

NEWS RELEASE

Medical Properties Trust Receives Credit Upgrade from Standard and Poor's

2014-12-01

Rating on Company's Senior Notes Raised to BBB-

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Dec. 1, 2014-- Medical Properties Trust, Inc. (the "Company" or "MPT") (NYSE: MPW) today announced that Standard & Poor's Ratings Services ("S&P") has upgraded the Company's corporate credit rating to BB+ from BB, with a stable outlook. In addition, the rating on the Company's Senior Notes was raised to BBB- from BB.

"Over the past year, we have successfully executed our strategy to increase the size of our asset base and diversify our portfolio, which has included enhancing our presence in Western Europe," said Edward K. Aldag, Jr., Chairman, President and CEO of Medical Properties Trust. "The S&P upgrade demonstrates that our strategy to increase the scale and diversification of our hospital portfolio is creating greater value for our shareholders."

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'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.

Source: Medical Properties Trust, Inc.

Medical Properties Trust, Inc.

Tim Berryman, 205-397-8589

Director - Investor Relations

tberryman@medicalproptiestrust.com