

NEWS RELEASE

Medical Properties Trust, Inc. Declares Regular Quarterly Dividend of \$0.23 Per Share

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BIRMINGHAM, Ala.--(BUSINESS WIRE)--Nov. 10, 2016-- Medical Properties Trust, Inc. (NYSE: MPW) announced today that its Board of Directors declared a regular quarterly cash dividend of \$0.23 per share of common stock to be paid on January 12, 2017, to stockholders of record on December 8, 2016.

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.

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