



GLOBAL  
MEDICAL REIT

SOUTH LAKE  
HEART & VASCULAR  
INSTITUTE

2080

# Investor Presentation

January 2018

# 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.*

# Company Highlights

## Differentiated Strategy

- Leverage long-term demographic tailwinds by focusing on the increasing specialization and localization of healthcare delivery
- Own facilities providing mission critical services for strong physician operators
- Build a diversified, institutionally liquid portfolio with attractive yields

## Disciplined Execution

- Physician and real estate focused underwriting model
- Multiple layers of review and approval of acquisitions

## Large Market Opportunity

- Near Term focus on assets between \$5M and \$50M
- Robust investment pipeline
- Optionality to pursue larger portfolios

## Seasoned Management Team

- Senior team possesses deep expertise in healthcare real estate acquisitions, finance, development and administration
- Average of 20 years experience with deep relationships in the space

## High Quality Portfolio and Balance Sheet Positioned For Growth

- Well-positioned to execute on pipeline acquisitions using credit facility
- ATM program provides optionality for acquisition financing

# Company Highlights

## Key Portfolio Statistics\*

- 53 Facilities leased to 41 tenants
- 1.2M SF of Healthcare RE
- \$441M gross investment
- Weighted average acquisitions cap rate of 7.7%
- 10 years average lease term
- 10 years average portfolio age

\* As of 11/10/17

## Key Stock Statistics\*\*

- \$173M Market Capitalization
- 4th Quarter Dividend = \$0.20/share
- Common Shares Outstanding = 21.6M
- 7.5% Series A preferred shares outstanding = \$75M

\*\* As of 01/26/18

# Continued Momentum on the GMRE Platform

*Our strides this past year position us well to mark the second anniversary of our initial public offering from a position of strength and accelerating momentum*

## 2017 Accomplishments

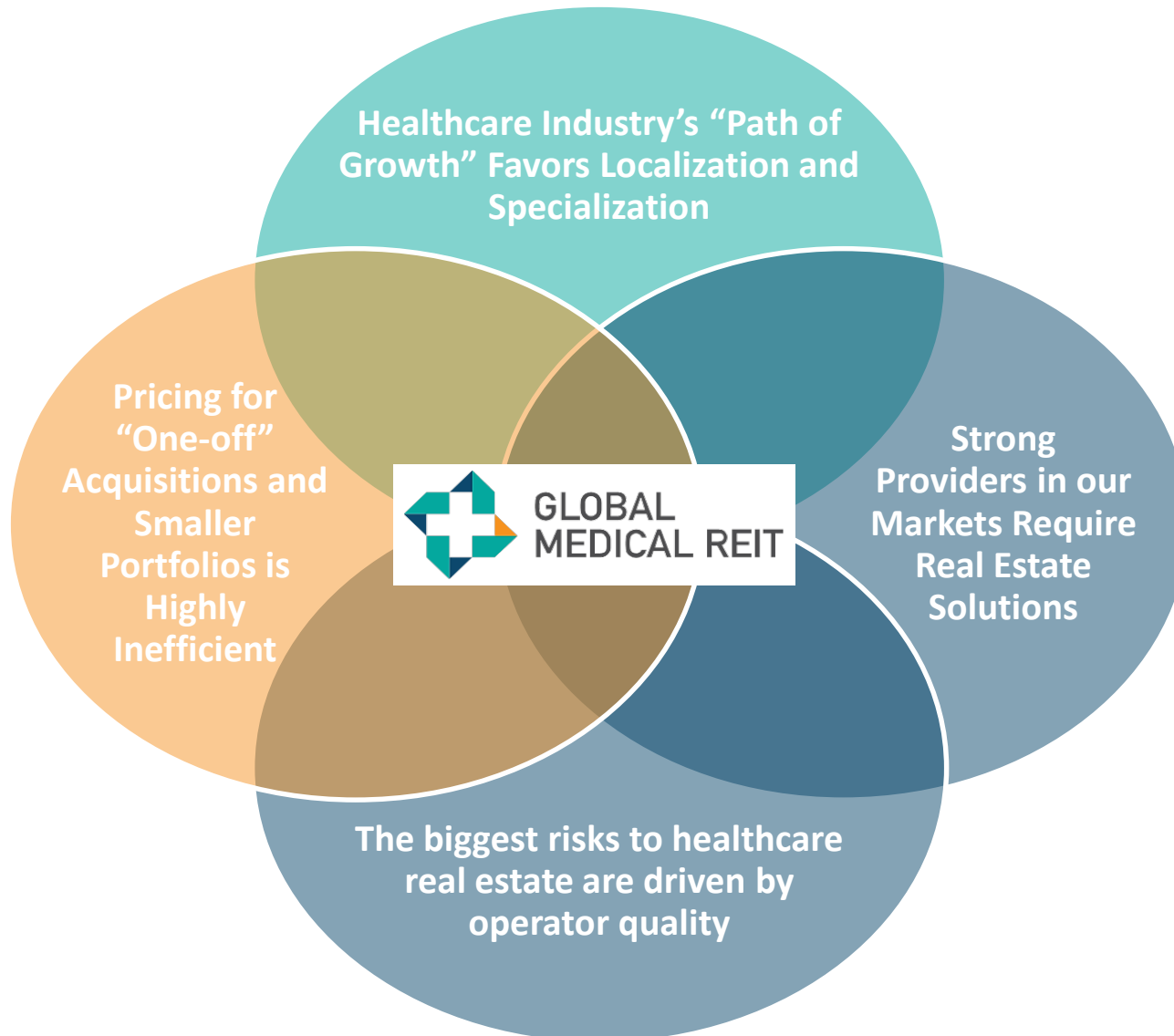
- ✓ Completed C-suite leadership transition
- ✓ Completed common and preferred equity offerings
- ✓ Successfully expanded credit facility
- ✓ Put ATM program in place
- ✓ Improved corporate governance by moving to a majority voting standard

## 2018 Priorities

- ❑ Maintain consistent acquisitions velocity
- ❑ Maintain quality acquisition profile
- ❑ Continue to work toward target leverage
- ❑ Maintain robust investor communications effort

# Strategy Leverages Key Dynamics in Healthcare Today

*Industry-wide demographic tailwinds support GMRE's core strategic vision*







GLOBAL  
MEDICAL REIT

**GMR Austin**  
Austin, Texas

# Increasing Demand for Localized Delivery

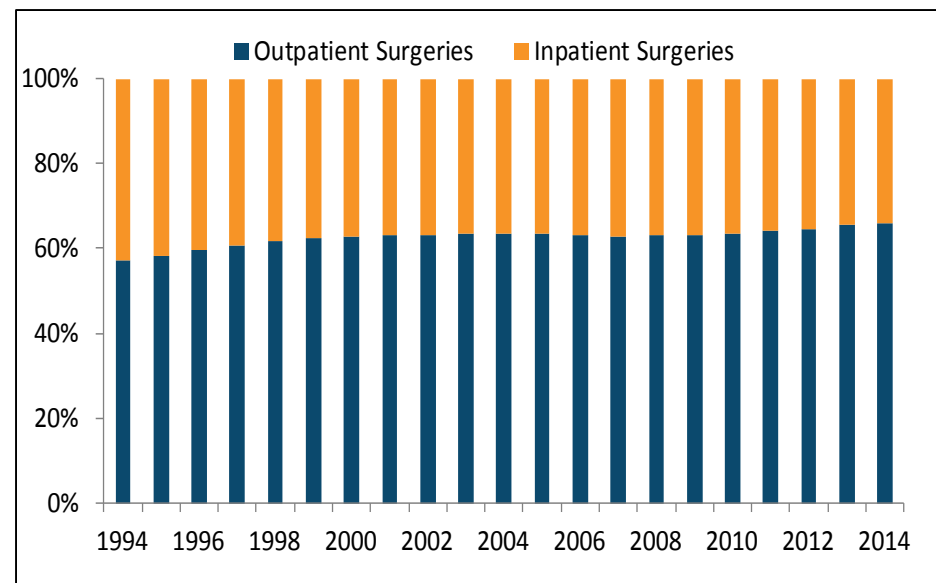
## The Patients are Changing

### An Aging Population...<sup>(1)</sup>

- The U.S. 65+ age group is growing faster than the country's population
  - ~10,000 Baby Boomers turn 65 every day
  - By 2030, older adults will make up 20% of the American population, up from 13% today
- Approximately 90% of adults over 65 have one or more chronic condition; this includes diabetes, heart disease, arthritis, depression, and hypertension
- About 25% of Baby Boomers expect to live past age 90, which will require more medical attention

### ... Requires Conveniently Located Healthcare<sup>(2)</sup>

- According to the 2017 CVS Health Institute survey, individuals aged 65+ want to be independent as long as possible
  - 79% of survey participants noted that they plan to “age in place,” either alone or with a spouse or family member
- 96% of seniors rated convenient location as somewhat or very important to their health care decisions



Source: Analysis of American Hospital Association Annual Survey data, 2014, for community hospitals. US Census Bureau: National and State Population Estimates, July 1, 2014.

(1) The Elder Care Workforce Alliance, 2013.

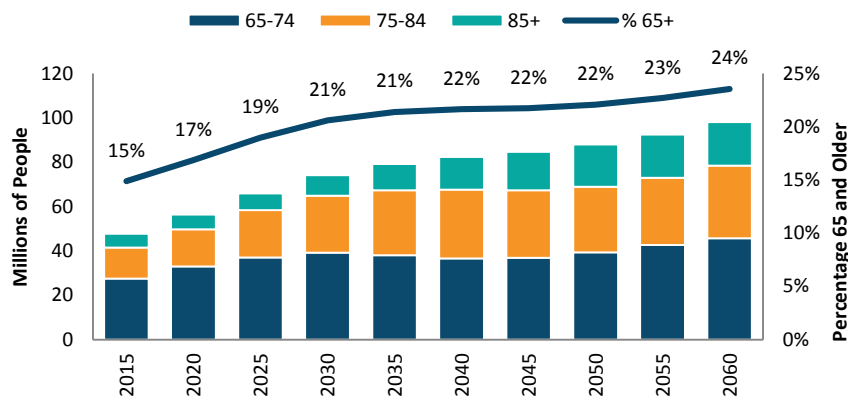
(2) CVS Health Institute, 2017.



# Positions us to Benefit From Overall Industry Tailwinds

## *Shifting Demographics and Consumer Preferences Spur Healthcare Industry Growth*

### Projected Aging of US Population

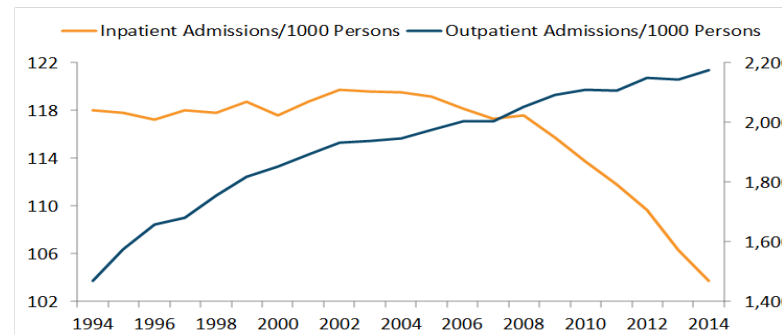


- 65+ age group expected to double between 2015 and 2060
- 85+ age group expected to triple between 2015 and 2060
- Use of healthcare dramatically increases with age
- GMR targets practice types frequently utilized by older demographics: cardiovascular treatment, cosmetic plastic surgery, eye surgery,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

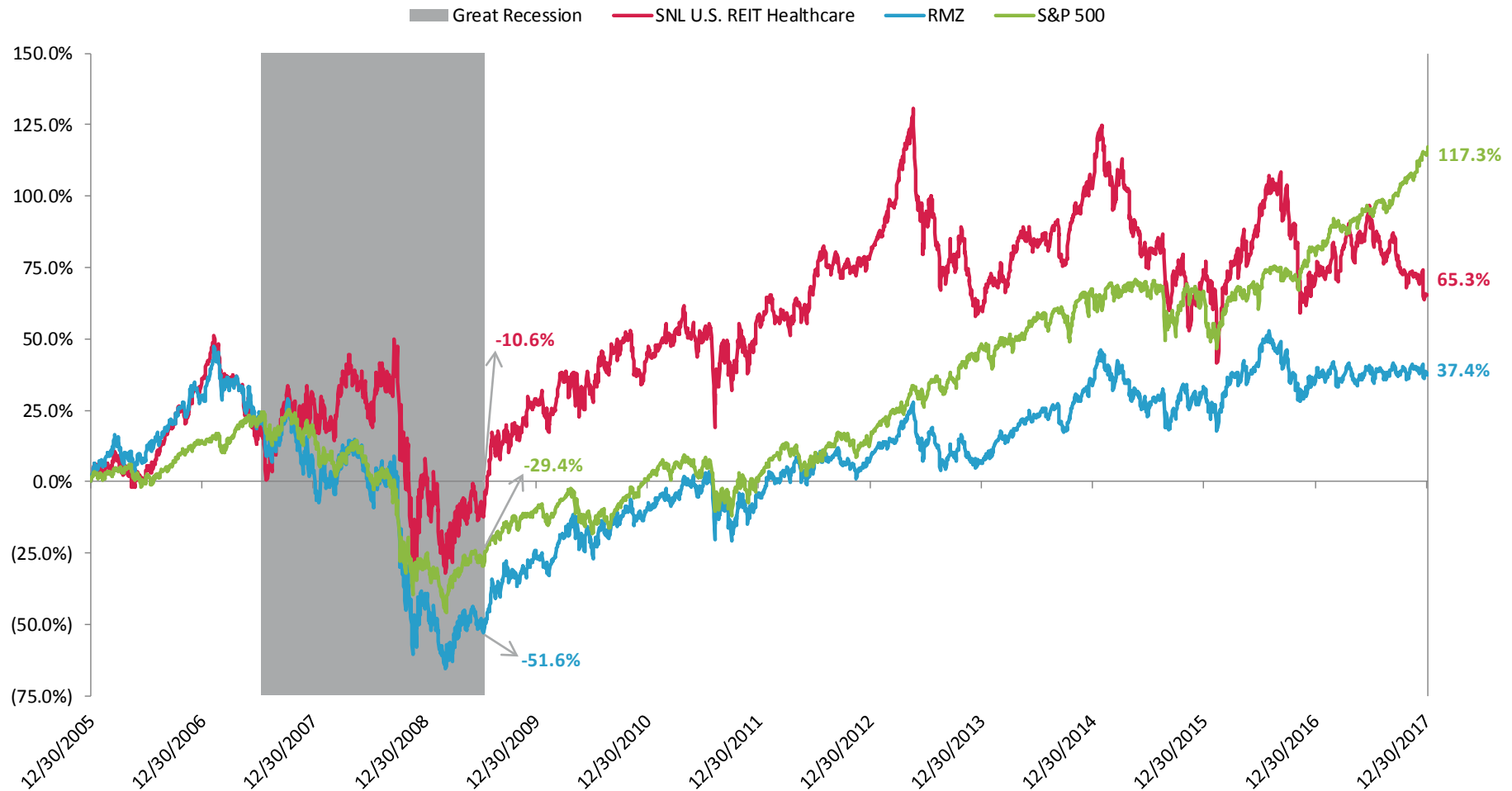
### Changing Consumer Preferences Are A Major Factor In GMRE'S Property Selection

#### Patients Are Demanding More Outpatient Operations

(\$ in millions)



# In a Historically Recession-Resistant Asset Class



Source: SNL Financial as of 1/3/18. SNL U.S. REIT Healthcare Index includes ARF, AGR, CTRE, CHCT, AW9U, GBCS, GMRE, HCP, 3455, HR, HTA, INA, LTC, MRT, MPW, NHI, SNR, NWH.UN, OHI, C2PU, DOC, PHP, QCP, SBRA, SNH, THRL, UHT, VTR, and HCN.



**TDDC**  
for medical office buildings

9509



**GLOBAL  
MEDICAL REIT**

**GMR Flower Mound**  
**Flower Mound, Texas**

# Disciplined Yet Opportunistic Acquisition Criteria

***We seek acquisition opportunities which score favorably across each of our primary assessment areas***

## Tenants

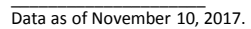
- ✓ Strong providers with leading market share
- ✓ Rent guarantees and other credit protection
- ✓ Specialization in age-related procedures
- ✓ Operators with regional footprints
- ✓ Strong and diversified payor mix and history

## Facilities

- ✓ Institutional quality
- ✓ Purpose-built real estate
- ✓ Single tenant focus with selective multi-tenant acquisitions
- ✓ Class A / Recent construction or renovation
- ✓ Amenitized patient areas
- ✓ Convenient access/location
- ✓ Long term leases with annual rent escalation

## Markets / Location

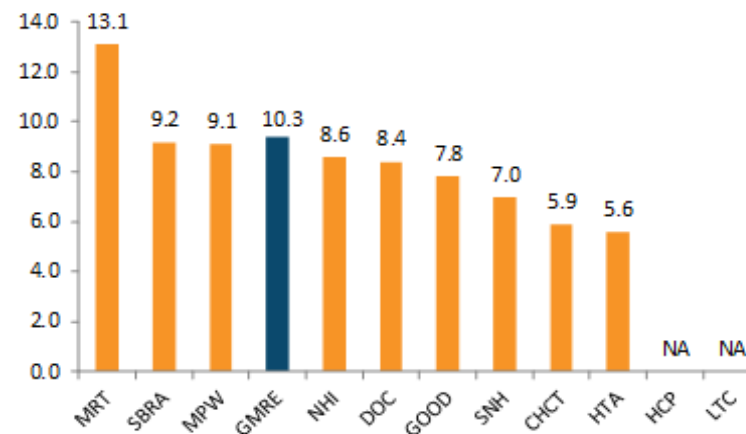
- ✓ Healthcare market with clear and quantifiable competitive dynamics
- ✓ Positioned to benefit from ongoing decentralization trends in healthcare
- ✓ Proximity to related resources
- ✓ Long-term positive demand drivers (population growth and demographics)
- ✓ Barriers to competition



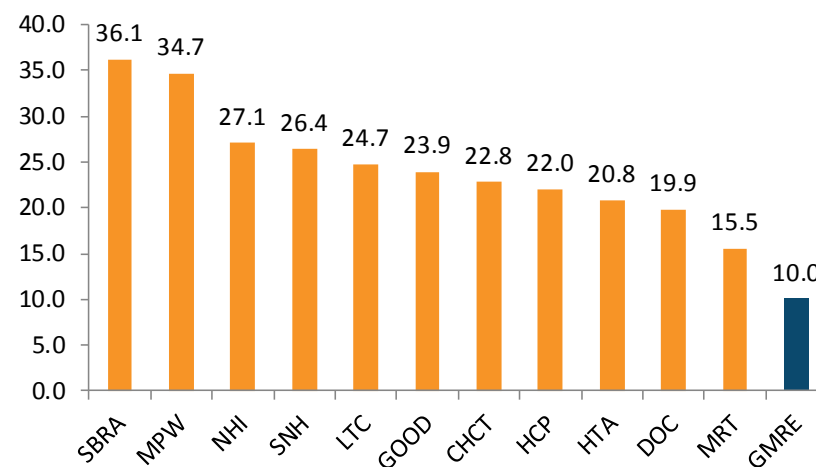
# High Quality Portfolio

*Newer buildings, strong tenants and long term leases*

Weighted Average Lease Term (Years)<sup>(1)</sup>



Average Asset Age (Years)

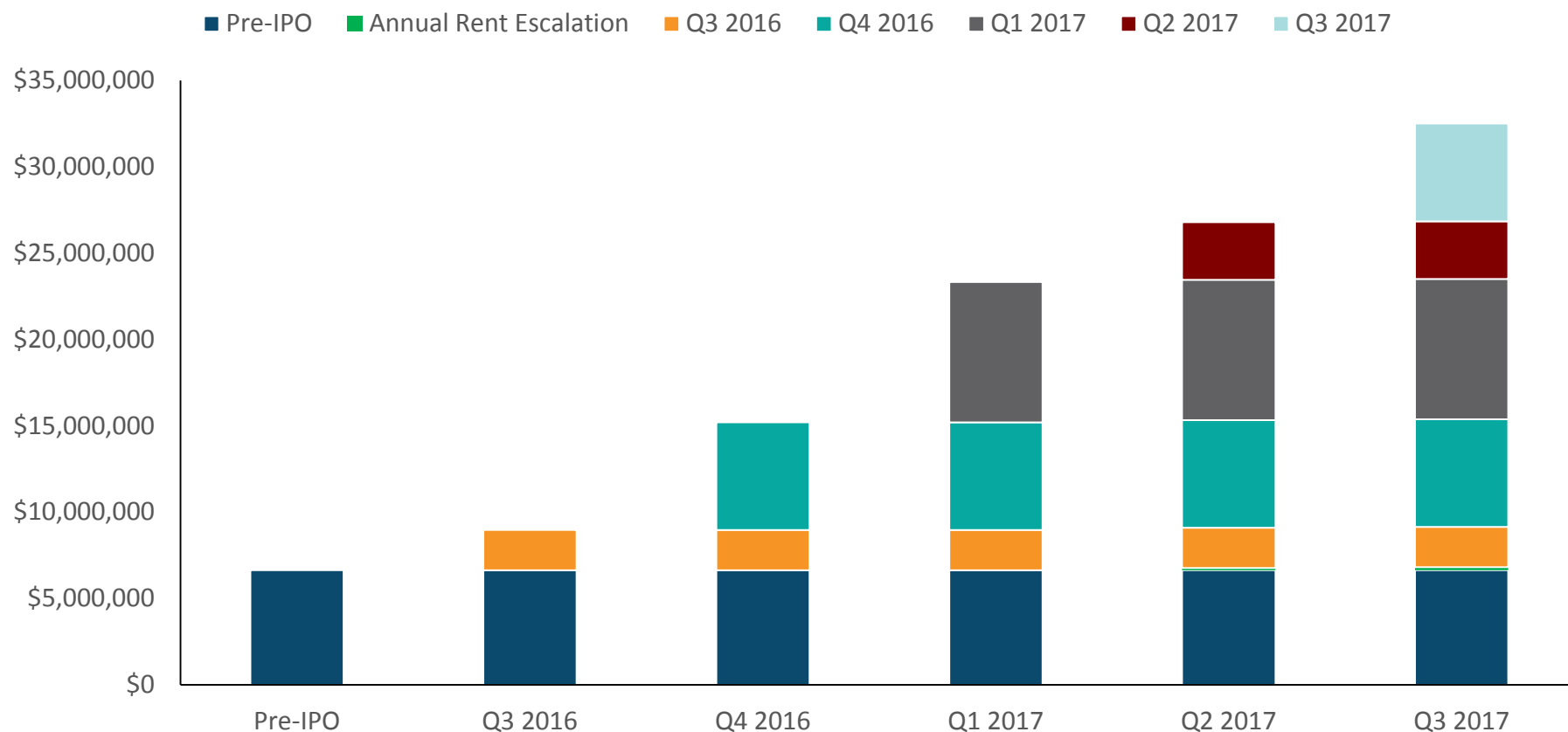


Source: Company Filings as of 9/30/2017.

(1) Weighted Average Lease Term calculated from lease expiration schedules for MPW, NHI, and CHCT. These values indicate the *minimum* years the weighted average lease term could be.



# Annualized Rent Growth By Quarter



*Most Recent Four Quarters: Average Annualized Rent Added Per Quarter = \$5.67 million*

# Case Study: Associates In Ophthalmology

## Key Statistics

Asset Type	Surgery Center and Medical Office Building
Gross Leasable Area	27,193
Year Built	2006
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
- Longterm NNN Leases with annual rent increases of 2%
- Lease is protected by a strong corporate guarantor
- Associates in Ophthalmology (AIO) subordinates profits before distributions to physicians, to rent payments

## State of the Art Facility



## Locally Dominant Tenant

- 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

# Case Study: HealthSouth Portfolio AZ (1) and PA (2)

## Key Statistics

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

## 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 Facility



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

## **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
- Acquired \$800 million in multi-family, office, medical office, and industrial property on behalf of institutional investors while at LaSalle Investment

## **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 securities and merger and acquisition transactions
- Previously with Sullivan & Cromwell LLP and KPMG

# 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 Steers Center for Global Real Estate
- 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);





GLOBAL  
MEDICAL REIT

## APPENDIX

# Property Portfolio

Property	Location	# of Buildings	Facility Type	Net Leasable Square Feet	Lease Years Remaining	Year Built/Renovated	Annualized Rent <sup>(1)</sup>	Annualized Rent Per Square Foot <sup>(1)</sup>	Tenant/Guarantor <sup>(2)</sup>
Alliance Medical Plaza	Fort Worth, TX	1	MOB	17,793	10.6	2016	\$431,325	\$24.24	Texas Digestive Disease Consultants
Albertville Medical Building	Albertville, MN	1	MOB	21,486	11.08	2007	\$481,072	\$22.39	Stellis Health
Heartland Clinic	Moline, IL	1	MOB/ASC	34,020	15.6	1994/2004	\$891,601	\$26.30	Heartland Clinic
Central Texas Rehabilitation Hospital	Austin, TX	1	Rehab Hospital	59,258	9.42	2012	\$2,884,649	\$48.68	CTRH, LLC / Kindred Health
Urology Center of the South	Germantown, TN	1	MOB/ASC	33,777	6.33	2002	\$1,459,024	\$43.20	Urology Center of the South/Physician guarantees
Lubbock Heart Hospital	Lubbock, TX	1	MOB	27,280	11.75	2004	\$600,160	\$22.00	Lubbock Heart Hospital/Surgery Partners, Inc.
Carrus Hospital	Sherman, TX	1	IRF/LTAC	69,352 <sup>(3)</sup>	19.58	2009	\$2,346,140	\$33.83	SDB Partners, LLC
USPI/Lonestar Endoscopy	Flower Mound, TX	1	ASC	10,062	8.83	2014	\$300,214	\$29.52	Lonestar Endoscopy Center, LLC
Unity Family Medicine	Brockport, NY	1	MOB	29,497	13.00	2011	\$620,653	\$21.04	Unity Hospital of Rochester
Great Bend Regional Hospital	Great Bend, KS	1	Hospital	57,888	14.33	2001	\$2,143,750	\$33.51	Great Bend Regional Hospital, LLC/ Nueterra Holdings, LLC, physician guarantees
OCOM	Oklahoma City, OK	3	Surgical Hospital	100,401	15.42	2002	\$3,535,280	\$36.83	Oklahoma Center for Orthopedic & Multi-Specialty Surgery/INTEGRIS; USPI; physician guaranty

Data as of November 10, 2017

(1) Annualized rent calculated by multiplying (a) actual monthly rent for the month of November 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.

# Property Portfolio

Property	Location	# of Buildings	Facility Type	Net Leasable Square Feet	Lease Years Remaining	Year Built/Renovated	Annualized Rent <sup>(1)</sup>	Annualized Rent Per Square Foot <sup>(1)</sup>	Tenant/Guarantor <sup>(2)</sup>
Orlando Health, South Lake Hospital	Clermont, FL	1	MOB	18,152	3.58	2014	\$368,716	\$20.31	Orlando Health, Southlake Hospital, Vascular Specialists of Central Florida
Thumb Butte Medical Center	Prescott, AZ	1	MOB	12,000	5.33	2016	\$370,800	\$30.90	Thumb Butte Medical Center/Physician Guaranty
Las Cruces Orthopedic Associates	Las Cruces, NM	1	MOB	15,761	11.17	1987/1992/2012	\$354,623	\$22.50	Las Cruces Orthopedic Associates
Southwest Florida Neurosurgical Associates	Cape Coral, FL	1	MOB	25,814	9.17	2007	\$529,187	\$20.50	Southwest Florida Neurosurgical Associates
Geisinger Health	Lewisburg, PA	1	MOB/Img	28,480	5.42	2006	\$543,470	\$19.05	Geisinger Health
HealthSouth Mechanicsburg	Mechanicsburg, PA	1	IRF	78,836	3.42	1986	\$1,722,224	\$23.81	HealthSouth
HealthSouth Altoona	Altoona, PA	1	IRF	70,007	3.42	1986	\$1,671,760	\$23.88	HealthSouth
HealthSouth Mesa	Mesa, AZ	1	IRF	51,903	6.92	2009	\$1,761,935	\$33.95	HealthSouth
Piedmont Mountainside Hospital, Inc	Ellijay, GA	3	MOB	44,162	8.58	2005/2012/2015	\$364,224	\$8.25	Piedmont Mountainside Hospital, Inc.
Carson Medical Group	Carson City, NV	2	MOB	20,632	5.92	1991	\$344,000	\$17.17	Carson Medical Group
Northern Ohio Medical Specialists	Sandusky, OH	8	MOB	54,973	9.92	2015, 2016, 2017, 1999	\$863,544	\$15.49	Northern Ohio Medical Specialists
Prospect Medical Group Holdings	East Orange, NJ	1	MOB	61,350	8.83	1996	\$961,753	\$15.91	Prospect Medical Holdings, Inc.
Brown Clinic	Watertown, SD	4	MOB	46,884	13.83	2011	\$721,400	\$15.38	Brown Clinic

Data as of November 10, 2017.

(1) Annualized rent calculated by multiplying (a) actual monthly rent for the month of November 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.



# Property Portfolio

Property	Location	# of Buildings	Facility Type	Net Leasable Square Feet	Lease Years Remaining	Year Built/Renovated	Annualized Rent <sup>(1)</sup>	Annualized Rent Per Square Foot <sup>(1)</sup>	Tenant/Guarantor <sup>(2)</sup>
Berks Physicians & Surgeons	Wyomissing, PA	2	MOB/ASC	23,261	8.67	2001, 1992/2008	\$690,045	\$29.66	Berks Physicians & Surgeons, Ridgewood Surgery Associates
First Choice Healthcare Solutions	Melbourne, FL	1	MOB/Img	78,000	8.33	1994/2005	\$1,104,675	\$14.16	Marina Towers, LLC/First Choice Healthcare Solutions, Inc.
Surgical Institute of Michigan	Detroit, MI	1	MOB/ASC	15,018	8.33	1974/2002/2009	\$389,500	\$25.94	Surgical Institute of Michigan/Surgical Management Professionals
Star Medical Center, LLC/Lumin Health	Plano, TX	1	Surgical Hospital	24,042	18.17	2013	\$1,278,000	\$53.15	Star Medical Center/Lumin Health
Gastroenterology Center of the MidSouth	Memphis, TN	6	MOB/ASC	52,266	10.08	2001,2003, 1984,2011, 2009,2006	\$1,372,228	\$26.25	Gastroenterology Center of the MidSouth
Associates in Ophthalmology	West Mifflin, PA	1	MOB/ASC	27,193	12.83	2006	\$783,653	\$28.82	Associates Surgery Centers, LLC, Associates in Ophthalmology, Ltd.
Orthopedic Surgery Center of Asheville	Asheville, NC	1	ASC	8,840	4.25	1981/2002	\$237,621	\$26.88	Orthopedic Surgery Center of Asheville/Surgery Partners
Select Specialty	Omaha, NE	1	LTAC	41,113	5.67	2008	\$1,762,512	\$42.87	Select Specialty Hospital – Omaha, Inc./Select Medical Corporation
<b>Total Portfolio/Average</b>		<b>53</b>		<b>1,245,285</b>	<b>10.30</b>		<b>\$33,879,649</b>	<b>\$27.20</b>	

Data as of November 10, 2017.

(1) Annualized rent calculated by multiplying (a) actual monthly rent for the month of November 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) Based on the last year of renovation.

# Statements of Operation (unaudited)

	Three Months Ended September 30, (unaudited)		Nine Months Ended September 30, (unaudited)	
	2017	2016	2017	2016
<b>Revenue</b>				
Rental revenue	7,921,913	1,932,425	19,217,710	4,994,172
Expense recoveries	443,816	-	1,141,455	-
Other income	23,134	70,225	111,502	93,196
<b>Total revenue</b>	<b>8,388,863</b>	<b>2,002,650</b>	<b>20,470,667</b>	<b>5,087,368</b>
<b>Expenses</b>				
Acquisition fees	651,645	-	2,130,187	-
Acquisition fees – related party	-	-	-	754,000
General and administrative	989,526	1,720,651	4,418,115	2,962,730
Operating expenses	464,514	1,025	1,234,247	15,685
Management fees – related party	803,804	627,147	2,059,325	807,147
Depreciation expense	2,175,668	585,449	5,372,308	1,528,281
Amortization expense	523,487	-	1,326,395	-
Interest expense	2,174,683	1,051,204	5,265,262	3,443,113
<b>Total expenses</b>	<b>7,783,327</b>	<b>3,985,476</b>	<b>21,805,839</b>	<b>9,510,956</b>
<b>Net income (loss)</b>	<b>605,536</b>	<b>(1,982,826)</b>	<b>(1,335,172)</b>	<b>(4,423,588)</b>
Less: Preferred stock dividends	(258,750)	-	(258,750)	-
Less: Net loss attributable to noncontrolling interest	34,482	-	34,482	-
<b>Net income (loss) attributable to common stockholders</b>	<b>381,268</b>	<b>(1,982,826)</b>	<b>(1,559,440)</b>	<b>(4,423,588)</b>
Net income (loss) attributable to common stockholders per share – basic and diluted	0.02	(0.11)	(0.08)	(0.68)
Weighted average shares outstanding – basic and diluted	21,522,251	17,371,743	18,938,367	6,514,230

# Balance Sheets

## Assets

Land
Building
Site improvements
Tenant improvements
Acquired lease intangible assets
Less: accumulated depreciation and amortization
Investment in real estate, net
Cash
Restricted cash
Tenant receivables
Escrow deposits
Deferred assets
Deferred financing costs, net
Other assets
Total assets

## Liabilities and Stockholders' Equity

Liabilities:
Accounts payable and accrued expenses
Dividends payable
Security deposits and other
Due to related parties, net
Acquired lease intangible liability, net
Notes payable to related parties
Notes payable, net of unamortized discount of \$963,184 and \$1,061,602 at September 30, 2017 and December 31, 2016, respectively
Revolving credit facility
Total liabilities
Stockholders' equity:
Preferred stock, \$0.001 par value, 10,000,000 shares authorized; 3,105,000 and no shares issued and outstanding at September 30, 2017 and December 31, 2016, respectively (liquidation preference of \$77,625,000 and \$0, respectively)
Common stock \$0.001 par value, 500,000,000 shares authorized; 21,630,675 and 17,605,675 shares issued and outstanding at September 30, 2017 and December 31, 2016, respectively
Additional paid-in capital
Accumulated deficit
Total Global Medical REIT Inc. stockholders' equity
Noncontrolling interest
Total equity
Total liabilities and stockholders' equity

As of September 30, 2017 (unaudited)	As of December 31, 2016
\$	\$
36,839,127	17,785,001
349,041,480	179,253,398
3,992,974	1,465,273
5,095,651	1,186,014
27,308,632	7,187,041
422,277,864	206,876,727
(10,142,823)	(3,366,680)
412,135,041	203,510,047
6,776,501	19,671,131
2,040,026	941,344
616,741	212,435
1,297,665	1,212,177
2,923,494	704,537
2,977,981	927,085
160,214	140,374
\$428,927,663	\$227,319,130
2,433,549	573,997
4,767,037	3,604,037
2,206,145	719,592
802,286	580,911
1,080,123	277,917
-	421,000
38,511,716	38,413,298
126,100,000	27,700,000
\$175,900,856	\$72,290,752
74,959,003	-
21,631	17,606
207,268,720	171,997,396
(29,914,472)	(16,986,624)
252,334,882	155,028,378
691,925	-
253,026,807	155,028,378
\$428,927,663	\$227,319,130



# FFO and AFFO Reconciliation

	Three Months Ended September 30, (unaudited)		Nine Months Ended September 30, (unaudited)	
	2017	2016	2017	2016
	\$	\$	\$	\$
<b>Net income (loss) attributable to common stockholders</b>	<b>381,268</b>	<b>(1,982,826)</b>	<b>(1,559,440)</b>	<b>(4,423,588)</b>
Depreciation and amortization expense	2,699,155	585,449	6,698,703	1,528,281
Amortization of above market leases	25,016	-	13,970	-
<b>FFO</b>	<b>3,105,439</b>	<b>(1,397,377)</b>	<b>5,153,233</b>	<b>(2,895,307)</b>
Acquisition costs	651,645	-	2,130,187	754,000
Straight line deferred rental revenue	(942,877)	(90,905)	(2,072,198)	(222,324)
Stock-based compensation expense	340,287	830,827	1,480,724	830,827
Amortization of deferred financing costs	340,638	62,604	840,214	215,449
Non-cash advisory fee	119,163	-	119,163	-
<b>AFFO</b>	<b>3,614,295</b>	<b>(594,851)</b>	<b>7,651,323</b>	<b>(1,317,355)</b>
Professional fees and services related to Sarbanes-Oxley implementation	162,657	73,332	403,995	73,332
Compensation expense reimbursement	31,250	-	49,395	-
<b>Normalized AFFO</b>	<b>3,808,204</b>	<b>(521,519)</b>	<b>8,104,713</b>	<b>(1,244,023)</b>
<b>Net income (loss) attributable to common stockholders per share – basic and diluted</b>	<b>0.02</b>	<b>(0.11)</b>	<b>(0.08)</b>	<b>(0.68)</b>
<b>FFO per Share</b>	<b>0.14</b>	<b>(0.08)</b>	<b>0.27</b>	<b>(0.44)</b>
<b>AFFO per Share</b>	<b>0.17</b>	<b>(0.03)</b>	<b>0.40</b>	<b>(0.20)</b>
<b>Normalized AFFO per Share</b>	<b>0.18</b>	<b>(0.03)</b>	<b>0.43</b>	<b>(0.19)</b>
<b>Weighted Average Shares Outstanding – basic and diluted</b>	<b>21,522,251</b>	<b>17,371,743</b>	<b>18,938,367</b>	<b>6,514,230</b>