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TAX TREATMENT OF 2024 DIVIDENDS

Medical Properties Trust, Inc. paid total dividends of \$0.38 per share that were applicable to tax year 2024 and declared total dividends of \$0.46 per share as follows:

				Allocable to 2024						
Amount	Date Declared	Date of Record	Date Paid	Ordinary Income	Total Capital Gain	Unrecap. Sec.1250 Gains	Return of Capital	Section 199A Dividends	Section 897 Capital Gain	Allocable to 2025
\$0.1500	4/12/2024	4/22/2024	5/1/2024	-	-	-	\$0.1500	-	-	-
\$0.1500	5/30/2024	6/10/2024	7/9/2024	-	-	-	\$0.1500	-	-	-
\$0.0800	8/22/2024	9/9/2024	10/10/2024	-	-	-	\$0.0800	-	-	-
\$0.0800	11/21/2024	12/12/2024	1/9/2025							\$0.0800
			TOTAL	-	-	-	\$0.3800	-	-	\$0.0800

The dividend declared on November 21, 2024 and paid January 9, 2025 will be applicable to the 2025 tax year. Accordingly, dividends totaling \$0.38 will be treated as return of capital in 2024.