

NEWS RELEASE

# Medical Properties Trust Declares Regular Quarterly Dividend of \$0.26 Per Share

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BIRMINGHAM, Ala.--(BUSINESS WIRE)--Nov. 21, 2019-- Medical Properties Trust, Inc. (the "Company" or "MPT") (NYSE: MPW) announced today that its Board of Directors declared a quarterly cash dividend of \$0.26 per share of common stock to be paid on January 9, 2020, to stockholders of record on December 12, 2019.

## About Medical Properties Trust, Inc.

Medical Properties Trust, Inc. is a self-advised real estate investment trust formed to acquire and develop net-leased hospital facilities. The Company's financing model facilitates acquisitions and recapitalizations and allows operators of hospitals to unlock the value of their real estate assets to fund facility improvements, technology upgrades and other investments in operations. For more information, please visit the Company's website at [www.medicalproptiestrust.com](http://www.medicalproptiestrust.com).

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