

NEWS RELEASE

Medical Properties Trust Announces Pricing of Public Offering of 11.0 Million Shares of Common Stock

2013-02-28

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Feb. 28, 2013-- Medical Properties Trust, Inc. (the "Company") (NYSE: MPW) announced today that it has priced its underwritten public offering of 11,000,000 shares of common stock (the "Offering") at \$14.25 per share. The Company has granted the underwriters a 30-day option to purchase up to an additional 1,650,000 shares of its common stock.

The Company estimates that the net proceeds from the Offering, after underwriting discounts and commissions and estimated offering expenses, will be approximately \$150.3 million or approximately \$172.9 million if the underwriters' option to purchase additional shares is exercised in full. The Company intends to use the net proceeds from the Offering to repay borrowings under its revolving credit facility and for general corporate purposes, including investing in additional healthcare properties.

BofA Merrill Lynch, Deutsche Bank Securities, J.P. Morgan, KeyBanc Capital Markets, and RBC Capital Markets acted as joint book running managers for the Offering; SunTrust Robinson Humphrey acted as lead manager; and Raymond James and JMP Securities LLC acted as co-managers.

The Offering is expected to close on March 5, 2013, subject to customary closing conditions. All of the shares of common stock will be issued by the Company and will be issued under the Company's currently effective shelf registration statement on Form S-3 filed with the Securities and Exchange Commission ("SEC").

This press release does not constitute an offer to sell or the solicitation of an offer to buy any shares of the Company's common stock, nor shall there be any sale of these 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 may be made only by means of a prospectus and a related prospectus supplement, which

have been or will be filed with the SEC. When available, the prospectus supplement and accompanying base prospectus 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 from Deutsche Bank Securities Inc., Attn: Prospectus Group, 60 Wall Street, New York, NY 10005-2836, by calling (800) 503-4611 or by e-mail at prospectus.cpdg@db.com or by visiting the EDGAR database on the SEC's web site at www.sec.gov.

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 this offering 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 SEC filings. 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.

Medical Properties Trust
Charles Lambert, 205-397-8897
Managing Director
clambert@medicalproptiestrust.com