



Medical Properties Trust, Inc. Increases Regular Quarterly Dividend by Four Percent to \$0.24 Per Share

February 16, 2017

BIRMINGHAM, Ala.--(BUSINESS WIRE)--Feb. 16, 2017-- Medical Properties Trust, Inc. (NYSE: MPW) announced today that its Board of Directors declared a regular quarterly cash dividend of \$0.24 per share of common stock to be paid on April 13, 2017, to stockholders of record on March 16, 2017.

Today's declaration marks the third consecutive year of a cash dividend increase resulting in a 14 percent increase compared to 2014 dividends.

"We are pleased to continue to increase our cash dividends to shareholders commensurate with growing Funds from Operations," said Edward K. Aldag, Jr., Chairman, President and Chief Executive Officer. "With this increase, we continue to maintain our strong payout ratio of between 75% and 80% of adjusted funds from operations."

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 25, 2017. Shareholders of record as of March 20, 2017, will be invited to attend.

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.medicalpropertystrust.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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