



**GLOBAL
MEDICAL REIT**



Investor Presentation Update
January 2021

Forward-Looking Statements

This presentation is for informational purposes only and does not constitute an offer to sell, or a solicitation of offers to purchase, Global Medical REIT Inc.'s (the "Company", or "GMRE") 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 ("SEC"). 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.

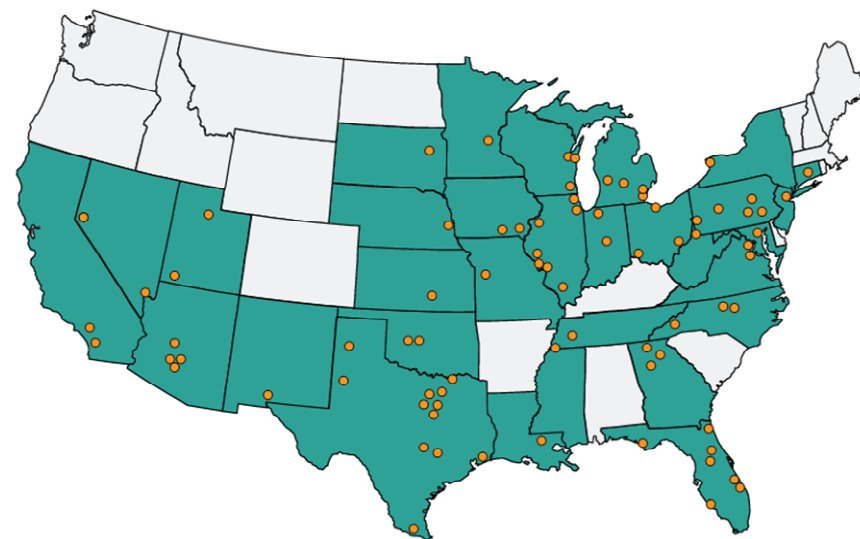
This presentation includes information regarding certain of our tenants, which are not subject to SEC reporting requirements. The information related to our tenants contained in this report was provided to us by such tenants or was derived from publicly available information. We have not independently investigated or verified this information. We have no reason to believe that this information is inaccurate in any material respect, but we cannot provide any assurance of its accuracy. We are providing this data for informational purposes only.

Company Profile

Owner of national portfolio of purpose-built healthcare facilities leased to strong healthcare systems and physician groups with leading market share in secondary markets, designed to produce increasing, reliable rental revenue by leasing each property primarily under long-term, triple net leases

Portfolio Snapshot

Gross Real Estate Assets	\$1.14B
Annualized Base Rent (ABR)*	\$88M
# of Buildings Owned	139
# of Tenants	115
Weighted Average Rent Escalations	2.1%
Gross Leasable Area (SF)	3.7M
Weighted Average Cap Rate	7.9%
Weighted Average Lease Term (years)	8.2
*See page 6 for footnotes	



**NYSE:
GMRE**

\$669M
Market Capitalization
(Common and OP)

\$1.34B
Total Capitalization

6.1%
Dividend Yield

2020 Acquisition Activity



2020 Completed Acquisitions

Since January 1, 2020, the Company completed 18 acquisitions, encompassing an aggregate 915,241 leasable square feet for a total purchase price of \$226.5 million with annualized base rent of \$17.7 million at a weighted average cap rate of 7.8%

Date	Property	City, State	Leasable Square Feet	Purchase Price ⁽¹⁾ (in thousands)	Annualized Base Rent ⁽²⁾ (in thousands)	Capitalization Rate ⁽³⁾
2/13/2020	Wake Forest Baptist Health - High Point	High Point, NC	97,811	\$ 24,750	\$ 1,869	7.6%
2/27/2020	Medical Associates	Clinton, IA	115,142	11,350	1,282	11.3%
3/4/2020	Ascension St. Mary's Hospital	West Allis, WI	33,670	9,025	664	7.4%
3/20/2020	Grand Rapids Ophthalmology	Grand Rapids, MI	95,108	22,500	2,129	9.5%
	First Quarter Total		341,731	\$ 67,625	\$ 5,944	8.8%
4/27/2020	Dumfries Health Center	Dumfries, VA	99,718	19,250	1,743	9.1%
	Second Quarter Total		99,718	\$ 19,250	\$ 1,743	9.1%
7/16/2020	MercyOne Hospital	Centerville, IA	15,748	5,000	351	7.0%
7/17/2020	Spectrum (Team Health)	Fairfax, VA	73,653	17,625	1,265	7.2%
7/31/2020	Franklin Square Center	Rosedale, MD	96,564	22,500	1,568	7.0%
9/18/2020	Biomat USA Plasma Center - Lancaster	Lancaster, TX	10,800	6,250	439	7.0%
9/30/2020	Wake Forest Baptist Health - Winston Salem	Winston Salem, NC	45,525	8,450	592	7.0%
	Third Quarter Total		242,290	\$ 59,825	\$ 4,215	7.0%
10/21/2020	DaVita Portfolio	Jackson, MS & Decatur, GA	36,092	10,775	755	7.0%
10/27/2020	Prevea Portfolio	Sheboygan, WI & Plymouth, WI	40,250	13,700	1,016	7.4%
11/18/2020	FCS Cancer Portfolio	Spring Hill, FL	45,233	18,300	1,252	6.8%
11/23/2020	Physician Alliance ASC	Cape Girardeau, MO	13,650	7,300	592	8.1%
12/1/2020	Tuscany Medical Plaza	Yuma, AZ	24,000	6,900	568	8.2%
12/14/2020	Blossom Bariatrics	Las Vegas, NV	16,015	7,000	496	7.1%
12/29/2020	Clearway Pain Solutions	Pensacola, FL	32,189	9,000	642	7.1%
12/30/2020	Gulf Coast Clinic	Venice, FL	24,073	6,800	483	7.1%
	Fourth Quarter Total		231,502	\$ 79,775	\$ 5,804	7.3%
	2020 Total/Weighted Average		915,241	\$ 226,475	\$ 17,705	7.8%

⁽¹⁾ Represents contractual purchase price.

⁽²⁾ December 31, 2020 base rent or month of acquisition base rent multiplied by 12 (or actual NOI for where more reflective of property performance).

⁽³⁾ Capitalization rates are calculated based on current lease terms and do not give effect to future recent escalations.

Acquisitions Under Contract

As of January 7, 2021, the Company had five properties under contract for a total purchase price of approximately \$41.4 million. The properties are currently in the due diligence review period. If the Company identifies problems with the properties or the operators during our review, it may not close on the transactions on a timely basis, or it may terminate the transactions.

Lease Expiration Schedule

4Q20 Significant Lease Activity

In the fourth quarter of 2020, GMR extended leases totaling 7.1% of ABR, including two Encompass leases expiring in 2021 and the Kindred lease at Mercy Rehabilitation Hospital Oklahoma City, for a weighted average additional term of 9.2 years.

Year	Number of Leases	Leasable Square Feet	% of Total Leasable SF	ABR	% of Total ABR
2021	7	21,716	0.6%	\$ 361	0.4%
2022	17	77,227	2.1%	1,512	1.7%
2023	15	235,218	6.4%	5,588	6.4%
2024	37	655,851	17.8%	14,116	16.1%
2025	8	227,288	6.2%	6,175	7.0%
2026	25	413,309	11.2%	7,293	8.3%
2027	16	297,625	8.1%	8,624	9.8%
2028	7	112,185	3.0%	2,851	3.2%
2029	16	282,342	7.6%	7,906	9.0%
2030+	48	1,338,605	36.2%	33,448	38.1%
Total Leased	196	3,661,366	99.1%	\$ 87,874	100.0%
Current Vacancy		33,499	0.9%		
Total Leasable		3,694,865	100.0%		

Capital Sources and Liquidity

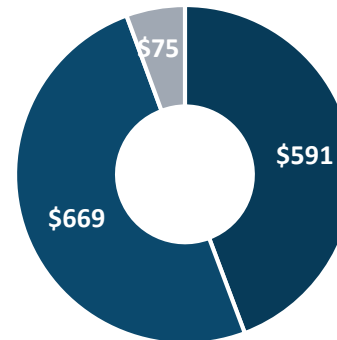
Continue to expand access to multiple sources of capital over time to fund acquisition activity

Highlights

- ▶ Total liquidity of approximately \$80 million*
- ▶ 3.22% weighted average interest rate
- ▶ Weighted average term of debt is 2.79 years

*Includes cash balances and available capacity under our credit facility

Capitalization (\$ MM)



Total Debt	\$591
7.5% Series A Preferred Equity	\$75
Market Capitalization (Common and OP)	\$669
Total Capitalization	\$1,335

Multiple Capital Sources

***\$600 Million
Credit Facility***

***Equity
Issuance***

***Asset Level
Mortgage
Financing***

***Tax
Advantaged
OP Units***

ATM Program

Footnotes

Annualized Base Rent

Monthly base rent at December 31, 2020 multiplied by 12 (or actual NOI where more reflective of property performance). Accordingly, this methodology produces an annualized amount as of a point in time but does not take into account future contractual rental rate increases.



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