



Table of Contents

Introduction

- 02 About this Report
- 03 Introduction / Message from the CEO
- 04 Business Overview
- 05 ESG Highlights

Environmental Sustainability

- 07 Risk Management
- 08 Sustainable Operations
- 09 Environmental Performance
- 10 Green Buildings
- 13 Tenant Engagement

Social Responsibility

- 16 Human Capital
- 17 Workforce Demographics
- 18 Workforce Training & Development
- 19 Benefits, Health, Wellness & Safety
- 20 Community Engagement

Corporate Governance

- 22 Board Composition
- 23 ESG Oversight
- 24 Cybersecurity
- 25 Stakeholder Engagement
- 26 Ethics

Appendix

- 27 Appendix A | Environmental Data
- 28 Appendix B | Our Goals
- 29 Appendix C | TCFD Disclosure
- 31 Appendix D | SASB Disclosure
- 34 Cautionary Statement

About This Report

Reporting Boundary

Sustainability data and indicators presented in this report are derived from the prior year's performance at Medical Properties Trust's ("MPT" or the "Company" or "we") corporate operations and real estate portfolio.

Unless otherwise noted, data and metrics are through December 31, 2024, and narrative highlights and information are current as of June 30, 2025.

Triple-Net Lease Model

Within our real estate investment trust ("REIT") model, our leased properties are subject to long-term triple-net leases, which generally provide that our tenants retain exclusive operational control of the properties and are solely responsible for management and operation of the property and all related expenses, including property taxes, insurance, and operating expenses (such as maintenance, repairs, improvements, and utilities). While the terms of our triple-net leases include conditions and requirements relating to, among other things, operating condition and maintenance, capital expenditures, and reporting, our tenants generally have autonomy in operating their businesses and managing the properties, including with respect to their implementation of any Environmental, Social, and Governance ("ESG") initiatives. As a result, our tenants make independent decisions regarding their business strategy and operations, including whether and how to pursue ESG initiatives at our leased properties.



On the cover: Kuopio, Finland.

Enhanced Disclosure

MPT intends to present information related to sustainability performance indicators in a format that is understandable and accessible to our stakeholders. This report was prepared with respect to guidance provided by the following frameworks and disclosures.



SUSTAINABILITY ACCOUNTING STANDARDS BOARD ("SASB")

See pages 31-33 for alignment.



TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES ("TCFD")

See pages 29-30 for alignment.



UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS ("UN SDGS")

See page 28 for alignment.



***NEW!**

GRESB'S REAL ESTATE ASSESSMENT

In 2024, we completed GRESB's Real Estate Assessment for the first time.

INTRODUCTION

Welcome

I am proud to share our fourth annual Corporate Responsibility Report, which reflects MPT's continued commitment to responsible business practices and long-term value creation for our stakeholders. As an organization, we recognize the impact we have on our communities, employees, tenants, investors, and the environment, and we remain dedicated to corporate responsibility considerations in our strategy and operations.

In 2024, we focused on maturing and deepening our sustainable impact. We expanded the implementation of green lease provisions across our existing portfolio and made significant progress in collecting and reporting tenant emissions data, advancing our ability to measure and influence environmental performance across our triple-net lease model. We also completed the GRESB Real Estate Assessment for the first time, reinforcing our commitment to transparency and continuous improvement.

Our corporate responsibility program continues to be shaped by collaboration across teams and functions. With guidance from our Board, our cross-functional ESG Working Group plays a key role in advancing our environmental, social, and governance priorities across the organization.



“With guidance from our Board, our cross-functional ESG Working Group plays a key role in advancing our environmental, social, and governance priorities across the organization.”

In today's dynamic regulatory environment, transparent and high-quality disclosure is essential. Earlier this year, we conducted a comprehensive third-party ESG regulatory scan to stay ahead of emerging global requirements and ensure compliance with evolving disclosure standards. Additionally, we reaffirmed our dedication to strong corporate governance by updating our Board committee charters and enhancing our Corporate Governance Guidelines.

We are honored to have our efforts acknowledged by several independent organizations. Being named to Newsweek's "America's Most Responsible Companies" list for the second consecutive year and Modern Healthcare's "Best Places to Work" list for the fifth consecutive year affirms our ongoing commitment to a purpose-driven culture rooted in people and values.

It goes without saying that none of this progress would be possible without our employees. Their expertise, engagement, and commitment are at the heart of everything we do. We know that a resilient workforce is essential to achieving our mission, and we continue to prioritize initiatives that support their development, well-being, and sense of belonging.

This report outlines the steps we have taken over the past year and the goals we are working toward. It is aligned with the SASB standards and the TCFD framework, reflecting our focus on accountability and transparency. We invite you to explore our progress and welcome you to reach out to us at sustainability@mpt.com with any questions or thoughts you may have.

A handwritten signature in black ink, appearing to read "E. Aldag, Jr.", with a long, sweeping horizontal line extending to the right.

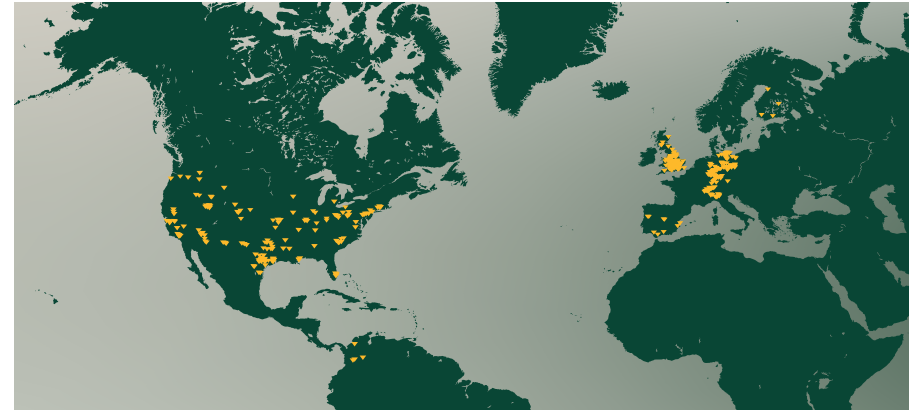
Edward K. Aldag, Jr.
Chairman, President and CEO

Business Overview

MPT is a self-advised real estate investment trust formed in 2003 to acquire and develop net-leased hospital facilities. From our inception in Birmingham, Alabama, we have grown to become one of the world's largest owners of hospital real estate.

Our investment model facilitates acquisitions and recapitalizations and allows operators of hospitals to unlock the value of their real estate assets to reduce debt and to fund facility improvements, technology upgrades, and other investments in operations.

*“MPT owns facilities that comprise approximately **39,000 hospital beds worldwide.**”*



118
EMPLOYEES

45+
MILLION
SQUARE FEET

396
PROPERTIES

Global Portfolio Mix BY PERCENTAGE OF SQUARE FEET



General Acute Care
62%



Behavioral Health
7%



Post Acute Care
31%



Freestanding E.R. / Urgent Care
<1%

Statistics as of 12/31/2024.

ESG Highlights

This 2025 Corporate Responsibility Report offers a comprehensive and consolidated view of our environmental sustainability, social responsibility, and corporate governance. Summary highlights concerning each area are included below, although we encourage you to review the full report for more information. In addition to our annual reporting, please visit our website's ["Responsibility"](#) section for updates throughout the year.

ACCELERATING ESG PROGRESS

4 Years of Corporate Responsibility Reporting

► *Increased* our coverage of green lease provisions in new and existing leases.

► *Strengthened* our Environmental Policy.

► *Updated and Reaffirmed* the Board of Director's Committee Charters.

► *Expanded* our tenant emissions data coverage by engaging new tenants and collecting additional prior year data.

► *Recognized* for our sustainability achievements through multiple third-party publications and certifications.

► *Conducted* a third-party ESG regulatory scan.

► *Completed* GRESB's Real Estate Assessment for the first time.

► *Strengthened* our Corporate Governance Guidelines.

BEST PLACES TO WORK™

Modern Healthcare

2025

5-YEAR WINNER: 2021-2025

**2025
"BEST PLACES TO WORK"
BY MODERN HEALTHCARE**



**2025
"AMERICA'S MOST
RESPONSIBLE COMPANIES"
LIST BY NEWSWEEK**

ENVIRONMENTAL SUSTAINABILITY

As part of an ongoing commitment to environmental sustainability across our business operations, we continually work to strengthen ESG integration within our internal processes.

RISK MANAGEMENT	07
SUSTAINABLE OPERATIONS	08
ENVIRONMENTAL PERFORMANCE	09
GREEN BUILDINGS	10
TENANT ENGAGEMENT	13

Risk Management

As a global real estate owner and investor, we recognize that climate change-related risks have the potential to impact our business. While under our triple-net lease model, the operations, maintenance, repair, and improvements of our leased properties are generally our tenants' responsibility, we proactively advance our understanding of our tenants' actions and use this understanding in our own plans and strategies. The efforts described below allow us to further our understanding of climate risks, take cost-effective steps to mitigate physical and transitional risks to our portfolio, and leverage associated opportunities to drive long-term value.

MPT's senior management is responsible for risk assessments and risk management with oversight from the Board of Directors ("the Board"). At the Board level, the Environmental and Social Responsibility Committee and the Risk Committee combine to physical risks and transition risks.

TCFD recommendations guide our environmental risk management reporting. Further details on our TCFD alignment can be found in the Appendix.

Physical Risk

Extreme weather and changes in precipitation and temperatures due to climate change could cause physical damage to, or a shift in demand for, our properties. We recognize that our assets may be vulnerable to acute and chronic climate-related risks, including rising sea levels, drought, flooding, and intense storms. To mitigate these potential risks, we do the following:

Collaborate with our tenants and other relevant stakeholders to ensure we are sustainably managing our business and minimizing our impact on the environment.

Provide return-generating capital to our tenants that are interested in upgrading their HVAC systems, lighting, water fixtures, and backup generators with effective, efficient, and environmentally-sound systems.

Ensure appropriate levels of insurance are placed on our properties based on modeling and projections of hazards and risk levels.

Integrate robust enterprise risk management and strategic planning.

Observe local risks and hazards, including identifying zones likely to experience drought, flooding, and coastal storms, and consider diversifying the footprint of our portfolio across multiple risk factors.

Engage third- parties to perform Phase I Environmental Site Assessments and, to the extent necessary, Phase II Assessments (or equivalent studies outside the U.S.) and other risk mitigating remediation measures.

Ensure that our governance structure allows the Board and executive leadership to exercise their oversight responsibilities with respect to strategy and risk.

Organize risk management between our risk management team, which is responsible for managing operational risk for our business, and our executives who are responsible for enterprise risk management.

Transition Risk

Our evaluation of potential transition risks includes routinely monitoring existing and emerging requirements that apply to our corporate operations as well as to our tenants. We review current and proposed energy-related legislation and work with external counsel and consultants to identify and mitigate any potential legal risks to our business.

While our tenants are responsible for complying with local regulatory requirements under our triple-net-lease model, we understand the importance of identifying the potential impact on our business of these regulations over short-, medium- and long-term periods. Accordingly, at the asset level, we assess regulatory compliance risks to gain a better understanding of the requirements facing our properties. At the entity level, we recently completed an external ESG regulatory scan. The results will be used to better prepare for the potential impact of future reporting requirements. This exercise is one of the many ways we continue to monitor and address transition risks.



Sustainable Operations

At MPT, we understand the effects that our operations have on the environment, and we are focused on reducing our energy, water, and waste consumption. While our direct environmental impact is limited due to the triple-net structure of our leases, which place direct operating responsibility on our tenants, we are committed to reducing the impact of our corporate operations and supporting the efforts of our tenants to enhance the sustainability of their operations.

Our environmental sustainability initiatives focus on efficiency improvements in our corporate operations and engaging with our tenants to deliver efficient improvements across our healthcare portfolio.

Roughly 75% of our corporate workforce is housed in our Birmingham, AL headquarters; therefore, this building is a large contributor to our corporate environmental footprint. However, the sustainable operations of even our smallest office are important. We regularly assess all our corporate offices and operations to identify opportunities to continue to improve our sustainability practices. This includes monitoring consumption, identifying potential for additional efficiency measures, and reviewing waste streams.

We are committed to working with our tenants to reduce our portfolio's carbon footprint and energy consumption. In doing so, we are targeting collection of monthly energy consumption data on an annual basis across our portfolio. To increase our data collection coverage, our team works with our tenants to record data on ENERGY STAR® Portfolio Manager® and other data management tools. We leverage these tools for data collection, benchmarking, and for the assessments of property performance and reduction strategies.



Waste Management

The following are examples of waste management practices we work to integrate into our corporate operations:

- Reduce landfill waste and increase recycling capabilities and rates
- Responsibly recycle or dispose of old/broken technology
- Responsibly dispose of all ink cartridges through the manufacturer's recycling program
- Provide employees with reusable cups and provide filtered water machines throughout the office

Environmental Performance

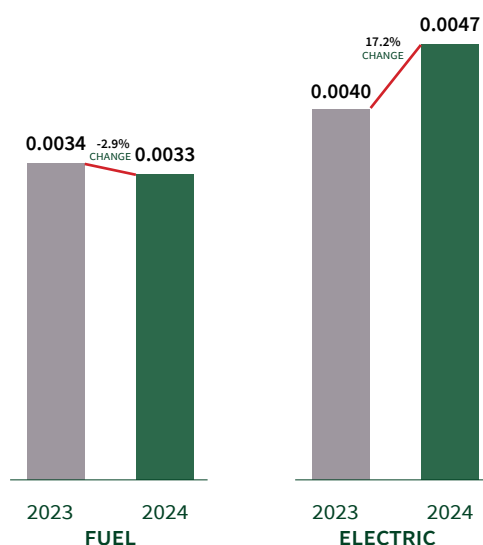


GHG Emissions

We monitor and benchmark our greenhouse gas emissions ("GHGs") from our corporate operations and work to identify reduction opportunities. As a triple-net landlord, the majority of our emissions are from our tenants and fall under Scope 3: Downstream Leased Assets. Therefore, we continually work with our tenants to collect emissions and energy data to better understand our total portfolio carbon footprint. As we continue to monitor and benchmark our portfolio's emissions, we look forward to increased collaboration with our tenants to reduce our environmental impact.

REAL ESTATE PORTFOLIO¹ (SCOPE 3)

Emissions Intensity
(MT CO₂e/SQ FT)



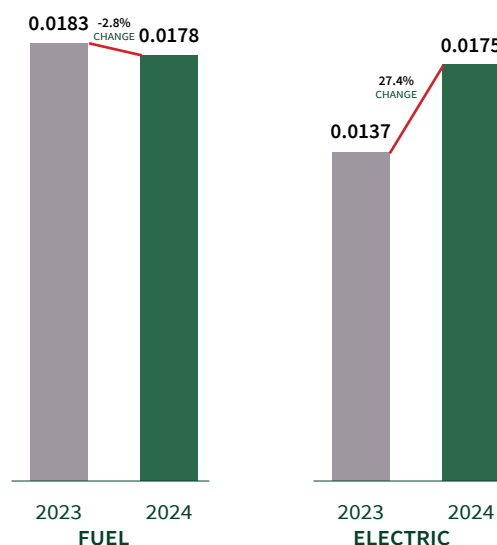
Energy Efficiency

The following are examples of energy efficiency practices we work to integrate into our corporate operations and/or actions our triple-net lease tenants have taken:

- Monitoring trends and benchmarking usage
- Installing energy-efficient, motion-activated lighting
- Using smart thermostats and smart energy management systems
- Evaluating opportunities to increase both on and off-site renewable energy

REAL ESTATE PORTFOLIO

Energy Intensity
(MWh/SQ FT)



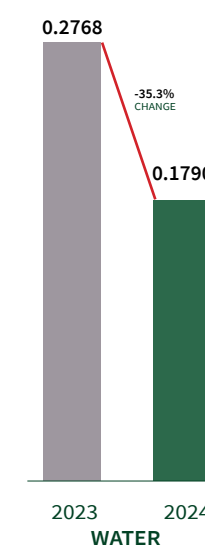
Water Conservation

The following are examples of water efficiency practices we work to integrate into our corporate operations and/or actions our triple-net lease tenants have taken:

- Monitoring trends and benchmarking usage
- Utilizing low-flow and high-efficiency fixtures and equipment
- Choosing drought-tolerant landscaping
- Installing leak detection systems

REAL ESTATE PORTFOLIO

Water Intensity
(m³/SQ FT)



¹) Real estate portfolio data represents available like-for-like intensity from our Scope 3 Downstream Leased Assets.

Green Buildings

Corporate Operations

MPT's corporate office spaces are all leased, meaning we have limited control over the buildings' environmental practices and performance. However, we continually strive to improve the resiliency and sustainability of our corporate offices. Since 2021, all our newly executed corporate office leases have been recognized as sustainable buildings through various green building frameworks. As part of the growing commitment to green buildings, MPT is a member of the U.S. Green Building Council.



New York

WELL Gold
LEED Gold



London

BREEAM Excellent
EPC Rating of A



Birmingham

Energy Star (2024)



Real Estate Portfolio

We understand that as a Company that primarily focuses on purchasing preexisting real estate, the efficiency of how our portfolio operates is crucial. While we do not control the day-to-day operations, we continue to look for ways to increase the number of green-certified buildings in our portfolio. We work to achieve this through:

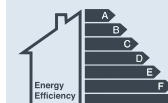
- **Green Leasing** – Our standard green provisions encourage energy-efficient upgrades and cooperation with any green building certification processes. As of December 31, 2024, 33% of our leased portfolio (by square feet) includes green lease provisions.
- **Tenant Engagement** – We encourage our tenants to pursue green building certifications for existing assets. For U.S. assets, we assist with benchmarking energy data on ENERGY STAR Portfolio Manager. Information on certifications within our real estate portfolio is based on publicly available sources. We look to work with our tenants to update our tracking of existing certifications and encourage qualifying properties to pursue ENERGY STAR certification.



295,609 SQ FT
LEED Certified Properties



429,889 SQ FT BREEAM
Certified Properties with 3
Additional in Progress




1,386,681 SQ FT with
Energy Performance Certificate
("EPC") Grades B or Above

MPT's Net Zero, Green Headquarters


For all of our corporate offices, we continually look for ways within our control to reduce the impact of operations on the environment. In 2021, MPT engaged an internationally renowned architectural firm to design a new corporate headquarters in metro Birmingham, AL, that further advances the Company's long-term sustainability objectives. From the outset, the design and construction process has aimed to ensure that the facility preserves the natural environment, fulfills its energy and potable water needs, creates an environment where employees can do their best work, and fosters connection with the broader Birmingham community.

In October 2022, we broke ground on our new sustainable headquarters. From initial design to construction and operation, we work to identify opportunities that reduce our environmental impact and promote sustainability, including conducting a life-cycle analysis.


PROJECT FEATURES:




ZERO
CARBON




1.1K MT
GHG EMISSIONS
SAVED PER YEAR




100%
RENEWABLE
ENERGY



47
ACRES OF
NATURAL FOREST
PRESERVATION




99%
POTABLE WATER
DEMAND OFFSET



63%
LOWER ENERGY USAGE
PER SQ FT, RELATIVE TO
CURRENT OFFICE

CERTIFICATION GOALS:



**LEED PLATINUM
CERTIFIED**



**WELL BUILDING
INSTITUTE**

Key sustainability attributes:

- ▶ *Sequestering or otherwise **offsetting all carbon emissions** from the site*
- ▶ *Sourcing all energy through **on-site renewable resources** and recycling rainwater for all potable water needs*
- ▶ *Ensuring approximately two-thirds of the undeveloped Piedmont Upland Forest in Alabama **remains in its natural wooded condition**, as the development is only expected to impact seven acres of the 54-acre plot*

Renewables

We are committed to identifying and pursuing methods to reduce energy consumption from non-renewable sources. For corporate operations, we have set a goal to lease or develop at least LEED Gold (or equivalent) certified buildings for all new offices. Our new headquarters is being developed with on-site solar, our New York office is in the process of sourcing renewable energy, and our Luxembourg office already uses 100% renewable electricity. On the tenant side, we implement green lease provisions that require energy disclosure, and support energy efficiency planning to reduce operational energy use.

Acquisitions and Development

It is important that we find meaningful ways to incorporate environmental concerns from the earliest stages of our acquisitions and due diligence process.

As the first step in our approach to reducing our impact on the environment, we prioritize the acquisition of existing real estate instead of developing new assets. This reduces our impact by avoiding the embodied carbon and emissions associated with a new development.

In the event of a new development, our tenants evaluate and prioritize the most efficient fixtures, systems, materials, and best practices at the time to optimize the building's performance from the very beginning.



Genolier Innovation Hub is operated by Swiss Medical Network.

Spotlight: Genolier Innovation Hub

Infracore, one of our strategic healthcare infrastructure partners jointly owned with AEVIS VICTORIA SA, has a sustainability strategy built around three key priorities: energy transition, environmental performance, and nature preservation. The Company has set an ambitious goal to reduce its carbon footprint by 65% by 2027 (compared to 2022 levels). In support of this goal, Infracore's largest tenant, Swiss Medical Network, is actively working to convert 100% of its hospitals to renewable heating systems, such as heat pumps and wood pellet systems, and to install photovoltaic panels on facility rooftops.

A flagship development within the portfolio is the Genolier Innovation Hub ("the Hub"), which opened in September 2024. The Hub's mission is to bridge the gap between fundamental research and medical practice through translational research, the development and co-development

of new solutions, and educational initiatives - offering growth opportunities for healthcare stakeholders on a global scale. The Hub places sustainability at the core of its design and operations, with key features including:

- a 6,000 m² rooftop garden;
- rooftop solar panels;
- air-to-water heat exchangers that eliminate fossil-fuel heating; and
- 20+ EV charging points and bike facilities on campus to encourage sustainable commuting.

As such, MPT is proud to be a partner in the development of such an exciting facility which will improve healthcare and inspire sustainable development practices.

Tenant Engagement

We consistently take a proactive approach to portfolio management by structuring our Asset Management team around strong tenant relationships. Each asset manager oversees a diverse portfolio of tenants spanning various property types and regions. Teams travel both domestically and internationally for property assessments and to work face to face with MPT's operators. This structure fosters long-term partnerships with tenant leadership, enabling ongoing, direct dialogue about their business needs and opportunities to enhance operational efficiency within their real estate.

As virtually all of MPT's properties are leased under long-term, triple-net leases, property-level management decisions and capital allocations are largely controlled by our tenants. We understand this challenge, and our focus is to strengthen the implementation of environmental measures across our portfolio through the following:

- ✓ **Educating** *ourselves and our tenants on evolving environmental risks*
- ✓ **Gathering** *environmental data from our tenants*
- ✓ **Soliciting feedback** *from our stakeholders*
- ✓ **Green provisions** *in new and renewed lease agreements to strengthen reporting and tenant collaboration*
- ✓ **Engaging** *with our tenants on sustainable capital improvements*
- ✓ **Identifying and pursuing** *environmental initiatives that are in alignment with our tenants' goals*
- ✓ **Two-way sharing** *of environmental data to increase transparency on usage, emissions, physical climate risks, and access to sustainability-focused funding*

**TENANTS WITH CARBON
REDUCTION GOALS
OR STRATEGY
REPRESENT ROUGHLY**

50%

**OF OUR
LEASED PORTFOLIO**

Additionally, we are committed to environmental sustainability and the mitigation of environmental risks in connection with our property portfolio. The properties that we acquire are subject to both local and national environmental regulations. We appreciate our tenants' efforts to address and manage environmental risks in their businesses as we believe environmental stewardship plays a role in building and sustaining successful enterprises.

We applaud and encourage the efforts of our tenants who are industry leaders in environmental sustainability, and we seek to engage with them to support, where possible, their implementation of sustainable initiatives at our leased properties. Our tenant support and engagement on environmental and sustainability initiatives continues to expand through collaboration and outreach. Through these efforts, we hope to get a better understanding of our tenants' climate change analysis and risk management processes to complement our existing practices.



Green Leasing

Because triple-net leases cover virtually all of our portfolio's square footage, we rely on strong tenant relationships to gather operational and performance data and advance sustainability initiatives.

We generally have contractual obligations in our leases that require tenants to:

- Preserve and maintain our properties in good working order and repair
- Meet or exceed certain thresholds of annual amount spent on or reserved for capital expenditures and capital improvement projects

With the emphasis on environmental sustainability in our stakeholder community, and in alignment with our own internal goals, we recognize the benefits of supplementing and supporting these relationships with contractual provisions. In 2022, MPT began negotiating green provisions into our lease agreements. We subsequently formalized certain provisions into our standard lease to increase our coverage year-over-year. These provisions include but are not limited to, landlord cost recovery for capital expenditures to reduce operating expenses, required energy and water disclosure, and annual landlord-tenant engagement on an energy plan to optimize building performance.

In 2024, we successfully negotiated green provisions into lease agreements, increasing our coverage to 33% on a square-foot basis. As of December 31, 2024, our green lease program impacts over 14 million square feet of our real estate portfolio.



**GREEN LEASE PROVISIONS
IN LEASES COVERING
APPROXIMATELY**

14M

**SQUARE FEET OF
MEDICAL FACILITIES**

33%

**OF LEASES
(BY SQUARE FEET), HAVE
GREEN LEASE PROVISIONS**

Additionally, 15% of leases, by sq. ft., have a sustainability-focused capex recovery clause. When needed, representatives from our legal and sustainability teams are available to assist our tenants with understanding and complying with green lease provisions.

Through these efforts, in 2024 we earned the Green Lease Leaders Gold Designation from the Institute for Market Transformation and the U.S. Department of Energy's Better Building Alliance. We look forward to continued engagement with the Green Lease Leaders program and other stakeholders to keep up to date with best practices and better navigate our triple-net landlord/tenant relationships.



SOCIAL RESPONSIBILITY

Our employees are the key to our success, and we are proud to support our employees in making a positive impact where they live and work.

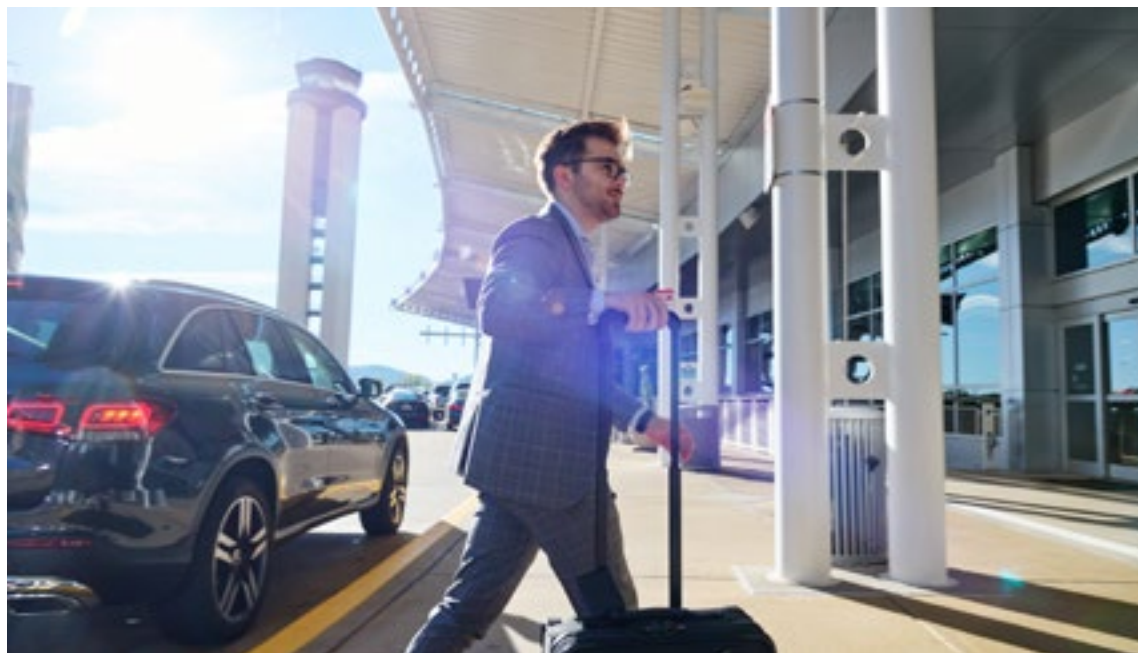
HUMAN CAPITAL	16
WORKFORCE DEMOGRAPHICS	17
WORKFORCE TRAINING AND DEVELOPMENT	18
BENEFITS, HEALTH, WELLNESS & SAFETY	19
COMMUNITY ENGAGEMENT	20

Human Capital

MPT's success is built on the extraordinary talent and passion of our people. We are committed to fostering their growth, supporting their aspirations, and celebrating their impact, both within our Company and in the communities they serve. That is why we create moments for connection throughout the year, bringing our team together for potlucks, retreats, and special celebrations like retirements, weddings, birthdays, and baby showers. In addition to investing in the development of our employees, MPT is committed to respecting human rights within our operations. Our Human Rights Policy describes how we respect the human rights of all individuals impacted by our operations, including employees and third-parties. More information on our commitment to human rights can be found within our policy on the Responsibility section of our website.

**BEST PLACES
TO WORK™ 2025**
Modern Healthcare

*For the fifth year in a row,
MPT was recognized as
one of Modern Healthcare's
Best Places to Work
(2021-2025).*



Pay Equity

We are committed to equal pay for equal work. As such, we conduct a pay equity analysis to ensure that regardless of gender, race, or national origin, employees who perform similar work under similar circumstances are paid similar wage rates. We are proud to report that we have not identified any pay equity issues in 2024.

Employee Engagement Survey

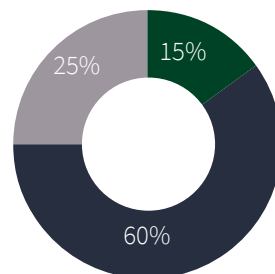
Annually, we issue an anonymous, independent employee engagement survey that covers topics such as Company culture, work environment, training and development, mental health, and overall job satisfaction. Survey results are reviewed by senior leadership and the Board of Directors, helping to guide our employee engagement strategies and lead to meaningful improvements to continuously enhance our company and culture. Our 2024 survey earned a 88% engagement score, and high levels for employee satisfaction and confidence in executive management. These surveys are valuable indicators within our business. We will continue to use surveys on an as needed basis to help monitor and manage human capital going forward.

Workforce Demographics

We are dedicated to facilitating an inclusive workplace. Through this dedication, we seek to eliminate bias and cultivate a diverse pipeline of talent. Our Human Resources team has managerial responsibility for the Company's diversity initiatives. This team regularly monitors the diversity of our workforce and reviews feedback from our annual employee engagement survey to further strengthen the Company's inclusive culture.

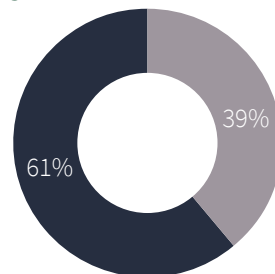
We are firmly committed to providing equal opportunity in all aspects of employment and forbid discrimination against any person. We have a no tolerance policy for harassment, intimidation, or hostility of any kind, including based on race, ethnicity, religion, color, sexual orientation, sexual or gender identity, age, disability, national origin, military or veteran status, or any other characteristic or conduct that may be protected by applicable local, state, or federal law. We engage third-party legal experts to provide training sessions about fostering a respectful workplace environment. Some topics included are harassment, diversity, discrimination, and disability. MPT has cultivated a diverse and inclusive workplace that ensures all our employees can do their best work. Prioritizing these values enables our team to thrive, innovate, and deliver better outcomes for all stakeholders. To ensure we continue to benefit from a wealth of perspectives and experiences, we are committed to hiring and providing career pathways for people from a wide range of backgrounds.

AGE



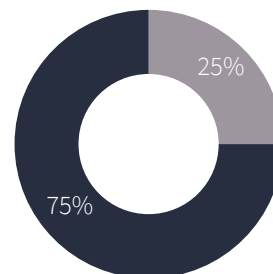
● < 30 ● 30-50 ● > 50

GENDER



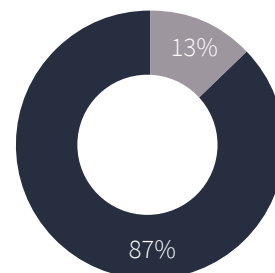
Total Workforce

● Male ● Female



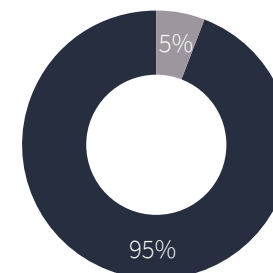
Manager & Above

ETHNIC DIVERSITY



Total Workforce

● Racially/Ethnically Diverse ● White



Manager & Above

118
EMPLOYEES

44%
OF OUR
WORKFORCE ARE
GENDER AND/OR
RACIALLY/ETHNICLY
DIVERSE

Recruitment & Retention

MPT doesn't just hire people. We invest in our employees, providing opportunities for them to unlock their potential as part of a nurturing community. We strive to create an inclusive workplace and strongly believe a diverse team is critical to understanding and meeting the needs of our tenants around the world. To support our Company's growth, department heads biannually assess their teams and identify areas where additional personnel are or may be needed. In 2024, our turnover was

13%.¹

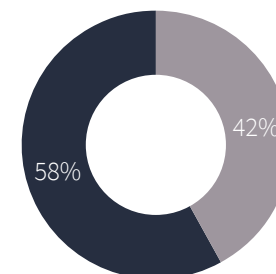
8
2024 PAID
INTERNSHIPS FOR
UNDERGRADUATE
STUDENTS

MPT's recruiting and outreach programs include multiple sourcing avenues, such as the MPT website, recruiting

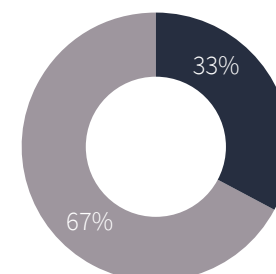
firms, and local institutions. We work with universities and attend career fairs to actively recruit and educate students on careers at MPT and within the real estate finance industry. This includes partnering with universities to provide internships and on-the-job training. We are proud of the success of our internship program, and there are multiple instances where these opportunities have turned into full-time jobs.

5.9
EMPLOYEE
AVERAGE
TENURE
(YEARS)²

2024 NEW HIRES



● Male ● Female



● Racially/Ethnically Diverse ● White

1) Turnover rate for 2024 includes voluntary and involuntary turnover. Our 2024 involuntary turnover was 0.8% and voluntary was 12.5%. 2) According to the U.S. Bureau of Labor Statistics (2024), median tenure is 3.5 years for private sector workers and 4.7 years in the financial services sector, indicating our figure is broadly consistent with national benchmarks.

Workforce Training & Development

Professional Development

MPT believes that investing in our employees and fostering a culture centered around continuous learning is at the core of sustaining a fulfilled, engaged workforce. We recognize that by enhancing the success of our employees, we ultimately enhance the organization's success. As such, we provide our employees with opportunities for professional and personal development.

✓ Professional Certifications

We cover expenses when employees attend job specific education courses to maintain their professional certifications.

✓ Seminars, Workshops, & Conferences

We cover expenses when employees attend events on topics related to their job responsibilities. This includes job-specific training through institutions like Training the Street and Moody's.

✓ Leadership Training

We offer significant training and continuing education opportunities for employees who are moving into management roles. This includes management training for existing managers and senior analysts through institutions like American Management Association and Harvard Professional Development.

✓ Professional Development

We encourage staff to explore additional learning opportunities and discuss them with their managers for approval and reimbursement.

✓ Performance Reviews

To ensure that employees are provided with the tools they need to perform their jobs to the best of their abilities, we recognize good performance and make appropriate improvement recommendations when necessary. As such, an employee's performance is annually reviewed, often accompanied by a self-evaluation and/or manager evaluation.

18

AVERAGE ANNUAL
NUMBER OF
TRAINING HOURS
PER EMPLOYEE

77%

PERCENTAGE
OF EMPLOYEES
WHO RECEIVED
TRAININGS
IN 2024 ¹

Employee Training & Compliance

MPT's employees receive training in our policies and procedures during their initial orientation process. As part of our compliance program, we require our personnel to annually review and agree to the terms of our Code of Ethics and Business Conduct (including Anti-Corruption and Bribery Policy).

Additionally, we leverage educational trainings from third-party legal experts on human rights, health, safety, and ethical conduct during onboarding. These training courses have included:

- ▶ Diversity
- ▶ Discrimination and Disability
- ▶ Unconscious Bias
- ▶ Harassment Prevention
- ▶ Health and Safety
- ▶ CPR/AED/First Aid
- ▶ Information Security/Cybersecurity
- ▶ Family Medical Leave Act Basics
- ▶ Legal Issues in Interviewing
- ▶ Fostering Respectful Workplaces

1) Excludes employees who completed cybersecurity training which was 100% of the workforce.



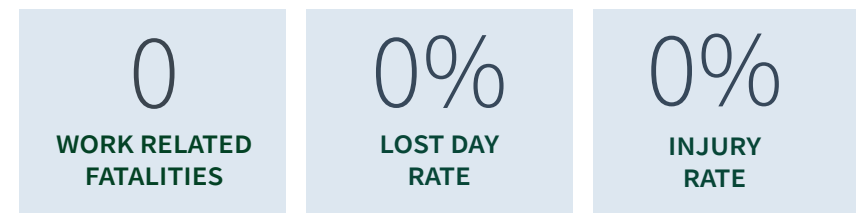
Benefits, Health, Wellness & Safety

Investing in People

We value the health, well-being, and safety of our employees. We offer a competitive benefits package and equal employment opportunities designed to help recruit and retain high-quality, motivated employees, and to contribute to their health and security. We continuously explore opportunities to improve our compensation and benefits offerings and seek feedback from employees. As such, our Human Resources department semi-annually reviews our benefits and offerings to ensure they are industry-leading and attractive to potential applicants. All full-time employees qualify for the following:

 MEDICAL PLANS * <i>Industry-leading coverage includes health, secondary health, and wellness program at no cost to employees</i>	 FITNESS REIMBURSEMENT <i>For gym memberships and training programs</i>	 FLEX FRIDAYS <i>Employees can work remotely on Fridays</i>
 DENTAL AND VISION PLANS * <i>Top-of-the-line dental and vision coverage at no cost to employees</i>	 REFUEL <i>Dedicated areas for naps and meditation</i>	 RETIREMENT * <i>Company matches up to 5% retirement contributions to 401(k) or non-U.S. employer pension plans</i>
 LIFE INSURANCE & DISABILITY COVERAGE * <i>At no expense to the employee</i>	 WELLNESS RESOURCES <i>Audio and visual resources available for stress management, including breathing and meditation</i>	 PROFESSIONAL DEVELOPMENT <i>Assistance for job-related certification courses</i>
 CONCIERGE PHYSICIAN <i>Full reimbursement of annual fee</i>	 PAID TIME OFF ("PTO") <i>Up to 10 carryover days</i>	 CONNECTION <i>Open and collaborative workspaces and team building events</i>
 FLEXIBLE SPENDING ACCOUNT * <i>Employees can contribute pre-tax funds for dependent care, medical expenses, parking and transit</i>	 PAID HOLIDAYS * <i>Generous 2025 schedule</i>	 PERSONNEL DEVELOPMENT <i>Training courses, conferences, and mentorship programs</i>
 ART COVERAGE * <i>Assisted Reproductive Technology coverage</i>	 PARENTAL LEAVE * <i>Paid parental and extended caregiver leave</i>	
 EMPLOYEE ASSISTANCE PROGRAM <i>Confidential support for work, personal, or family issues at no cost</i>	 CHARITABLE WORKDAY <i>Additional PTO day annually</i>	

Health & Safety Statistics



*Plan offerings outside of U.S. may vary.

Community Engagement

Employees in Action

At MPT, we make it a mission to improve the well-being of those who live in the communities where we operate. Our Charity and Community Support Committee is responsible for oversight of our charitable and volunteer activities. The Committee meets quarterly and as needed to identify strategic opportunities to support nonprofits that provide critical support to our communities. From senior management to department associates, the group is comprised of diverse, philanthropically-minded peers with a variety of backgrounds and expertise. The Committee highlights various employee volunteer opportunities through the Company intranet.

We encourage employees to give back to the communities where they live and work, with top executives setting the example. Our employees volunteer at countless organizations and non-profits and many serve on boards of charity organizations. Additionally, employees are provided eight hours of PTO for charitable work each year. In 2024, 28% of employees took advantage of this benefit, a 3% increase from the prior year. Our goal is to increase the percentage year-over-year.

MPT
SUPPORTED
180+
501(C)(3)
ORGANIZATIONS
IN 2024



Spotlight: Community Food Bank of Central Alabama

Founded in 1982, the Community Food Bank of Central Alabama's ("CFB") goal is to provide groceries and produce that is boxed by volunteers and shared to predominantly lower-income families under the belief that every family deserves to have access. They are committed to meeting families at their point of need, providing boxes of food to 12 counties across central Alabama with its 230 partner agencies. CFB provides for seniors, children at risk of hunger during school breaks, patients facing chronic illness, first-time mothers, and others in need. For easy access, they deliver to key locations like schools, senior housing facilities, medical clinics, as well as direct meal programs. To learn more, visit feedingal.org.

In December of 2024, MPT volunteered at the CFB warehouse to help provide needed food for families during the holiday season.



CORPORATE GOVERNANCE

We are committed to strong corporate governance, and our Board has adopted robust governance practices and policies including:

- ✓ *History of and commitment to Board refreshment and diversity of experience*
- ✓ *Proxy access*
- ✓ *Majority voting for uncontested director elections*
- ✓ *Lead independent director*
- ✓ *Active and responsive stockholder engagement*
- ✓ *Stockholders’ ability to amend Bylaws*
- ✓ *Anti-hedging and anti-pledging policies*
- ✓ *Strong corporate policies related to Anti-Corruption and Bribery, Code of Ethics and Business Conduct*
- ✓ *Code of Ethics and Business Conduct which includes third parties*
- ✓ *Unclassified Board of Directors*
- ✓ *Opted out of the Maryland Unsolicited Takeover Act (“MUTA”)*
- ✓ *No stockholder rights plan (“poison pill”)*
- ✓ *Regular executive sessions of independent Board members*
- ✓ *Mandatory director retirement age*
- ✓ *Employees require prior authorization to purchase or sell shares*
- ✓ *Clawback policy*
- ✓ *Political contribution policy*

A current copy of our Governance Guidelines is posted in the Corporate Governance section of our website at [medicalpropertytrust.com](https://www.medicalpropertytrust.com).

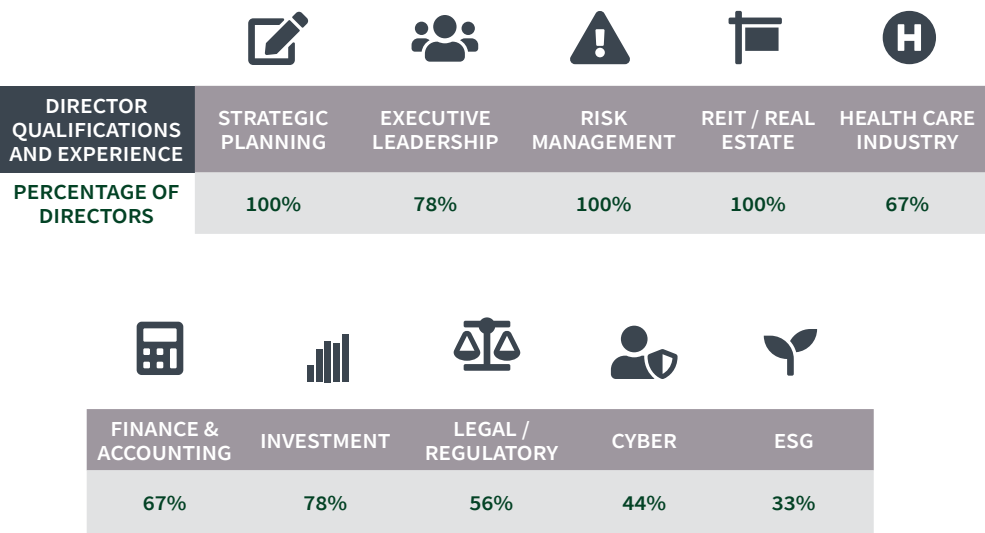
BOARD COMPOSITION	22
ESG OVERSIGHT	23
CYBERSECURITY	24
STAKEHOLDER ENGAGEMENT	25
ETHICS	26

Board Composition

Board Level Expertise

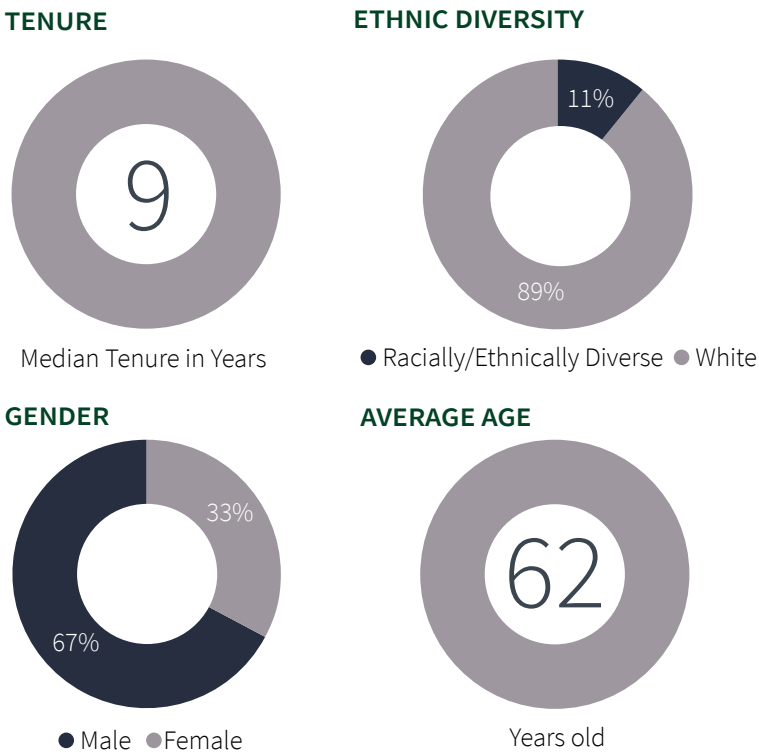
We believe that the Company is best served by directors with a wide array of talents and perspectives to drive innovation, promote critical thinking, and enhance discussion. Our Board of Directors is elected annually with a majority vote standard. Each of the following qualifications meaningfully adds to our Board's depth. Additionally, 78% of our Board is independent.

The below represents the percentage of our Board with the following qualifications:



Board Diversity

We have taken meaningful steps to refresh our Board and have sought to create an effective mix of experience, skill, and diversity. No director may serve on more than five public company boards in addition to our Board.



For more information on our Board's composition, please see our most recent proxy statement found in the Investor Relations section of our website at [medicalpropertystrust.com](https://www.medicalpropertystrust.com).

Statistics as of 4/17/2025.

ESG Oversight

Our ESG Oversight starts at the top with our Board of Directors having an active role in the Company's corporate responsibility strategy. The Board annually reviews the Company's corporate governance practices and periodically reviews the Company's data privacy and security, and human capital strategies. Furthermore, they are responsible for overall risk oversight of the Company, which includes additional environmental, social, and governance matters.



The Board of Directors monitors corporate responsibility practices as a whole and within the specific committees, all of which are led by an independent director. The following are examples of ESG oversight and is not a comprehensive list of each committees' responsibilities.

- The **Audit Committee** is responsible for oversight of ethical standards and conduct, major financial risk exposure, plans for disaster recovery and business continuity.
- The **Compensation Committee** oversees the Company's annual compensation structure, including embedding ESG performance metrics in our executive compensation program.
- The **Environmental & Social Responsibility Committee** oversees the Company's sustainability initiatives including physical climate risk, health and safety matters, and political activities. This includes oversight of the Company's Environmental Policy and Human Rights Policy.
- The **Ethics, Nominating, & Corporate Governance Committee** is responsible for identifying and recommending individuals qualified to serve as directors, and developing and reviewing corporate governance guidelines and policies applicable to the Company.
- The **Risk Committee** oversees the enterprise risk management process, addressing cybersecurity and data privacy risks, and transition climate risk, including legal and regulatory compliance, new markets, and reputational risk.

Executive and Senior Leadership coordinate our sustainability initiatives and execute Board policies and practices to perform the necessary tasks to achieve MPT's goals. To do this, they analyze the Company-wide risks and opportunities and endeavor to develop and implement management strategies and initiatives to address them. The management team, subject to oversight by our Board, structures, monitors, and adjusts our data privacy and security, as well as human capital efforts in a manner that best serves the interests of the Company and all its stakeholders. Senior management reviews our long-range business plans. These plans consider, as appropriate, long-term sustainability implications.

Our ESG Working Group ("the Group") led by representation from senior leadership, oversees all internal ESG matters and reports directly to our President and CEO. The Group is responsible for driving environmental, social, and governance initiatives across all aspects of our business. To do this, we ensure membership includes representation from all major departments. The Group meets throughout the year and engages with various independent, third-party experts to strengthen our internal processes and external engagement, evaluate additional opportunities to increase ESG policies, and track performance and reporting requirements. To complement the efforts of the Group, the Board and respective committees receive periodic updates related to their oversight.



Cybersecurity

As part of our ongoing commitment to data privacy and security and protecting the interests of our stakeholders, our information security team is committed to implementing a certified information security management system that complies with the National Institute of Standards and Technology ("NIST") framework and federal, state and international regulatory requirements.

Training

- ▶ **Cybersecurity and security awareness**
Training is part of MPT's employee onboarding process and is scheduled at least annually for the entire workforce.
- ▶ **Phishing Simulations**
MPT conducts phishing email simulations at least quarterly, and employees who click the email are required to take additional training.
- ▶ **Reporting**
Employees are instructed to report any suspicious cyber behavior to the service desk via email or phone, and disciplinary action may be taken for noncompliance.
- ▶ **Compliance**
Employees are expected to comply with Company policies regarding electronic communications and the protection of confidential and proprietary information, as stated under the terms of MPT's employee handbook.

Oversight

- ▶ **The Risk Committee**
Responsible for the oversight of information security risks and briefed at least annually by management on controls, protocols, employee training, and risk mitigation measures.
- ▶ **Third-Party Review**
Standards are reviewed by an independent third-party expert against the NIST framework.
- ▶ **Computer Security Incident Response Team ("CSIRT")**
Monitors cybersecurity risks.
- ▶ **Cybersecurity Framework**
Policy is maintained based on NIST guidelines.
- ▶ **Information Security Policy**
MPT's policy is reviewed at least annually and approved by the CSIRT.
- ▶ **IT Infrastructure**
Constant monitoring.
- ▶ **Internal Vulnerability Analysis**
Conducted semi-annually.
- ▶ **External Vulnerability Analysis**
Conducted quarterly.
- ▶ **Security Risk Insurance Policy**
- ▶ **Phishing Attack Reporting**
E-mail add-in to streamline employee reporting.

MPT stays acutely focused on proactively mitigating cybersecurity risks. With these policies and programs in place, the Company has not experienced any cybersecurity or information security breaches and therefore, has not incurred any expenses, material or otherwise, related to such in over five years.

Stakeholder Engagement

MPT engages external stakeholders, including our institutional shareholders, to solicit feedback about our performance, disclosures, and opportunities for enhancement.

We are transparent in our ESG practices through a dedicated responsibility section on our website and annual disclosures including our Corporate Responsibility Report, Annual Report, and Proxy.

Employees

- ▶ Annual Employee Satisfaction Surveys
- ▶ Benefits Package and Development Opportunities
- ▶ Trainings and Professional Development Programs
- ▶ Dedicated Internal Communication Platforms
- ▶ Open Door Policy
- ▶ Whistleblower Hotline

Shareholders

- ▶ Dedicated Investor Relations Support
- ▶ Participation in Third-Party ESG Reporting
- ▶ Participation in Investor ESG Related Surveys and Conversations
- ▶ Quarterly Earnings Calls
- ▶ SEC Filings
- ▶ Transparent and Responsive Governance Policies

Stakeholders

Tenants and Operators

- ▶ Tenant Engagement on ESG Initiatives
- ▶ Regular Communication to Understand Tenant Financial Performance, Strategy and Priorities
- ▶ Green Leasing
- ▶ Annual Property Assessments

Communities

- ▶ Participation in Local Community Organizations
- ▶ Hosting Community Events
- ▶ Internships
- ▶ Encouraging Employee Volunteerism

Industry

Involvement with trade and industry associations provides opportunities to collaborate with others, share best practices, and propel our industry forward. As such, MPT is a member of multiple associations and participates in multi-stakeholder conferences throughout the year.



Nareit[®]

Ethics

As confirmed in our Code of Ethics and Business Conduct (the "Code"), all employees are required to adhere to the highest ethical standards, including those provided in our Company-wide anti-corruption and bribery policy.

Business Ethics Program

Our Senior Vice President of Operations has managerial responsibility for overseeing and implementing our anti-corruption policies and programs. This work is complemented by Board-level oversight, specifically our Audit Committee.

We operate our business with a demonstrated commitment to the highest level of ethical conduct, everywhere in the Company and every day. This commitment is reinforced by our Code, which confirms our position on fair, ethical and honest business dealings, good governance, and compliance with applicable laws, while demonstrating respect for human rights and a workplace free from harassment.

We regularly review and update our policies governing ethical conduct and responsible behavior to ensure that we are employing best practices and are set up for continued success. These policies can be found on our website.

We annually audit compliance with our Code by each officer, director, and employee which includes a compliance questionnaire. This audit is conducted by an independent third-party which includes a section for employees to review and sign off on their understanding of the Code.

All employees review our anti-corruption policies and procedures on an annual basis.

- ✓ Managerial responsibility for business ethics
- ✓ Measures to deter non-compliance and reduce exposure to unethical opportunities
- ✓ Ethical risk assessments
- ✓ Annual review of Employee Code of Ethics and Business Conduct for all employees
- ✓ Compliance with all applicable anti-bribery and anti-corruption policies in the countries in which we do business



Whistleblower Policy

MPT is committed to providing a work environment that is ethical and free of discrimination and harassment. In keeping with this policy, we have a fully implemented reporting and investigation procedure that allows employees to raise any incident, should they arise, to their supervisor or Human Resources. If the grievance is not resolved, they may escalate the concern to our Code of Ethics Contact Person or legal department.

We also have a 24-hour whistleblower hotline, administered by an independent third-party that allows directors, officers, employees, suppliers, customers, and other third-parties to file reports on a confidential and anonymous basis regarding any impropriety. Anyone who reports violations is ensured protection against retaliation. For additional information on the hotline and reporting procedures, please consult the Code.

Political Involvement

In 2024, MPT did not make contributions to political parties, their various campaign committees, or candidates for political office. MPT occasionally contributes to organizations that advocate on a nonpartisan basis for matters of beneficial interest to its stakeholders. We also have a robust charitable giving philosophy that includes contributions to charitable organizations, and we are dues-paying members of certain trade organizations, all of which may be involved in advocating for public policy initiatives. For information on our political contribution policy, please see the Code.

APPENDIX A

Environmental Data

Our Environmental Data Appendix reporting is guided by recommendations from by the Global Reporting Initiative ("GRI"). Our energy, greenhouse gas, and water inventories follow the principles and guidance of the Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition). Emission calculations leverage publicly available and widely accepted sources, including U.S. Environmental Protection Agency ("EPA") Emissions Factors for Greenhouse Gas Inventories, EPA's eGRID database, UK Department for Environment, Food & Rural Affairs ("DEFRA"), and Intergovernmental Panel on Climate Change ("IPCC") Sixth Assessment Report.

Organizational Boundaries and Scoping:

Consumption purchased and used by MPT includes corporate operations and vacant assets. Consumption data outside of the organization, namely downstream leased assets, is reported for properties owned at any point during the reporting year, including acquisitions and divestments. In cases of ownership transitions, consumption and square footage are prorated based on control dates. For change-of-control events, adjustments are made to reflect the relevant reporting boundaries.

While complete actual data is not available for the entire real estate portfolio, estimates were used where appropriate, following the GRESB estimation methodology to address data gaps. Excluded assets include those under development or where neither MPT nor its tenants maintain utility control.

			2023		2024	
GRI Indicator	Description	Units	Consumption	% Coverage	Consumption	% Coverage
302-1	Electricity purchased and used by MPT	MWh	4,428	100%	7,667	100%
	Fuels purchased and used by MPT	MWh	17,449	100%	10,009	100%
	Total energy consumption by MPT ¹	MWh	21,877	100%	17,676	100%
302-2	Total electric consumption outside of the organization	MWh	676,852	67%	434,284	51%
	Total fuel consumption outside of the organization	MWh	824,719	65%	456,586	51%
	Total energy consumption outside of the organization	MWh	1,501,571	66%	890,870	51%
305-1	Direct (scope 1) GHG emissions	MT CO ₂ e	4,302	100%	2,250	100%
305-2	Electricity indirect (scope 2) GHG emissions (Location-Based)	MT CO ₂ e	1,768	100%	2,798	100%
305-3	Category 6 - Business Travel ²	MT CO ₂ e	1,132	100%	854	100%
	Category 13 - Downstream Leased Assets	MT CO ₂ e	366,500	66%	201,594	51%
	Other indirect (scope 3) GHG emissions	MT CO₂e	367,632		202,448	
	Total direct and electricity indirect GHG emissions (scope 1 and 2)	MT CO₂e	6,070		5,048	
	Total direct and indirect GHG emissions (scope 1, 2, and 3)	MT CO₂e	373,702		207,496	
303-1	Total municipal water supply withdrawals used by MPT ³	m ³	18,723	98%	29,522	86%
	Total municipal water supply withdrawals primarily used for tenant areas	m ³	6,270,799	44%	2,046,131	24%
	Total municipal water supply withdrawal	m³	6,289,522	44%	2,075,653	25%
306-3	Total weight of non-hazardous waste	MT			27.4	100%
	Total weight of hazardous waste ⁴	MT			0.7	100%
	Total weight of waste consumption by MPT ⁵	MT			28.1	100%
306-4	Diverted - Recycled	%			62.15%	100%
306-5	Landfill	%			37.38%	100%
	Incinerated	%			0.47%	100%

1) In 2024, 11 MWh of total energy consumption by MPT was derived from renewable resources. This equates to 0.06% of controlled energy consumption. Therefore, 99.94% of energy consumption was derived from non-renewable sources.

2) Business travel data is currently only represented as emissions and not included in overall energy consumption.

3) Water withdrawal and discharge are assumed to be equal to water consumption, as all water withdrawn from the municipal supply is used for domestic purposes within leased office space and discharged to the municipal sewer system. No water is recycled, reused, or returned to the original source. Water consumption data is scaled up for 100% of our corporate offices based on municipal water use data available for 77% of our facilities by square feet. The percentage of our 2024 total water consumption in regions of high or extremely high baseline water stress is 0.07%.






4) In 2024, MPT collected 0.7 metric tonnes of e-waste for recycling by dedicated haulers. The haulers use environmentally sound processing methods that maximize value and recovery while eliminating the disposal of hazardous electrics and components to landfills.

5) Waste data reflects actual and estimated data obtained from waste management vendors and estimations using guidance for low intensity office environments. Waste data is inclusive of our corporate operations and vacant facilities. Waste data does not include our assets that fall under Scope 3: Downstream Leased Assets.

APPENDIX B

Our Goals



UN SDG	GOAL	STATUS		PERFORMANCE
	Improve employee programs based on feedback and other engagement (employee satisfaction surveys).	Achieved	✓	Implemented monthly employee engagement activities based on feedback from annual survey.
	Annually evaluate the Company's employee benefits package to ensure it is both competitive, meeting the needs of the employees, and that employees are taking advantage of the offerings.	Achieved	✓	Our Human Resources department semi-annually reviews our benefits package and makes any adjustments needed (pg. 19).
	Annual goal of 0 lost time incidents for employees.	Achieved	✓	In 2024, we have 0 lost time for employees (pg. 19).
	Annually increase the average number of training hours per employee per year.	In progress	⚡	In 2024, our average number of training hours per employee was 18 (pg. 18).
	Achieve and maintain an employee workforce that is 50% gender or ethnically diverse (+/-5%).	In progress	⚡	As of December 31, 2024, 44% of our workforce is gender or ethnically diverse (pg. 17).
	Maintain or exceed 30% women on our Board of Directors.	Maintained	✓	As of December 31, 2024, 33% of our Board of Directors are female (pg. 22).
	Annually increase the percentage of employees who use charity PTO hours.	Achieved	✓	In 2024, 28% of employees used charity PTO hours, a 3% increase from 2023 (pg. 20).
	Target 100% of greenfield developments to be LEED GOLD certified or higher (or comparable green building certification).	Achieved	✓	Our only existing greenfield development began in 2023 is currently pursuing BREEAM 'Very Good' certification.
	Lease or develop at minimum LEED Gold (or comparable certification) certified buildings for all new corporate offices.	Achieved	✓	Since 2021, all of our newly leased office spaces have been LEED Gold (or comparable certification) (pg. 10).
	Annually increase emissions collection and reporting of our real estate portfolio.	In progress	⚡	Our reported 2024 emissions represent 51% of our real estate portfolio. While year-over-year coverage decreased due to portfolio changes, our updated 2023 emissions reflect 66% portfolio coverage, marking a 7% increase from the 2023 data included in last year's report (pg 27).
	Annually increase the percentage of our portfolio that is covered by green lease provisions.	Achieved	✓	In 2024, we increased our green lease portfolio coverage by 15%, by square feet. As of December 31, 2024, we have 33% of our portfolio covered by green lease provisions (pg. 14).

APPENDIX C

TCFD Disclosure

The disclosures in this report are informed by the recommendations of the Task Force on Climate-related Financial Disclosures ("TCFD") guidelines.

Climate Change Governance

a) Board oversight

The Chairman of our Board ("Chairman"), who is also our CEO, has ultimate responsibility for our corporate sustainability program. As such, the Chairman/CEO is responsible for making ultimate decisions regarding climate-related issues and briefs the board as necessary on any sustainability initiatives.

Our Board has an Environmental and Social Responsibility ("ESR") Committee to oversee environmental performance and improvements across all aspects of our business. This Committee includes our Chairman/CEO. The members of our ESR Committee have ESG experience, including one director with significant experience through her previous role as supervisory authority over the Office of High-Performance Green Buildings as Administrator of the General Services Administration. The ESR Committee assists the Board and management in addressing our activities, policies, and programs in the areas of environmental and social responsibility, including climate-related risks and opportunities. The Risk Committee oversees climate transition risks.

For additional information, see page 23.

b) Management role

MPT's executive leadership, including our Chairman/CEO, provides managerial oversight to the assessment and management of our climate-related performance, risks, and opportunities and reviews the sustainability aspects, as appropriate, of our long-term business plans annually. Our Chairman/CEO actively monitors climate-related issues and delegates the management of such issues to our employee-led, cross-functional ESG Working Group. The Group is responsible for driving further environmental performance improvements across all aspects of our business. They regularly work with environmental experts to strengthen our sustainability regimen.

For additional information, see page 23.

Strategy

a) Risks and opportunities

Transition Risks – Our evaluation of potential transition risks includes routinely monitoring existing and emerging requirements that apply to our corporate operations as well as to our tenants. We review current and proposed energy-related legislation and work with external counsel and consultants to identify and mitigate any potential legal risks to our business.

Additionally, we continuously evaluate and monitor our exposure to reputational risks. Investors, employees, and other stakeholders have begun to focus increasingly on ESG practices that place growing importance on the implications and social cost of investments and business decisions. For example, an increasing number of investment funds focus on positive ESG practices and sustainability scores when making an investment decision.

In addition, investors, particularly institutional investors, use ESG practices and scores to benchmark companies against their peers. If a company is perceived as lagging, such investors may engage with a company to improve ESG disclosure or performance and may also make voting decisions on this basis. Given this increased focus and demand, public reporting regarding ESG practices is becoming more broadly expected. If our ESG practices and reporting regarding, but not limited to, corporate governance, environmental compliance, human capital management, and workforce inclusion and diversity do not meet investor, employee, and other stakeholder expectations, our reputation may be negatively impacted. We could also incur additional costs and devote additional resources to monitoring, reporting, and implementing various ESG practices. Our failure, or perceived failure, to meet the goals and objectives we set in our sustainability disclosure or the expectations of our various stakeholders, could negatively impact our reputation, tenant and employee retention, and access to capital.

Physical Risks – Our leases and mortgage loans generally require our tenants/borrowers to carry property, general liability, professional liability, loss of earnings, all risk, and extended coverage insurance in amounts sufficient to permit the replacement of the facility in the event of a total loss, subject to applicable deductibles. We carry general liability insurance and loss of earnings coverage on all properties as a contingent measure in case our tenant's coverage is not sufficient.

However, there are certain types of losses, generally of a catastrophic nature, such as floods and hurricanes, which may be uninsurable or not insurable at a price we or our tenants/borrowers choose to pay. Inflation, changes in building codes and ordinances, environmental considerations, and other factors may also make it impracticable to use insurance proceeds to replace a facility after it has been damaged or destroyed. Under such circumstances, the insurance proceeds we receive might not be adequate to restore our economic position with respect to the affected facility. The occurrence of any of these or similar events may reduce our return from the facility and the value of our investment.

Climate-related Opportunities - We believe green leases can strengthen our resilience against climate-related risks. As such, in 2022 we incorporated green provisions into our standard lease. As of December 31, 2024, we have green provisions in executed leases covering approximately 14 million square feet of our real estate portfolio. Through these efforts, we received recognition as a Green Lease Leader through the Institute for Market Transformation and the U.S. Department of Energy's Better Building Alliance. We will continue to advocate for the inclusion of green lease provisions as opportunities arise.

For additional information, see page 7.

TCFD Disclosure (cont'd)

b) Strategy

For additional information, see page 7.

c) Scenario analysis

Where possible, we cooperate with our tenants to collect and analyze their energy use and emissions data and have prioritized this effort as part of our ESG strategy. Once we have a more comprehensive assessment of the Company's Scope 1, 2, and 3 annual carbon footprint, we may develop a strategy to evaluate climate-related scenarios to incorporate into our business plan.

Risk Management

As a global real estate owner and investor, we recognize that climate-change related risks have the potential to impact our business. While under our triple-net lease model, the operations, maintenance, repair, and improvements of our leased properties are generally our tenants' responsibility, the efforts described below allow us to further our understanding of climate risks, take cost-effective steps to mitigate physical and transitional risks to our portfolio, and leverage associated opportunities to drive long-term value.

- Integrate robust enterprise risk management and strategic planning
- Bifurcate risk management between our risk management team, which is responsible for managing operational risk for our business, and our executives who are responsible for enterprise risk management.
- Diversify the footprint of our portfolio across multiple risk factors
- Work with our tenants to build resiliency considerations into asset development projects during the planning and construction process. We invest additional funds in upgrades to our properties to help mitigate the effects of climate change in the long-term
- Provide return-generating capital to our tenants, if appropriate, that are interested in upgrading their HVAC systems, lighting, water fixtures, and backup generators with effective, efficient, and environmentally-sound systems.
- Monitor the environmental performance of our tenants through continued collaboration and engagement

- Observe local risks and hazards through third-party climate projection models, including identifying zones likely to experience flooding, coastal storms, sea level rise, etc.
- Ensure that our governance structure allows the Board and executive leadership to exercise their oversight responsibilities with respect to strategy and risk.
- Engage third-parties to perform Phase 1 Environmental Site Assessments and, to the extent necessary, Phase II Assessments (or equivalent studies outside the U.S.) and other risk mitigating remediation measures
- Incorporate ESG performance measures in our executive compensation program

Metrics and Targets

a) Metrics

We measure Scope 1, Scope 2, and Scope 3 (limited to business travel) energy-related emissions at our corporate operations. We are in the process of collecting tenant data to calculate our Scope 3 emissions from our downstream leased assets. Our lack of contractual access to asset-level data remains a challenge, however, over the past year we have increased our data collection and reporting. For 2024, we are reporting carbon emissions for 51% of our leased assets, based on square footage. Our objective is to increase the percentage of actual data reported year-over-year.

For additional information, see page 27.

b) Emissions

See page 27, Appendix A for the environmental data tables.

c) Targets

We are currently in the benchmarking phase of our portfolio Scope 3 carbon emissions and have not set any emissions reduction targets to date for our corporate operations or downstream leased assets. However, tenants that account for over 50% of our portfolio footprint have put in place their own carbon reduction goals. To help establish our own reduction goals, we are working with our tenants to collect data on their operations.

For additional information, see page 13.

APPENDIX D

SASB Disclosure

The disclosures in this report are informed by the recommendations of the Sustainability Accounting Standards Board ("SASB") real estate guidelines. Information provided is from our real estate portfolio, virtually all of which are under triple-net lease agreements.

Energy Management							
Accounting Metric		Code	Disclosure	2023		2024	
Energy consumption data coverage as a percentage of total floor area, by property subsector	IF-RE-130a.1 and IF-RE-130a.2	Property Subsector ¹		Consumption (MWh)	Data Coverage (% SQ FT)	Consumption (MWh)	Data Coverage (% SQ FT)
		General Acute Care Hospital		1,140,069	55%	475,160	33%
		Post Acute Care Facility		255,321	89%	342,825	88%
		Behavioral Health Facility		108,798	92%	82,312	77%
		Freestanding ER / Urgent Care		507	4%	239	4%
		Total Reported Portfolio		1,504,695	66%	900,536	51%
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	IF-RE-130a.3			2023		2024	
		Property Subsector ¹		Consumption (MWh)		Consumption (MWh)	% Change
		General Acute Care Hospital		422,254		418,620	-0.86%
		Post Acute Care Facility		235,004		318,831	35.67%
		Behavioral Health Facility		76,445		74,303	-2.80%
		Freestanding ER / Urgent Care		-		-	
		Total Reported Portfolio ²		733,703		811,754	10.6%
Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	IF-RE-130a.4	We are currently working to collect information on the number of ENERGY STAR-eligible and certified properties in our portfolio. This includes working with our tenants to benchmark their energy consumption in ENERGY STAR Portfolio Manager. If an asset has an energy rating of 75 or above, we plan to encourage our tenants to pursue ENERGY STAR certification. For more information on energy ratings see page 10.					
Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.5	<div>We regularly monitor tenant environmental performance, and we look to the most efficient fixtures and systems available to optimize building performance from the very beginning of new developments. The following are examples of energy efficiency practices we work to incorporate within our corporate operations and/or encourage tenants within our triple net real estate portfolio.</div> <div><div></div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div></div>					

SASB Disclosure (cont'd)

Water Management										
Accounting Metric	Code	Disclosure	2023				2024			
Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	IF-RE-130a.1 and IF-RE-130a.2	Property Subsector ¹	Consumption (m³)	Data Coverage (% SQ FT)	Data coverage in regions with "high" or "extremely high" baseline water stress (% SQ FT)	% in regions with "high" or "extremely high" baseline water stress	Consumption (m³)	Data Coverage (% SQ FT)	Data coverage in regions with "high" or "extremely high" baseline water stress (% SQ FT)	% in regions with "high" or "extremely high" baseline water stress
		General Acute Care Hospital	5,705,741	57%	66%	19%	1,671,771	29%	31%	55%
		Post Acute Care Facility	216,299	13%	19%	65%	203,636	12%	20%	66%
		Behavioral Health Facility	353,111	46%	69%	69%	188,352	33%	31%	26%
		Freestanding ER / Urgent Care	79	3%	0%	0%	184	3%	0%	0%
		Total Reported Portfolio	6,275,230	44%	51%	24%	2,063,943	24%	27%	53%
Like-for-like percentage change in water consumption for the portfolio area with data coverage, by property subsector	IF-RE-140a.3		2023				2024			
		Property Subsector ¹	Consumption (m³)				Consumption (m³)		% Change	
		General Acute Care Hospital	2,684,683				1,614,084		-39.88%	
		Post Acute Care Facility	184,650				180,154		-2.43%	
		Behavioral Health Facility	123,000				140,696		14.39%	
		Freestanding ER / Urgent Care	-				-			
Total Reported Portfolio ²		2,992,333				1,934,934		-35.3%		
Description of water management risks and discussions of strategies and practices to mitigate those risks	IF-RE-140a.4	Our green lease provisions include sharing energy and water data and establishing an energy plan. These provisions are also included in our form lease, and we will continue to advocate for the inclusion of these provisions as opportunities arise. The following are examples of water conservation practices we work to incorporate within our corporate operations and/or encourage tenants within our triple net real estate portfolio. • Benchmarking usage and monitoring usage trends • Utilizing low-flow and high-efficiency fixtures and equipment • Drought-tolerant landscaping • Install leak detection systems								

SASB Disclosure (cont'd)

Management of Tenant Sustainability Impacts			
Accounting Metric	Code	Disclosure	
(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property subsector	IF-RE-410a.1	We are committed to working with our tenants to include cost recovery clause for resource efficiency-related capital improvements into our lease agreements. Such a provision is in our form lease, and we will continue to advocate for its inclusion in our lease agreements as opportunities arise.	
		6,715,455 leasable sq ft out of 43,370,230 sq ft equating to 15% of our portfolio. ³	
		General Acute Care Hospital	6,331,747
		Post Acute Care Facility	300,000
		Behavioral Health Facility	83,708
Percentage of tenants that are separately metered or sub-metered for (1) grid electricity consumption and (2) water withdrawals, by property sub-sector	IF-RE-410a.2	Not reported.	
Discussion of approach to measuring, incentivizing and improving sustainability impacts of tenants	IF-RE-410a.3	We are committed to working with our tenants to reduce our portfolio’s carbon footprint and energy consumption. In 2024, we are reporting emissions data of approximately 51% of our portfolio, measured by square feet.	
		Our green lease provisions often include but are not limited to, cost recovery for capital expenditures to reduce operating expenses, required client energy and water disclosure, and annual landlord-tenant engagement on an energy plan to optimize building performance. Since the inception of our green leasing program, we have successfully negotiated green lease provisions into 96 of our assets covering over 14 million square feet as of December 31, 2024.	

Climate Change				
Accounting Metric	Code	Disclosure		
Area of properties located in 100-year flood zones, by property subsector	IF-RE-450a.1	2,291,046 leasable sq. ft.		
		General Acute Care Freestanding E.R./Urgent Care	2,284,496	6,550
Description of climate change risk exposure analysis, degree of systematic portfolio exposure and strategies for mitigating risks	IF-RE-450a.2	We have a robust risk and governance oversight structure that aims to manage and mitigate climate-related risks. For details, see Risk Management and TCFD Response.		
Activity Metric				
Accounting Metric	Code	Disclosure	2023	2024
Number of assets, by property subsector ⁴	IF-RE-000.A	General Acute Care Hospital	198	186
		Post Acute Care Facility	135	133
		Behavioral Health Facility	71	70
		Freestanding ER/Urgent Care Facility	40	40
		Total	444	429
Leaseable floor area, by property subsector ⁴	IF-RE-000.B	General Acute Care Hospital	35,210,382	32,150,745
		Post Acute Care Facility	14,013,316	14,096,656
		Behavioral Health Facility	3,210,746	3,274,918
		Freestanding ER/Urgent Care Facility	387,898	303,749
		Total	52,822,343	49,826,069
Percentage of indirectly managed assets, by property subsector	IF-RE-000.C	Not reported.		
Average occupancy rate, by property subsector	IF-RE-000.D	At December 31, 2024, properties representing 99% of our total assets are occupied by tenants.		

1) There are some instances where a site includes multiple property subsectors and separate metering is not available. In those instances, square feet is accounted for in the corresponding subsector but consumption may be attributed to another.

2) Like-for-like reporting includes assets owned for two full years where 100% data coverage was available.

3) Square foot coverage is not adjusted based on ownership period and excludes non-leased assets (vacants) and ongoing developments.

4) Includes assets owned any time during the reporting period. Square footage is adjusted based on ownership period.

Cautionary Statement

The data and information in this report are presented for informational purposes only.

They are only as current as the dates indicated and may be superseded by subsequent events or for other reasons, and MPT assumes no obligation to correct or update any data or information herein, whether as a result of new information, future events or otherwise, except as required by law. Nothing contained in this report constitutes investment, legal, tax or other advice nor is it to be relied on in making an investment or other decision. This report does not constitute an offer to sell or the solicitation of an offer to buy any securities.

The inclusion of information in this report is not necessarily an indication that such information (or the subject matter thereof) is material to our business, operating results or financial condition. In this report, we are not using such terms as “material” or “materiality” as they are used under the securities or other laws of the United States or any other jurisdiction, or as they are used in the context of financial statements and financial reporting. Materiality, for purposes of this report, should not therefore be read as equating to any use of the word in MPT’s filings with the Securities and Exchange Commission (the “SEC”) or other statements.

This report contains certain forward-looking statements within the meaning of Section 21E of the Securities Exchange Act of 1934, as amended, and Section 27A of the Securities Act of 1933, as amended. Forward-looking statements can be identified by the use of forward-looking terminology such as “may”, “will”, “seek”, “expect”, “anticipate”, “estimate”, “intend”, “continue”, “target”, “objective”, “plan”, “believe”, “strive”, “could”, “would”, “potential”, “predict,” “intend”, the negatives thereof or comparable terminology. We intend these forward-looking statements to be covered by the safe harbor provisions for forward-looking statements contained in the Private Securities Litigation Reform Act of 1995 and are including this statement for purposes of complying with those safe harbor provisions. Forward-looking statements reflect our current views about our plans, intentions, expectations, strategies and prospects, which are based on information currently available to us and on assumptions we have made. Although we believe that our plans, intentions, expectations, strategies and prospects as reflected in or suggested by forward-looking statements are reasonable, we can give no assurance that such plans, intentions, expectations, strategies or prospects will be attained or achieved. Actual results may differ materially from those described in forward-looking statements and may be affected by a variety of risks and uncertainties, some of which are beyond our control, including those set forth in the documents MPT files from time to time with the SEC.

Certain information contained herein relating to industry frameworks, standards or reporting initiatives may be subject to change, and no assurance can be given that MPT will continue to report under, follow or support such industry frameworks, standards or reporting initiatives.

Certain information contained herein relating to targets, goals, intentions or expectations, including with respect to energy, emissions and water reduction targets, and related timelines, is subject to change, and no assurance can be

given that such targets, goals, intentions or expectations will be met on the timeline anticipated or at all. Further, certain statistics and metrics relating to ESG matters are estimates and may be based on developing assumptions (which may be inaccurate) or standards (including MPT’s internal standards and policies). The accuracy of such statistics and metrics is therefore subject to variance.

There can be no assurance that MPT’s operations and/or processes as described in this report will continue, and such operations and/or processes may change, even materially. MPT may determine, in its discretion, that it is not feasible or practical to implement or complete certain of its ESG initiatives, policies and procedures based on cost, timing or other considerations.

Statements about ESG initiatives or practices related to MPT’s portfolio may not apply in every instance. Any case studies presented herein are for illustrative purposes only, and have been selected in order to provide examples illustrating MPT’s application of its ESG strategy. It should not be assumed that all assets in MPT’s portfolio will be comparable in quality or performance to those described herein. To the extent MPT engages with tenants on ESG-related practices and potential enhancements thereto, there is no guarantee that such engagements will improve the ESG performance of an asset.

Certain information contained herein, including tenant energy, emissions and water data and targets, has been obtained from third parties. While we believe such third-party sources to be reliable, we make no representation or warranty, express or implied, with respect to the accuracy, fairness, reasonableness or completeness of any of such third-party information, and expressly disclaims any responsibility or liability therefor.



Medical Properties Trust

2025 CORPORATE RESPONSIBILITY REPORT