Medical Properties Trust

NEWS RELEASE

Medical Properties Trust, Inc. Increases Quarterly Dividend 5 Percent to 21 Cents Per Share

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BIRMINGHAM, Ala.--(BUSINESS WIRE)--Nov. 8, 2013-- Medical Properties Trust, Inc. (NYSE: MPW) announced today that its Board of Directors declared a regular quarterly cash dividend of $0.21 per share of common stock to be paid on January 7, 2014, to stockholders of record on December 3, 2013.

“We are delighted to announce today that the Board of Directors of Medical Properties Trust has approved a 5% increase to the quarterly dividend,” said Edward K. Aldag, Jr, Chairman, President and CEO. “Over the past three years we have achieved an average annual Normalized FFO per share growth of 15% and our payout ratio has consistently remained in our targeted range of 80% for the last 5 quarters. Our prospects for continued growth are excellent and raising our dividend now is the prudent action to take.”

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. These facilities include inpatient rehabilitation hospitals, long-term acute care hospitals, regional acute care hospitals, ambulatory surgery centers and other single-discipline healthcare facilities.

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, which include, but are not limited to, the payment of future dividends, if any. Such 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: national and economic, business, real estate and other market conditions; the competitive environment in which the Company operates; the execution of the Company's business plan; financing risks; 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 the 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 Form 10-K, as amended, for the year ended December 31, 2012, and our 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.

Source: Medical Properties Trust, Inc.

Medical Properties Trust, Inc.
Charles Lambert, 205-397-8897
Managing Director
clambert@medicalpropertiestrust.com