NEWS RELEASE

Global Medical REIT Inc. Releases Corporate Social Responsibility Report

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BETHESDA, Md.--(BUSINESS WIRE)-- **Global Medical REIT Inc. (NYSE: GMRE)** (the "Company" or "GMRE"), a net-lease medical real estate investment trust (REIT) that acquires healthcare facilities and leases those facilities to physician groups and regional and national healthcare systems, today announced the publication of the Company's Corporate Social Responsibility Report ("the Report") detailing its approach to environmental, social, and governance (ESG) topics.

Jeffrey M. Busch, Chairman, Chief Executive Officer and President stated, "We are proud to have released our third Corporate Social Responsibility report, as we continue our commitment to our ESG principles and initiatives. Our investing strategy and business operations remains aligned with our ESG framework. We prioritize the interests of all stakeholders by continuously integrating ESG principles into our core business strategy and regular business operations. Looking ahead, we remain committed to advancing our ESG initiatives as an integral part of our ongoing growth."

The Company's Report sets forth its commitment and efforts regarding environmental stewardship, social responsibility, strong corporate governance, and is available digitally at: GMRE CSR 2024

Environmental

The Company initiated its inaugural Report in 2022, but has been engaged in collecting and tracking environmental data from its tenants since 2019, including energy and water usage. The Report highlights the significant growth in the Company's energy tracking efforts, from 11% of its tenants providing energy usage information in 2019, to approximately 55% currently. The report details additional measures the Company has implemented to ensure the validity and consistency of data, as well as future environmental sustainability plans and goals.

Social

The Company's social effort continues to focus on its workforce, tenants and communities and describes the Company's philosophy and goals regarding workforce and stakeholder engagement. The Report highlights the Company's efforts to increase team cohesion in a post-pandemic work environment and the Company's diverse workforce.

Governance

The Report also puts forth and details the continued enhancement of the Company's governance practices, which are based on integrity, transparency and accountability. The Board has taken a proactive role in governance leadership and has prioritized its efforts to support the evolution of its ESG initiatives.

The Report underscores the Company's sustained efforts to bolster its governance framework rooted in integrity, transparency, and accountability. The Board has assumed a proactive governance leadership role, prioritizing the advancement of the Company's ESG initiatives.

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. Additional information on GMRE can be obtained on its website at www.globalmedicalreit.com.

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.

Source: Global Medical REIT Inc.

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