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TAX TREATMENT OF 2025 DIVIDENDS

Medical Properties Trust, Inc. paid total dividends of \$0.32 per share during 2025 and declared total dividends of \$0.33 per share during 2025 as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2025						Allocable to 2026
				Ordinary Income	Total Capital Gain	Unrecap. Sec.1250 Gains	Return of Capital	Section 199A Dividends	Section 897 Capital Gain	
\$0.0800	11/21/2024	12/12/2024	01/09/2025	-	-	-	\$0.0800	-	-	-
\$0.0800	02/13/2025	03/10/2025	04/10/2025	-	-	-	\$0.0800	-	-	-
\$0.0800	05/29/2025	06/18/2025	07/17/2025	-	-	-	\$0.0800	-	-	-
\$0.0800	08/14/2025	09/11/2025	10/09/2025	-	-	-	\$0.0800	-	-	-
\$0.0900	11/17/2025	12/11/2025	01/08/2026							\$0.0900
			TOTAL	-	-	-	\$0.3200	-	-	\$0.0900

The dividend declared on November 17, 2025, and paid January 8, 2026, will be applicable to the 2026 tax year. Accordingly, dividends totaling \$0.32 paid will be treated as return of capital in 2025.