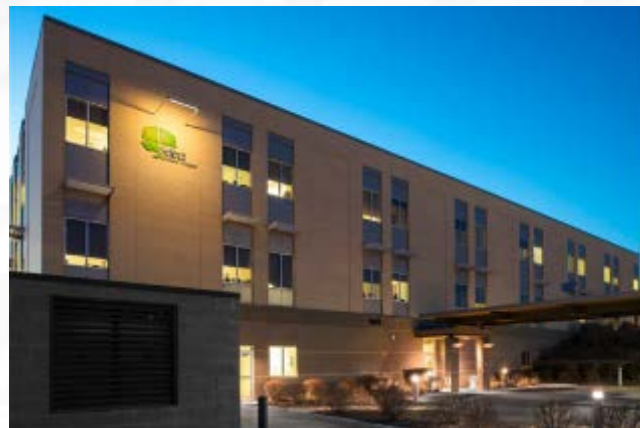


INVESTOR PRESENTATION

September 2017



**GLOBAL
MEDICAL REIT**

Capital Partners to Health Care Providers

DISCLAIMER



This presentation is for informational purposes only and does not constitute an offer to sell, or a solicitation of offers to purchase, the Company's securities. The information contained in this presentation does not purport to be complete and should not be relied upon as a basis for making an investment decision in the Company's securities. This presentation also contains statements that, to the extent they are not recitations of historical fact, constitute "forward-looking statements." Forward-looking statements are typically identified by the use of terms such as "may," "should," "expect," "could," "intend," "plan," "anticipate," "estimate," "believe," "continue," "predict," "potential" or the negative of such terms and other comparable terminology. The forward-looking statements included herein are based upon the Company's current expectations, plans, estimates, assumptions and beliefs that involve numerous risks and uncertainties. Assumptions relating to the foregoing involve judgments with respect to, among other things, future economic, competitive and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the Company's control. Although the Company believes that the expectations reflected in such forward-looking statements are based on reasonable assumptions, the Company's actual results and performance could differ materially from those set forth in the forward-looking statements due to the impact of many factors including, but not limited to, those discussed under "Risk Factors" in the Company's Annual Report on Form 10-K and Quarterly Reports on Form 10-Q and any prospectus or prospectus supplement filed with the Securities and Exchange Commission. The Company undertakes no obligation to update or revise any such information for any reason after the date of this presentation, unless required by law.

STOCK INFORMATION *

- GMRE (NYSE) STOCK PRICE: \$9.18
- Market Capitalization: \$198.6 million
- Common shares outstanding: 21.6 million

KEY BUSINESS POINTS

- \$380 million gross investment
- Healthcare REIT focused on the acquisition and sale-leaseback of healthcare facilities
- Substantial pipeline of high quality, purpose-built facilities
- Experienced management with deep relationships in sector
- Attractive industry tailwinds, recession-resistant asset class

BALANCE SHEET HIGHLIGHTS

- Well-positioned to execute on pipeline acquisitions using credit facility
- Addition of recently-announced ATM facility provides acquisition financing optionality

* Data is as of September 8, 2017

JEFFREY BUSCH, *Chairman, Chief Executive Officer and President*

- Over 20 years of experience in healthcare, real estate development, management and investment
- Former assistant to the U.S. Secretary of Housing & Urban Development
- United States Special Representative to United Nations in Geneva
- Developed large-scale residential, commercial, hospitality and retail properties

ROBERT KIERNAN, *Chief Financial Officer and Treasurer*

- Over 30 years of experience in financial accounting, reporting and management, including extensive experience in SEC reporting and Sarbanes-Oxley compliance
- Served as the Senior Vice President, Controller and Chief Accounting Officer of FBR & Co. ("FBR" NASDAQ: FBRC) beginning in October 2007
- Prior role as Senior Vice President, Controller and Chief Accounting Officer of Arlington Asset Investment Corp. (NYSE: AI)
- Previously Senior Manager in the assurance practice at Ernst & Young

ALFONZO LEON, *Chief Investment Officer*

- Over 17 years of experience in real estate finance and has completed \$3 billion of transactions
- Prior experience as principal at investment advisor to pension funds and investment banker representing healthcare systems, developers and REITs
- Healthcare real estate investment banker for Cain Brothers

DANICA HOLLEY, *Chief Operating Officer*

- Management and business development experience spans more than 18 years
- More than a decade of experience managing multinational teams for complex service delivery across disciplines
- More than 8 years in healthcare programs and infrastructure as Executive Director of Safe Blood International

JAMIE BARBER, *General Counsel and Corporate Secretary*

- More than a decade of experience with SEC compliance and reporting matters, corporate governance, investment banking and REIT-related capital markets
- Served as Associate General Counsel of FBR (NASDAQ: FBRC) beginning in July 2012
- Prior role as Senior Associate – REIT Capital Markets at Hunton & Williams LLP, where he represented public REITs in conjunction with their SEC compliance requirements, corporate governance matters offerings of equity and debt and merger and acquisition transactions
- Previously with Sullivan & Cromwell LLP and KPMG

COMPANY OVERVIEW

Healthcare REIT focused on the acquisition and leasing of state-of-the-art, purpose built healthcare facilities

Focus on state-of-the-art medical office buildings (MOB), outpatient and licensed medical facilities that through their technology and design enhance the quality of care

- Facilities built or adapted to contemporary best healthcare practices
- Target the “factory” where core medical procedures are delivered
- Lease to strong medical providers with leading local market share
- Focus on single tenant, net lease real estate

Current portfolio of 48 facilities net leased to 39 tenants

- Approximately 1,120,000 square feet of leasable area
- 9 years average lease term remaining
- 12 years average age of portfolio – youngest of listed healthcare REITs

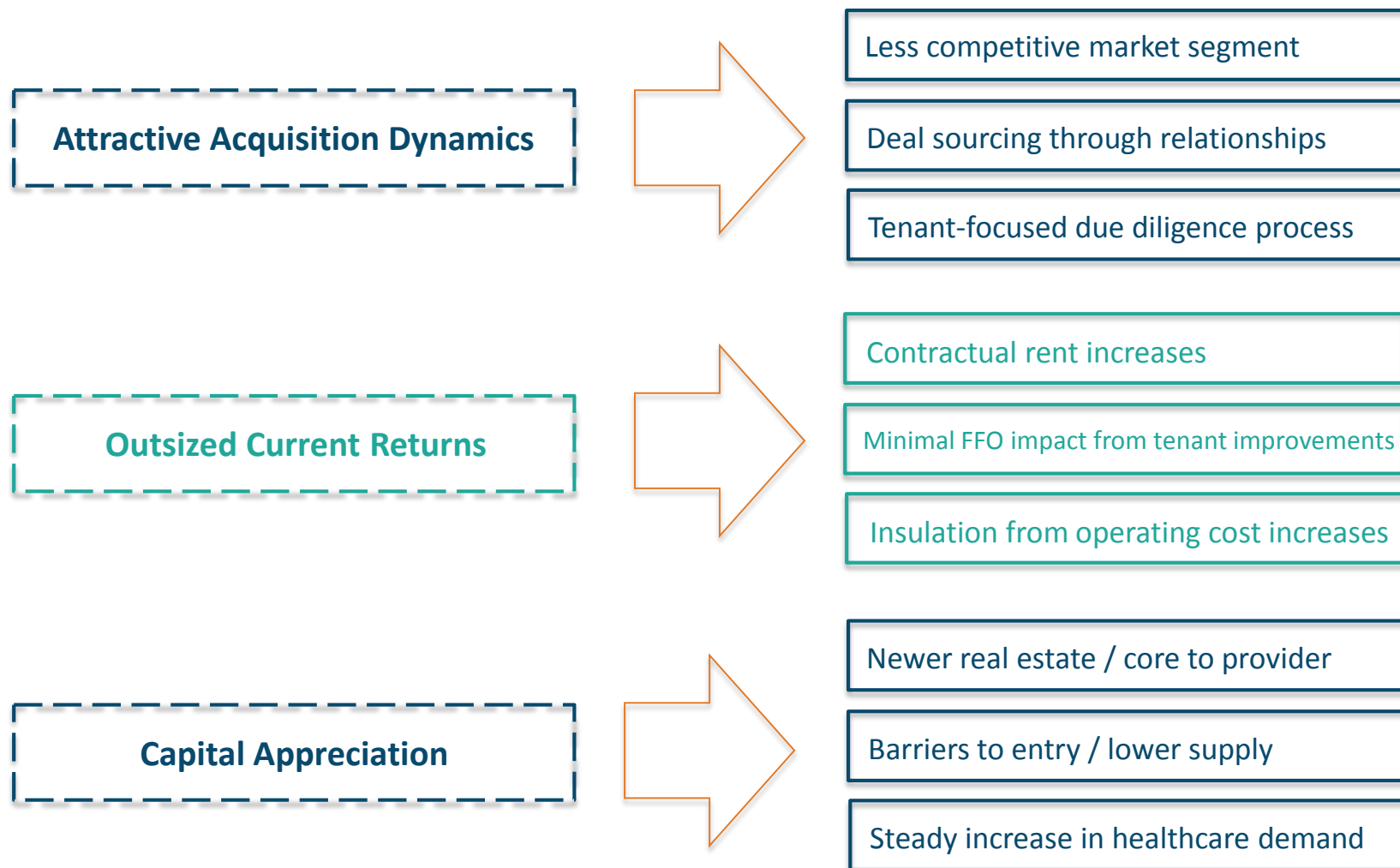
Pipeline primed for growth

- Large and increasing acquisition pipeline under review
- Focus on relationships and off-market transactions



STRATEGY TO OUTPERFORM

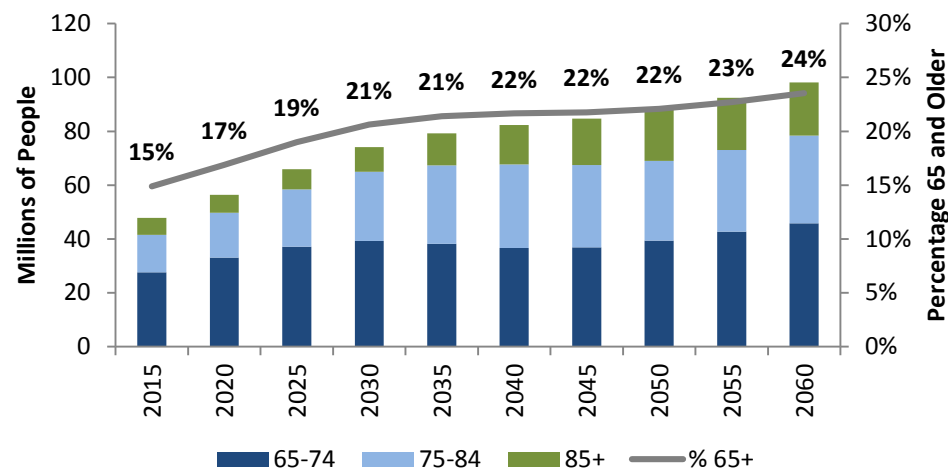
Creating attractive returns by leveraging management expertise and differentiated investment strategy



ATTRACTIVE INDUSTRY TRENDS

Demographic shifts and changing consumer preferences spurring healthcare industry growth

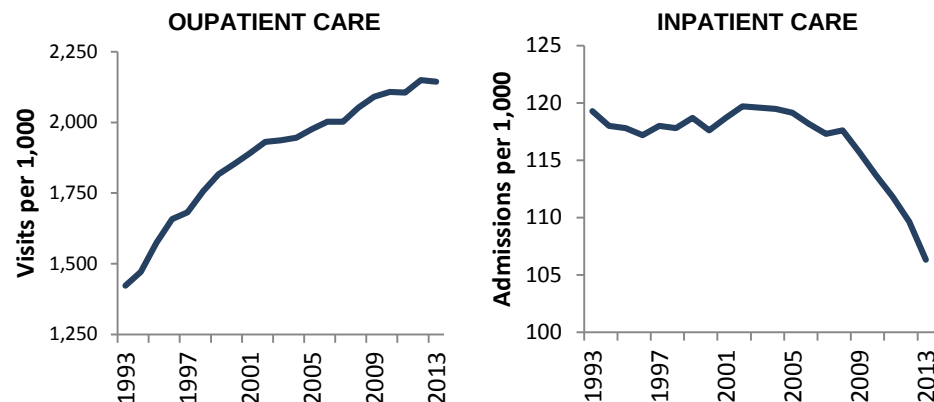
PROJECTED AGING OF US POPULATION



- 65+ age group expected to double between 2015 and 2060
- 85+ age group expected to triple between 2015 and 2060
- Use of healthcare dramatically increases with age
- GMR targets practice types frequently utilized by older demographics: cardiovascular treatment, cosmetic plastic surgery, eye surgery, gastroenterology, oncology treatment and orthopedics

Source: Centers for Medicare & Medicaid Services, Office of the Actuary

CHANGING CONSUMER PREFERENCES ARE A MAJOR FACTOR IN GMRE'S PROPERTY SELECTION



- Consumer preference shifting to outpatient care
- 50.8% growth in outpatient visits from 1993-2013
- 10.9% decrease in inpatient admissions from 1993-2013
- Need for more outpatient facilities
- Preference for smaller, specialized and efficient hospitals

Source: American Hospital Association Annual Survey, for community hospitals

EVIDENCE-BASED DESIGN

As EBD research becomes more widely recognized and reproduced, facilities with these features expect to outperform

- EBD research demonstrates an interrelatedness between the design of a healthcare facility and patient outcomes
- Certain design elements have an important impact on productivity, safety, health and morale for both physicians and patients
- Facilities with these features can attract and retain strong tenants and will outperform over time

STATE-OF-THE-ART
MEDICAL
TECHNOLOGY



EFFICIENT TREATMENT
AND PROCESSING
DESIGN



BETTER
PATIENT
OUTCOMES

ADVANCED BUILDING
ENGINEERING



AMENITIZED
PATIENT
ENVIRONMENT



GMR INVESTMENT CRITERIA

FOCUS ON TENANT OPERATIONS

- ✓ Excellent medical practice groups with sustainable practices
- ✓ Single, long-term tenants = no vacancy rate
- ✓ Existing, long-standing provider
- ✓ Strong and diversified payor mix

STRATEGIC LOCATIONS

- ✓ Position to take advantage of decentralization trends
- ✓ Identifiable, predictable, historical market demand
- ✓ Proximity to related resources for reliable patient flow
- ✓ Barriers to entry/competition

HIGH-QUALITY FACILITIES

- ✓ State-of-the-art technology and design
- ✓ Facilities recently built or renovated
- ✓ Facilities core to provider business model
- ✓ Functionality, reusability, conversion value

PROVIDERS CRITICAL TO LOCAL POPULATIONS

- ✓ Dominant specialty group practices; regional sole providers
- ✓ Regional specialty hospitals
- ✓ Long-term practice success / expert hospital management history



MARKET LEADING TENANTS

ESTABLISHED PROVIDER

CLINICAL EXPERTISE

STRONG CREDIT

What we seek to acquire:

- Demonstrated clinical leaders
- Going concern history
- High market share
- Stable and competent management
- Robust and durable payor contracts

Competitive advantages:

- Predictable, stable rents
- Strong and diversified payor mix
- Higher barrier to entry for competitors
- Supports long term lease terms

What we seek to acquire:

- Prominent local physicians
- Board credentials
- Strong peer reviews
- Academic identity
- Age-related procedure expertise

Competitive advantages:

- Newer, purpose-built real estate
- Patient loyalty and strong market share
- Focus on the future of healthcare

What we seek to acquire:

- Strong EBITDARM / rent coverage
- Guarantors with strong credit
- Subordination of profits to rent
- Operators with regional or national footprint

Competitive advantages:

- Rent coverage in excess of peers
- Implicit credit stronger than peers



PROPERTY PORTFOLIO AS OF SEPTEMBER 12, 2017



Property	Location	# of Buildings	Facility Type	Net Leasable Square Feet	Lease Years Remaining	Year Built/Renovated	Annualized Rent ⁽¹⁾	Annualized Rent Per Square Foot ⁽¹⁾	Tenant/Guarantor ⁽²⁾
Select Specialty	Omaha, NE	1	LTAC	41,113	4.93	2008	\$1,762,512	\$42.87	Select Specialty Hospital – Omaha, Inc./Select Medical Corporation
Orthopedic Surgery Center of Asheville	Asheville, NC	1	ASC	8,840	4.61	1981/2002	237,621	26.88	Orthopedic Surgery Center of Asheville/Surgery Partners
Associates in Ophthalmology	West Mifflin, PA	1	MOB/ASC	27,193	13.16	2007	783,653	28.82	Associates Surgery Centers, LLC, Associates in Ophthalmology, Ltd.
Gastroenterology Center of the MidSouth	Memphis, TN	6	MOB/ASC	52,266	10.43	2001,2003, 1984,2011, 2009,2006	1,300,000	24.87	Gastroenterology Center of the MidSouth
Star Medical Center, LLC/Lumin Health	Plano, TX	1	Surgical Hospital	24,000	18.50	2013	1,278,000	53.25	Star Medical Center/Lumin Health
Surgical Institute of Michigan	Detroit, MI	1	ASC	15,018	8.68	1974/2002 2009	389,500	25.94	Surgical Institute of Michigan/Surgical Management Professionals
First Choice Healthcare Solutions	Melbourne, FL	1	MOB/Imaging	75,899	8.68	1994/2005	1,104,675	14.55	Marina Towers, LLC/First Choice Healthcare Solutions, Inc.
Berks Physicians & Surgeons	Wyomissing, PA	2	MOB/ASC	23,500	8.98	2001, 1992/2008	690,045	29.36	Berks Physicians & Surgeons, Ridgewood Surgery Associates
Brown Clinic	Watertown, SD	3	MOB	46,884	14.17	2016	707,167	15.08	Brown Clinic
Prospect Medical Group Holdings	East Orange, NJ	1	MOB	60,442	9.17	1998	942,895	15.60	Prospect Medical Holdings, Inc.
Northern Ohio Medical Specialists	Sandusky, OH	8	MOB	55,760	10.26	2015, 2016, 2017, 1999	842,482	15.11	Northern Ohio Medical Specialists
Carson Medical Group	Carson City, NV	2	MOB	20,632	6.26	1991	344,000	16.67	Carson Medical Group
Piedmont Mountainside Hospital, Inc	Ellijay, GA	3	MOB	44,162	8.92	2005/2012/ 2015	364,224	8.25	Piedmont Mountainside Hospital, Inc.
HealthSouth Mesa	Mesa, AZ	1	IRF	51,903	7.26	2009	1,710,617	32.96	Healthsouth
HealthSouth Altoona	Altoona, PA	1	IRF	70,007	3.78	1986	1,671,760	23.88	Healthsouth
HealthSouth Mechanicsburg	Mechanicsburg, PA	1	IRF	78,836	3.78	1986	1,877,298	23.81	Healthsouth

PROPERTY PORTFOLIO AS OF SEPTEMBER 12, 2017 (CONT.)



Property	Location	# of Buildings	Facility Type	Net Leasable Square Feet	Lease Years Remaining	Year Built/Renovated	Annualized Rent ⁽¹⁾	Annualized Rent Per Square Foot ⁽¹⁾	Tenant/Guarantor ⁽²⁾
Geisinger Health	Lewisburg, PA	1	MOB/Imaging	28,480	5.76	2008	542,501	19.05	Geisinger Health
Southwest Florida Neurosurgical Associates	Cape Coral, FL	1	MOB	25,814	9.51	2007	529,187	20.50	Southwest Florida Neurosurgical Associates
Las Cruces Orthopedic Associates	Las Cruces, NM	1	MOB	15,761	11.51	1987/1992/2012	354,623	22.50	Las Cruces Orthopedic Associates
Thumb Butte Medical Center	Prescott, AZ	1	MOB	12,000	9.09	2016	360,000	30.00	Thumb Butte Medical Center/Physician Guaranty
Orlando Health, South Lake Hospital	Clermont, FL	1	MOB	18,152	3.58	2014	361,915	19.94	Orlando Health, Southlake Hospital, Vascular Specialists of Central Florida
OCOM	Oklahoma City, OK	3	Surgical Hospital	96,596	8.58	2002	3,523,356	36.48	Oklahoma Center for Orthopedic & Multi-Specialty Surgery/INTEGRIS; USPI; physician guaranty
Great Bend Regional Hospital	Great Bend, KS	1	Hospital	63,978	14.68	2000	2,143,750	33.51	Great Bend Regional Hospital, LLC/ Nueterra Holdings, LLC, physician guarantees
Unity Family Medicine	Brockport, NY	1	MOB	29,497	13.23	2011	620,653	21.04	Unity Hospital of Rochester
USPI/Lonestar Endoscopy	Flower Mound, TX	1	ASC	10,062	9.17	2014	288,362	28.66	Lonestar Endoscopy Center, LLC
Carrus Hospital	Sherman, TX	1	IRF/LTAC	69,352 ⁽³⁾	19.92	2010	2,346,140	33.83	SDB Partners, LLC
Lubbock Heart Hospital	Lubbock, TX	1	MOB	27,280	12	2004	600,160	22.00	Lubbock Heart Hospital/Surgery Partners, Inc.
Urology Center of the South	Germantown, TN	1	MOB/ASC	33,777	10	2002	1,459,024	43.20	Urology Center of the South/Physician guarantees
Total Portfolio/Average		48		1,127,204	9.3	2006⁽⁴⁾	\$29,136,120	\$25.85	

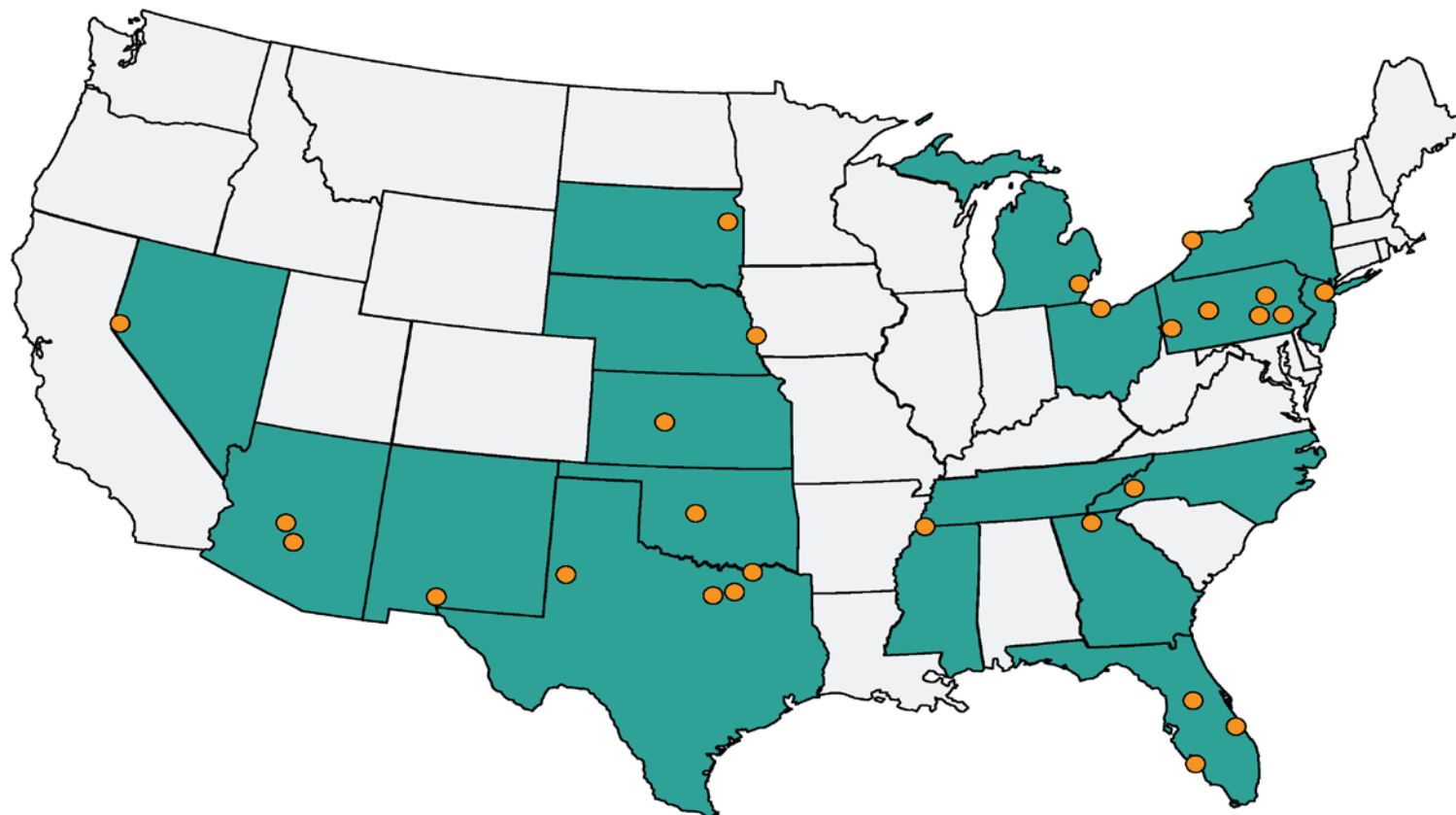
(1) Annualized rent calculated by multiplying (a) actual monthly rent for the month of August 2017, by (b) 12. Accordingly, this methodology produces an annualized amount as of a point in time but does not take into account future contractual rental rate increases.

(2) Certain guarantees are for less than 100% of the contractual rental payments.

(3) Does not include 12,000 square feet of shell space.

(4) Based on the last year of renovation

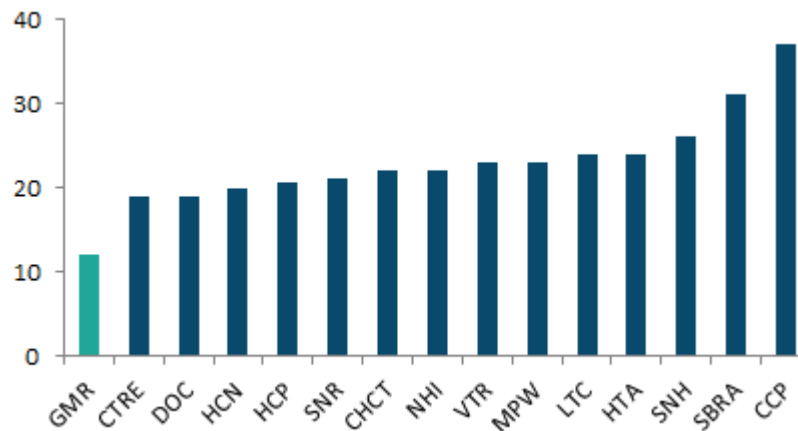
PROPERTY PORTFOLIO MAP AS OF SEPTEMBER 12, 2017



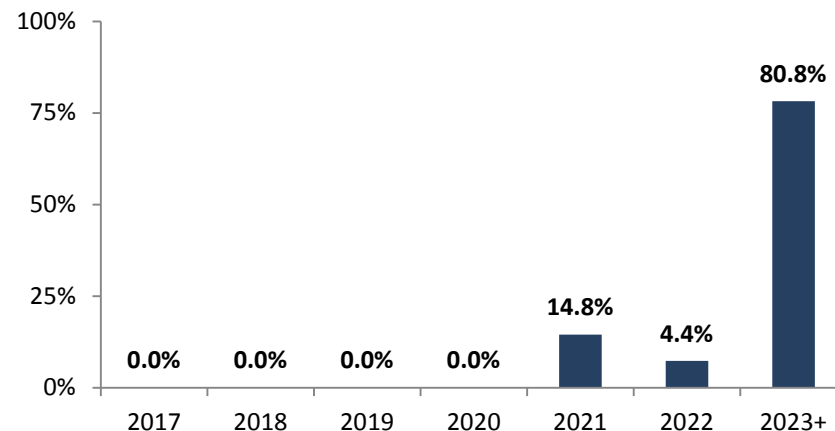
PORTFOLIO METRICS

Portfolio metrics reflecting newer buildings, dominant tenants and long term leases

AVERAGE ASSET AGE



LEASE MATURITY – SQ. FT. EXPIRING



PREMIUM PORTFOLIO FUNDAMENTALS

- Youngest assets of listed healthcare REIT peers, driving high quality tenant retention
- Average lease term remaining of 9.3 years
- 100% net lease portfolio insulates GMR from operating expense increases and capital expenditures
- \$25.85 average annual rent per square foot

KEY STATISTICS

Asset Type	Surgery Center and Medical Office Building
Gross Leasable Area	27,193
Year Built	2007
EBITDARM / Rent	7x at lease inception*
Leased Occupancy	100%
Lease Expiration	9/25/2030
Transaction Value	\$11.4M

TOP FACILITIES AND CREATIVE LEASE

- The building contains state of the art equipment used diagnosis and treatment of cataracts, glaucoma, diabetic eye care and macular degeneration
- The building is accredited by the Accreditation Association for Ambulatory Health Care (AAAHC)
- Profitable operator provides high, 7x rent coverage
- NNN Lease with annual rent increases of 2%
- The Company secured a new 15-year lease at closing with four (4) five (5) year renewal options
- Lease is protected by a strong corporate guarantor
- Associates in Ophthalmology (AIO) subordinates profits before distributions to physicians, to rent payments

*Source: calculations based upon tenant's financial statements.

STATE OF THE ART FACILITY



- The facility is operated by Associates in Ophthalmology (AIO) and Associates Surgery Centers (ASC) respectively via two separate lease agreements that expire in 2030
- Located in the Pittsburgh market, the facility can draw from a population of 764,000 within a 10-mile radius of the property.
- 32% of the regional population is over the age of 55, a key demographic for AIO services
- 34 doctor practice provides highest quality care
- Market-leading ophthalmology practice with 11+ physicians and 7 locations

KEY STATISTICS

Asset Type	Inpatient Rehab Hospitals
Gross Leasable Area	200,746 square feet
Asset Quality	Class A-/B+ Assets
EBITDARM/Rent	6x average at purchase
Leased Occupancy	100%
Lease Expiration	5/2021 (PA) & 11/2024 (AZ)
Transaction Value	\$68.1 million

SERVING CONTEMPORARY TRENDS

- Although each facility has a different overall layout, the buildings are purpose built to provide a complete compliment of care
- Sustainable Design Elements such as the use of sunshade devices on windows
- Centrally Located Nursing Stations
- Comforts amenities such as ample Lounge areas and parking for family visits
- Care enhancement services like on-site Pharmacies to properly obtain and administer prescriptions to patients.

STATE OF THE ART FACILITIES



Altoona, PA



Mesa, AZ



Mechanicsburg, PA

MARKET DOMINANT TENANT

- HealthSouth is the leading U.S. provider of post-acute healthcare services, offering both facility-based and home-based post-acute services.
- Operates in 30 plus states and Puerto Rico through network home health agencies, and hospice agencies.
- HealthSouth had \$3.1 billion in revenue in 2015 and \$4.6 billion in total assets as of the end of 2015.
- The inpatient rehabilitation (IRF) industry is highly fragmented, and HealthSouth has no single, large competitor

PIPELINE OVERVIEW

STEADY PORTFOLIO GROWTH (As of September 12, 2017)

- GMR's portfolio exceeded \$380 million of gross investment with leasable square feet of approximately 1,120,000
- Approximately \$60 million and 118,278 square feet of acquisitions under contract comprising three properties
- Acquisition pipeline consisted of 14 properties, comprised of approximately 506,474 square feet and a total value of over \$156 million

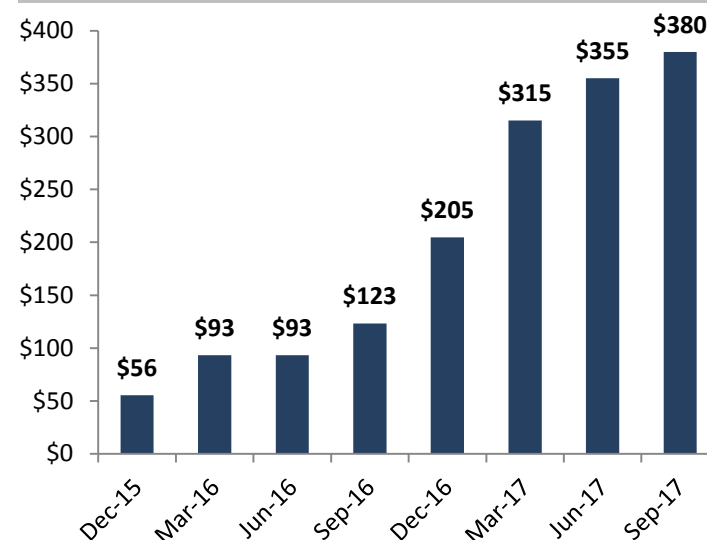
PIPELINE CHARACTERISTICS

- Long-term leases
- Market leading tenants
- Facilities core to provider business model
- Class A, recently built assets

SOURCING

- Current emphasis on assets within dominant health system portfolios
- Originating deals directly from owners of multiple properties
- Focus on relationships and off-market transactions

Growing Portfolio (\$100 mlns)



INVESTMENT HIGHLIGHTS

State-of-the-Art Healthcare Facilities

Management Team with Public REIT Experience

Attractive Industry Trends

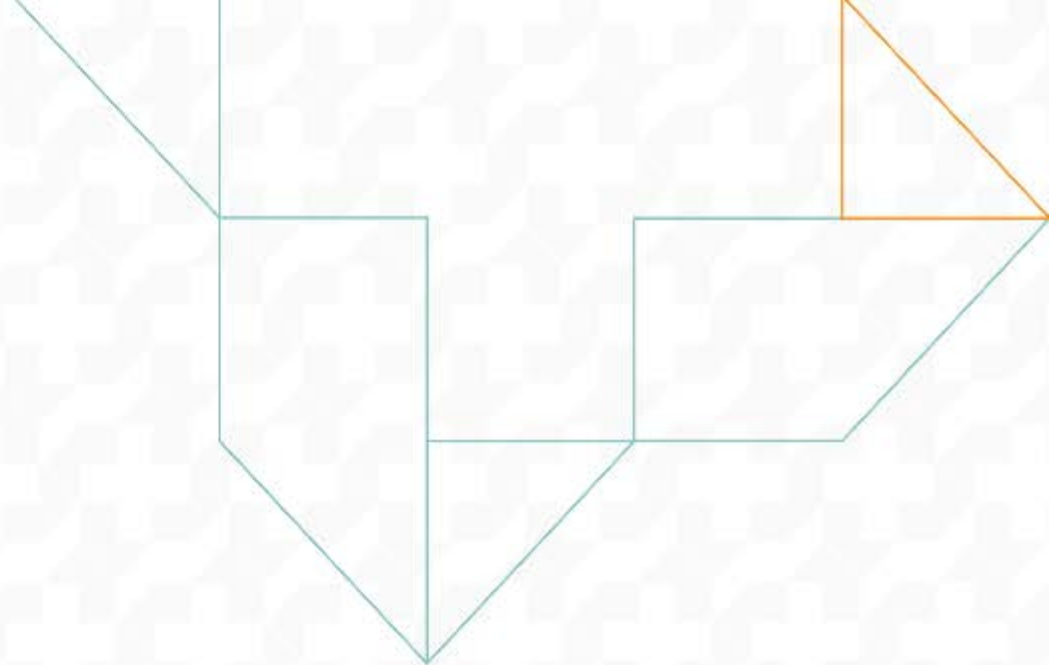
High Quality Portfolio

Market Leading Tenants

Substantial Pipeline of High Quality Assets



APPENDIX



INDEPENDENT DIRECTORS



Majority independent Board with strong backgrounds in healthcare, real estate and capital markets

HENRY COLE, *Independent Director*

- President of Global Development International, providing development support and oversight for initiatives in medical and healthcare programs (e.g. Instant Labs Medical Diagnostics, MedPharm & MPRC Group)
- Former President and Founder of international programs at The Futures Group International, a healthcare consulting firm
- Director of International Health and Population Programs for GE's Center for Advanced Studies
- Yale (B.S.); Johns Hopkins (MA)

MATTHEW CYPHER, Ph.D., *Independent Director*

- Professor at Georgetown University's McDonough School of Business as the director of the Real Estate Finance Initiative
- Former director at Invesco Real Estate (NYSE: IVR) where he was responsible for oversight of the Underwriting Group, which acquired \$10.2 billion worth of institutional real estate
- Underwrote \$1.5 billion of acquisitions and oversaw the Valuations group, which marked to market Invesco's more than \$13 billion North American portfolio
- Penn State University (B.S.); Texas A&M University (M.S. and Ph.D.)

KURT HARRINGTON, *Independent Director*

- Over 40 years experience in managing financial functions for large and small publicly traded companies
- Previously CFO of three public companies, Arlington Asset Investment Corp., FBR Capital Markets and Jupiter National, Inc.
- Director of Wheeler Real Estate Investment Trust (NASDAQ: WHLR) and trustee and treasurer of Nichols College
- Nichols College (B.S.); CPA (inactive)

RONALD MARSTON, *Independent Director*

- Founder and CEO of Health Care Corporation of America (HCCA) Management Company, originally a subsidiary of Hospital Corporation of America (HCA)
- 30+ years in international healthcare focused on healthcare systems with prior experience developing the Twelfth Evacuation Hospital in Vietnam
- Tennessee Technological University (B.S.); California Western University (Ph.D.)

DR. ROSCOE MOORE, *Independent Director*

- Rear Admiral (Retired) and Chief Veterinary Medical Officer of United States Public Health Service
- Former Assistant United States Surgeon General, point person for global development support with a focus on less developed countries
- Epidemic Intelligence Service Officer with the U.S. Centers for Disease Control and Prevention (CDC)
- Chief epidemiologist with the Centers of Devices and Radiological Health in the US Food and Drug Administration (FDA)
- Tuskegee University (B.S. & DVM); University in Michigan (M.P.H.); Johns Hopkins University (Ph.D.)

INTERESTED DIRECTORS



JEFFREY BUSCH, Chairman

- Over 20 years of experience in healthcare, real estate development, management and investment
- Former assistant to the U.S. Secretary of Housing & Urban Development
- United States Special Representative to United Nations in Geneva
- Developed large-scale residential, commercial, hospitality and retail properties

ZHANG JINGGUO, Director

- Approximately 20 years experience in real estate development in China
- Serves as President of Henan Real Estate Chamber of Commerce
- Co-founder of Henan Zensun Real Estate, one of the top 100 property development companies in China
- Honored with many awards as an outstanding developer and contributor to the Henan real estate industry

ZHANG HUIQI, Director

- Supervisor for Henan Hongguang Real Estate Limited, a company engaged in property development in China
- Supervisor for Henan Zensun Corporate Development Company Limited, a company engaged in construction and management in China
- University College London (B.S); Beijing Forestry University (B.S); University of Leicester (MA);