

Medical Properties Trust, Inc. Increases Quarterly Dividend Five Percent to \$0.23 Per Share

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BIRMINGHAM, Ala.--(BUSINESS WIRE)--May 19, 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 July 14, 2016, to stockholders of record on June 16, 2016.

"This additional payout to our shareholders continues our pattern of increasing our dividends as our long-term strategies create growing funds from operations," said Edward K. Aldag, Jr., Chairman, President and CEO of Medical Properties Trust, Inc. "Since the beginning of 2014 our dividend has grown by 15%, and now represents one of the best payout ratios in our sector at between 75% and 80% of adjusted funds from operations, which is our target going forward."

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.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, 2015, 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.

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