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, 2023 (November 6, 2023)**

# 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.) |

**7373 Wisconsin Avenue, Suite 800**
**Bethesda, MD**
**20814**
(Address of Principal Executive Offices)
(Zip Code)

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

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

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

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

| Title of each class: | Trading Symbols: | Name of each exchange on which registered: |
|---|---|---|
| Common Stock, par value $0.001 per share | GMRE | NYSE |
| Series A Preferred Stock, par value $0.001 per share | GMRE PrA | NYSE |

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

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

**Item 2.02 Results of Operations and Financial Condition.**

On November 6, 2023, Global Medical REIT Inc. (the "Company") announced its financial position as of September 30, 2023 and operating results for the three and nine months ended September 30, 2023 and other related information (the "Earnings Release"). The Company also posted its Third Quarter 2023 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

| **Exhibit No.** | **Description** |
|---|---|
| 99.1* | Third Quarter 2023 Earnings Release. |
| 99.2* | Third Quarter 2023 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, 2023

**Global Medical REIT Announces Third Quarter 2023 Financial Results**

**Year-to-Date Completed Three Dispositions Generating Aggregate Gross Proceeds of $80.5 million Resulting in an Aggregate Gain of $15.6 Million**

Bethesda, MD – November 6, 2023 – (BUSINESS WIRE) – Global Medical REIT Inc. (NYSE: GMRE) (the "Company" or "GMRE"), a net-lease medical office 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, 2023 and other data.

Jeffrey M. Busch, Chairman, Chief Executive Officer and President stated, "During the third quarter, we continued to produce consistent results highlighting the high quality of our portfolio and the stability of our tenant base. During the quarter, we sold a medical office building for gross proceeds of $10.1 million, achieving a cap rate of 5.3%. Including this sale, year-to-date we have completed three dispositions generating gross proceeds of $80.5 million at a weighted average cap rate of 6.3%, resulting in an aggregate gain of $15.6 million, with the net proceeds used to reduce our variable rate debt. Looking ahead to the remainder of the year, we will continue to remain prudent as the transaction market evolves, and with our sufficient liquidity we are well-prepared to seize acquisition opportunities when spreads become attractive to support accretive growth."

**Third Quarter 2023 Highlights**

- Net income attributable to common stockholders was $3.1 million, or $0.05 per diluted share, as compared to $8.1 million, or $0.12 per diluted share, in the comparable prior year period.
- Funds from Operations ("FFO") of $15.3 million, or $0.22 per share and unit, as compared to $16.2 million, or $0.23 per share and unit, in the comparable prior year period.
- Adjusted Funds from Operations ("AFFO") of $16.5 million, or $0.23 per share and unit, as compared to $17.1 million, or $0.25 per share and unit, in the comparable prior year period.
- Total revenue increased slightly year-over-year to $35.5 million, primarily driven by the Company's acquisition activity during the comparable prior year period and the performance of its portfolio, partially offset by the impact of property dispositions.
- Sold a medical office building located in North Charleston, South Carolina at a cap rate of 5.3%, receiving gross proceeds of $10.1 million, resulting in a gain of $2.3 million.
- Portfolio leased occupancy was 96.7% at September 30, 2023.



**Nine Month 2023 Highlights**

- Net income attributable to common stockholders was $15.6 million, or $0.24 per diluted share, as compared to $13.0 million, or $0.20 per diluted share, in the comparable prior year period.
- FFO of $45.1 million, or $0.64 per share and unit, as compared to $48.6 million, or $0.70 per share and unit, in the comparable prior year period.
- AFFO of $48.4 million, or $0.69 per share and unit, as compared to $51.5 million, or $0.74 per share and unit, in the comparable prior year period.
- Increased total revenue 7.0% year-over-year to $108.1 million, primarily driven by the Company's acquisition activity during the comparable prior year period and the performance of its portfolio, partially offset by the impact of property dispositions.
- Through September 30, 2023, completed the acquisition of two medical office buildings in Redding, California, encompassing 18,698 square feet, for a purchase price of $6.7 million and a cap rate of 7.6%.
- Through September 30, 2023, inclusive of the North Charleston disposition, completed three dispositions at a weighted average cap rate of 6.3% that generated aggregate gross proceeds of $80.5 million, resulting in an aggregate gain of $15.6 million.

**Financial Results**

Rental revenue for the third quarter 2023 increased slightly year-over-year to $35.5 million, reflecting the Company's acquisition activity during the comparable prior year period and the performance of its portfolio, partially offset by the impact of property dispositions. Third quarter 2023 rental revenue included $5.3 million of net lease expense recoveries, compared to $5.0 million in the comparable prior year period.

Total expenses for the third quarter increased modestly to $33.0 million, compared to $32.1 million for the comparable prior year period, primarily reflecting higher operating and general and administrative expenses.

Interest expense for the third quarter was $7.2 million, compared to $7.0 million for the comparable prior year period. This change reflects the impact of increased interest rates compared to the prior year period.

Net income attributable to common stockholders for the third quarter totaled $3.1 million, or $0.05 per diluted share, compared to $8.1 million, or $0.12 per diluted share, in the comparable prior year period.

The Company reported 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, for the third quarter of 2023, compared to FFO of $16.2 million, or $0.23 per share and unit, and AFFO of $17.1 million, or $0.25 per share and unit, in the comparable prior year period.

**Investment Activity**

During the third quarter of 2023, the Company completed the sale of a medical office building located in North Charleston, South Carolina, at a cap rate of 5.3%, receiving gross proceeds of $10.1 million, resulting in a gain of $2.3 million.

**Portfolio Update**

As of September 30, 2023, the Company's portfolio was 96.7% occupied and comprised of 4.7 million leasable square feet with an annualized base rent of $111.4 million. As of September 30, 2023, the weighted average lease term for the Company's portfolio was 5.7 years with weighted average annual rental escalations of 2.1%, and the Company's portfolio rent coverage ratio was 4.2 times.

**Balance Sheet and Capital**

At September 30, 2023, total debt outstanding, including outstanding borrowings on the credit facility and notes payable (both net of unamortized debt issuance costs), was $617.6 million and the Company's leverage was 44.2%. As of September 30, 2023, the Company's total debt carried a weighted average interest rate of 3.78% and a weighted average remaining term of 3.1 years.

As of November 6, 2023, the Company's borrowing capacity under the credit facility was $318 million.

The Company did not issue any shares of common stock under its ATM program during the third quarter of 2023 or from October 1, 2023 through November 6, 2023.

**Dividends**

On September 8, 2023, the Board of Directors (the "Board") declared a $0.21 per share cash dividend to common stockholders and unitholders of record as of September 22, 2023, which was paid on October 10, 2023, representing the Company's third quarter 2023 dividend payment. The Board also declared a $0.46875 per share cash dividend to holders of record as of October 15, 2023 of the Company's Series A Preferred Stock, which was paid on October 31, 2023. This dividend represented the Company's quarterly dividend on its Series A Preferred Stock for the period from July 31, 2023 through October 30, 2023.

**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 Tuesday, November 7, 2023 at 9:00 a.m. Eastern Time. The webcast is located on the "Investor Relations" section of the Company's website at **http://investors.globalmedicalreit.com/**.



**To Participate via Telephone:**

Dial in at least five minutes prior to start time and reference Global Medical REIT Inc.
Domestic: 1-877-704-4453
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 and AFFO are non-GAAP financial measures within the meaning of the rules of the United States Securities and Exchange Commission ("SEC"). The Company considers FFO and AFFO to be important supplemental measures of its operating performance and believes FFO is frequently used by securities analysts, investors, and other interested parties in the evaluation of REITs, many of which present FFO when reporting their results. In accordance with the National Association of Real Estate Investment Trusts' ("NAREIT") definition, FFO means net income or loss computed in accordance with GAAP before noncontrolling interests of holders of OP units and LTIP units, excluding gains (or losses) from sales of property and extraordinary items, less preferred stock dividends, plus real estate-related depreciation and amortization (excluding amortization of debt issuance costs and the amortization of above and below market leases), and after adjustments for unconsolidated partnerships and joint ventures. Because FFO excludes real estate-related depreciation and amortization (other than amortization of debt issuance costs and above and below market lease amortization expense), the Company believes that FFO provides a performance measure that, when compared period-over-period, reflects the impact to operations from trends in occupancy rates, rental rates, operating costs, development activities and interest costs, providing perspective not immediately apparent from the closest GAAP measurement, net income or loss.

AFFO is a non-GAAP measure used by many investors and analysts to measure a real estate company's operating performance by removing the effect of items that do not reflect ongoing property operations. Management calculates AFFO by modifying the NAREIT computation of FFO by adjusting it for certain cash and non-cash items and certain recurring and non-recurring items. For the Company these items include: (a) recurring acquisition and disposition costs, (b) loss on the extinguishment of debt, (c) recurring straight line deferred rental revenue, (d) recurring stock-based compensation expense, (e) recurring amortization of above and below market leases, (f) recurring amortization of debt issuance costs, (g) recurring lease commissions, and (h) 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 EBITDA*re* in accordance with standards established by NAREIT and define EBITDA*re* 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 EBITDA*re* as EBITDA*re* plus non-cash stock compensation expense, non-cash intangible amortization related to above and below market leases, preacquisition expense and other normalizing items. Management considers EBITDA*re* and Adjusted EBITDA*re* 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 16% of our portfolio) are excluded from the calculation due to (i) lack of available financial information or (ii) small tenant size. Additionally, included within 16% of non-reporting tenants is Pipeline Healthcare, LLC, which was sold to Heights Healthcare in October 2023 and is being operated under new management. Additionally, our Rent Coverage Ratio adds back physician distributions and compensation. Management believes all adjustments are reasonable and necessary.

**ANNUALIZED BASE RENT**

Annualized base rent represents monthly base rent for September 2023, multiplied by 12 (or base rent net of annualized expenses for properties with gross leases). Accordingly, this methodology produces an annualized amount as of a point in time but does not take into account future (i) contractual rental rate increases, (ii) leasing activity or (iii) lease expirations. Additionally, leases that are accounted for on a cash-collected basis are not included in annualized base rent.

**CAPITALIZATION RATE**

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



**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

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

| | As of | |
|---|---|---|
| | **September 30, 2023** | **December 31, 2022** |
| **Assets** | | |
| Investment in real estate: | | |
| Land | $ 164,315 | $ 168,308 |
| Building | 1,034,822 | 1,079,781 |
| Site improvements | 21,480 | 22,024 |
| Tenant improvements | 65,772 | 65,987 |
| Acquired lease intangible assets | 138,617 | 148,077 |
| | 1,425,006 | 1,484,177 |
| Less: accumulated depreciation and amortization | (232,518) | (198,218) |
| Investment in real estate, net | 1,192,488 | 1,285,959 |
| Cash and cash equivalents | 1,281 | 4,016 |
| Restricted cash | 6,331 | 10,439 |
| Tenant receivables, net | 7,527 | 8,040 |
| Due from related parties | 289 | 200 |
| Escrow deposits | 9,861 | 7,833 |
| Deferred assets | 26,748 | 29,616 |
| Derivative asset | 38,379 | 34,705 |
| Goodwill | 5,903 | 5,903 |
| Other assets | 13,713 | 6,550 |
| Total assets | $ 1,302,520 | $ 1,393,261 |
| | | |
| **Liabilities and Equity** | | |
| Liabilities: | | |
| Credit Facility, net of unamortized debt issuance costs of $7,617 and $9,253 at September 30, 2023 and December 31, 2022, respectively | $ 560,783 | $ 636,447 |
| Notes payable, net of unamortized debt issuance costs of $337 and $452 at September 30, 2023 and December 31, 2022, respectively | 56,823 | 57,672 |
| Accounts payable and accrued expenses | 13,300 | 13,819 |
| Dividends payable | 16,055 | 15,821 |
| Security deposits | 3,913 | 5,461 |
| Other liabilities | 12,138 | 7,363 |
| Acquired lease intangible liability, net | 5,860 | 7,613 |
| Total liabilities | 668,872 | 744,196 |
| Commitments and Contingencies | | |
| Equity: | | |
| Preferred stock, $0.001 par value, 10,000 shares authorized; 3,105 issued and outstanding at September 30, 2023 and December 31, 2022, respectively (liquidation preference of $77,625 at September 30, 2023 and December 31, 2022, respectively) | 74,959 | 74,959 |
| Common stock, $0.001 par value, 500,000 shares authorized; 65,565 shares and 65,518 shares issued and outstanding at September 30, 2023 and December 31, 2022, respectively | 66 | 66 |
| Additional paid-in capital | 722,418 | 721,991 |
| Accumulated deficit | (224,375) | (198,706) |
| Accumulated other comprehensive income | 38,379 | 34,674 |
| Total Global Medical REIT Inc. stockholders' equity | 611,447 | 632,984 |
| Noncontrolling interest | 22,201 | 16,081 |
| Total equity | 633,648 | 649,065 |
| Total liabilities and equity | $ 1,302,520 | $ 1,393,261 |

GLOBAL MEDICAL REIT

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

| | Three Months Ended September 30, 2023 | Three Months Ended September 30, 2022 | Nine Months Ended September 30, 2023 | Nine Months Ended September 30, 2022 |
|---|---|---|---|---|
| **Revenue** | | | | |
| Rental revenue | $ 35,487 | $ 35,347 | $ 108,003 | $ 100,877 |
| Other income | 20 | 59 | 85 | 100 |
| Total revenue | 35,507 | 35,406 | 108,088 | 100,977 |
| | | | | |
| **Expenses** | | | | |
| General and administrative | 4,367 | 3,961 | 12,633 | 12,494 |
| Operating expenses | 7,231 | 6,679 | 21,989 | 18,050 |
| Depreciation expense | 10,100 | 10,128 | 31,062 | 29,428 |
| Amortization expense | 4,095 | 4,287 | 12,828 | 12,202 |
| Interest expense | 7,170 | 6,963 | 23,909 | 17,166 |
| Preacquisition expense | — | 112 | 44 | 242 |
| Total expenses | 32,963 | 32,130 | 102,465 | 89,582 |
| | | | | |
| Income before gain on sale of investment properties | 2,544 | 3,276 | 5,623 | 11,395 |
| Gain on sale of investment properties | 2,289 | 6,753 | 15,560 | 6,753 |
| | | | | |
| Net income | $ 4,833 | $ 10,029 | $ 21,183 | $ 18,148 |
| Less: Preferred stock dividends | (1,455) | (1,455) | (4,366) | (4,366) |
| Less: Net income attributable to noncontrolling interest | (240) | (517) | (1,187) | (830) |
| **Net income attributable to common stockholders** | **$ 3,138** | **$ 8,057** | **$ 15,630** | **$ 12,952** |
| | | | | |
| Net income attributable to common stockholders per share – basic and diluted | $ 0.05 | $ 0.12 | $ 0.24 | $ 0.20 |
| | | | | |
| Weighted average shares outstanding – basic and diluted | 65,565 | 65,518 | 65,545 | 65,443 |



GLOBAL MEDICAL REIT

**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, 2023 | Three Months Ended September 30, 2022 | Nine Months Ended September 30, 2023 | Nine Months Ended September 30, 2022 |
|---|---|---|---|---|
| **Net income** | **$ 4,833** | **$ 10,029** | **$ 21,183** | **$ 18,148** |
| Less: Preferred stock dividends | (1,455) | (1,455) | (4,366) | (4,366) |
| Depreciation and amortization expense | 14,161 | 14,387 | 43,796 | 41,547 |
| Gain on sale of investment properties | (2,289) | (6,753) | (15,560) | (6,753) |
| **FFO** | **$ 15,250** | **$ 16,208** | **$ 45,053** | **$ 48,576** |
| Amortization of above market leases, net | 234 | 221 | 812 | 735 |
| Straight line deferred rental revenue | (721) | (1,018) | (2,363) | (3,245) |
| Stock-based compensation expense | 1,185 | 1,039 | 3,020 | 3,615 |
| Amortization of debt issuance costs and other | 593 | 571 | 1,795 | 1,600 |
| Preacquisition expense | — | 112 | 44 | 242 |
| **AFFO** | **$ 16,541** | **$ 17,133** | **$ 48,361** | **$ 51,523** |
| | | | | |
| **Net income attributable to common stockholders per share – basic and diluted** | **$ 0.05** | **$ 0.12** | **$ 0.24** | **$ 0.20** |
| **FFO per share and unit** | **$ 0.22** | **$ 0.23** | **$ 0.64** | **$ 0.70** |
| **AFFO per share and unit** | **$ 0.23** | **$ 0.25** | **$ 0.69** | **$ 0.74** |
| | | | | |
| Weighted Average Shares and Units Outstanding – basic and diluted | 70,566 | 69,725 | 70,262 | 69,554 |
| | | | | |
| **Weighted Average Shares and Units Outstanding:** | | | | |
| Weighted Average Common Shares | 65,565 | 65,518 | 65,545 | 65,443 |
| Weighted Average OP Units | 2,244 | 1,668 | 2,020 | 1,669 |

| | | | | |
|---|---|---|---|---|
| Weighted Average LTIP Units | 2,757 | 2,539 | 2,697 | 2,442 |
| Weighted Average Shares and Units Outstanding – basic and diluted | 70,566 | 69,725 | 70,262 | 69,554 |



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

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | **2023** | **2022** | **2023** | **2022** |
| **Net income** | **$ 4,833** | **10,029** | **21,183** | **18,148** |
| Interest expense | 7,170 | 6,963 | 23,909 | 17,166 |
| Depreciation and amortization expense | 14,195 | 14,415 | 43,890 | 41,630 |
| Gain on sale of investment properties | (2,289) | (6,753) | (15,560) | (6,753) |
| **EBITDA*re*** | **$ 23,909** | **$ 24,654** | **$ 73,422** | **$ 70,191** |
| Stock-based compensation expense | 1,185 | 1,039 | 3,020 | 3,615 |
| Amortization of above market leases, net | 234 | 221 | 812 | 735 |
| Preacquisition expense | — | 112 | 44 | 242 |
| **Adjusted EBITDA*re*** | **$ 25,328** | **$ 26,026** | **$ 77,298** | **$ 74,783** |

Exhibit 99.2

GLOBAL MEDICAL REIT


Atrium Health – Winston-Salem, NC

# THIRD QUARTER 2023 EARNINGS SUPPLEMENTAL

www.globalmedicalreit.com

**NYSE: GMRE**

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GLOBAL MEDICAL REIT

Legent Hospital for Special Surgery – Plano, TX

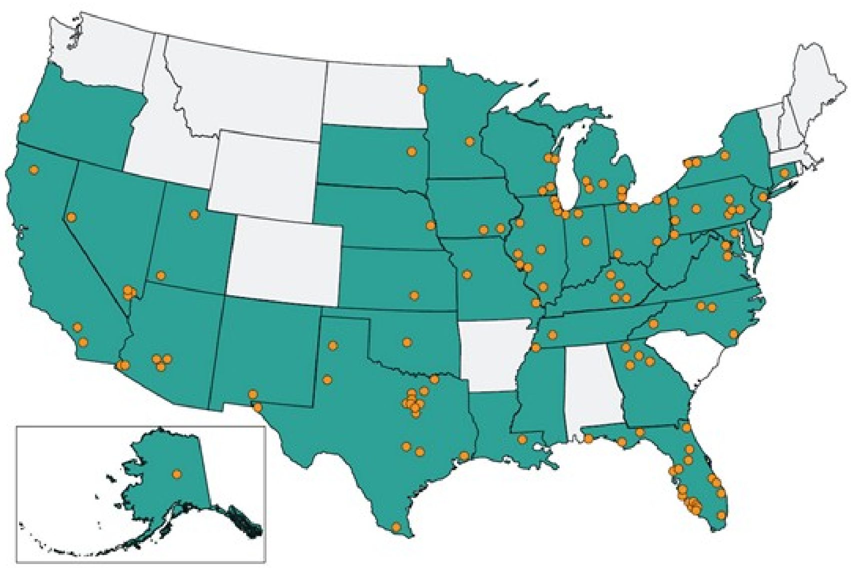


**Forward-Looking Statements**

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

# COMPANY OVERVIEW

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



Blue Sky Vision – Grand Rapids, MI

## PORTFOLIO SNAPSHOT
**(as of September 30, 2023)**

| | |
|---|---|
| Gross Investment in Real Estate (billions): | $1.4 |
| Number of Buildings: | 185 |
| Number of States: | 34 |
| Weighted Average Portfolio Cap Rate: | 7.9% |
| % of Health System or Other Affiliated Tenants: | 89% |
| Weighted Average Lease Term (years): | 5.7 |
| Leased Occupancy: | 96.7% |
| Portfolio Rent Coverage: | 4.2x |

# COMPANY OVERVIEW

GLOBAL MEDICAL REIT

## 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 AND HISTORICALLY UNDERREPRESENTED MINORITIES**

**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**
American Stock Transfer & Trust Company
Phone: 800.937.5449

**Sell-Side Analyst Coverage**

| *Firm* | *Name* |
|---|---|
| Baird | Wes Golladay |
| BMO | Juan Sanabria |
| B. Riley Securities | Bryan Maher |
| Colliers Securities | Barry Oxford |
| Compass Point | Merrill Ross |
| JMP Securities | Aaron Hecht |
| Janney | Robert Stevenson |
| KeyBanc | Austin Wurschmidt |
| Stifel | Stephen Manaker |

Cobalt Rehabilitation Hospital – Surprise, AZ

# SELECT QUARTERLY FINANCIAL DATA

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

| As of Period End (Unless Otherwise Specified) | September 30, 2023 | June 30, 2023 | March 31, 2023 | December 31, 2022 | September 30, 2022 |
|---|---|---|---|---|---|
| Market capitalization (common and OP) | $608,247 | $619,096 | $612,165 | $636,914 | $572,416 |
| Market price per share – common | $8.97 | $9.13 | $9.11 | $9.48 | $8.52 |
| Common shares and OP units outstanding | 67,809 | 67,809 | 67,197 | 67,185 | 67,185 |
| Preferred equity | $74,959 | $74,959 | $74,959 | $74,959 | $74,959 |
| Common equity | $536,488 | $544,599 | $537,795 | $558,025 | $573,707 |
| Noncontrolling interest | $22,201 | $21,834 | $15,721 | $16,081 | $15,918 |
| Total equity | $633,648 | $641,392 | $628,475 | $649,065 | $664,584 |
| Investment in real estate, gross | $1,425,006 | $1,431,369 | $1,481,273 | $1,484,177 | $1,482,492 |
| Borrowings: | | | | | |
| Credit facility - revolver, gross | $68,400 | $76,143 | $143,500 | $145,700 | $144,700 |
| 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 | $57,160 | $57,496 | $57,780 | $58,124 | $58,409 |
| Weighted average interest rate (for quarter) | 3.98% | 4.09% | 4.27% | 4.07% | 3.65% |
| Debt covenants: | | | | | |
| Leverage ratio (as defined in Credit Facility) | 44.2% | 44.5% | 47.4% | 47.6% | 47.6% |
| Fixed charge coverage ratio for quarter (1.50x minimum) | 2.76 | 2.80 | 2.88 | 3.15 | 3.41 |

| Three Months Ended | September 30, 2023 | June 30, 2023 | March 31, 2023 | December 31, 2022 | September 30, 2022 |
|---|---|---|---|---|---|
| Rental revenue | $35,487 | $36,317 | $36,199 | $36,290 | $35,347 |
| Interest expense | $7,170 | $8,468 | $8,271 | $8,064 | $6,963 |
| G&A expenses | $4,367 | $4,462 | $3,804 | $4,051 | $3,961 |
| Depreciation and amortization expense | $14,195 | $14,805 | $14,889 | $15,093 | $14,415 |
| Operating expenses | $7,231 | $7,223 | $7,536 | $7,138 | $6,679 |
| Total expenses | $32,963 | $34,960 | $34,542 | $34,458 | $32,130 |
| Gain on sale of investment properties | $2,289 | $12,786 | $485 | - | $6,753 |
| Net income attributable to common stockholders | $3,138 | $11,820 | $673 | $369 | $8,057 |
| Net income per share | $0.05 | $0.18 | $0.01 | $0.01 | $0.12 |
| Wtd. avg. basic and diluted common shares (GAAP) | 65,565 | 65,544 | 65,525 | 65,518 | 65,518 |
| FFO* | $15,250 | $14,710 | $15,094 | $15,457 | $16,208 |
| FFO per share and unit* | $0.22 | $0.21 | $0.22 | $0.22 | $0.23 |
| AFFO* | $16,541 | $15,868 | $15,953 | $16,522 | $17,133 |
| AFFO per share and unit* | $0.23 | $0.23 | $0.23 | $0.24 | $0.25 |
| Wtd. avg. common shares, OP and LTIP units | 70,566 | 70,434 | 69,830 | 69,725 | 69,725 |

# BUSINESS SUMMARY

GLOBAL MEDICAL REIT

## THIRD QUARTER 2023 OPERATING SUMMARY

- Net income attributable to common stockholders was $3.1 million, or $0.05 per diluted share, as compared to $8.1 million, or $0.12 per diluted share, in the comparable prior year period.
- Funds from Operations ("FFO") of $15.3 million, or $0.22 per share and unit, as compared to $16.2 million, or $0.23 per share and unit, in the comparable prior year period.
- Adjusted Funds from Operations ("AFFO") of $16.5 million, or $0.23 per share and unit, as compared to $17.1 million, or $0.25 per share and unit, in the comparable prior year period.
- Total revenue increased slightly to $35.5 million as compared to $35.4 million in the comparable prior year period.

## COMMON AND PREFERRED DIVIDENDS

- On September 8, 2023, the Board of Directors (the "Board") declared a:
    - $0.21 per share cash dividend to common stockholders and unitholders of record as of September 22, 2023, which was paid on October 10, 2023; and
    - $0.46875 per share cash dividend to holders of record as of October 15, 2023, of the Company's Series A Preferred Stock, which was paid on October 31, 2023.

## INVESTMENT ACTIVITY

- In August 2023, sold a MOB in North Charleston, South Carolina, receiving gross proceeds of $10.1 million and resulting in a gain of $2.3 million.

## CAPITAL MARKETS AND DEBT ACTIVITY

- Leverage was 44.2% as of September 30, 2023.
- As of November 6, 2023, we had unutilized borrowing capacity under the Credit Facility of $318 million.
- We did not issue any shares of common stock under our ATM program during the third quarter of 2023 or from October 1, 2023 through November 6, 2023.

# PORTFOLIO SUMMARY
**(as of September 30, 2023)**

## PORTFOLIO STATISTICS

| | |
|---|---|
| Gross Investment in Real Estate (in billions) | $1.4 |
| Total Buildings | 185 |
| Total Leasable Square Feet (in millions) | 4.7 |
| Total Tenants | 268 |
| Leased Occupancy | 96.7% |
| Total Annualized Base Rent (ABR) (in millions) | $111.4 |
| Portfolio Rent Coverage* | 4.2x |
| Weighted Average Cap Rate | 7.9% |
| Weighted Average Lease Term (years) | 5.7 |
| Weighted Average Rent Escalations | 2.1% |

Texas Digestive Disease Consultants– Ft. Worth, TX

Indiana Eye Clinic – Greenwood, IN

## TENANT COMPOSITION

| | % of ABR |
|---|---|
| Not-for-profit healthcare system | 33% |
| For-profit healthcare system | 29% |
| Other affiliated healthcare groups | 27% |
| **Total** | **89%** |

* See page 21 for disclosures regarding the Company's rent coverage calculation

# PORTFOLIO SUMMARY
## (as of September 30, 2023)

GLOBAL MEDICAL REIT

cCare – San Marcos, CA

## LEASE TYPE

| | % of ABR |
|---|---|
| Triple-net | 54% |
| Absolute-net | 37% |
| Modified gross | 7% |
| Gross | 2% |

## RENT COVERAGE*

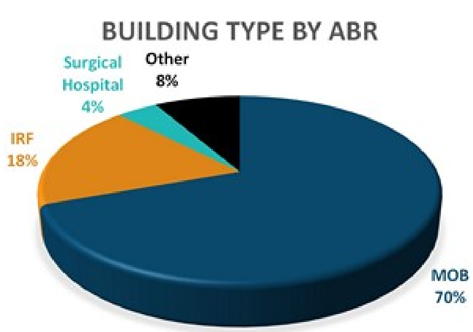
| Asset Type | % of ABR | Ratio |
|---|---|---|
| MOB | 16% | 5.7x |
| MOB/ASC | 13% | 4.1x |
| Inpatient Rehab (IRF) | 17% | 3.5x |
| Specialty Hospital[1] | 6% | 2.4x |
| **Total/Weighted Average** | **52%** | **4.2x** |
| Tenants Not Included | | |
| Large/Credit Rated Tenants | 32% | N/A |
| Not Reported | 16% | N/A |

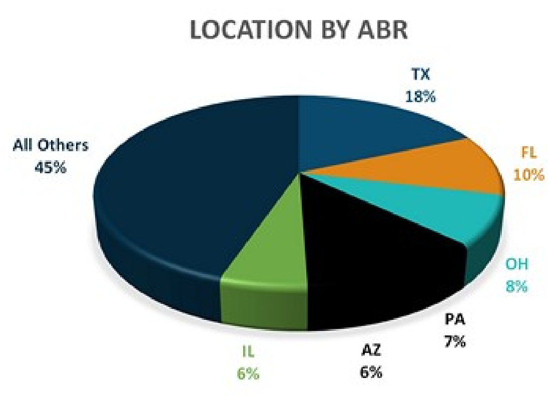

Hialeah Medical Plaza – Hialeah, FL

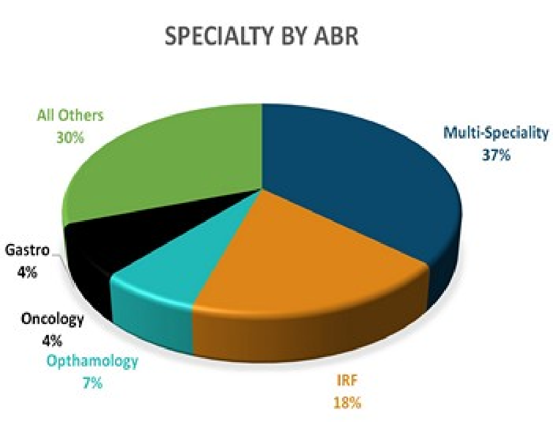
* See page 21 for disclosures regarding the Company's rent coverage calculation

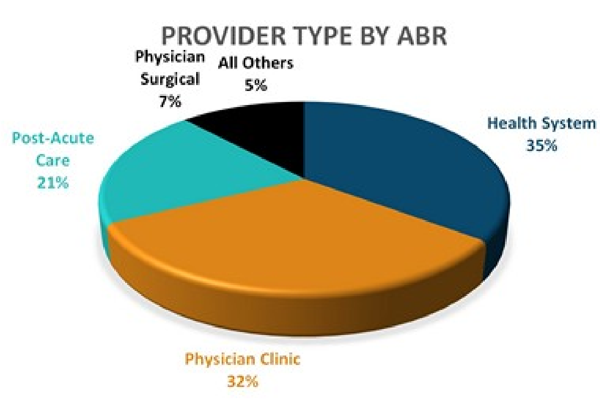
1) Includes surgical hospitals, long-term acute care hospitals (LTACH) and behavioral hospitals.

# PORTFOLIO SUMMARY
## (as of September 30, 2023)

# KEY TENANTS/PORTFOLIO LEASE EXPIRATION SCHEDULE

| Tenant | Description | Asset Type | % of Portfolio ABR |
|---|---|---|---|
| Lifepoint Health | 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. | IRF | 6.9% |
| Encompass Health. | 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. | IRF | 6.6% |
| MEMORIAL HEALTH SYSTEM | 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. | MOB | 5.0% |
| ADVOCATE HEALTH | 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. | MOB | 3.7% |
| Trinity Health | Trinity Health is one of the largest not-for-profit, Catholic health care systems in the nation, with 88 hospitals, 135 continuing care locations, the second largest PACE program in the country, 136 urgent care locations and many other health and well-being services. | MOB | 3.2% |

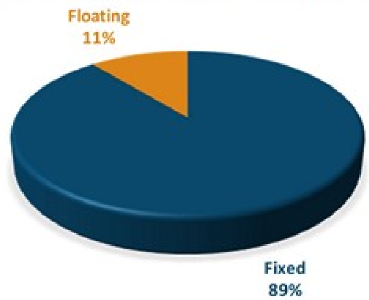
**Lease Expiration Schedule (ABR in thousands)**

| Year | # of Leases | Leasable Square Feet | % of Total Leasable Square Feet | ABR | % of Total ABR |
|---|---|---|---|---|---|
| 2023 | 21 | 71,990 | 1.5% | $1,004 | 0.9% |
| 2024 | 72 | 709,252 | 14.9% | $15,958 | 14.3% |
| 2025 | 50 | 404,440 | 8.5% | $9,517 | 8.5% |
| 2026 | 66 | 510,874 | 10.8% | $11,159 | 10.0% |
| 2027 | 43 | 462,083 | 9.7% | $12,106 | 10.9% |
| 2028 | 29 | 322,774 | 6.8% | $8,383 | 7.5% |
| 2029 | 23 | 471,454 | 9.9% | $11,511 | 10.3% |
| 2030 | 28 | 398,927 | 8.4% | $9,868 | 8.9% |
| 2031 | 15 | 307,239 | 6.5% | $6,843 | 6.1% |
| 2032 | 7 | 80,310 | 1.7% | $2,510 | 2.3% |
| Thereafter | 43 | 850,369 | 17.9% | $22,556 | 20.2% |
| **Total Leased SF** | **397** | **4,589,712** | **96.7%** | **$111,415** | **100.0%** |
| **Current Vacancy** | | **157,624** | **3.3%** | | |
| **Total Leasable SF** | | **4,747,336** | **100.0%** | | |

# DEBT AND HEDGING SUMMARY

| Debt Statistics | As of September 30, 2023 |
|---|---|
| Total Gross Debt (in thousands): | $625,560 |
| Fixed Rate Debt-to-Total Debt: | 89% |
| Weighted Average Interest Rate | 3.78% |
| Weighted Average Maturity (Years): | 3.1 |
| Leverage Ratio | 44.2% |
| Fixed Charge Coverage Ratio | 2.76 |

FIXED AND FLOATING RATE DEBT




| Debt Detail (as of September 30, 2023) | | | | |
|---|---|---|---|---|
| Debt | Balance (in thousands) | Rate Type | Interest Rate | Maturity |
| *Unsecured Credit Facility* : | | | | |
| Revolver: | $68,400 | Floating | SOFR + 1.35%(1) | 8/1/2026(1) |
| Term Loan A: | $350,000 | Fixed | 2.95%(2) | May-26 |
| Term Loan B: | $150,000 | Fixed | 4.00%(2) | February-28 |
| *Other:* | | | | |
| Cantor Loan: | $31,018 | Fixed | 5.22% | April-26 |
| Rosedale Loan: | $13,663 | Fixed | 3.85% | July-25 |
| Dumfries Loan: | $11,111 | Fixed | 4.68% | June-24 |
| Toledo Loan: | $1,368 | Fixed | 5.00% | July-33 |
| **Total/Weighted Average:** | **$625,560** | | **3.78%** | **3.1 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 2023. 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 from LIBOR to 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 next page for a detailed descriptions 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, 2023)[1] | | | |
|---|---|---|---|
| **Notional** | **Term** | **Weighted Average Interest Rates** | |
| Term Loan A - $350,000 | current – 8/2024 | Fixed base rate: | 1.50% |
| | | **Effective interest rate:** | **2.95%[2]** |
| | 8/2024 – 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 ten current interest rates swaps and three forward starting interest rate swaps whereby we pay (or will pay) the fixed base rate listed in the table above and receive the one-month SOFR, which is the reference rate for the outstanding loans in our credit facility.

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

# TOTAL CAPITALIZATION AND EQUITY SUMMARY

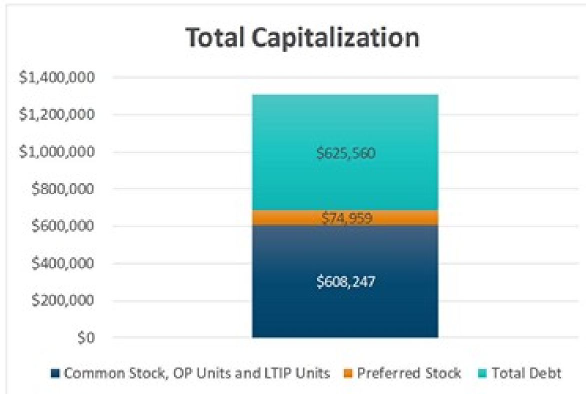
GLOBAL MEDICAL REIT

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

| Total Capitalization | As of September 30, 2023 |
|---|---|
| **Total Debt** | $625,560 |
| **Preferred Stock** | $74,959 |
| **Common Stock**[(1)] | $588,118 |
| **OP Units (2,244 units)**[(1)] | $20,129 |
| **Vested LTIP Units (2,270 units)**[(2)] | $— |
| **Total Capitalization** | $1,308,766 |

(1) Based on the closing price of the Company's common stock on September 30, 2023, of $8.97 per share.

(2) LTIPs are issued as equity compensation to the Company's directors and employees and, as such, have no capital value associated to them.




| Equity Detail | | | | |
|---|---|---|---|---|
| **Stock** | **Shares** | **Dividend Rate/Yield** | **Liquidation Preference** | **Optional Redemption Period** |
| Series A Cumulative Preferred Stock, $0.001 par value per share | 3,105 | 7.50% | $25 per share | Began on 9/15/2022 |
| Common Stock, $0.001 par value per share | 65,565 | 9.36%[(1)] | N/A | N/A |

(1) Calculated by dividing the aggregate dividends received for the trailing four quarters by the Company's closing stock price on September 30, 2023 of $8.97 per share.

| Preferred Dividends | | |
|---|---|---|
| Record Date | Payment Date | Dividend (per share) |
| 1/15/2023 | 1/31/2023 | $0.46875 |
| 4/15/2023 | 5/1/2023 | $0.46875 |
| 7/15/2023 | 7/31/2023 | $0.46875 |
| 10/15/2023 | 10/31/2023 | $0.46875 |
| | **Total:** | **$1.87500** |

| Common Dividends | | |
|---|---|---|
| Record Date | Payment Date | Dividend (per share) |
| 12/22/2022 | 1/9/2023 | $0.21 |
| 3/24/2023 | 4/11/2023 | $0.21 |
| 6/23/2023 | 7/11/2023 | $0.21 |
| 9/22/2023 | 10/10/2023 | $0.21 |
| | **Total:** | **$0.84** |

# ESG SUMMARY

GLOBAL MEDICAL REIT

## 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.
- We prioritize energy efficiency and sustainability when evaluating investment opportunities. We utilize utility and energy audits that are performed by third-party engineering consultants during the due diligence phase of our acquisitions. The energy consumption data that we collect is used to assess our facilities' carbon emission levels.
- We improved our overall GRESB score from 46 in 2022 to 54 for 2023. The scores reflect activity for the previous year. Since we began receiving a GRESB Assessment score in 2021, we have improved our score by 12 points.
- In the 2023 GRESB public disclosure assessment, GMRE ranked 4th of 10 in peer group. Fostering a resilient posture is essential to our business and we continue to explore methods to assess our climate-related risks and mitigate the impacts. For example, according to the 2023 GRESB assessment report for the risk management sector, GMRE received a score of 4.25/5 while the benchmark score was 3.97/5. In the performance sector of the Risk Assessment, GMRE received a score of 6.46/9 while the benchmark average was 5.66/9.
- In the second quarter we published our 2022 corporate sustainability report, which can be found at https://www.globalmedicalreit.com/about/corporate-responsibility/.

## SOCIAL

- Our Board continues to lead our social and governance efforts. With its diverse composition, our Board is a strong example of inclusive leadership with a composition of 43% women and individuals from underrepresented groups.
- Our Board has been recognized by "Women on Boards" and our executive team reflects our demographically diverse staff.
- 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, compensation components, as well as demographic and identification data.

## GOVERNANCE

- The Board formed a standing ESG committee that oversees the Company's environmental, social, governance and resilience efforts.
- GMRE is a member of the National Association of Corporate Directors.

# CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS

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

| | Three Months Ended September 30, | | Nine Months Ended September 30, | |
|---|---|---|---|---|
| | 2023 | 2022 | 2023 | 2022 |
| **Revenue** | | | | |
| Rental revenue | $35,487 | $35,347 | $108,003 | $100,877 |
| Other income | 20 | 59 | 85 | 100 |
| **Total revenue** | **35,507** | **35,406** | **108,088** | **100,977** |
| **Expenses** | | | | |
| General and administrative | 4,367 | 3,961 | 12,633 | 12,494 |
| Operating expenses | 7,231 | 6,679 | 21,989 | 18,050 |
| Depreciation expense | 10,100 | 10,128 | 31,062 | 29,428 |
| Amortization expense | 4,095 | 4,287 | 12,828 | 12,202 |
| Interest expense | 7,170 | 6,963 | 23,909 | 17,166 |
| Preacquisition expense | — | 112 | 44 | 242 |
| **Total expenses** | **32,963** | **32,130** | **102,465** | **89,582** |
| Income before gain on sale of investment properties | 2,544 | 3,276 | 5,623 | 11,395 |
| Gain on sale of investment properties | 2,289 | 6,753 | 15,560 | 6,753 |
| **Net income** | $4,833 | $10,029 | $21,183 | $18,148 |
| Less: Preferred stock dividends | (1,455) | (1,455) | (4,366) | (4,366) |
| Less: Net income attributable to noncontrolling interest | (240) | (517) | (1,187) | (830) |
| **Net income attributable to common stockholders** | **$3,138** | **$8,057** | **$15,630** | **$12,952** |
| Net income attributable to common stockholders per share - basic and diluted | $0.05 | $0.12 | $0.24 | $0.20 |
| Weighted average shares outstanding – basic and diluted | 65,565 | 65,518 | 65,545 | 65,443 |

# CONDENSED CONSOLIDATED BALANCE SHEETS

(unaudited, and in thousands)

| | As of | |
|---|---|---|
| | September 30, 2023 | December 31, 2022 |
| **Assets** | | |
| Investment in real estate: | | |
| Land | $164,315 | $168,308 |
| Building | 1,034,822 | 1,079,781 |
| Site improvements | 21,480 | 22,024 |
| Tenant improvements | 65,772 | 65,987 |
| Acquired lease intangible assets | 138,617 | 148,077 |
| | 1,425,006 | 1,484,177 |
| Less: accumulated depreciation and amortization | (232,518) | (198,218) |
| Investment in real estate, net | 1,192,488 | 1,285,959 |
| Cash and cash equivalents | 1,281 | 4,016 |
| Restricted cash | 6,331 | 10,439 |
| Tenant receivables, net | 7,527 | 8,040 |
| Due from related parties | 289 | 200 |
| Escrow deposits | 9,861 | 7,833 |
| Deferred assets | 26,748 | 29,616 |
| Derivative asset | 38,379 | 34,705 |
| Goodwill | 5,903 | 5,903 |
| Other assets | 13,713 | 6,550 |
| Total assets | $1,302,520 | $1,393,261 |
| | | |
| **Liabilities and Equity** | | |
| Liabilities: | | |
| Credit Facility, net | $560,783 | $636,447 |
| Notes payable, net | 56,823 | 57,672 |
| Accounts payable and accrued expenses | 13,300 | 13,819 |
| Dividends payable | 16,055 | 15,821 |
| Security deposits | 3,913 | 5,461 |
| Other liabilities | 12,138 | 7,363 |
| Acquired lease intangible liability, net | 5,860 | 7,613 |
| Total liabilities | 668,872 | 744,196 |
| Equity: | | |
| Preferred stock ($77,625 liquidation preference) | 74,959 | 74,959 |
| Common stock | 66 | 66 |
| Additional paid-in capital | 722,418 | 721,991 |
| Accumulated deficit | (224,375) | (198,706) |
| Accumulated other comprehensive income | 38,379 | 34,674 |
| Total Global Medical REIT Inc. stockholders' equity | 611,447 | 632,984 |
| Noncontrolling interest | 22,201 | 16,081 |
| Total equity | 633,648 | 649,065 |
| Total liabilities and equity | $1,302,520 | $1,393,261 |

# CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(unaudited, and in thousands)

| | Nine Months Ended September 30, 2023 | 2022 |
|---|---|---|
| **Operating activities** | | |
| Net income | $21,183 | $18,148 |
| Adjustments to reconcile net income to net cash provided by operating activities: | | |
| Depreciation expense | 31,062 | 29,428 |
| Amortization of acquired lease intangible assets | 12,718 | 12,136 |
| Amortization of above market leases, net | 812 | 735 |
| Amortization of debt issuance costs and other | 1,795 | 1,600 |
| Stock-based compensation expense | 3,020 | 3,615 |
| Capitalized preacquisition and other costs charged to expense | 155 | 344 |
| Gain on sale of investment properties | (15,560) | (6,753) |
| Other | 285 | 68 |
| Changes in operating assets and liabilities: | | |
| Tenant receivables | 513 | (1,312) |
| Deferred assets | (2,478) | (3,390) |
| Other assets and liabilities | (787) | (810) |
| Accounts payable and accrued expenses | (855) | 3,560 |
| Security deposits | (1,548) | 864 |
| Net cash provided by operating activities | 50,315 | 58,233 |
| **Investing activities** | | |
| Purchase of land, buildings, and other tangible and intangible assets and liabilities | (442) | (150,592) |
| Net proceeds from sale of investment properties | 77,929 | 17,889 |
| Escrow deposits for purchase of properties | — | (302) |
| Advances made to related parties | (89) | (174) |
| Payment received on loan made to a tenant | — | 1,000 |
| Capital expenditures on existing real estate investments | (5,778) | (3,663) |
| Leasing Commissions | (890) | — |
| Net cash provided by (used in) investing activities | 70,730 | (135,842) |
| **Financing activities** | | |
| Net proceeds received from common equity offerings | — | 9,979 |
| Escrow deposits required by third party lenders | (1,038) | (1,401) |
| Repayment of notes payable | (964) | (873) |
| Proceeds from Credit Facility | 38,100 | 127,100 |
| Repayment of Credit Facility | (115,400) | (5,000) |
| Payment of debt issuance costs | (13) | (3,215) |
| Dividends paid to common stockholders, and OP Unit and LTIP Unit holders | (44,207) | (43,779) |
| Dividends paid to preferred stockholders | (4,366) | (4,366) |
| Net cash (used in) provided by financing activities | (127,888) | 78,445 |
| Net (decrease) increase in cash and cash equivalents and restricted cash | (6,843) | 836 |
| Cash and cash equivalents and restricted cash—beginning of period | 14,455 | 12,759 |
| Cash and cash equivalents and restricted cash—end of period | $7,612 | $13,595 |

# NON-GAAP RECONCILIATIONS

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

| FFO and AFFO | Three Months Ended SEP 30, 2023 | JUN 30, 2023 | MAR 31, 2023 | DEC 31, 2022 | SEP 30, 2022 |
|---|---|---|---|---|---|
| **Net income** | **$4,833** | **$14,177** | **$2,173** | **$1,848** | **$10,029** |
| Less: Preferred stock dividends | (1,455) | (1,455) | (1,455) | (1,455) | (1,455) |
| Depreciation and amortization expense | 14,161 | 14,774 | 14,861 | 15,064 | 14,387 |
| Gain on sale of investment properties | (2,289) | (12,786) | (485) | — | (6,753) |
| **FFO** | **$15,250** | **$14,710** | **$15,094** | **$15,457** | **$16,208** |
| Amortization of above market leases, net | 234 | 287 | 291 | 292 | 221 |
| Straight line deferred rental revenue | (721) | (879) | (763) | (1,006) | (1,018) |
| Stock-based compensation expense | 1,185 | 1,147 | 688 | 1,066 | 1,039 |
| Amortization of debt issuance costs and other | 593 | 601 | 601 | 601 | 571 |
| Preacquisition expense | — | 2 | 42 | 112 | 112 |
| **AFFO** | **$16,541** | **$15,868** | **$15,953** | **$16,522** | **$17,133** |
| **Net income attributable to common stockholders per share – basic and diluted** | **$0.05** | **$0.18** | **$0.01** | **$0.01** | **$0.12** |
| **FFO per share and unit** | **$0.22** | **$0.21** | **$0.22** | **$0.22** | **$0.23** |
| **AFFO per share and unit** | **$0.23** | **$0.23** | **$0.23** | **$0.24** | **$0.25** |
| Wtd Average Common Shares, OP and LTIP Units outstanding: | | | | | |
| Common shares | 65,565 | 65,544 | 65,525 | 65,518 | 65,518 |
| OP units | 2,244 | 2,134 | 1,667 | 1,668 | 1,668 |
| LTIP units | 2,757 | 2,747 | 2,638 | 2,539 | 2,539 |
| Wtd Average Common Shares, OP and LTIP Units Outstanding - basic and diluted | 70,566 | 70,434 | 69,830 | 69,725 | 69,725 |

| EBITDA*re* and Adjusted EBITDA*re* | Three Months Ended SEP 30, 2023 | JUN 30, 2023 | MAR 31, 2023 | DEC 31, 2022 | SEP 30, 2022 |
|---|---|---|---|---|---|
| **Net income** | **$4,833** | **$14,177** | **$2,173** | **$1,848** | **$10,029** |
| Interest expense | 7,170 | 8,468 | 8,271 | 8,064 | 6,963 |
| Depreciation and amortization expense | 14,195 | 14,805 | 14,889 | 15,093 | 14,415 |
| Gain on sale of investment properties | (2,289) | (12,786) | (485) | — | (6,753) |
| **EBITDA*re*** | **$23,909** | **$24,664** | **$24,848** | **$25,005** | **$24,654** |
| Stock-based compensation expense | 1,185 | 1,147 | 688 | 1,066 | 1,039 |
| Amortization of above market leases, net | 234 | 287 | 291 | 292 | 221 |
| Preacquisition expense | — | 2 | 42 | 112 | 112 |
| **Adjusted EBITDA*re*** | **$25,328** | **$26,100** | **$25,869** | **$26,475** | **$26,026** |

*See page 20 and 21 for definitions of FFO, AFFO, EBITDAre and Adjusted EBITDAre

# REPORTING DEFINITIONS AND OTHER DISCLOSURES

**Annualized Base Rent**
Annualized base rent represents monthly base rent for September 2023, multiplied by 12 (or base rent net of annualized expenses for properties with gross leases). Accordingly, this methodology produces an annualized amount as of a point in time but does not take into account future (i) contractual rental rate increases, (ii) leasing activity or (iii) lease expirations. Additionally, leases that are accounted for on a cash-collected basis are not included in annualized base rent.

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

**Earnings Before Interest, Taxes, Depreciation and Amortization for Real Estate ("EBITDAre" and "Adjusted EBITDAre")**
We calculate EBITDAre in accordance with standards established by NAREIT and define EBITDAre as net income or loss computed in accordance with GAAP plus depreciation and amortization, interest expense, gain or loss on the sale of investment properties, and impairment loss, as applicable.

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

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

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

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

GLOBAL MEDICAL REIT

**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 16% of our portfolio) are excluded from the calculation due to (i) lack of available financial information or (ii) small tenant size. Additionally, included within 16% of non-reporting tenants is Pipeline Healthcare, LLC, which was sold to Heights Healthcare in October 2023 and is being operated under new management. Additionally, our Rent Coverage Ratio adds back physician distributions and compensation. Management believes all adjustments are reasonable and necessary.

**Other Disclosures**

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

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

**Additional Information**
The information in this document should be read in conjunction with the Company's Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K, and other information filed with, or furnished to, the SEC. You can access the Company's reports and amendments to those reports filed or furnished to the SEC pursuant to Section 13(a) or 15(d) of the Exchange Act in the "Investor Relations" section on the Company's website (www.globalmedicalreit.com) 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

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