

## NEWS RELEASE

# Medical Properties Trust, Inc. Announces Completion of Acquisition of Capella Holdings, Inc.

2015-09-02

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Sep. 2, 2015-- Medical Properties Trust, Inc. (the "Company" or "MPT") (NYSE: MPW) today announced that the previously disclosed acquisition of Capella Holdings, Inc. ("Capella") has been completed. Capella Health Holdings LLC, an affiliate of MPT jointly owned with current Capella management, closed the acquisition and began operating the Capella facilities on Monday, August 31.

## 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 allows hospitals and other healthcare facilities to unlock the value of their underlying real estate in order to fund facility improvements, technology upgrades, staff additions and new construction. 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.medicalpropertytrust.com](http://www.medicalpropertytrust.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 satisfaction of all conditions to, and the timely closing (if at all) of, the Capella sale-leaseback transactions described herein; the capacity of the Company's tenants to meet the terms of their agreements; 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; the Company's ability to maintain its status as a REIT for federal 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, 2014, 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.

View source version on businesswire.com: <http://www.businesswire.com/news/home/20150902005717/en/>

Source: Medical Properties Trust, Inc.

Medical Properties Trust, Inc.

Tim Berryman, 205-969-3755

Director - Investor Relations

**[tberryman@medicalproptiestrust.com](mailto:tberryman@medicalproptiestrust.com)**