

NEWS RELEASE

Medical Properties Trust Declares Regular Quarterly Dividend of \$0.27 Per Share

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BIRMINGHAM, Ala.--(BUSINESS WIRE)--May 21, 2020-- Medical Properties Trust, Inc. (the "Company" or "MPT") (NYSE: MPW) announced today that its Board of Directors declared a quarterly cash dividend of \$0.27 per share of common stock to be paid on July 16, 2020, to stockholders of record on June 18, 2020.

About Medical Properties Trust, Inc.

Medical Properties Trust, Inc. is a self-advised real estate investment trust formed in 2003 to acquire and develop net-leased hospital facilities. From its inception in Birmingham, Alabama, the Company has grown to become one of the world's largest owners of hospitals with 389 facilities and more than 41,000 licensed beds in eight countries and across three continents. MPT'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.

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