

NEWS RELEASE

Medical Properties Trust, Inc. Declares Regular Quarterly Dividend of \$0.22 Per Share

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BIRMINGHAM, Ala.--(BUSINESS WIRE)--Nov. 12, 2015-- Medical Properties Trust, Inc. (NYSE: MPW) announced today that its Board of Directors declared a regular quarterly cash dividend of \$0.22 per share of common stock to be paid on January 14, 2016, to stockholders of record on December 10, 2015.

About Medical Properties Trust, Inc.

Medical Properties Trust, Inc. is a Birmingham, Alabama based 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 has approximately \$5.6 billion in assets, with healthcare facilities throughout the United States, Germany, United Kingdom, and Spain. These 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.medicalpropertiestrust.com.

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