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MPT ANNOUNCES SECOND QUARTER 2026 FINANCIAL RESULTS CONFERENCE CALL AND WEBCAST

Birmingham, AL – July 29, 2026 – MPT (the “Company” or “MPT”) (NYSE: MPT) today announced it will host a conference call and webcast on Monday, August 10, 2026, at 11:00 a.m. Eastern Time to discuss the Company’s second quarter 2026 financial results. A press release with the second quarter 2026 financial results will be issued before the market opens on August 10, 2026.

The dial-in numbers for the conference call are 833-461-5787 (Toll-Free) and 585-542-9983, and the Meeting ID is 594327200 to join the conference. Call participants are encouraged to dial in 10-15 minutes early to ensure registration is completed prior to the start of the conference. The conference call will also be webcast live on the Investor Relations section of the Company’s website, www.mpt.com.

A webcast replay of the call will be available shortly after the call’s completion. The webcast replay will be available for one year on the Investor Relations section of the Company’s website.

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 March 31, 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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