

NEWS RELEASE

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

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BIRMINGHAM, Ala.--(BUSINESS WIRE)--May 24, 2018-- 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 12, 2018, to stockholders of record on June 14, 2018.

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.medicalproptiestrust.com.

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