

NEWS RELEASE

Medical Properties Trust Increases Regular Quarterly Dividend

2025-11-17

Board of Directors declares quarterly dividend of \$0.09 per common share, an increase of 12% from last quarter

BIRMINGHAM, Ala.--(BUSINESS WIRE)-- Medical Properties Trust, Inc. (the "Company" or "MPT") (NYSE: MPW) today announced that its Board of Directors declared a regular quarterly cash dividend of \$0.09 per share of common stock to be paid on January 8, 2026, to stockholders of record on December 11, 2025.

Edward K. Aldag, Jr., Chairman, President, and Chief Executive Officer, said, "This dividend increase reflects our growing confidence in the strength of our portfolio and cash flow potential in the year ahead. Together with our recently announced \$150 million common stock repurchase program, we are well positioned to deliver additional value to our shareholders moving forward."

MPT also announced that Drew Babin has taken an executive position with another company and Charles Lambert has assumed responsibilities as the primary investor relations contact, while MPT searches for a permanent successor.

"I would like to thank Drew for his tireless dedication and extensive contributions to MPT over the past five years, and to wish him well as he embarks on his next career step," Aldag commented.

About Medical Properties Trust, Inc.

Medical Properties Trust, Inc. is a self-advised real estate investment trust formed in 2003 to acquire and develop net-leased hospital facilities. From its inception in Birmingham, Alabama, the Company has grown to become one of

the world's largest owners of hospitals with 388 facilities and approximately 39,000 licensed beds in nine countries and across three continents as of September 30, 2025. MPT's financing model facilitates acquisitions and recapitalizations and allows operators of hospitals to unlock the value of their real estate assets to fund facility improvements, technology upgrades and other investments in operations. For more information, please visit the Company's website at **www.medicalproptiestrust.com**.

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