

NEWS RELEASE

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

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BIRMINGHAM, Ala.--(BUSINESS WIRE)--May 23, 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 July 11, 2019, to stockholders of record on June 13, 2019.

About Medical Properties Trust, Inc.

Medical Properties Trust, Inc. is a self-advised real estate investment trust that provides capital to hospitals located throughout the U.S. and other countries. We focus exclusively on hospitals, which is where the highest intensity of care is provided to patients. MPT is currently the second-largest non-governmental owner of hospital beds in the U.S. Our financing model allows owners of hospitals to unlock the value of their underlying real estate, primarily through sale leaseback transactions. For more information, please visit the Company's website at www.medicalproptiestrust.com.

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