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MPT DECLARES REGULAR QUARTERLY DIVIDEND

Birmingham, AL – August 13, 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 October 8, 2026, to stockholders of record on September 10, 2026.

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 378 facilities and approximately 38,000 licensed beds in nine countries and across three continents as of June 30, 2026. 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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