



- ✚ American Medical REIT, Inc. (**AMRE**) provides financing solutions to market-dominant medical operators through acquisition of their licensed patient treatment facilities and delivers reliable, secure, and competitive cash returns to our investors.
- ✚ AMRE focuses on credit worthy **single-tenant**, single property transactions in the **\$10-\$50M** range and portfolio deals of larger scale, having initial rental yield in the **7-9%** range.
- ✚ **Gain access** to off-market deals with top middle market operators across the USA, delivering unique and customized structured asset financing.
- ✚ With over **90 years of combined medical industry executive experience**, AMRE's management team is able to source exclusive opportunities.
- ✚ A strong pipeline of potential acquisitions is in place of approximately \$200M in deal value.
- ✚ AMRE is offering common shares priced at **US\$10** with planned **8% annual dividends paid quarterly**. AMRE has a firm commitment from investment banks to underwrite a public offering by the end of the year.

WHAT DOES AMRE DO?

- ✚ American Medical REIT, Inc. was formed to originate, acquire, and lease a credit-centric portfolio of licensed medical real estate. The company provides investors the opportunity for direct ownership of Class A licensed medical real estate.
- ✚ AMRE acquires state-of-the-art, purpose-built patient treatment facilities and leases them to leading clinical operators with dominant market share under secure triple net leases. The company targets hospitals (both Critical Access and Specialty Surgical), Physician Group Practices, Ambulatory Surgical Centers, and other licensed medical treatment facilities.
- ✚ AMRE has the strong backing from its major shareholders which include two publicly listed companies, Document Security Systems, Inc. (NYSE Listed) and Singapore eDevelopment Limited (SGX Listed).



ATTRACTIVE INDUSTRY TRENDS

AGING U.S. POPULATION

The total amount of Americans aged 65 and older (a demographic group that tends to need substantial medical services) was 49 million in 2016 and the US Census Bureau estimates that this number will increase to 77 million in 2034 . This is attributed to the increased life expectancy and the aging of the Baby Boomer generation.

INCREASED NATIONAL HEALTHCARE EXPENDITURES

National health spending is projected to grow at an average annual rate of 5.4% for 2019-28 and to reach \$6.2 trillion by 2028. Because national health expenditures are projected to grow 1.1 percentage points faster than gross domestic product per year on average of 2019-28, the health share of the economy is projected to rise from 17.7 percent in 2018 to 19.7 percent in 2028.

INVESTMENT OBJECTIVES

- ✚ To pay attractive and consistent current income through cash distributions
- ✚ To preserve, protect, and return investors' capital contributions
- ✚ To realize capital appreciation through various liquidity events



AMRE ACQUISITION GUIDELINES

Acquisitions Cap Rate ~ **8%**

Attractive Levered Return from Bank Financing – **2 : 1**

BENEFITS OF REIT STATUS

- ❖ No entity income tax (even for public REITs)
- ❖ Required to distribute **90%** of its “REIT Taxable Income” (other than return of capital and depreciation)
- ❖ **Attractive to Foreign Investors:**
 - A sale of stock by a foreign stockholder will not be subject to US tax if a REIT is domestically controlled. In addition, there is no US tax if the REIT stock is publicly traded and the foreign stockholder owned less than 5% of the REIT at all times during the previous 12 months (see IRC § 897(h)(1)).

UPREIT STRUCTURE OF AMRE

- ❖ Uses an operating partnership (**OP**) structure for property ownership
- ❖ OP can **issue Units** similar to how corporations issue shares
- ❖ OP Units also receive **dividends**
- ❖ OP Units are very beneficial because they can be used as consideration in acquiring properties and provide medical property owners with a **tax shelter** on their otherwise sudden capital gain from selling to AMRE

CHAIRMAN'S TRACK RECORD



Financial Architect Restructuring Expert

45 years of Successful track records

American Pacific Bank
(NASDAQ)



China Gas
(Hongkong stock exchanges)



Global Med
(NASDAQ)



Skywest Airlines
(Australia Stock exchange)



Singhaiyi
(Singapore stock exchanges)



Heng Fai Enterprises
(Hongkong stock exchanges)



Global Medical Reit
(New York Stock exchange)



CHAN HENG FAI BIO

PERSONAL WEBSITE

UNICORN MAKER

Approx. Current Market Cap Over
USD 18.5 Billion
AND GROWING

Bringing in Profits of over
USD 1 Billion
PER ANNUM

Heng Fai Enterprises Limited

Currently Known as ZH International Limited



Hong Kong Stock Exchange Listed
Restructured from the verge of Bankruptcy

Global Medical REIT



New York Stock Exchange Listed
Founded and Funded from Ground Zero

SingXpress Land Limited

Currently Known as Singhaiyi Ltd



Singapore Exchange Listed
Restructured from the verge of Bankruptcy

China Gas Holdings Limited



Hong Kong Stock Exchange Listed
Restructured from the verge of Bankruptcy

PAST NEWS ARTICLES



Global Medical REIT



Market Cap
(Common Shares and Preferred A shares)
Over **USD 1 Billion**
IN NYSE

Annualised Yield of **8%** at IPO (**USD 10.00** a share)
(Stock high of USD 14.26 in 2019, USD 15.65 in 2020)

NYSE Listed

MSCI Equity Indexes November 2019 Index Review:
GMRE has been added to the **MSCI US REIT Index**



THE TEAM

AMRE's highly experienced management team has a track record of success and profitability monetizing medical real estate, having served as hospital CEOs, Fortune 500 health industry executives and officers, and public REIT executives. They have closed and managed over \$2 billion of acquisitions comprised of 200 properties nationwide. AMRE plans to initially invest \$25 - \$50 million of equity each fiscal quarter.



DAVID YOUNG , PRESIDENT, CHIEF EXECUTIVE OFFICER

David Young has over 25 years of experience in medical and hospital real estate, monetizing in excess of \$1.5B of healthcare real estate during his career. Mr. Young has extensive public capital markets experience working with several companies from inception through public offering. He has worked in all facets of the public markets and has both institutional and mergers and acquisitions expertise. He has served as CEO and Founder of Global Medical REIT Inc. (NYSE: GMRE) and as Founder and Senior Vice President of Acquisitions at Windrose Medical Properties Trust (NYSE: WRS), which was later acquired by Welltower (NYSE: WELL). Mr. Young was the corporate officer responsible for business development at Healthcare Property Investors from startup through year 10 (NYSE: HCP), growing AUM from \$300M to over \$3.5B. Mr. Young previously developed a specialized medical real estate financing function at GE Capital. His earlier experiences include Director of Business Development at American Hospital Supply Corp., Vice President of Corporate Marketing at Hospital Corporation of America ("HCA"), and Assistant Hospital Director at Vanderbilt University Medical Center.



FRANK WILICH – SVP – BUSINESS DEVELOPMENT (EASTERN REGION)

Frank Wilich is an experienced senior healthcare executive with proven success in medical facility real estate finance. Mr. Wilich has developed and managed critical care hospitals. In 2001, he co-founded Specialty Hospitals of America, a \$300M private integrated hospital and long-term care system. He served as the company's Chief Development Officer from 2001 until 2012, and then President through sale in 2014. Mr. Wilich's career also includes: Territory Manager for IBM Corp., various roles including Director of Marketing for American Hospital Supply Corp., CEO & Co-Founder of Pharmco Products, a medical products business from inception to ultimate sale with \$60M in revenue. Additionally, Mr. Wilich was President and Treasurer at Polychem Corporation, a medical technology manufacturing company in long term care, that expanded through internal growth and was sold in 1998. Mr. Wilich remains active on the Board of Directors of a CT-based medical technology company in the surgical visualization space.



MARK KENNEDY – SVP – BUSINESS DEVELOPMENT (WESTERN REGION)

Mark Kennedy has originated \$50M in medical real estate assets during his recent medical real estate business development responsibilities, resulting in net operating property income of \$5M. Mr. Kennedy possesses significant healthcare executive experience, including being Chief Development Officer and CEO of a company focused on developing physician hospital joint ventures. He was also Chief Operating Officer for a \$120M healthcare contract services company and VP of Development for a national hospital contract management company in which he was responsible for in excess of \$225M in managed revenues. Furthermore, Mr. Kennedy was Senior Vice President of one of the largest U.S. for-profit hospital management companies.



CONN FLANIGAN – SECRETARY & GENERAL COUNSEL

Conn Flanigan has over 20 years legal experience advising companies as in-house counsel. From 2013 to 2017, he served as Secretary and General Counsel for Global Medical REIT, Inc. (NYSE:GMRE) advising Global Medical REIT from its startup, through 18 acquisitions of healthcare facilities worth more than \$250 million, and through its IPO on the NYSE in 2016. His primary practice areas are corporate law, real estate acquisitions and financing, public company governance and compliance, and 1934 Act disclosures. Mr. Flanigan has also served as corporate counsel for several US subsidiaries of Singapore eDevelopment, Ltd. and also with US subsidiaries of Zensun International Holdings Limited (formerly known as Heng Fai Enterprises Limited; HKSE:185).



MOE CHAN – DIRECTOR – CORPORATE DEVELOPMENT

Moe Chan has a wealth of experience focused on the real estate industry. He served as the Group Chief Development Officer and Executive Director of Singapore Exchange-listed Singapore eDevelopment Limited and was responsible for the Group's international property development business. Prior to that he was the Group Chief Operating Officer of Zensun International Holdings Limited (formerly known as Heng Fai Enterprises Limited; HKSE:185) responsible for the company's global business operations consisting of REIT ownership and management, property development, hotels and hospitality, as well as property and securities investment and trading. Earlier in his career he was Executive Director and Chief of Project Development of Singapore Exchange-listed SingHaiyi Group Ltd, overseeing all of its property development projects.

In addition to real estate he has a diverse background in the fields of hospitality, investment, technology and consumer finance. He holds a Master's Degree in Business Administration with honours from the University of Western Ontario, a Master's Degree in Electro-Mechanical Engineering with honours and a Bachelor's Degree in Applied Science with honours from the University of British Columbia.



GABRIELA GHEORGHE – VP ACQUISITIONS

Gabriela has an extensive background in healthcare finance which includes successful and progressive performance in leading key business processes and providing analytical tools necessary to drive growth and operational efficiencies. She worked in corporate actions for Deutsche Bank and in finance and business intelligence for major healthcare companies like HCA - Hospital Corporation of America, IASIS Healthcare and Steward Healthcare System. She conducted numerous market analyses and coordinated several acquisitions by leading deal-related analysis including financial modeling, benchmarking, due diligence and deal structuring. Gabriela has a double major in economics and statistics with a minor in information technology. She has graduate degrees in business administration and healthcare management from Belmont and Vanderbilt University.

THE OFFER

PRE-IPO RAISE

OFFER SIZE: US\$ 30 MILLION

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PRE-IPO SHARE

USD 10.00 per share

For GROWTH + INCOME

Minimum Investment Size: US\$ 50,000

Planned

8%

Annual Dividends
Paid Quarterly

Consistent Rental Yield from Portfolio + Capital Appreciation Potential

* Targeted to be listed on New York Stock Exchange

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