

NEWS RELEASE

Medical Properties Trust Announces Pricing of €200 Million of 5.75% Senior Notes by Its Operating Partnership And MPT Finance Corporation

2013-09-26

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Sep. 26, 2013-- Medical Properties Trust, Inc. (the "Company") (NYSE: MPW) announced today that the previously announced public offering of €200 million aggregate principal amount of senior notes due 2020 (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 with a coupon of 5.75%. The Notes will be senior unsecured obligations of the Issuers, guaranteed by the Company and by certain subsidiaries of the Operating Partnership.

The Operating Partnership intends to use the net proceeds from the offering of Notes to finance its previously announced acquisition of 11 post acute facilities in Germany from RHM Klinik-und Altenheimbetriebe GmbH & Co. KG (the "Acquisition"). The Operating Partnership intends to use any remaining net proceeds for general corporate purposes. The proceeds of the offering will be placed in escrow pending the completion of the Acquisition. If the conditions to closing the Acquisition are not satisfied or waived on or prior to 90 days after the closing of the offering of Notes, the Issuers will be required to redeem the Notes.

BofA Merrill Lynch, Deutsche Bank Securities Inc. and J.P. Morgan Securities Plc are acting as joint book-running managers, and Banco Bilbao Vizcaya Argentaria, S.A. and RBC Europe Limited are acting as lead managers for the offering of Notes.

The offering of the Notes is expected to close on or about October 10, 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 Operating Partnership 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 BofA Merrill Lynch, 2 King Edward Street, EC1A 1HQ London or from Deutsche Bank Securities Inc., Attn: Prospectus Group, 60 Wall Street, New York, NY 10005-2836 or from J.P. Morgan Securities LLC, 383 Madison Avenue, 3rd Floor, New York, NY 10179, Attn: Syndicate 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 any securities of the Company or any of its subsidiaries, nor shall there be any sale of such securities 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 prospectus, 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 Notes offering and the use of the proceeds therefrom, including the acquisition of 11 post acute facilities in Germany from RHM Klinik-und Altenheimbetriebe GmbH & Co. KG. 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 its other SEC filings and "Risk Factors" section contained in the prospectus. 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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