

NEWS RELEASE

Medical Properties Trust Announces Pricing of €500 Million of 4.00% Senior Notes Due 2022 by Its Operating Partnership and MPT Finance Corporation

2015-08-12

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Aug. 12, 2015-- Medical Properties Trust, Inc. (the "Company") (NYSE: MPW) announced today that the previously announced public offering of €500 million aggregate principal amount of senior notes due 2022 (the "Notes") by its operating partnership, MPT Operating Partnership, L.P. (the "Operating Partnership"), and MPT Finance Corporation, a wholly-owned subsidiary of the Operating Partnership ("MPT Finance"), priced today with a coupon of 4.00%. The Notes will be senior unsecured obligations of the Operating Partnership and MPT Finance, guaranteed by the Company.

The Operating Partnership intends to use the net proceeds from the offering of the Notes to finance the remaining aggregate purchase price payable in connection with its previously announced acquisition of up to 35 healthcare facilities from the Median Kliniken group S.à r.l. ("MEDIAN") and related financing and sale-leaseback transactions, to fund its previously announced investments in Italy and Spain, to repay borrowings made under its revolving credit facility and to pay fees and expenses related to the foregoing.

Goldman, Sachs & Co., Crédit Agricole CIB, Credit Suisse Securities (Europe) Limited, J.P. Morgan, BofA Merrill Lynch and Barclays are acting as joint book running managers for the offering of the Notes; Banco Bilbao Vizcaya Argentaria, S.A., KeyBanc Capital Markets, RBC Capital Markets, Stifel, SunTrust Robinson Humphrey and Wells Fargo Securities are acting as co-lead managers.

The offering of the Notes is expected to close on or about August 19, 2015, subject to certain closing conditions. The offering of the Notes was made under an effective shelf registration statement of the Company, the Operating Partnership and MPT Finance 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 Goldman, Sachs & Co., Attn: Prospectus Department, 200 West Street, New York, NY 10282, telephone: (212) 902-1171, email: prospectus-ny@ny.email.gs.com; or from Crédit Agricole Corporate and Investment Bank, Attn: DCM Syndicate, Broadwalk House, 5 Appold Street, London EC2A 2DA, telephone: +44 207 214 5217, email: syndicate@ca-cib.com; or from Credit Suisse Securities (Europe) Limited, One Cabot Square, London, E14 4QJ, United Kingdom, telephone: +1-800-221-1037; or from J.P. Morgan Securities plc, Attn: Debt Syndicate, 25 Bank Street, Canary Wharf, London E14 5JP, United Kingdom, telephone (collect): +44-207-134-2468 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.

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. The Company's financing model allows hospitals and other healthcare facilities to unlock the value of their underlying real estate in order to fund facility improvements, technology upgrades, staff additions and new construction. Facilities include acute care hospitals, inpatient rehabilitation hospitals, long-term acute care hospitals, and other medical and surgical facilities.

This press release includes "forward-looking statements" within the meaning of securities laws of applicable jurisdictions. Forward-looking statements can generally be identified by the use of forward-looking words such as "may," "will," "would," "could," "expect," "intend," "plan," "aim," "estimate," "target," "anticipate," "believe," "continue," "objectives," "outlook," "guidance" or other similar words, and include statements regarding the offering of the Notes and the Operating Partnership's intended use of proceeds therefrom. Forward-looking statements involve known and unknown risks, uncertainties and other factors that may cause the actual results of the Company, the Operating Partnership or MPT Finance or future events to differ materially from those expressed in or underlying such forward-looking statements, including without limitation: the ability of the Operating Partnership and MPT Finance to consummate the offering of the Notes and the use of the proceeds therefrom; and the factors referenced under the section captioned "Item 1.A Risk Factors" in the Company's annual report on Form 10-K for the year ended December 31, 2014, which are incorporated by reference into the final prospectus supplement related to the offering of the Notes. Actual results, performance or achievements may vary materially from any

projections and forward looking statements and the assumptions on which those statements are based. Readers are cautioned not to place undue reliance on forward-looking statements, and the Company disclaims any responsibility to update such information.

View source version on businesswire.com: <http://www.businesswire.com/news/home/20150812005690/en/>

Source: Medical Properties Trust, Inc.

Medical Properties Trust, Inc.

Tim Berryman, 205-969-3755

Director - Investor Relations

tberryman@medicalproptiestrust.com