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

FORM 8-K/A

CURRENT REPORT

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

Date of Report (Date of earliest event reported): (December 4, 2017) September 25, 2017

Global Medical REIT Inc.

(Exact name of registrant as specified in its charter)

Maryland	**001-37815**	**46-4757266**
(State or Other Jurisdiction of Incorporation)	(Commission File Number)	(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)

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. ☐

Explanatory Note

On September 29, 2017, Global Medical REIT Inc. (the "Company") announced that on September 25, 2017 it, through a wholly-owned subsidiary of its operating partnership, Global Medical REIT, L.P., closed on the acquisition of a 59,258 square-foot rehabilitation hospital (the "Hospital") and approximately 1.27 acres of developable land (together with the Hospital, the "Facility") located in Austin, Texas for an aggregate purchase price of $40,650,000.

This Current Report on Form 8-K/A amends Item 9.01 of the original Form 8-K filed on September 29, 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 the Facility.

Item 9.01 Financial Statements and Exhibits.

(a) Financial Statements of Business Acquired

The statements of revenues and certain operating expenses of the Facility for the six months ended June 30, 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) Unaudited Pro Forma Financial Information

This Current Report on Form 8-K/A includes the Company's unaudited pro forma consolidated balance sheet as of June 30, 2017, the Company's unaudited pro forma consolidated statements of operations for the six months ended June 30, 2017 and the year ended December 31, 2016, the notes to the unaudited pro forma consolidated financial statements, and the unaudited pro forma statement of taxable operating results and cash to be made available by operations. 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

Exhibit No.	Description
99.1	Statements of revenues and certain operating expenses of the Facility for the six months ended June 30, 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 June 30, 2017, unaudited pro forma consolidated statements of operations for the six months ended June 30, 2017 and for the year ended December 31, 2016, the notes to the unaudited pro forma consolidated financial statements, and the unaudited pro forma statement of taxable operating results and cash to be made available by operations.

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 Barber
Jamie A. Barber
Secretary and General Counsel

Dated: December 4, 2017

EXHIBIT INDEX

Exhibit No.	Description
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99.2	Unaudited pro forma consolidated balance sheet as of June 30, 2017, unaudited pro forma consolidated statements of operations for the six months ended June 30, 2017 and for the year ended December 31, 2016, the notes to the unaudited pro forma consolidated financial statements, and the unaudited pro forma statement of taxable operating results and cash to be made available by operations.

Exhibit 99.1

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 Facility located in Austin, Texas (the "Property"), which is a rehabilitation hospital 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 expenses of the Facility in Austin, Texas, 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
December 4, 2017

THE FACILITY LOCATED IN AUSTIN, TEXAS
STATEMENTS OF REVENUES AND CERTAIN OPERATING EXPENSES
For the Six Months Ended June 30, 2017 (unaudited) and the Year Ended December 31, 2016

	Six Months Ended June 30, 2017	Year Ended December 31, 2016
	(unaudited)	
Revenues:		
Rental revenue	$ 1,554,778	$ 3,109,556
Certain operating expenses:		
Accounting expense	10,520	21,039
Revenues in excess of certain operating expenses	$ 1,544,258	$ 3,088,517

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

THE FACILITY LOCATED IN AUSTIN, TEXAS
NOTES TO STATEMENTS OF REVENUES AND CERTAIN OPERATING EXPENSES
For the Six Months Ended June 30, 2017 (unaudited) and the Year Ended December 31, 2016

(1) Organization

The facility is a 50-bed rehabilitation hospital named Central Texas Rehabilitation Hospital ("CTRH") operated by a joint venture between Seton Healthcare Family and Kindred Healthcare, Inc. located in Austin, Texas.

On September 17, 2010, Prevarian Hospital Partners, LP ("Prevarian"), a Texas limited partnership, as lessor, entered into an amended and re-stated absolute triple-net lease agreement with CTRH, LLC, a Delaware limited liability company, as tenant. On October 13, 2010, Prevarian assigned the lease to Prevarian Austin Rehab, LP ("Prevarian Rehab"), a Texas limited partnership. On December 26, 2012, Prevarian Rehab assigned the lease to Norvin Austin Rehab, LLC ("Norvin"), as lessor. The lease has an initial fifteen-year lease term expiring April 30, 2027, subject to four consecutive five-year renewal options by the tenant.

On September 25, 2017, Global Medical REIT Inc. ("Global Medical') acquired CTRH and approximately 1.27 acres of adjacent land that has been planned to accommodate the development of a long-term, acute care hospital from Norvin. Upon the closing of the acquisition Global Medical assumed the absolute triple-net lease with CTRH, LLC.

(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 Norvin, 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 Norvin.

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

Norvin's operations consist of rental revenue earned under the lease which provides for 3% annual rent escalations and charges to the tenant for real estate taxes and charges to the tenant for real estate taxes and operating expenses.

Rental revenue for the lease is recognized by amortizing the aggregate lease payments on a straight-line basis over the term of the lease. The lease is accounted for as an operating lease.

(5) Rental Revenue

The aggregate annual minimum cash to be received on the lease as of June 30, 2017, is as follows for the subsequent years ended December 31; as listed below.

2017	$	1,442,325
2018		2,942,343
2019		3,030,613
2020		3,121,532
2021		3,215,178
Thereafter		18,836,510
Total	$	32,588,501

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

2017	$	2,856,644
2018		2,942,343
2019		3,030,613
2020		3,121,532
2021		3,215,178
Thereafter		18,836,510
Total	$	34,002,820

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 strong clinical operators with leading 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 June 30, 2017 is presented to reflect pro forma adjustments as if the Company's acquisition on September 25, 2017 of the rehabilitation hospital named Central Texas Rehabilitation Hospital and approximately 1.27 acres of adjacent land that has been planned to accommodate the development of a long-term, acute care hospital (collectively the "Austin Facility"), was completed on June 30, 2017. The unaudited pro forma consolidated statements of operations for the six months ended June 30, 2017 and the twelve months ended December 31, 2016 are presented as if the acquisition of the Austin Facility on September 25, 2017 was completed on January 1, 2016. The unaudited pro forma consolidated statements of operations for both periods have also been adjusted to reflect the results of operations of the facilities that we acquired during 2016 and 2017 (refer to the "Previously Disclosed Acquisitions" columns) for the period January 1, 2016 through the respective dates of acquisition. A pro forma consolidated balance sheet as of September 30, 2017 is not presented as the acquisition was completed on September 25, 2017 and therefore the balances are included in our historical balances as of September 30, 2017.

The following unaudited pro forma consolidated financial statements should be read in conjunction with (i) our historical unaudited consolidated financial statements as of June 30, 2017 and for the six months ended June 30, 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 June 30, 2017 assuming the transactions and adjustments reflected therein had been consummated on June 30, 2017 and what our actual consolidated results of operations would have been for the six months ended June 30, 2017 and the twelve months ended December 31, 2016 assuming the transactions and adjustments reflected therein had been completed on January 1, 2016, and additionally are not indicative of our consolidated future financial condition, results of operations, or cash flows, and should not be viewed as indicative of our future consolidated financial condition, results of operations, or cash flows.

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

		As of June 30, 2017				
		Historical (a)	Pro Forma Adjustments			Pro Forma
Investment in real estate:						
Land	$	25,822,453	6,957,821	(b)	$	32,780,274
Building		306,198,609	28,507,662	(b)		334,706,271
Site improvements		3,115,289	264,634	(b)		3,379,923
Tenant improvements		2,996,662	1,108,702	(b)		4,105,364
Acquired lease intangible assets		18,083,868	3,811,181	(b)		21,895,049
		356,216,881	40,650,000			396,866,881
Less: accumulated depreciation and amortization		(7,386,209)	-			(7,386,209)
Investment in real estate, net		348,830,672	40,650,000			389,480,672
Cash		12,033,797	(92,435)	(c)(d)		11,941,362
Restricted cash		2,291,080	-			2,291,080
Tenant receivables		534,484	-			534,484
Escrow deposits		979,709	-			979,709
Deferred assets		1,867,010	-			1,867,010
Deferred financing costs, net		2,770,144	-			2,770,144
Other assets		88,695	-			88,695
Total assets	$	369,395,591	40,557,565		$	409,953,156
Liabilities and Stockholders' Equity						
Liabilities:						
Revolving credit facility	$	144,500,000	40,650,000	(d)	$	185,150,000
Notes payable, net of unamortized discount of $995,990 at June 30, 2017		38,478,910				38,478,910
Accounts payable and accrued expenses		2,216,953	-			2,216,953
Dividends payable		3,700,936	-			3,700,936
Security deposits		2,444,842	-			2,444,842
Due to related parties, net		638,790	-			638,790
Acquired lease intangible liability, net		1,112,566	-			1,112,566
Total liabilities		193,092,997	40,650,000			233,742,997
Stockholders' equity:						
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 June 30, 2017, 21,105,675 shares issued and outstanding at June 30, 2017		21,106	-			21,106
Additional paid-in capital		202,513,240	-			202,513,240
Accumulated deficit		(26,231,752)	(92,435)	(c)		(26,324,187)
Total stockholders' equity		176,302,594	(92,435)			176,210,159
Total liabilities and stockholders' equity	$	369,395,591	40,557,565		$	409,953,156

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

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

	For the Six Months Ended June 30, 2017					
	Historical (a)	Previously Disclosed Acquisitions (b)	Historical plus Previously Disclosed Acquisitions	Austin Facility Pro Forma		Pro Forma
Revenue						
Rental revenue	$ 11,295,797	4,208,180	15,503,977	1,649,430	(c)	$ 17,153,407
Expense recoveries	697,639	17,332	714,971	-		714,971
Other income	88,368	-	88,368	-		88,368
Total revenue	12,081,804	4,225,512	16,307,316	1,649,430		17,956,746
Expenses						
Acquisition fees	1,478,542	-	1,478,542	-	(d)	1,478,542
General and administrative	3,428,589	-	3,428,589	-		3,428,589
Operating expenses	769,733	17,332	787,065	-		787,065
Management fees – related party	1,255,521	-	1,255,521	-		1,255,521
Depreciation expense	3,196,640	1,035,904	4,232,544	383,400	(e)	4,615,944
Amortization expense	802,908	203,847	1,006,755	186,030	(f)	1,192,785
Interest expense	3,090,579	1,485,457	4,576,036	725,722	(g)	5,301,758
Total expenses	14,022,512	2,742,540	16,765,052	1,295,152		18,060,204
Net loss	$ (1,940,708)	1,482,972	(457,736)	354,278		$ (103,458)
Net loss per share – Basic and Diluted	$ (0.11)	-	-	-		$ (0.01)
Weighted average shares outstanding – Basic and Diluted	17,624,906	-	-	-		17,624,906

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

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

	For the Year Ended December 31, 2016					
	Historical (a)	Previously Disclosed Acquisitions (b)	Historical plus Previously Disclosed Acquisitions	Austin Facility Pro Forma		Pro Forma
Revenue						
Rental revenue	$ 8,079,555	22,997,883	31,077,438	3,298,860	(c)	$ 34,376,298
Other income	130,775	-	130,775	-		130,775
Total revenue	8,210,330	22,997,883	31,208,213	3,298,860		34,507,073
Expenses						
Acquisition fees	1,568,470	-	1,568,470	-	(d)	1,568,470
Acquisition fees – related party	754,000	-	754,000	-		754,000
General and administrative	4,218,807	-	4,218,807	-		4,218,807
Operating expenses	72,615	-	72,615	-		72,615
Management fees – related party	1,434,294	-	1,434,294	-		1,434,294
Depreciation expense	2,334,664	6,257,715	8,592,379	766,800	(e)	9,359,179
Amortization expense	42,322	2,059,224	2,101,546	372,060	(f)	2,473,606
Interest expense	4,138,608	7,190,030	11,328,638	1,451,443	(g)	12,780,081
Total expenses	14,563,780	15,506,969	30,070,749	2,590,303		32,661,052
Net (loss) income	$ (6,353,450)	7,490,914	1,137,464	708,557		$ 1,846,021
Net (loss) income per share – Basic and Diluted	$ (0.68)	-	-	-		$ 0.20
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 the rehabilitation hospital named Central Texas Rehabilitation Hospital and approximately 1.27 acres of adjacent land that has been planned to accommodate the development of a long-term, acute care hospital (collectively the "Austin Facility"). The unaudited pro forma consolidated statements of operations have also been adjusted to reflect the results of operations of the facilities that we acquired during 2016 and 2017 (refer to the "Previously Disclosed Acquisitions" columns) for the period January 1, 2016 through the respective dates of acquisition. On September 25, 2017, the Company acquired the Austin Facility and assumed the existing absolute triple-net lease agreement with a remaining term of approximately 9.6 years, subject to four, five-year renewal options by the tenant. The purchase price for Austin Facility was $40.65 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 June 30, 2017. 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 six months ended June 30, 2017 and the year ended December 31, 2016, assumes the acquisition of the Austin Facility and all "Previously Disclosed Acquisitions" were completed on January 1, 2016 and the effect of all adjustments are computed through the end of the six 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) This column represents the historical amounts contained in the Company's Consolidated Balance Sheet as of June 30, 2017 as presented in its Form 10-Q as of June 30, 2017. However, in this unaudited Pro Forma Consolidated Balance Sheet the Company made a reclassification to the historical line item "Acquired Lease Intangible Assets, Net" to present gross intangible assets acquired as part of its business combination transactions as a separate line item within the category "Investment in Real Estate." The Company also reclassified the related historical accumulated amortization balance on these intangible assets acquired to the line item "Accumulated Depreciation and Amortization." This reclassification was made to conform to the Company's presentation of those balances as contained in its Form 10-Q as of September 30, 2017.
(b) Represents the preliminary fair value purchase price allocation for the $40.65 million paid to acquire the Austin Facility, completed in accordance with the provisions of Accounting Standards Codification Topic 805, *Business Combinations.*
(c) Represents cash paid for acquisition expenses incurred related to the acquisition of the Austin Facility.
(d) Represents $40.65 million in borrowings the Company received from its revolving credit facility that were used to fund the acquisition. There was no pro forma net impact on the Company's cash balance from the borrowing as the funds received were immediately used to acquire the Austin Facility.

Note 3 — Unaudited Pro Forma Consolidated Statement of Operations Adjustments – Six Months Ended June 30, 2017

(a) This column represents the historical amounts contained in the Company's Consolidated Statement of Operations for the six months ended June 30, 2017 as presented in its Form 10-Q for the quarter ended June 30, 2017. However, in this unaudited Pro Forma Consolidated Statement of Operations for the six months ended June 30, 2017, the Company made a reclassification to the historical presentation to include the expense line item "Operating Expenses" which primarily includes both reimbursable property operating expenses that the Company pays on behalf of certain of its tenants, including real estate taxes and insurance, non-reimbursable property operating expenses, and other operating expenses. The Consolidated Statement of Operations contained in the Company's Form 10-Q as of June 30, 2017 included these expenses in the "General and Administrative" expense line item. This reclassification was made to conform to the Company's presentation of those amounts as contained in its Form 10-Q as of September 30, 2017.

(b) This column presents the results of operations for acquisitions that were completed during the six months ended June 30, 2017 as if the acquisitions occurred on January 1, 2016. The facilities acquired and the acquisition completion dates are listed in the table below:

2017 Acquisitions:

Facility	Date Acquired	Facility	Date Acquired
Cape Coral	January 10, 2017	Great Bend	March 31, 2017
Lewisburg	January 12, 2017	Oklahoma City	March 31, 2017
Las Cruces	February 1, 2017	Sandusky	April 21, 2017
Prescott	February 9, 2017	Flower Mound	June 27, 2017
Clermont	March 1, 2017	Brockport	June 27, 2017
Sandusky	March 10, 2017	Sherman	June 30, 2017

(c) Represents rental revenue earned on the lease.

(d) The Company incurred approximately $92,500 of acquisition expenses related to the acquisition of the Austin Facility. These expenses will not have a continuing impact on the Company and therefore do not qualify as a pro forma adjustment.

(e) Represents depreciation expense incurred on the building using an estimated remaining useful life of 45 years, on the site improvements over their estimated remain life of 15 years and on the tenant improvements over the remaining lease term of approximately 9.6 years.

(f) Represents amortization expense incurred on the acquired lease intangible assets computed over the remaining lease term of approximately 9.6 years

(g) Represents interest expense incurred on the borrowings from the revolving credit facility used to fund the acquisition at an interest rate of 3.49%, as well as the amortization of the related deferred financing costs.

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

(a) This column represents the historical amounts contained in the Company's Consolidated Statement of Operations for the year ended December 31, 2016 as presented in its Form 10-K for the year ended December 31, 2016. However, in this unaudited Pro Forma Consolidated Statement of Operations for the year ended December 31, 2016, the Company made a reclassification to the historical presentation to include the expense line item "Operating Expenses" which includes property operating expenses. The Consolidated Statement of Operations contained in the Company's Form 10-K for the year ended December 31, 2016 included these expenses in the "General and Administrative" expense line item. This reclassification was made to conform to the Company's presentation of those amounts as contained in its Form 10-Q as of September 30, 2017.

(b) This column presents the results of operations for acquisitions that were completed during year ended December 31, 2016 and the six months ended June 30, 2017 as if the acquisitions occurred on January 1, 2016. The facilities acquired and the acquisition completion dates are listed in the table below:

2017 Acquisitions:

Facility	Date Acquired	Facility	Date Acquired
Cape Coral	January 10, 2017	Great Bend	March 31, 2017
Lewisburg	January 12, 2017	Oklahoma City	March 31, 2017
Las Cruces	February 1, 2017	Sandusky	April 21, 2017
Prescott	February 9, 2017	Flower Mound	June 27, 2017
Clermont	March 1, 2017	Brockport	June 27, 2017
Sandusky	March 10, 2017	Sherman	June 30, 2017

2016 Acquisitions:

Facility	Date Acquired	Facility	Date Acquired
Plano	January 28, 2016	Watertown	September 30, 2016
Westland	March 31, 2016	Sandusky	October 7, 2016
Melbourne	March 31, 2016	Carson City	October 31, 2016
Reading	July 20, 2016	Ellijay	December 16, 2016
East Orange	September 29, 2016	HealthSouth	December 20, 2016

(c) Represents rental revenue earned on the lease.

(d) The Company incurred approximately $92,500 of acquisition expenses related to the acquisition of the Austin Facility. These expenses will not have a continuing impact on the Company and therefore do not qualify as a pro forma adjustment.

(e) Represents depreciation expense incurred on the building using an estimated remaining useful life of 45 years, on the site improvements over their estimated remain life of 15 years and on the tenant improvements over the remaining lease term of approximately 9.6 years.

(f) Represents amortization expense incurred on the acquired lease intangible assets computed over the remaining lease term of approximately 9.6 years.

(g) Represents interest expense incurred on the borrowings from the revolving credit facility used to fund the acquisition at an interest rate of 3.49%, as well as the amortization of the related deferred financing costs.

GLOBAL MEDICAL REIT INC.
Pro Forma Statement of Taxable Operating Results and Cash to be Made Available by Operations
(unaudited)

The following represents an estimate of the taxable operating results and cash to be made available by operations of the Company based upon the unaudited pro forma consolidated statement of operations for the year ended December 31, 2016. These estimated results do not purport to represent results of operations for the Company in the future and were prepared based on the assumptions outlined in the unaudited pro forma consolidated statement of operations, which should be read in conjunction with this statement.

Net income	$	1,846,021
Net book depreciation in excess of tax depreciation		448,152
Net book amortization in excess of tax amortization		2,087,255
Tax expenditures capitalized in excess of book expenditures		4,483,005
Other book / tax differences		(918,615)
Estimated taxable operating income		7,945,818
Adjustments:		
Depreciation		9,359,179
Net book depreciation in excess of tax depreciation		(448,152)
Amortization		2,473,606
Net book amortization in excess of tax amortization		(2,087,255)
Estimated cash to be made available from operations	**$**	**17,243,196**