



**GLOBAL
MEDICAL REIT**

Atrium Health – Winston-Salem, NC

FOURTH QUARTER 2023 EARNINGS SUPPLEMENTAL

www.globalmedicalreit.com
NYSE: GMRE

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Legent Hospital for Special Surgery – Plano, TX

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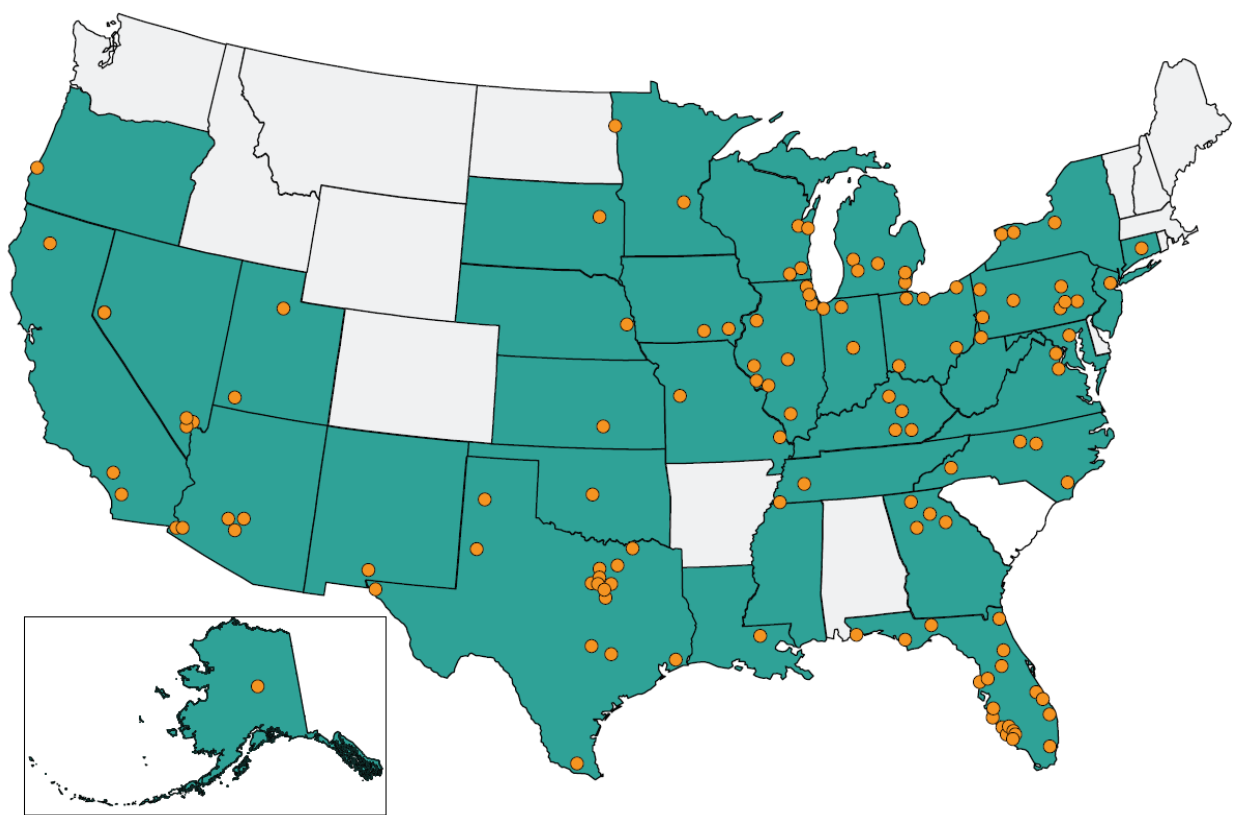
Forward-Looking Statements

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 December 31, 2023)

Gross Investment in Real Estate (billions):	\$1.4
Number of Buildings:	185
Number of States:	34
Weighted Average Portfolio Cap Rate:	7.8%
% of Health System or Other Affiliated Tenants:	90%
Weighted Average Lease Term (years):	5.8
Leased Occupancy:	96.5%
Portfolio Rent Coverage:	4.2x

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
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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

Equiniti Trust Company
(formerly American Stock Transfer & Trust Company)
Phone: 800.468.9716

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)	December 31,	September 30,	June 30,	March 31,	December 31,
	2023	2023	2023	2023	2022
Market capitalization (common and OP)	\$752,680	\$608,247	\$619,096	\$612,165	\$636,914
Market price per share – common	\$11.10	\$8.97	\$9.13	\$9.11	\$9.48
Common shares and OP units outstanding	67,809	67,809	67,809	67,197	67,185
Preferred equity	\$74,959	\$74,959	\$74,959	\$74,959	\$74,959
Common equity	\$508,625	\$536,488	\$544,599	\$537,795	\$558,025
Noncontrolling interest	\$22,230	\$22,201	\$21,834	\$15,721	\$16,081
Total equity	\$605,814	\$633,648	\$641,392	\$628,475	\$649,065
Investment in real estate, gross	\$1,426,969	\$1,425,006	\$1,431,369	\$1,481,273	\$1,484,177
Borrowings:					
Credit facility - revolver, gross	\$92,400	\$68,400	\$76,143	\$143,500	\$145,700
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	\$25,965	\$57,160	\$57,496	\$57,780	\$58,124
Weighted average interest rate (for quarter)	3.88%	3.98%	4.39%	4.27%	4.07%
Debt covenants:					
Leverage ratio (as defined in Credit Facility)	43.6%	44.2%	44.5%	47.4%	47.6%
Fixed charge coverage ratio for quarter (1.50x minimum)	2.76	2.76	2.80	2.88	3.15

Three Months Ended	December 31,	September 30,	June 30,	March 31,	December 31,
	2023	2023	2023	2023	2022
Rental revenue	\$32,931	\$35,487	\$36,317	\$36,199	\$36,290
Interest expense	\$6,984	\$7,170	\$8,468	\$8,271	\$8,064
G&A expenses	\$4,220	\$4,367	\$4,462	\$3,804	\$4,051
Depreciation and amortization expense	\$14,245	\$14,195	\$14,805	\$14,889	\$15,093
Operating expenses	\$6,094	\$7,231	\$7,223	\$7,536	\$7,138
Total expenses	\$31,543	\$32,963	\$34,960	\$34,542	\$34,458
Gain on sale of investment properties	-	\$2,289	\$12,786	\$485	-
Loss on extinguishment of debt	(\$868)	-	-	-	-
Net (loss) income attributable to common stockholders	(\$840)	\$3,138	\$11,820	\$673	\$369
Net (loss) income per share	(\$0.01)	\$0.05	\$0.18	\$0.01	\$0.01
Wtd. avg. basic and diluted common shares (GAAP)	65,565	65,565	65,544	65,525	65,518
FFO*	\$13,307	\$15,250	\$14,710	\$15,094	\$15,457
FFO per share and unit*	\$0.19	\$0.22	\$0.21	\$0.22	\$0.22
AFFO*	\$15,945	\$16,541	\$15,868	\$15,953	\$16,522
AFFO per share and unit*	\$0.23	\$0.23	\$0.23	\$0.23	\$0.24
Wtd. avg. common shares, OP and LTIP units	70,565	70,566	70,434	69,830	69,725

FOURTH QUARTER 2023 OPERATING SUMMARY

- Net loss attributable to common stockholders was \$0.8 million, or \$0.01 per diluted share, as compared to net income attributable to common stockholders of \$0.4 million, or \$0.01 per diluted share, in the comparable prior year period.
- Funds from Operations (“FFO”) of \$13.3 million, or \$0.19 per share and unit, as compared to \$15.5 million, or \$0.22 per share and unit, in the comparable prior year period.
- Adjusted Funds from Operations (“AFFO”) of \$15.9 million, or \$0.23 per share and unit, as compared to \$16.5 million, or \$0.24 per share and unit, in the comparable prior year period.
- Total revenue decreased to \$33.0 million as compared to \$36.3 million in the comparable prior year period, primarily driven by the Company’s property dispositions completed during the first nine months of 2023, as well as the recognition of reserves for approximately \$1.1 million of rent related to one tenant, including approximately \$0.2 million of deferred rent.

COMMON AND PREFERRED DIVIDENDS

- On December 12, 2023, the Board of Directors (the “Board”) declared a:
 - \$0.21 per share cash dividend to common stockholders and unitholders of record as of December 27, 2023, which was paid on January 9, 2024; and
 - \$0.46875 per share cash dividend to holders of record as of January 15, 2024, of the Company’s Series A Preferred Stock, which was paid on January 31, 2024.

INVESTMENT AND PORTFOLIO ACTIVITY

- The Company did not purchase or sell any properties during the fourth quarter of 2023.
- As of December 31, 2023, the Company’s portfolio occupancy was 96.5%.

CAPITAL MARKETS AND DEBT ACTIVITY

- Leverage was 43.6% as of December 31, 2023.
- In December 2023, we completed the defeasance of a \$30.6 million CMBS loan. The defeasance was funded by borrowings on our revolver and resulted in a loss on extinguishment of debt of \$0.9 million. In connection with the defeasance, we subsequently received \$8.4 million in escrowed funds held by the CMBS servicer and used those funds to reduce total debt.
- As of February 26, 2024, we had unutilized borrowing capacity under the Credit Facility of \$294 million.
- The Company did not issue any shares of common stock under its ATM program during the year ended 2023 or from January 1, 2024 through February 26, 2024.

PORTFOLIO SUMMARY

(as of December 31, 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	269
Leased Occupancy	96.5%
Total Annualized Base Rent (ABR) (in millions)	\$110.2
Portfolio Rent Coverage*	4.2x
Weighted Average Cap Rate	7.8%
Weighted Average Lease Term (years)	5.8
Weighted Average Rent Escalations	2.1%



Texas Digestive Disease Consultants– Ft. Worth, TX



Indiana Eye Clinic – Greenwood, IN

TENANT COMPOSITION

	<u>% of ABR</u>
Not-for-profit healthcare system	33%
For-profit healthcare system	28%
Other affiliated healthcare groups	29%
Total	90%

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

PORTFOLIO SUMMARY

(as of December 31, 2023)



cCare – San Marcos, CA

LEASE TYPE

	<u>% of ABR</u>
Triple-net	55%
Absolute-net	37%
Modified gross	6%
Gross	2%

RENT COVERAGE*

<u>Asset Type</u>	<u>% of ABR</u>	<u>Ratio</u>
MOB	16%	5.6x
MOB/ASC	13%	4.0x
Inpatient Rehab (IRF)	17%	3.5x
Specialty Hospital ⁽¹⁾	6%	3.2x
Total/Weighted Average	52%	4.2x
<u>Tenants Not Included</u>		
Large/Credit Rated Tenants	31%	N/A
Not Reported	17%	N/A



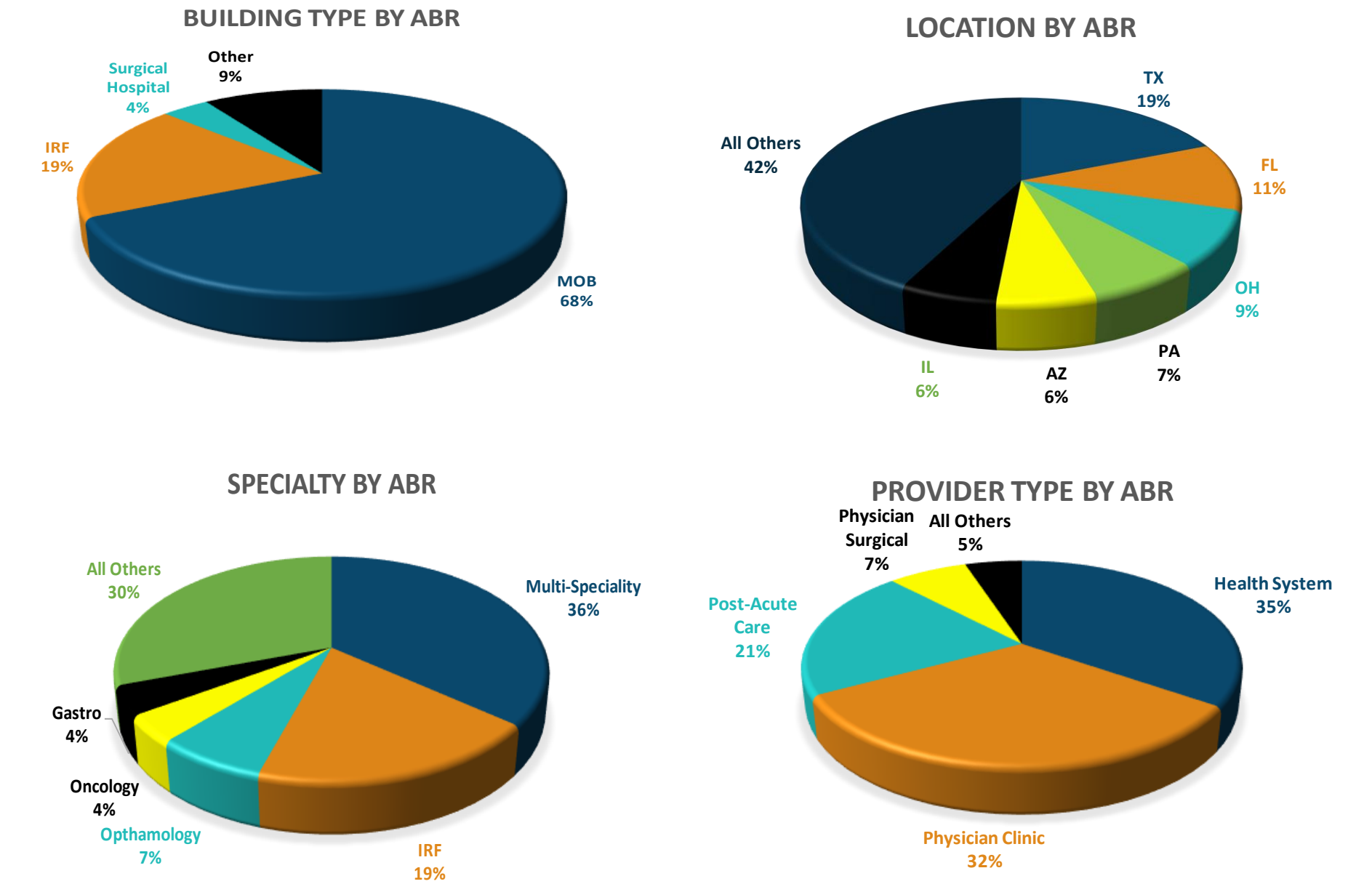
Hialeah Medical Plaza – Hialeah, FL

* 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 December 31, 2023)



KEY TENANTS/PORTFOLIO LEASE EXPIRATION SCHEDULE



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.

Asset Type % of Portfolio ABR

IRF 7.0%



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 6.7%



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%



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 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
2024	76	665,487	14.0%	\$14,092	12.8%
2025	50	352,536	7.4%	\$7,969	7.2%
2026	70	519,350	10.9%	\$10,199	9.3%
2027	44	464,583	9.8%	\$11,742	10.7%
2028	32	334,543	7.0%	\$8,629	7.8%
2029	25	480,994	10.1%	\$11,749	10.7%
2030	29	402,520	8.5%	\$10,061	9.1%
2031	18	324,127	6.8%	\$7,055	6.4%
2032	6	72,284	1.5%	\$2,295	2.1%
2033	17	162,354	3.4%	\$4,221	3.8%
Thereafter	29	802,633	17.1%	\$22,218	20.1%
Total Leased SF	396	4,581,411	96.5%	\$110,230	100.0%
Current Vacancy		167,215	3.5%		
Total Leasable SF		4,748,626	100.0%		

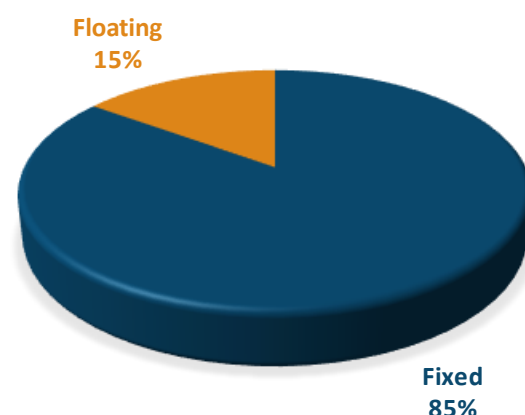
DEBT AND HEDGING SUMMARY



Debt Statistics As of December 31, 2023

Total Gross Debt (in thousands):	\$618,365
Fixed Rate Debt-to-Total Debt:	85%
Weighted Average Interest Rate	3.83%
Weighted Average Maturity (Years):	2.9 years
Leverage Ratio	43.6%
Fixed Charge Coverage Ratio	2.76

FIXED AND FLOATING RATE DEBT



Debt Detail (as of December 31, 2023)				
Debt	Balance (in thousands)	Rate Type	Interest Rate	Maturity

Unsecured Credit Facility :

Revolver:	\$92,400	Floating	SOFR + 1.35% ⁽¹⁾	8/1/2026 ⁽¹⁾
Term Loan A:	\$350,000	Fixed	2.94% ⁽²⁾	May-26
Term Loan B:	\$150,000	Fixed	4.00% ⁽²⁾	February-28

Other:

Rosedale Loan:	\$13,563	Fixed	3.85%	July-25
Dumfries Loan:	\$11,034	Fixed	4.68%	June-24
Toledo Loan:	\$1,368	Fixed	5.00%	July-33
Total/Weighted Average:	\$618,365		3.83%	2.9 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 fourth 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 to the 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 December 31, 2023) ⁽¹⁾			
Notional	Term	Weighted Average Interest Rates	
Term Loan A - \$350,000	current – 8/2024	Fixed base rate:	1.50%
		Effective interest rate:	2.94%⁽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

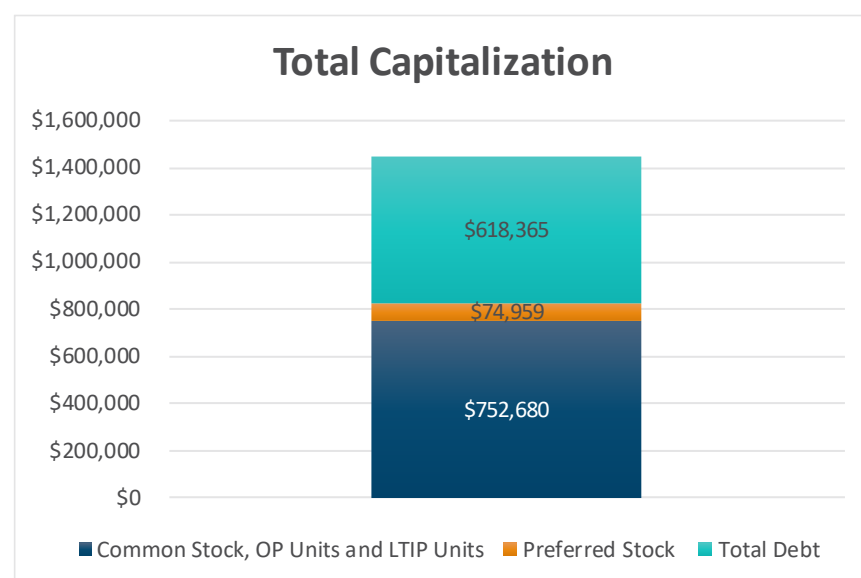
(unaudited, and in thousands, except per share data)



Total Capitalization	As of December 31, 2023
Total Gross Debt	\$618,365
Preferred Stock	\$74,959
Common Stock ⁽¹⁾	\$727,772
OP Units (2,244 units) ⁽¹⁾	\$24,908
Vested LTIP Units (2,270 units) ⁽²⁾	\$—
Total Capitalization	\$1,446,004

(1) Based on the closing price of the Company's common stock on December 29, 2023, of \$11.10 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	7.57% ⁽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 December 29, 2023 of \$11.10 per share.

Preferred Dividends		
Record Date	Payment Date	Dividend (per share)
4/15/2023	5/1/2023	\$0.46875
7/15/2023	7/31/2023	\$0.46875
10/15/2023	10/31/2023	\$0.46875
1/15/2024	1/31/2024	\$0.46875
Total:		\$1.87500

Common Dividends		
Record Date	Payment Date	Dividend (per share)
3/24/2023	4/11/2023	\$0.21
6/23/2023	7/11/2023	\$0.21
9/22/2023	10/10/2023	\$0.21
12/27/2023	1/9/2024	\$0.21
Total:		\$0.84

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. In addition, in 2023, our facilities located in Dumfries, Virginia, Hialeah, Florida, and Dallas, Texas joined those in Omaha and Watertown as ENERGY STAR certificate recipients.
- 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 December 31,		Twelve Months Ended December 31,	
	2023	2022	2023	2022
Revenue				
Rental revenue	\$32,931	\$36,290	\$140,934	\$137,167
Other income	<u>31</u>	<u>16</u>	<u>115</u>	<u>116</u>
Total revenue	<u>32,962</u>	<u>36,306</u>	<u>141,049</u>	<u>137,283</u>
Expenses				
General and administrative	4,220	4,051	16,853	16,545
Operating expenses	6,094	7,138	28,082	25,188
Depreciation expense	10,204	10,580	41,266	40,008
Amortization expense	4,041	4,513	16,869	16,715
Interest expense	6,984	8,064	30,893	25,230
Preacquisition expense	<u>—</u>	<u>112</u>	<u>44</u>	<u>354</u>
Total expenses	<u>31,543</u>	<u>34,458</u>	<u>134,007</u>	<u>124,040</u>
Income before gain on sale of investment properties and loss on extinguishment of debt	1,419	1,848	7,042	13,243
Gain on sale of investment properties	—	—	15,560	6,753
Loss on extinguishment of debt	<u>(868)</u>	<u>—</u>	<u>(868)</u>	<u>—</u>
Net income	\$551	\$1,848	\$21,734	\$19,996
Less: Preferred stock dividends	(1,455)	(1,455)	(5,822)	(5,822)
Less: Net loss (income) attributable to noncontrolling interest	<u>64</u>	<u>(24)</u>	<u>(1,122)</u>	<u>(854)</u>
Net (loss) income attributable to common stockholders	<u>(\$840)</u>	<u>\$369</u>	<u>\$14,790</u>	<u>\$13,320</u>
Net (loss) income attributable to common stockholders per share - basic and diluted	(\$0.01)	\$0.01	\$0.23	\$0.20
Weighted average shares outstanding – basic and diluted	65,565	65,518	65,550	65,462

CONDENSED CONSOLIDATED BALANCE SHEETS

(unaudited, and in thousands)



Assets

Investment in real estate:

Land	\$164,315	\$168,308
Building	1,035,705	1,079,781
Site improvements	21,974	22,024
Tenant improvements	66,358	65,987
Acquired lease intangible assets	138,617	148,077
	<u>1,426,969</u>	<u>1,484,177</u>
Less: accumulated depreciation and amortization	(247,503)	(198,218)
Investment in real estate, net	1,179,466	1,285,959
Cash and cash equivalents	1,278	4,016
Restricted cash	5,446	10,439
Tenant receivables, net	6,762	8,040
Due from related parties	193	200
Escrow deposits	673	7,833
Deferred assets	27,132	29,616
Derivative asset	25,125	34,705
Goodwill	5,903	5,903
Other assets	15,722	6,550
Total assets	<u>\$1,267,700</u>	<u>\$1,393,261</u>

Liabilities and Equity

Liabilities:

Credit Facility, net	\$585,333	\$636,447
Notes payable, net	25,899	57,672
Accounts payable and accrued expenses	12,781	13,819
Dividends payable	16,134	15,821
Security deposits	3,688	5,461
Other liabilities	12,770	7,363
Acquired lease intangible liability, net	5,281	7,613
Total liabilities	<u>661,886</u>	<u>744,196</u>

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	(238,984)	(198,706)
Accumulated other comprehensive income	25,125	34,674
Total Global Medical REIT Inc. stockholders' equity	<u>583,584</u>	<u>632,984</u>
Noncontrolling interest	22,230	16,081
Total equity	<u>605,814</u>	<u>649,065</u>
Total liabilities and equity	<u>\$1,267,700</u>	<u>\$1,393,261</u>

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(unaudited, and in thousands)



Twelve Months Ended

December 31,

2023

2022

Operating activities

Net income	\$21,734	\$19,996
Adjustments to reconcile net income to net cash provided by operating activities:		
Depreciation expense	41,266	40,008
Amortization of acquired lease intangible assets	16,691	16,627
Amortization of above market leases, net	1,052	1,027
Amortization of debt issuance costs and other	2,376	2,201
Stock-based compensation expense	4,242	4,681
Capitalized preacquisition and other costs charged to expense	177	472
Reserve for uncollectible accounts, net	852	—
Gain on sale of investment properties	(15,560)	(6,753)
Loss on extinguishment of debt	868	—
Other	433	21
Changes in operating assets and liabilities:		
Tenant receivables	426	(2,970)
Deferred assets	(2,863)	(4,339)
Other assets and liabilities	542	586
Accounts payable and accrued expenses	(2,023)	4,063
Security deposits	(1,773)	921
Net cash provided by operating activities	68,440	76,541

Investing activities

Purchase of land, buildings, and other tangible and intangible assets and liabilities	(442)	(150,927)
Net proceeds from sale of investment properties	78,919	17,889
Escrow deposits for purchase of properties	—	98
Repayments received from advances (made to) related parties	7	(38)
Payment received on loan made to a tenant	—	1,000
Capital expenditures on existing real estate investments	(9,604)	(5,274)
Leasing Commissions	(1,264)	—
Net cash provided by (used in) investing activities	67,616	(137,252)

Financing activities

Net proceeds received from common equity offerings	—	9,896
Escrow deposits required by third party lenders	7,160	(1,974)
Repayment of notes payable	(1,262)	(1,158)
Payment for CMBS loan defeasance	(31,525)	—
Proceeds from Credit Facility	83,100	138,600
Repayment of Credit Facility	(136,400)	(15,500)
Payment of debt issuance costs	(13)	(3,215)
Dividends paid to common stockholders, and OP Unit and LTIP Unit holders	(59,025)	(58,420)
Dividends paid to preferred stockholders	(5,822)	(5,822)
Net cash (used in) provided by financing activities	(143,787)	62,407
Net (decrease) increase in cash and cash equivalents and restricted cash	(7,731)	1,696
Cash and cash equivalents and restricted cash—beginning of period	14,455	12,759
Cash and cash equivalents and restricted cash—end of period	\$6,724	\$14,455

NON-GAAP RECONCILIATIONS

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



	Three Months Ended				
	DEC 31, 2023	SEP 30, 2023	JUN 30, 2023	MAR 31, 2023	DEC 31, 2022
FFO and AFFO					
Net income	\$551	\$4,833	\$14,177	\$2,173	\$1,848
Less: Preferred stock dividends	(1,455)	(1,455)	(1,455)	(1,455)	(1,455)
Depreciation and amortization expense	14,211	14,161	14,774	14,861	15,064
Gain on sale of investment properties	—	(2,289)	(12,786)	(485)	—
FFO	\$13,307	\$15,250	\$14,710	\$15,094	\$15,457
Loss on extinguishment of debt	868	—	—	—	—
Amortization of above market leases, net	240	234	287	291	292
Straight line deferred rental revenue	(273)	(721)	(879)	(763)	(1,006)
Stock-based compensation expense	1,222	1,185	1,147	688	1,066
Amortization of debt issuance costs and other	581	593	601	601	601
Preacquisition expense	—	—	2	42	112
AFFO	\$15,945	\$16,541	\$15,868	\$15,953	\$16,522
Net (loss) income attributable to common stockholders per share – basic and diluted	(\$0.01)	\$0.05	\$0.18	\$0.01	\$0.01
FFO per share and unit	\$0.19	\$0.22	\$0.21	\$0.22	\$0.22
AFFO per share and unit	\$0.23	\$0.23	\$0.23	\$0.23	\$0.24
Wtd Average Common Shares, OP and LTIP Units outstanding:					
Common shares	65,565	65,565	65,544	65,525	65,518
OP units	2,244	2,244	2,134	1,667	1,668
LTIP units	2,756	2,757	2,747	2,638	2,539
Wtd Average Common Shares, OP and LTIP Units Outstanding - basic and diluted	70,565	70,566	70,434	69,830	69,725

	Three Months Ended				
	DEC 31, 2023	SEP 30, 2023	JUN 30, 2023	MAR 31, 2023	DEC 31, 2022
EBITDAre and Adjusted EBITDAre					
Net income	\$551	\$4,833	\$14,177	\$2,173	\$1,848
Interest expense	6,984	7,170	8,468	8,271	8,064
Depreciation and amortization expense	14,245	14,195	14,805	14,889	15,093
Gain on sale of investment properties	—	(2,289)	(12,786)	(485)	—
EBITDAre	\$21,780	\$23,909	\$24,664	\$24,848	\$25,005
Loss on extinguishment of debt	868	—	—	—	—
Stock-based compensation expense	1,222	1,185	1,147	688	1,066
Amortization of above market leases, net	240	234	287	291	292
Preacquisition expense	—	—	2	42	112
Adjusted EBITDAre	\$24,110	\$25,328	\$26,100	\$25,869	\$26,475

*See pages 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 December 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 loss on the extinguishment of debt, 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, 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



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 17% of our portfolio) are excluded from the calculation due to (i) lack of available financial information or (ii) small tenant size. Additionally, included within 17% 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 EBITDAR, Adjusted EBITDAR, 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
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