

NEWS RELEASE

Medical Properties Trust Announces Pricing of Public Offering of 20.5 Million Shares of Common Stock

2012-02-01

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Feb. 1, 2012-- Medical Properties Trust, Inc. (the "Company") (NYSE: MPW) announced today that it priced its underwritten public offering of 20,500,000 shares of common stock (the "Offering") at \$9.75 per share. The Company has granted the underwriters a 30-day option to purchase up to 3,075,000 additional shares of common stock. The Company estimates that the net proceeds from the Offering after underwriting discounts and commissions and estimated offering expenses, will be approximately \$189,880,000 or approximately \$218,662,000 if the underwriters' option to purchase additional shares is exercised in full.

BofA Merrill Lynch, J.P. Morgan, Deutsche Bank Securities, KeyBanc Capital Markets and RBC Capital Markets are acting as joint bookrunning managers for the Offering; SunTrust Robinson Humphrey as lead manager; and Morgan Keegan, Raymond James, JMP Securities and Stifel Nicolaus Weisel as co-managers.

The Company intends to use the net proceeds from the Offering to fund a portion of the consideration for the acquisition of assets from and loans to Ernest Health, Inc. (the "Ernest Acquisition Transactions"), which were announced yesterday, January 31, 2012. The Offering is not conditioned on the completion of the transactions with Ernest Health, Inc.

The Offering is expected to close on February 7, 2012, 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, 4 World Financial Center, New York, NY 10080, Attn: Prospectus Department or by e-mail at dg.prospectus_requests@baml.com or from J.P. Morgan Securities LLC, c/o Broadridge Financial Solutions, 1155 Long Island Avenue, Edgewood, NY 11717 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, such as heart hospitals and orthopedic hospitals.

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; the Company's ability to complete the Ernest Acquisition Transactions on the anticipated time schedule or terms or at all; the Company's ability to obtain or raise additional funds; national and economic, business, real estate and other market conditions; the competitive environment in which the Company operates; the execution of the Company's business plan; financing risks; the Company's ability to maintain its status as a REIT for federal income tax purposes; acquisition and development risks; potential environmental and other liabilities; and other factors affecting the real estate industry generally or the healthcare real estate in particular. 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, 2010, as amended, and as further updated by the Company's subsequently filed Quarterly Reports on Form 10-Q and 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, Inc.

Charles Lambert, Finance Director, 205-397-8897

clambert@medicalpropertiestrust.com