

## NEWS RELEASE

# Medical Properties Trust Announces Public Offering of Common Stock

2013-02-27

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Feb. 27, 2013-- Medical Properties Trust, Inc. (the "Company") (NYSE: MPW) announced today that it plans to sell 9,000,000 shares of its common stock in an underwritten public offering. The Company intends to grant the underwriters of the offering a 30-day option to purchase up to an additional 1,350,000 shares of its common stock.

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 will act as joint book running managers for the offering.

The offering of the shares will be made under the Company's effective shelf registration statement filed with the Securities and Exchange Commission ("SEC"). The Company intends to file a prospectus supplement with the SEC for the common stock offering to which this communication relates. 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](mailto: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](mailto:prospectus.cpdg@db.com) or by visiting the EDGAR database on the SEC's web site at [www.sec.gov](http://www.sec.gov).

This press release shall 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 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. 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.

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