NEWS RELEASE

Global Medical REIT Inc. Announces Proposed Public Offering of Series B Preferred Stock

2025-11-13

BETHESDA, Md.--(BUSINESS WIRE)-- **Global Medical REIT Inc. (NYSE:GMRE)** (the "Company") today announced the commencement of an underwritten public offering of shares of its Series B Cumulative Redeemable Preferred Stock, $0.001 par value per share ("Series B Preferred Stock"), subject to market and other conditions. The Company expects to grant the underwriters a 30-day option to purchase additional shares of Series B Preferred Stock to cover over-allotments, if any. The Company intends to use the net proceeds from the offering for general corporate purposes, which may include funding new acquisitions and repaying indebtedness, including amounts outstanding under the Company's credit facility.

The Company intends to apply to list the Series B Preferred Stock on the New York Stock Exchange under the ticker symbol "GMRE-PrB."

Raymond James, BMO Capital Markets, Stifel and Baird are serving as the book-running managers for the offering.

The offering is being made pursuant to the Company's shelf registration statement, as amended, which was declared effective by the U.S. Securities and Exchange Commission ("SEC") on April 4, 2024. Copies of the preliminary prospectus supplement and accompanying prospectus relating to the offering, which will be filed with the SEC and may be obtained from the SEC's website at www.sec.gov or by contacting: Raymond James & Associates, Inc., Attention: Equity Syndicate, 880 Carillon Parkway, St. Petersburg, Florida 33716, by telephone at (800) 248-8863, or by email at prospectus@raymondjames.com; BMO Capital Markets Corp., Attn: Equity Syndicate Department, 151 W 42nd Street, 32nd Floor, New York, NY 10036, or by email at bmoprospectus@bmo.com; Stifel, Nicolaus & Company, Incorporated, Attention: Syndicate Department, 1201 Wills Street, Suite 600, Baltimore, MD 21231, or by email at syndprospectus@stifel.com; and Robert W. Baird & Co. Incorporated, Attention: Syndicate Department, 777 E. Wisconsin Avenue, Milwaukee, WI 53202, telephone: 800-792-2473, email: syndicate@rwbaird.com.

This press release shall not constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these shares or any other securities in any state in which such offer, solicitation or sale would be unlawful, prior to registration or qualification under the securities laws of any state.

About Global Medical REIT Inc.

Global Medical REIT Inc. is a net-lease medical REIT that acquires healthcare facilities and leases those facilities to physician groups and regional and national healthcare systems.

Forward-Looking Statements

Certain statements contained in this press release 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. Examples of forward-looking statements in this press release include statements regarding the proposed offering of the Series B Preferred Stock, the expected use of proceeds from the offering and the listing of shares of Series B Preferred Stock on the New York Stock Exchange. 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 the Company and its business, including additional factors that could materially and adversely affect its financial results, include, without limitation, the risks described under Part I, Item 1A - Risk Factors, in the Company’s Annual Report on Form 10-K, its Quarterly Reports on Form 10-Q, and in its 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.

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