

NEWS RELEASE

Medical Properties Trust Announces Public Offerings of Common Stock and Senior Notes

2013-08-14

Proceeds to be Used to Fund Acquisition of Three Hospitals from IASIS Healthcare

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Aug. 14, 2013-- Medical Properties Trust, Inc. (the "Company") (NYSE: MPW) announced today its intention to sell 10,000,000 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 1,500,000 shares of its common stock.

Additionally, the Company announced today that 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"), intend to offer, subject to market and other conditions, \$150 million aggregate principal amount of its senior notes due 2022. The notes will be senior unsecured obligations of the Operating Partnership and MPT Finance, guaranteed by the Company and by certain subsidiaries of the Operating Partnership, and will form a part of the same series as the Operating Partnership's and MPT Finance's senior notes due 2022, issued on February 17, 2012, \$200 million of which are currently outstanding.

The Operating Partnership intends to use the net proceeds from both offerings to fund its previously announced acquisition of three general acute care hospitals from IASIS Healthcare LLC. Pending closing of the acquisition, the Operating Partnership intends to use the net proceeds of the offerings to repay amounts outstanding under its revolving credit facility and to invest in short-term, liquid investments. If the acquisition is not completed, the Operating Partnership intends to use the net proceeds from the offerings to repay borrowings under its revolving credit facility and for general corporate purposes, which may include investing in additional healthcare properties. The consummation of the offering of notes and offering of common stock are not contingent upon each other, and are not contingent upon the closing of the acquisition.

BofA Merrill Lynch and J.P. Morgan will act as joint book running managers for the proposed offering of common stock. The offering of common stock 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. 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 J.P. Morgan Securities LLC, c/o Broadridge Financial Solutions, 1155 Long Island Avenue, Edgewood, New York 11717 or by calling 1-866-803-9204 or by visiting the EDGAR database on the SEC's web site at www.sec.gov.

J.P. Morgan and BofA Merrill Lynch will act as joint-book running managers for the proposed offering of senior notes. The offering of senior notes will be made under an effective shelf registration statement of the Company, the Operating Partnership, MPT Finance Corporation and certain subsidiaries as guarantors. The Company intends to file a prospectus supplement with the SEC for the senior notes offering. When available, the prospectus supplement may be obtained from J.P. Morgan Securities LLC, 383 Madison Avenue, 3rd Floor, New York, NY 10179, Attn: Syndicate or from BofA Merrill Lynch, 222 Broadway, New York, NY 10038, Attn: Prospectus Department 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. The offerings of common stock and senior notes may be made only by means of prospectuses, 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 the common stock

and/or senior notes offerings 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 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.

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