

NEWS RELEASE

# Medical Properties Trust Announces Pricing of Public Offering of Common Stock

2014-03-06

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Mar. 6, 2014-- Medical Properties Trust, Inc. (the "Company") (NYSE: MPW) announced today the pricing of its public offering of 8,300,000 shares of its common stock, consisting of 7,700,000 shares offered by the Company and 600,000 shares offered by Edward K. Aldag, Jr., the Company's Chairman, President and Chief Executive Officer, as a selling stockholder. The closing price per share of the Company's common stock on the New York Stock Exchange on March 5, 2014 was \$13.62. The Company has granted the underwriters a 30-day option to purchase up to an additional 1,245,000 shares of its common stock. The offering is expected to close on March 11, 2014.

The Company intends to use the net proceeds it receives from the offering to fund, in part, one or more acquisition and development transactions relating to acute care hospital facilities in the United States, with an aggregate investment value of up to \$500 million. The Company is currently in advanced negotiations for these potential transactions and expects to consummate all or some of them during the first half of 2014, and some as soon as during the first quarter of 2014. Each of the potential transactions, however, is contingent upon, among other things, the negotiation and execution of definitive agreements and the completion of satisfactory due diligence, and the Company may not successfully complete any or all of them. Pending consummation of all or some of these potential transactions, the Company intends to use the net proceeds it receives from the offering to repay borrowings under its revolving credit facility and for general corporate purposes. Closing of the offering is not contingent upon the consummation of any other transaction. The Company will not receive proceeds from the sale of common stock by the selling stockholder.

Credit Suisse Securities (USA) LLC and Jefferies LLC acted as joint book-running managers for the offering. The offering is being made under the Company's effective shelf registration statement previously filed with the Securities and Exchange Commission ("SEC"). The offering is being made only by means of a prospectus

supplement and accompanying prospectus. When available, copies of the final prospectus supplement and accompanying prospectus may be obtained from: Credit Suisse Securities (USA) LLC, Attention: Prospectus Department, One Madison Avenue, New York, NY 10010, or by telephone at (800) 221-1037, or by e-mail at [newyork.prospectus@credit-suisse.com](mailto:newyork.prospectus@credit-suisse.com); Jefferies LLC, Attention: Equity Syndicate Prospectus Department, 520 Madison Avenue, 12th Floor, New York, New York 10022, or by telephone at (877) 547-6340, or by e-mail at [Prospectus\\_Department@Jefferies.com](mailto:Prospectus_Department@Jefferies.com); or by visiting the EDGAR database on the SEC's web site at [www.sec.gov](http://www.sec.gov).

This press release does not constitute an offer to sell or a 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.

## 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 U.S. 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. 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, 2013 and its other SEC filings and "Risk Factors" sections contained in each of the prospectuses. 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, 205-397-8897

Managing Director – Capital Markets

clambert@medicalpropertiestrust.com