

NEWS RELEASE

Medical Properties Trust Selected as One of Modern Healthcare's Best Places to Work in Healthcare for 2021

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Based on Results of Comprehensive Third-Party Employee Survey

BIRMINGHAM, Ala.--(BUSINESS WIRE)--May 18, 2021-- Medical Properties Trust, Inc. (the "Company" or "MPT") (NYSE: MPW) today announced that it has been selected as one of Modern Healthcare's Best Places to Work in Healthcare for 2021.

"We offer our thanks to Modern Healthcare for this honor and are proud of this recognition," said Edward K. Aldag, Jr., MPT's Chairman, President, and Chief Executive Officer.

MPT is a team of approximately 120 professionals, and the Company is committed to providing a great place to work. In 2021, a third-party administered an independent, anonymous employee engagement survey covering 100% of U.S. employees that addressed topics such as Company culture, work environment, training and development, and overall job satisfaction.

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 425 facilities and roughly 44,000 licensed beds in nine countries and across four continents on a pro forma basis. 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.medicalpropertystrust.com.

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