

NEWS RELEASE

Medical Properties Trust Declares Regular Quarterly Dividend of \$0.25 Per Share

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Future Dividend Growth Expected with 2019 Acquisitions

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Feb. 14, 2019-- Medical Properties Trust, Inc. (the "Company" or "MPT") (NYSE: MPW) announced today that its Board of Directors declared a quarterly cash dividend of \$0.25 per share of common stock to be paid on April 11, 2019, to stockholders of record on March 14, 2019.

"This dividend maintains our very attractive annualized return of 5.4% based on today's share price," said Edward K. Aldag, Jr., Chairman, President and CEO. "We intend to continue dividend growth as we complete 2019's estimated acquisitions of \$2.5 billion."

Annual Meeting of Stockholders

Medical Properties Trust also announced that its annual meeting of stockholders will be at the City Club in Birmingham, Alabama at 10:30 Central Time on May 23, 2019. Stockholders of record as of March 21, 2019, will be invited to attend.

About Medical Properties Trust, Inc.

Medical Properties Trust, Inc. is a 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's financing model helps facilitate acquisitions and recapitalizations and allows operators of hospitals and other healthcare facilities to unlock the value of their real estate assets to fund facility improvements, technology upgrades and other investments in operations. Facilities include acute care hospitals, inpatient rehabilitation hospitals, long-term acute

care hospitals, and other medical and surgical facilities. For more information, please visit the Company's website at www.medicalpropertiestrust.com.

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 consummation of health care real estate acquisitions in 2019, if any; the payment of future dividends, if any; national and international 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 income tax purposes; acquisition and development risks; potential environmental and other liabilities; and other factors affecting the real estate industry generally or healthcare real estate in particular. For further discussion of the factors that could affect outcomes, please refer to the "Risk factors" section of the Company's Annual Report on Form 10-K for the year ended December 31, 2017 and as 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.

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Source: Medical Properties Trust, Inc.

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