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MPT DECLARES REGULAR QUARTERLY DIVIDEND

Birmingham, AL – February 12, 2026 – MPT (the “Company” or “MPT”) (NYSE: MPT) today announced that its Board of Directors declared a regular quarterly cash dividend of \$0.09 per share of common stock to be paid on April 9, 2026, to stockholders of record on March 12, 2026.

Annual Meeting of Stockholders

Medical Properties Trust also announced that its annual meeting of stockholders will be at UAB Collat School of Business at 10:30 a.m. Central Time on May 28, 2026, in Birmingham, Alabama. Stockholders of record as of March 19, 2026, will be invited to attend.

About Medical Properties Trust, Inc.

Medical Properties Trust, Inc. is a self-advised real estate investment trust formed in 2003 to acquire and develop net-leased hospital facilities. From its inception in Birmingham, Alabama, the Company has grown to become one of the world’s largest owners of hospital real estate with 388 facilities and approximately 39,000 licensed beds in nine countries and across three continents as of September 30, 2025. MPT’s financing model facilitates acquisitions and recapitalizations, and allows operators of hospitals to unlock the value of their real estate assets to fund facility improvements, technology upgrades and other investments in operations. For more information, please visit the Company’s website at MPT.com.

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