q for the quarter and six months ended June 30, 2017, the Company intends to correct this immaterial error by removing the \$1.2 million from expense and capitalizing it as deferred financing costs on the Company’s Consolidated Balance Sheet as of June 30, 2017. However, for purposes of preparing the accompanying Unaudited Pro Forma Consolidated Statement of Operations for the three months ended March 31, 2017 the historical balances for the three months ended March 31, 2017 have been corrected to remove the immaterial \$1.2 million amount from the General and Administrative expense line item.

- (d) Represents rental revenue earned on the leases.
- (e) Represents depreciation expense incurred on the buildings using a 40 year life, on the site improvements over their estimated remain life of nine years and on the tenant improvements over the remaining lease term of 17.5 years.
- (f) Represents amortization expense incurred on the acquired lease intangible assets computed over the remaining lease term of 17.5 years.
- (g) Represents interest expense incurred on the borrowings from the revolving credit facility used to fund the acquisition at an interest rate of 2.98%. Also includes the amortization of deferred financing costs incurred and capitalized to amend the revolving credit facility. Funds from the revolving credit facility were used to fund the acquisition.

**Note 4 — Unaudited Pro Forma Consolidated Statement of Operations Adjustments – Year Ended December 31, 2016**

- (h) Represents rental revenue earned on the leases.
- (i) The Company incurred \$727,900 of acquisition expenses related to the acquisition of OCOM. These expenses will not have a continuing impact on the Company and therefore do not qualify as a pro forma adjustment.
- (j) Represents depreciation expense incurred on the building using a 40 year life, on the site improvements over their estimated remain life of nine years and on the tenant improvements over the remaining lease term of 17.5 years.
- (k) Represents amortization expense incurred on the acquired lease intangible assets computed over the remaining lease term of 17.5 years.
- (l) Represents interest expense incurred on the borrowings from the revolving credit facility used to fund the acquisition at an interest rate of 2.98%. Also includes the amortization of deferred financing costs incurred and capitalized to amend the revolving credit facility. Funds from the revolving credit facility were used to fund the acquisition.