

NEWS RELEASE

Medical Properties Trust Announces Pricing of \$300 Million of 5.50% Senior Notes by Its Operating Partnership and MPT Finance Corporation

2014-04-10

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Apr. 10, 2014-- Medical Properties Trust, Inc. (the "Company") (NYSE: MPW) announced today that the previously announced public offering of \$300 million aggregate principal amount of senior notes due 2024 (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 5.50%. 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 the notes to repay all of the borrowings under its revolving credit facility and for general corporate purposes, which may include investing in additional healthcare properties.

BofA Merrill Lynch, J.P. Morgan, Barclays, and KeyBanc Capital Markets are acting as joint book-running managers for the offering of notes. Deutsche Bank Securities, RBC Capital Markets, and SunTrust Robinson Humphrey are acting as lead-managers with BBVA, Credit Agricole, Raymond James, and Regions Securities LLC as co-managers.

The offering of notes is expected to close on or about April 17, 2014, subject to certain customary closing conditions. The offering of notes was made under an effective shelf registration statement of the Company, the Issuers and certain subsidiaries 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 ("SEC") for the offering of notes to which this communication relates. When available, the final

prospectus supplement may be obtained from BofA Merrill Lynch, 222 Broadway, New York, NY 10038, Attn: Prospectus Department or by e-mail at dg.prospectus_requests@baml.com or by visiting the EDGAR database on the SEC'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 any 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 SEC.

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. MPT has more than \$3.0 billion in assets, with healthcare facilities throughout the United States and in Germany. These facilities include acute care hospitals, inpatient rehabilitation hospitals, long-term acute care hospitals and other medical and surgical 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, including statements about the offering of notes by the Operating Partnership and MPT Finance, the Operating Partnership's intended use of net proceeds from the offering. Forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results of the Company and the Operating Partnership or future events to differ materially from those expressed in or underlying such forward-looking statements. For a discussion of the factors that could affect outcomes, please refer to the "A Warning About Forward Looking Statements" and "Risk Factors" sections of the Annual Report on Form 10-K for the year ended December 31, 2013 of the Company and the Operating Partnership and their other SEC filings and the "Risk Factors" section contained in the prospectus. Except as otherwise required by the federal securities laws, the Company and the Operating Partnership undertake no obligation to update the information in this press release.

Source: Medical Properties Trust, Inc.

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