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MPT ANNOUNCES FOURTH QUARTER 2025 FINANCIAL RESULTS CONFERENCE CALL AND WEBCAST

Birmingham, AL – February 12, 2026 – MPT (the “Company” or “MPT”) (NYSE: MPT) today announced it will host a conference call and webcast on Thursday, February 19, 2026, at 11:00 a.m. Eastern Time to discuss the Company’s fourth quarter and year-end 2025 financial results. A press release with the fourth quarter 2025 financial results will be issued before the market opens on February 19, 2026.

The dial-in numbers for the conference call are 800-715-9871 (U.S. & Canada) and +1 646-307-1963 (International) and the passcode is 2801406 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 telephone and webcast replay of the call will be available shortly after the call’s completion. The telephone replay will be available through February 26, 2026, using dial-in numbers +1 800-770-2030 (U.S. & Canada) and +1 609-800-9909 (International) along with passcode 2801406#. 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 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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