

NEWS RELEASE

Medical Properties Trust, Inc. Increases Quarterly Dividend Five Percent to \$0.22 Per Share

2015-02-23

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Feb. 23, 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 April 9, 2015, to stockholders of record on March 12, 2015.

“Due to the highly successful implementation of our strategy of making accretive acquisitions of hospital real estate, we have substantially improved our dividend payout ratio, and today’s dividend increase is an indication of our plans to maintain a prudent payout,” said Edward K. Aldag, Jr., MPT’s chairman, president and chief executive officer. “As our recent and expected future accretive acquisitions continue to generate additional rental revenue and FFO, we expect to maintain a payout ratio of generally between 70% and 80% of Normalized FFO per share by additional increases to our dividend,” concluded Aldag.

Annual Meeting of Stockholders

Medical Properties Trust also announced that its annual meeting of shareholders will be held at the Summit Club in Birmingham, Alabama at 10:30 a.m. Central Time on May 14, 2015. Shareholders of record as of March 23, 2015, will be invited to attend.

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 \$4.0 billion in assets, with healthcare facilities throughout the United States, Germany, and the United Kingdom. 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.

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 payment of future dividends, if any; increases to future dividend payments; expected dividend payout ratio, 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, 2013, 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.

Source: Medical Properties Trust, Inc.

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