

NEWS RELEASE

Medical Properties Trust Announces Pricing of \$150 Million Aggregate Principal Amount of 6.375% Senior Notes Offering by Its Operating Partnership and MPT Finance Corporation

2013-08-15

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Aug. 15, 2013-- Medical Properties Trust, Inc. (the "Company") (NYSE: MPW) announced today that the previously announced public offering of \$150 million aggregate principal amount of 6.375% senior notes due 2022 (the "Notes") by its operating partnership, MPT Operating Partnership, L.P., a Delaware limited partnership (the "Operating Partnership"), and MPT Finance Corporation, a Delaware corporation and wholly-owned subsidiary of the Operating Partnership ("MPT Finance," and together with the Operating Partnership, the "Issuers"), priced today at an issue price of 102.00%, which represents a yield to the par redemption date of February 15, 2020 of 5.998%. The Notes will be senior unsecured obligations of the Issuers, guaranteed by the Company and by certain subsidiaries of the Company, and will form a part of the same series as the Issuers' 6.375% senior notes due 2022, issued February 17, 2012, \$200 million of which are currently outstanding.

The Operating Partnership intends to use the net proceeds from the offering of the Notes to fund a portion of its previously announced acquisition of three general acute care hospitals from IASIS Healthcare LLC. Pending closing of the acquisition, the Operating Partnership intends to use the net proceeds from the offering of the Notes to repay borrowings under its revolving credit facility and to invest in short-term, liquid investments. If the acquisition is not completed, the Operating Partnership intends to use the net proceeds from the offering of the Notes to repay borrowings under its revolving credit facility and for general corporate purposes, which may include investing in additional healthcare properties. The consummation of the offering of the Notes is not contingent upon the closing of the acquisition or the Company's concurrent offering of its common stock.

J.P. Morgan, BofA Merrill Lynch, Deutsche Bank Securities and RBC Capital Markets are acting as joint book-running managers, and KeyBanc Capital Markets is acting as lead manager for the offering.

The offering of the Notes is expected to close on or about August 20, 2013, subject to certain closing conditions. The offering of the Notes was made under an effective shelf registration statement of the Company, the Issuers and certain subsidiaries of the Company as guarantors and a related preliminary prospectus supplement and free writing prospectus. The Company intends to file a final prospectus supplement with the Securities and Exchange Commission for the offering of the Notes to which this communication relates. When available, the final prospectus supplement may be obtained from J.P. Morgan Securities LLC, 383 Madison Avenue, 3rd Floor, New York, NY 10179, Attn: High Yield Syndicate or from BofA Merrill Lynch, 222 Broadway, New York, NY 10038, Attn: Prospectus Department or by visiting the EDGAR database on the Securities and Exchange Commission's web site at www.sec.gov.

This press release does not constitute an offer to sell or a solicitation of an offer to buy the Notes, nor shall there be any sale of the Notes in any jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. The offering of Notes may be made only by means of a preliminary prospectus, each of which has or will be filed with the Securities and Exchange Commission.

About Medical Properties Trust, Inc.

Medical Properties Trust, Inc. is a Birmingham, Alabama based self-advised real estate investment trust formed to capitalize on the changing trends in healthcare delivery by acquiring and developing net-leased healthcare facilities. These facilities include inpatient rehabilitation hospitals, long-term acute care hospitals, regional acute care hospitals, ambulatory surgery centers and other single-discipline healthcare facilities.

The statements in this press release that are forward looking are based on current expectations and actual results or future events may differ materially. Words such as "expects," "believes," "anticipates," "intends," "will," "should" and variations of such words and similar expressions are intended to identify such forward-looking statements. Forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results of the Company or future events to differ materially from those expressed in or underlying such forward-looking statements, including without limitation, the Company's ability to consummate the offering of the Notes and the use of the proceeds therefrom. For further discussion of the factors that could affect outcomes, please refer to the "A Warning About Forward Looking Statements" and "Risk Factors" sections of the Company's Annual Report on Form 10-K for the year ended December 31, 2012 and our other Securities and Exchange Commission filings and the "Risk Factors" sections contained in the preliminary prospectus supplement and final prospectus supplement related to the Notes. Except as otherwise required by the federal securities laws, the

Company undertakes no obligation to update the information in this press release.

Source: Medical Properties Trust, Inc.

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