



Medical Properties Trust



LEWIS & CLARK
COMMUNITY HOSPITAL

**Q4 2022
SUPPLEMENTAL**

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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: Normalized FFO per share; expected payout ratio; the amount of acquisitions of healthcare real estate, if any; Net Debt to EBITDAre; portfolio diversification; capital markets conditions; the repayment of debt arrangements; statements concerning the additional income to the Company as a result of ownership interests in certain hospital operations and the timing of such income; the payment of future dividends, if any; completion of additional debt arrangements and additional investments; national and international economic, business, regulatory, real estate and other market conditions; the competitive environment in which the Company operates; the execution of the Company's business plan; financing risks; the Company's ability to maintain its status as a REIT for federal income tax purposes; acquisition and development risks; potential environmental and other liabilities; potential impact from health crises (like COVID-19) and other events beyond the control of our tenants/borrowers and the related impact to us; 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, 2021, 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 report.

Certain information in the supplemental package may be shown adjusted for transactions completed subsequent to period end, including the acquisition of a majority interest in Springstone by Lifepoint in February 2023, and the consummation of pending transactions, including the expected sale of three Connecticut hospitals currently leased to Prospect and the expected purchase of Steward's Utah operations by CommonSpirit Health. The adjustments are based upon available information and assumptions that we believe are reasonable. There is no assurance that any pending transactions will occur.

On the Cover: Idaho Falls Community Hospital - Idaho Falls, Idaho; Below: Priory - Kneesworth House

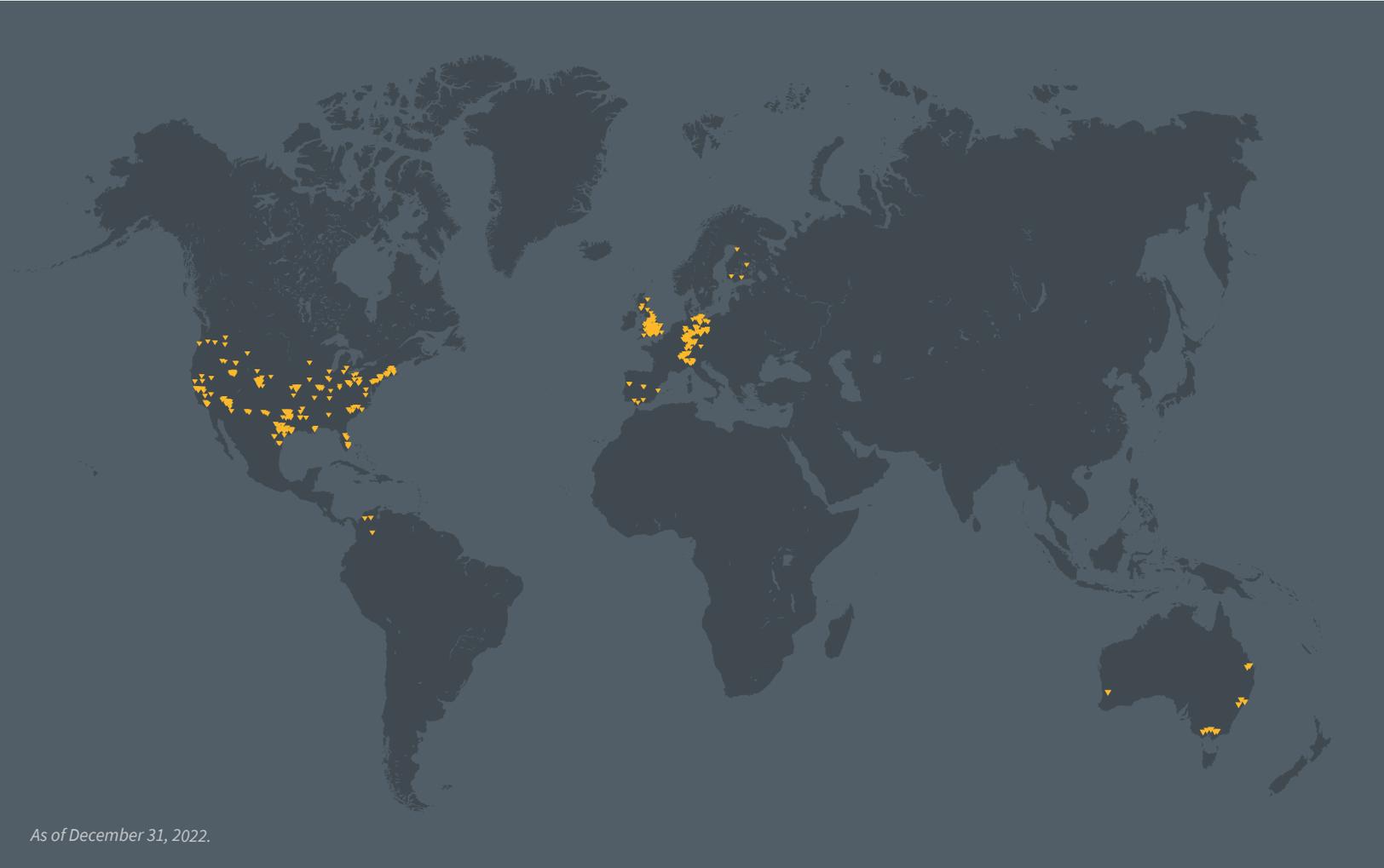


COMPANY OVERVIEW



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 hospital real estate.

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.



444
properties



55
operators



~44,000
beds



31
U. S. states



10
countries

COMPANY OVERVIEW

MPT OFFICERS:



From the Left: Charles R. Lambert, Emmett E. McLean, R. Lucas Savage, Edward K. Aldag, Jr., R. Steven Hamner, Rosa H. Hooper and J. Kevin Hanna.

Officers

Edward K. Aldag, Jr.	Chairman, President and Chief Executive Officer
R. Steven Hamner	Executive Vice President and Chief Financial Officer
Emmett E. McLean	Executive Vice President, Chief Operating Officer and Secretary
J. Kevin Hanna	Vice President, Controller and Chief Accounting Officer
Rosa H. Hooper	Vice President, Managing Director of Asset Management and Underwriting
R. Lucas Savage	Vice President, Head of Global Acquisitions
Charles R. Lambert	Vice President, Treasurer and Managing Director of Capital Markets

Board of Directors

Edward K. Aldag, Jr.
G. Steven Dawson
R. Steven Hamner
Caterina A. Mozingo
Emily W. Murphy
Elizabeth N. Pitman
D. Paul Sparks, Jr.
Michael G. Stewart
C. Reynolds Thompson, III

Corporate Headquarters

Medical Properties Trust, Inc.

1000 Urban Center Drive, Suite 501
Birmingham, AL 35242

(205) 969-3755
(205) 969-3756 (fax)

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COMPANY OVERVIEW

INVESTOR RELATIONS

Drew Babin

Senior Managing Director of Corporate Communications
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Tim Berryman

Managing Director of Investor Relations
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Transfer Agent

American Stock Transfer and Trust Company

6201 15th Avenue
Brooklyn, NY 11219

Stock Exchange Listing and Trading Symbol

New York Stock Exchange (NYSE): MPW

MPW
LISTED
NYSE

Senior Unsecured Debt Ratings

Moody's – Ba1
Standard & Poor's – BBB-



Idaho Falls Community Hospital - Idaho Falls, Idaho.

FINANCIAL INFORMATION

RECONCILIATION OF NET INCOME TO FUNDS FROM OPERATIONS

(Unaudited)

(Amounts in thousands, except per share data)

	For the Three Months Ended		For the Twelve Months Ended	
	December 31, 2022	December 31, 2021	December 31, 2022	December 31, 2021
FFO INFORMATION:				
Net (loss) income attributable to MPT common stockholders	\$ (140,474)	\$ 206,536	\$ 902,597	\$ 656,021
Participating securities' share in earnings	(567)	(1,073)	(1,602)	(2,161)
Net (loss) income, less participating securities' share in earnings	\$ (141,041)	\$ 205,463	\$ 900,995	\$ 653,860
Depreciation and amortization	98,891	97,510	399,622	374,599
Gain on sale of real estate	(99)	(43,575)	(536,887)	(52,471)
Real estate impairment charges	170,582	-	170,582	-
Funds from operations	\$ 128,333	\$ 259,398	\$ 934,312	\$ 975,988
Write-off of unbilled rent and other	3,390	8,814	37,682	7,213
Gain on sale of equity investments	-	(40,945)	-	(40,945)
Other impairment charges, net	112,368	39,411	97,793	39,411
Non-cash fair value adjustments	10,230	(5,430)	(2,333)	(8,193)
Tax rate changes and other	3,795	(7,950)	10,697	34,796
Debt refinancing and unutilized financing costs	-	25,311	9,452	27,650
Normalized funds from operations	\$ 258,116	\$ 278,609	\$ 1,087,603	\$ 1,035,920
Share-based compensation	12,377	13,520	46,345	52,110
Debt costs amortization	5,023	4,968	19,739	17,661
Rent deferral, net	514	557	(5,980)	2,755
Straight-line rent revenue and other	(72,494)	(81,909)	(297,645)	(297,078)
Adjusted funds from operations	\$ 203,536	\$ 215,745	\$ 850,062	\$ 811,368
PER DILUTED SHARE DATA:				
Net (loss) income, less participating securities' share in earnings	\$ (0.24)	\$ 0.34	\$ 1.50	\$ 1.11
Depreciation and amortization	0.16	0.16	0.67	0.63
Gain on sale of real estate	-	(0.07)	(0.90)	(0.09)
Real estate impairment charges	0.29	-	0.29	-
Funds from operations	\$ 0.21	\$ 0.43	\$ 1.56	\$ 1.65
Write-off of unbilled rent and other	-	0.01	0.07	0.01
Gain on sale of equity investments	-	(0.07)	-	(0.07)
Other impairment charges, net	0.19	0.07	0.16	0.07
Non-cash fair value adjustments	0.02	(0.01)	-	(0.01)
Tax rate changes and other	0.01	(0.01)	0.02	0.06
Debt refinancing and unutilized financing costs	-	0.05	0.01	0.04
Normalized funds from operations	\$ 0.43	\$ 0.47	\$ 1.82	\$ 1.75
Share-based compensation	0.02	0.02	0.08	0.09
Debt costs amortization	0.01	0.01	0.03	0.03
Rent deferral, net	-	-	(0.01)	-
Straight-line rent revenue and other	(0.12)	(0.14)	(0.50)	(0.50)
Adjusted funds from operations	\$ 0.34	\$ 0.36	\$ 1.42	\$ 1.37

Notes:

(A) Certain line items above (such as depreciation and amortization) include our share of such income/expense from unconsolidated joint ventures. These amounts are included with all activity of our equity interests in the "Earnings from equity interests" line on the consolidated statements of income.

(B) Investors and analysts following the real estate industry utilize funds from operations ("FFO") as a supplemental performance measure. FFO, reflecting the assumption that real estate asset values rise or fall with market conditions, principally adjusts for the effects of GAAP depreciation and amortization of real estate assets, which assumes that the value of real estate diminishes predictably over time. We compute FFO in accordance with the definition provided by the National Association of Real Estate Investment Trusts, or Nareit, which represents net income (loss) (computed in accordance with GAAP), excluding gains (losses) on sales of real estate and impairment charges on real estate assets, plus real estate depreciation and amortization and after adjustments for unconsolidated partnerships and joint ventures.

In addition to presenting FFO in accordance with the Nareit definition, we disclose normalized FFO, which adjusts FFO for items that relate to unanticipated or non-core events or activities or accounting changes that, if not noted, would make comparison to prior period results and market expectations less meaningful to investors and analysts. We believe that the use of FFO, combined with the required GAAP presentations, improves the understanding of our operating results among investors and the use of normalized FFO makes comparisons of our operating results with prior periods and other companies more meaningful. While FFO and normalized FFO are relevant and widely used supplemental measures of operating and financial performance of REITs, they should not be viewed as a substitute measure of our operating performance since the measures do not reflect either depreciation and amortization costs or the level of capital expenditures and leasing costs (if any not paid by our tenants) to maintain the operating performance of our properties, which can be significant economic costs that could materially impact our results of operations. FFO and normalized FFO should not be considered an alternative to net income (loss) (computed in accordance with GAAP) as indicators of our results of operations or to cash flow from operating activities (computed in accordance with GAAP) as an indicator of our liquidity.

We calculate adjusted funds from operations, or AFFO, by subtracting from or adding to normalized FFO (i) straight-line rent, (ii) non-cash share-based compensation expense, and (iii) amortization of deferred financing costs. AFFO is an operating measurement that we use to analyze our results of operations based more on the receipt, rather than the accrual, of our rental revenue and on certain other adjustments. We believe that this is an important measurement because our infrastructure-type assets generally require longer term leases with annual contractual escalations of base rents, resulting in the recognition of a significant amount of rental income that is not billable/collected until future periods. Our calculation of AFFO may not be comparable to AFFO or similarly titled measures reported by other REITs. AFFO should not be considered as an alternative to net income (calculated pursuant to GAAP) as an indicator of our results of operations or to cash flow from operating activities (calculated pursuant to GAAP) as an indicator of our liquidity.

FINANCIAL INFORMATION

(As of December 31, 2022)

(\$ amounts in thousands)

DEBT MATURITIES

Year	Senior Unsecured Notes	Term Loans/Revolver	Total Debt	% of Total
2023	\$ 483,320	\$ -	\$ 483,320	4.7%
2024	-	944,250	944,250	9.1%
2025	535,250	845,810	1,381,060	13.4%
2026	1,639,400	929,584	2,568,984	24.9%
2027	1,400,000	200,000	1,600,000	15.5%
2028	724,980	-	724,980	7.0%
2029	900,000	-	900,000	8.7%
2030	422,905	-	422,905	4.1%
2031	1,300,000	-	1,300,000	12.6%
Totals	\$ 7,405,855	\$ 2,919,644	\$ 10,325,499	100.0%

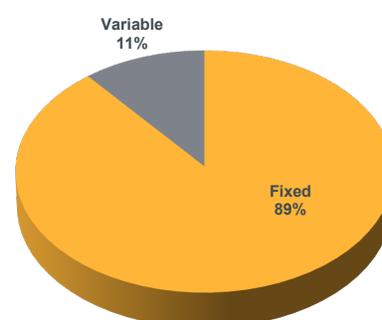
DEBT BY LOCAL CURRENCY

	Senior Unsecured Notes	Term Loans/Revolver	Total Debt	% of Total
United States	\$ 4,100,000	\$ 750,000	\$ 4,850,000	47.0%
United Kingdom	2,235,355	1,081,247	3,316,602	32.1%
Australia	-	817,560	817,560	7.9%
Europe	1,070,500	270,837	1,341,337	13.0%
Totals	\$ 7,405,855	\$ 2,919,644	\$ 10,325,499	100.0%

DEBT SUMMARY

Debt Instrument	Rate Type	Rate	Balance
2026 Credit Facility Revolver ^(A)	Variable	2.747% - 5.561%	\$ 929,584
2027 Term Loan	Variable	5.698%	200,000
2.550% Notes Due 2023 (£400M) ^(A)	Fixed	2.550%	483,320
2024 AUD Term Loan (A\$1.2B) ^(A)	Fixed ^(B)	2.450%	817,560
3.325% Notes Due 2025 (€500M) ^(A)	Fixed	3.325%	535,250
2024 GBP Term Loan (£105M) ^(A)	Fixed	5.250%	126,690
2025 GBP Term Loan (£700M) ^(A)	Fixed ^(C)	1.949%	845,810
0.993% Notes Due 2026 (€500M) ^(A)	Fixed	0.993%	535,250
5.250% Notes Due 2026	Fixed	5.250%	500,000
2.500% Notes Due 2026 (£500M) ^(A)	Fixed	2.500%	604,150
5.000% Notes Due 2027	Fixed	5.000%	1,400,000
3.692% Notes Due 2028 (€600M) ^(A)	Fixed	3.692%	724,980
4.625% Notes Due 2029	Fixed	4.625%	900,000
3.375% Notes Due 2030 (£350M) ^(A)	Fixed	3.375%	422,905
3.500% Notes Due 2031	Fixed	3.500%	1,300,000
			\$ 10,325,499
Debt issuance costs and discount			(57,087)
Weighted average rate		3.608%	\$ 10,268,412

RATE TYPE AS PERCENTAGE OF TOTAL DEBT



(A) Non-USD denominated debt converted to U.S. dollars at December 31, 2022.

(B) We entered into an interest rate swap transaction, effective July 3, 2019, to fix the interest rate to 2.450% for the duration of the loan.

(C) We entered into an interest rate swap transaction, effective March 6, 2020, to fix the interest rate to 1.949% for the duration of the loan.

FINANCIAL INFORMATION

ADJUSTED NET DEBT / ANNUALIZED EBITDA_{re}

(Unaudited)

(Amounts in thousands)

	For the Three Months Ended December 31, 2022
Net loss	\$ (140,212)
Add back:	
Interest	92,047
Income tax	15,285
Depreciation and amortization	84,859
Gain on sale of real estate	(99)
Real estate impairment charge	170,582
Adjustment to reflect MPT's share of unlevered EBITDA _{re} from unconsolidated real estate joint ventures ^(A)	12,454
4Q 2022 EBITDA_{re}	\$ 234,916
Share-based compensation	12,377
Write-off of unbilled rent and other	3,390
Other impairment charges	112,368
Non-cash fair value adjustments	10,230
4Q 2022 Adjusted EBITDA_{re}	\$ 373,281
Adjustments for investment activity ^(B)	(22,919)
4Q 2022 Further Adjusted EBITDA_{re}	\$ 350,362
Annualization	\$ 1,401,448
Total debt at December 31, 2022	\$ 10,268,412
Adjustments after December 31, 2022 ^(B)	(1,253,596)
Adjusted net debt	\$ 9,014,816
Adjusted net debt / annualized EBITDA_{re} ^(C)	6.4x

Investors and analysts following the real estate industry utilize net debt (debt less cash) to EBITDA as a measurement of leverage that shows how many years it would take for us to pay back our debt, assuming net debt and EBITDA are held constant. In our calculation, we start with EBITDA_{re}, as defined by Nareit, which is net income before interest expense, income tax expense, depreciation and amortization, losses/gains on disposition of depreciated property, impairment losses, and adjustments to reflect our share of EBITDA from unconsolidated real estate joint ventures. We then adjust EBITDA_{re} for non-cash share-based compensation, non-cash fair value adjustments and other items that would make comparison of our operating results with prior periods and other companies more meaningful, to derive Adjusted EBITDA_{re}. We further adjust net debt and Adjusted EBITDA_{re} for the effects from investments and capital transactions that were either completed during the period or disclosed as firm commitments, assuming such transactions were consummated/fully funded as of the beginning of the period to derive Adjusted Net Debt and Further Adjusted EBITDA_{re}. Although non-GAAP measures, we believe Adjusted Net Debt and Adjusted EBITDA_{re} are useful to investors and analysts as they allow for a more current view of our credit quality and allow for the comparison of our credit strength between periods and to other real estate companies without the effect of items that by their nature are not comparable from period to period.

(A) Includes only the unlevered portion of our share of EBITDA_{re} from unconsolidated real estate joint ventures, as we have excluded any net debt from our unconsolidated real estate joint ventures in the Adjusted Net Debt line. We believe this adjustment is needed to appropriately reflect the relationship between EBITDA_{re} and net debt.

(B) Adjustments to reflect the acquisition of a majority interest in Springstone by Lifepoint, the expected sale of three Connecticut hospitals currently leased to Prospect, the expected purchase of Steward's Utah operations by CommonSpirit Health, and a full quarter impact from our mid-quarter investments and property sales.

(C) Adjusted net debt / annualized EBITDA_{re} of 6.4x reflects the expected EBITDA at the high end of our calendar year 2023 guidance range. Adjusted net debt / annualized EBITDA_{re} would be 6.7x at the low end of our calendar year 2023 guidance range.

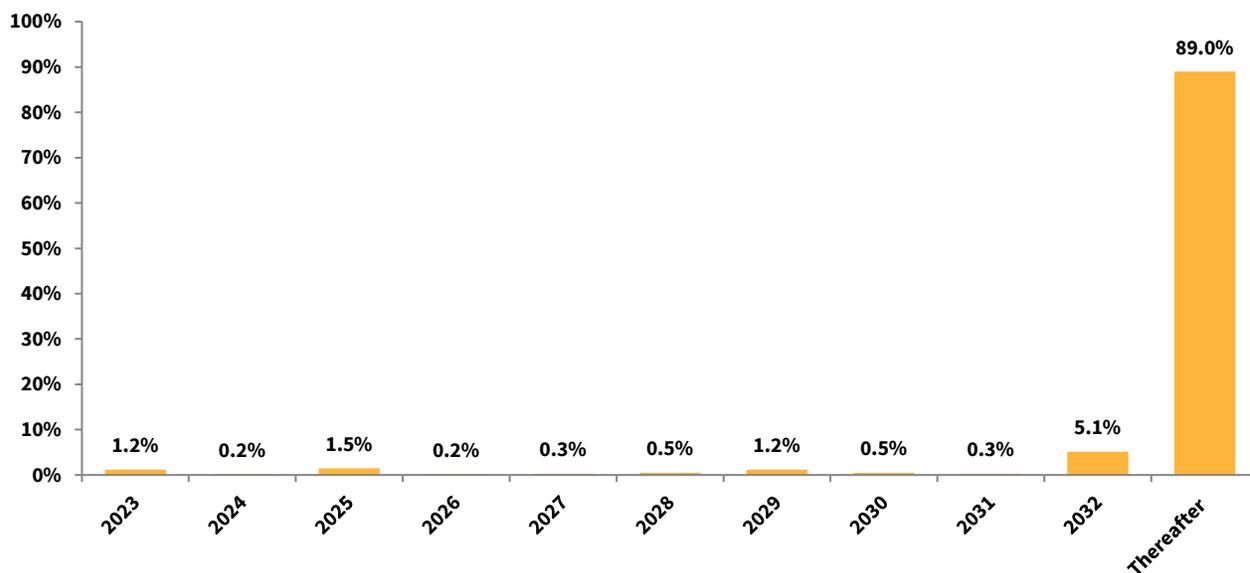
PORTFOLIO INFORMATION

ADJUSTED LEASE AND LOAN MATURITY SCHEDULE ^(A)

(\$ amounts in thousands)

Years of Maturities ^(B)	Total Properties ^(C)	Base Rent/Interest ^(D)	Percentage of Total Base Rent/Interest
2023	4	14,903	1.2%
2024	1	2,731	0.2%
2025	7	18,785	1.5%
2026	4	2,333	0.2%
2027	1	3,346	0.3%
2028	4	5,832	0.5%
2029	6	15,788	1.2%
2030	11	6,053	0.5%
2031	4	4,236	0.3%
2032	41	64,384	5.1%
Thereafter	346	1,117,664	89.0%
	429	\$ 1,256,055	100.0%

Percentage of total base rent/interest



(A) Schedule includes leases and mortgage loans.

(B) Lease/Loan expiration is based on the fixed term of the lease/loan and does not factor in potential renewal or other options provided for in our agreements.

(C) Reflects all properties, including those that are part of joint ventures, except three Connecticut properties under previously disclosed commitment to be sold, vacant properties representing less than 0.2% of total assets, and seven facilities that are under development. This schedule also reflects extended lease terms as part of Lifepoint's acquisition of a majority interest in Springstone.

(D) Represents contractual base rent/interest income on an annualized basis as of period end (including foreign currency exchange rates) but does not include tenant recoveries, additional rents and other lease-related adjustments to revenue (i.e., straight-line rents and deferred revenues).

PORTFOLIO INFORMATION

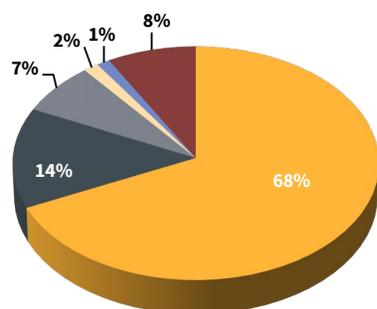
TOTAL ASSETS AND REVENUES BY ASSET TYPE

(December 31, 2022)

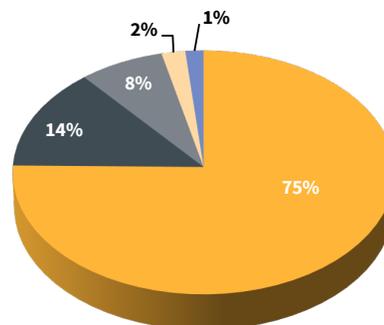
(\$ amounts in thousands)

Asset Types	Properties	Total Assets ^(A)	Percentage of Total Assets	Q4 2022 Revenues ^(B)	Percentage of Q4 2022 Revenues
General Acute Care Hospitals	202	\$ 13,386,376	68.1%	\$ 286,376	75.2%
Behavioral Health Facilities	67	2,727,326	13.9%	51,624	13.6%
Inpatient Rehabilitation Facilities	112	1,418,603	7.2%	28,489	7.5%
Long-Term Acute Care Hospitals	20	277,772	1.4%	7,955	2.1%
Freestanding ER/Urgent Care Facilities	43	236,764	1.2%	6,042	1.6%
Other	-	1,611,159	8.2%	-	-
Total	444	\$ 19,658,000	100.0%	\$ 380,486	100.0%

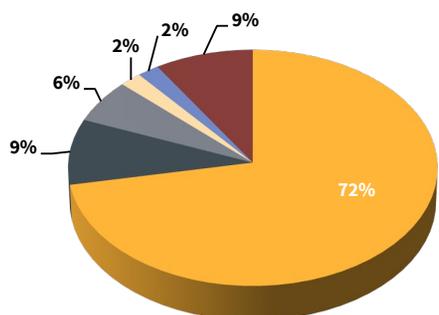
TOTAL ASSETS BY ASSET TYPE



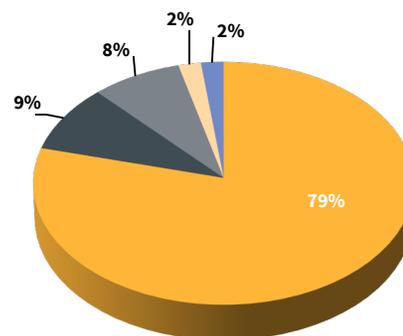
TOTAL REVENUES BY ASSET TYPE



DOMESTIC ASSETS BY ASSET TYPE



DOMESTIC REVENUES BY ASSET TYPE



(A) Agrees to total assets on our consolidated balance sheets.

(B) Reflects actual revenues on our consolidated statement of income.

PORTFOLIO INFORMATION

TOTAL ASSETS - LARGEST INDIVIDUAL FACILITY

(December 31, 2022)

Operators	Largest Individual Facility as a Percentage of Total Assets ^(A)
Steward Health Care	2.7%
Prospect Medical Holdings	1.2%
Circle Health	1.0%
Priory Group	0.6%
Springstone	0.4%
50 operators	1.3%

Largest Individual Facility Investment is Less Than 3% of MPT Investment Portfolio

COMPREHENSIVE PROPERTY-LEVEL UNDERWRITING FRAMEWORK

MPT invests in real estate, not the consolidated financial performance of its tenants. Each facility is underwritten for characteristics that make the infrastructure attractive to any experienced, competent operator - not just the current tenant. If we have underwritten these correctly, then coupled with our absolute net master lease structure, our real estate will be attractive to a replacement operator, in the rare event we must transition. Such underwriting characteristics include:



Physical Quality



Competition



Demographics and Market



Financial

TOTAL ASSETS AND REVENUES BY OPERATOR

(December 31, 2022)

(\$ amounts in thousands)

Operators ^(C)	Properties	Total Assets ^(A)	Percentage of Total Assets	Q4 2022 Revenues ^(B)	Percentage of Q4 2022 Revenues
Steward Health Care	41				
Florida market		\$ 1,324,555	6.7%	\$ 25,466	6.7%
Utah market		1,192,384	6.1%	33,724	8.9%
Massachusetts market		756,818	3.8%	6,490	1.7%
Texas/Arkansas/Louisiana market		1,073,425	5.5%	21,503	5.6%
Arizona market		298,486	1.5%	8,698	2.3%
Ohio/Pennsylvania market		117,005	0.6%	3,518	0.9%
Circle Health	36	2,062,474	10.5%	45,282	11.9%
Prospect Medical Holdings	14	1,483,599	7.5%	43,781	11.5%
Priory Group	32	1,290,213	6.6%	20,151	5.3%
Springstone	19	985,959	5.0%	21,930	5.8%
50 operators	302	7,461,923	38.0%	149,943	39.4%
Other	-	1,611,159	8.2%	-	-
Total	444	\$ 19,658,000	100.0%	\$ 380,486	100.0%

(A) Agrees to total assets on our consolidated balance sheets.

(B) Reflects actual revenues on our consolidated statement of income.

(C) On an adjusted gross asset basis comparable to our presentation for the third quarter of 2022, and after adjusting for the acquisition of a majority interest in Springstone by Lifepoint, the expected sale of three Connecticut hospitals currently leased to Prospect, and the expected purchase of Steward's Utah operations by CommonSpirit Health, the concentration for Steward, Circle, Lifepoint, Swiss Medical Network, and Priory would be 19.8%, 10.4%, 6.6%, 6.4%, and 6.2%, respectively, at December 31, 2022.

PORTFOLIO INFORMATION

TOTAL ASSETS AND REVENUES BY U.S. STATE AND COUNTRY

(December 31, 2022)

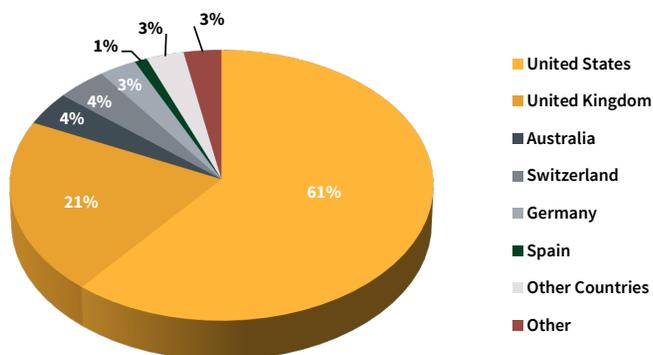
(\$ amounts in thousands)

U.S. States and Other Countries	Properties	Total Assets ^(A)	Percentage of Total Assets	Q4 2022 Revenues ^(B)	Percentage of Q4 2022 Revenues
Texas	52	\$ 1,967,948	10.0%	\$ 41,625	10.9%
California	20	1,450,112	7.4%	41,313	10.9%
Florida	9	1,324,555	6.8%	25,466	6.7%
Utah	7	1,224,484	6.2%	34,714	9.1%
Massachusetts	10	761,694	3.9%	6,662	1.8%
26 Other States	122	4,245,306	21.6%	120,418	31.6%
Other	-	1,028,946	5.2%	-	-
United States	220	\$ 12,003,045	61.1%	\$ 270,198	71.0%
United Kingdom	87	\$ 4,083,244	20.8%	\$ 77,502	20.4%
Australia	11	854,582	4.3%	14,157	3.7%
Switzerland	17	748,947	3.8%	868	0.2%
Germany	82	664,900	3.4%	8,040	2.1%
Spain	9	222,316	1.1%	1,919	0.5%
Other Countries	18	498,753	2.5%	7,802	2.1%
Other	-	582,213	3.0%	-	-
International	224	\$ 7,654,955	38.9%	\$ 110,288	29.0%
Total	444	\$ 19,658,000	100.0%	\$ 380,486	100.0%

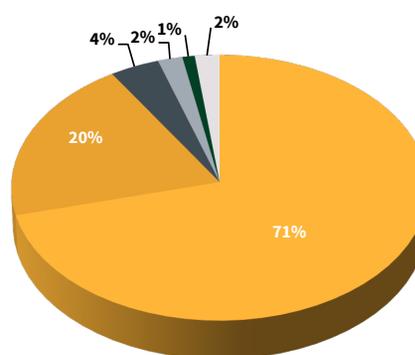
(A) Agrees to total assets on our consolidated balance sheets.

(B) Reflects actual revenues on our consolidated statement of income.

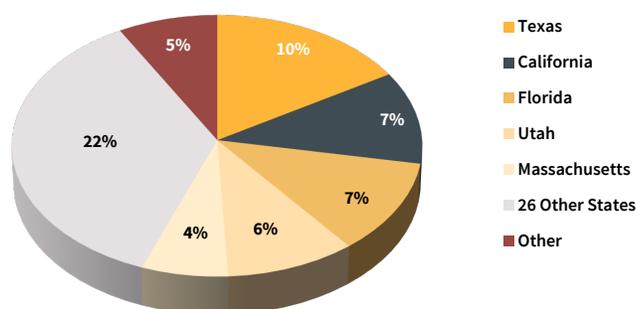
TOTAL ASSETS BY COUNTRY



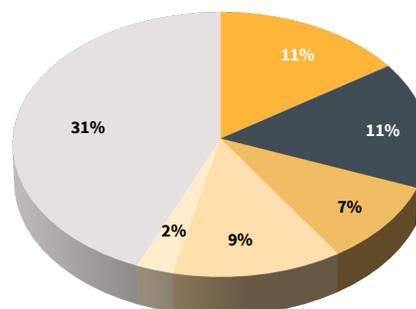
TOTAL REVENUES BY COUNTRY



ASSETS BY U.S. STATE



REVENUES BY U.S. STATE

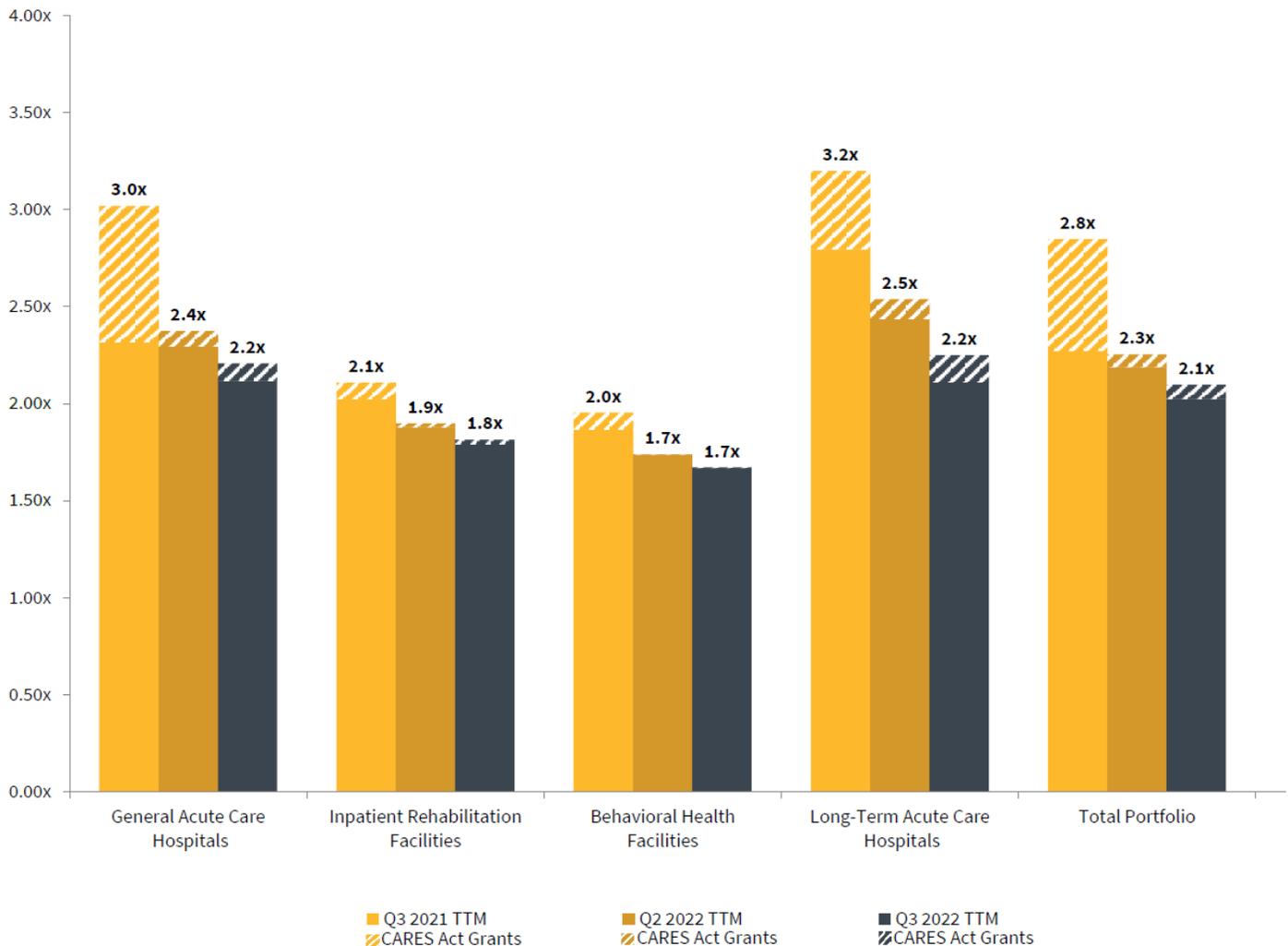


PORTFOLIO INFORMATION

TOTAL PORTFOLIO TTM EBITDARM^{(A)(B)(C)} RENT COVERAGE INCLUSIVE OF ALL CARES ACT GRANTS

YOY AND SEQUENTIAL QUARTER COMPARISONS BY PROPERTY TYPE

EBITDARM Rent Coverage



Notes: All data presented is on a trailing twelve month basis. For properties acquired in the preceding twelve months, data is for the period between MPT acquisition and September 30, 2022.

(A) EBITDARM is facility-level earnings before interest, taxes, depreciation, amortization, rent and management fees. EBITDARM includes normal GAAP expensed maintenance and repair costs. EBITDARM does not give effect for capitalized expenditures that extend the life or improve the facility and equipment in a way to drive more future revenues. The majority of these types of capital expenditures are financed and do not have an immediate cash impact. MPT's rent is not subordinate to capitalized expenses. In addition, EBITDARM does not represent property net income or cash flows from operations and should not be considered an alternative to those indicators. EBITDARM figures utilized in calculating coverages presented are based on financial information provided by MPT's tenants. MPT has not independently verified this information, but has no reason to believe this information is inaccurate in any material respect. TTM Coverages are calculated based on actual, unadjusted EBITDARM results as presented in tenant financial reporting and cash rent paid to MPT, except as noted below.

- Total CARES Act Grants received by tenants during the period between March 2020 and June 2021 have been spread evenly by quarter from Q2 2020 through Q2 2021. Any additional grants received after June 2021 are included in the quarter that they were recorded by the tenant.

- Prospect and Prime EBITDARM for California facilities has been adjusted for amounts expected to be received under the Hospital Quality Assurance Fee ("HQA") Program 7. Amounts included are derived from the current model from the California Hospital Association which was approved by CMS on September 30, 2022.

(B) General Acute Care coverages and Total Portfolio coverages include Prospect Medical Holdings's Connecticut facilities. Prospect Medical Holdings has entered into a binding letter of intent for its Connecticut operations.

(C) General Acute Care coverages and Total Portfolio coverages do not include Pipeline Health facilities as Pipeline Health filed Chapter 11 bankruptcy in October 2022.

PORTFOLIO INFORMATION

TOTAL PORTFOLIO TTM EBITDARM RENT COVERAGE INCLUSIVE OF ALL CARES ACT GRANTS

EBITDARM RENT COVERAGE: OPERATORS WITH PROPERTY-LEVEL REPORTING

Tenant	Net Investment (in thousands) ^(A)	Primary Property Type	TTM EBITDARM Rent Coverage
Steward Health Care	\$ 3,544,088	General Acute	2.5x
Prospect Medical Holdings ^(B)	912,996	General Acute	-0.5x
Priory Group	837,461	Behavioral	2.1x
Springstone	779,833	Behavioral	1.3x
MEDIAN	590,679	IRF	1.7x
Prime Healthcare	583,949	General Acute	3.4x
Ernest Health	544,483	IRF/LTACH	2.4x
Vibra Healthcare	247,070	IRF/LTACH	2.3x
Aspris Children's Services	236,227	Behavioral	2.2x
Surgery Partners	164,037	General Acute	7.2x
Ardent Health Services	88,656	General Acute	6.6x
Other Reporting Tenants	590,598	Various	2.6x
Total	\$ 9,120,077		2.3x

Tenant	Net Investment (in thousands) ^(A)	Primary Property Type	TTM EBITDARM Rent Coverage
International Operator 1	\$ 2,012,534	General Acute	2.2x
International Operator 2	854,582	General Acute	1.8x
Domestic Operator 1	517,268	General Acute	1.8x
Domestic Operator 2	394,320	General Acute/LTACH	1.0x
Total	\$ 3,778,704		1.9x

PROPERTY-LEVEL REPORTING NOT REQUIRED AND/OR NOT AVAILABLE

Tenant	Net Investment (in thousands) ^(A)	Primary Property Type	Comments
Swiss Medical Network	\$ 519,197	General Acute	Second largest group of private hospitals in Switzerland
Ramsay Health Care UK	391,992	General Acute	One of largest health care operators in the world; Parent guaranty; Investment grade-rated
Pihljalinna	219,309	General Acute	Finland's leading provider of social and health services
Saint Luke's - Kansas City	131,135	General Acute	Investment grade-rated
NHS	86,314	General Acute	Single-payor government entity in UK
Dignity Health	44,586	General Acute	Part of CommonSpirit; Parent guaranty; Investment grade-rated
CUF	29,980	General Acute	Largest private hospital system in Portugal with 20 facilities and 75+ year operating history
NeuroPsychiatric Hospitals	27,386	Behavioral	Parent guaranty
Community Health Systems	27,137	General Acute	U.S. hospital operator with substantial operating history
Other Tenants	63,758	General Acute	N/A
Total	\$ 1,540,794		

Above data represents approximately 88% of MPT Total Real Estate Investment

Notes: All data presented is on a trailing twelve month basis. For properties acquired in the preceding twelve months, data is for the period between MPT acquisition and September 30, 2022.

(A) Investment figures exclude equity investments, non-real estate loans, freestanding ER/urgent care facilities, and facilities under development.

(B) Prospect Medical Holdings's coverage excludes Connecticut as Prospect Medical Holdings has entered into a binding letter of intent for its Connecticut operations.

PORTFOLIO INFORMATION

SUMMARY OF INVESTMENTS

(For the twelve months ended December 31, 2022)

(Amounts in thousands)

Operator	Location	Investment ^(A)	Commencement Date
Priory Group	U.K.	\$ 131,105	Q1 2022
Pihlajalinna	Finland	194,234	Q1 2022
Steward Health Care	Arizona	20,000	Q2 2022
Steward Health Care	Florida	60,000	Q2 2022
GenesisCare	Spain	28,472	Q2 2022
Fundación Cardiovascular	Colombia	26,000	Q3 2022
Priory Group	U.K.	285,635	Q4 2022
Capital Additions, Development and Other Funding for Existing Tenants ^(B)	Various	348,675	Various
		\$ 1,094,121	

SUMMARY OF CURRENT DEVELOPMENT PROJECTS AS OF DECEMBER 31, 2022

(Amounts in thousands)

Operator	Location	Commitment	Costs Incurred as of December 31, 2022	Estimated Commencement Date
Ernest Health	California	\$ 47,700	\$ 45,739	Q1 2023
IMED Hospitales	Spain	50,411	13,037	Q2 2023
Ernest Health	South Carolina	22,400	7,541	Q2 2023
IMED Hospitales	Spain	45,408	33,801	Q3 2023
Springstone	Texas	34,600	1,962	Q1 2024
IMED Hospitales	Spain	36,734	8,320	Q3 2024
Steward Health Care	Texas	169,408	57,020	Q1 2026
		\$ 406,661	\$ 167,420	

(A) Excludes transaction costs, such as real estate transfer and other taxes. Amount assumes exchange rate as of the investment date.

(B) Reflects normal capital additions that extend the life or improve existing facilities in which we receive a return equal to the lease rate for the respective facility. This includes more than 20 facilities and 11 different operators.

FINANCIAL STATEMENTS

CONSOLIDATED STATEMENTS OF INCOME

(Unaudited)

(Amounts in thousands, except per share data)

	For the Three Months Ended		For the Twelve Months Ended	
	December 31, 2022	December 31, 2021	December 31, 2022	December 31, 2021
REVENUES				
Rent billed	\$ 231,845	\$ 259,517	\$ 968,874	\$ 931,942
Straight-line rent	58,045	66,458	204,159	241,433
Income from financing leases	48,920	50,701	203,580	202,599
Interest and other income	41,676	32,657	166,238	168,695
Total revenues	380,486	409,333	1,542,851	1,544,669
EXPENSES				
Interest	92,047	93,984	359,036	367,393
Real estate depreciation and amortization	81,454	84,199	332,977	321,249
Property-related ^(A)	7,699	7,833	45,697	39,098
General and administrative	42,893	38,326	160,494	145,638
Total expenses	224,093	224,342	898,204	873,378
OTHER INCOME (EXPENSE)				
(Loss) gain on sale of real estate	(33)	43,575	536,755	52,471
Real estate and other impairment charges, net	(282,950)	(39,411)	(268,375)	(39,411)
Earnings from equity interests	7,194	6,855	40,800	28,488
Debt refinancing and unutilized financing costs	-	(25,311)	(9,452)	(27,650)
Other (including fair value adjustments on securities)	(5,531)	40,952	15,344	45,699
Total other (expense) income	(281,320)	26,660	315,072	59,597
(Loss) income before income tax	(124,927)	211,651	959,719	730,888
Income tax expense	(15,285)	(4,807)	(55,900)	(73,948)
Net (loss) income	(140,212)	206,844	903,819	656,940
Net income attributable to non-controlling interests	(262)	(308)	(1,222)	(919)
Net (loss) income attributable to MPT common stockholders	(140,474)	\$ 206,536	902,597	\$ 656,021
EARNINGS PER COMMON SHARE - BASIC AND DILUTED				
Net (loss) income attributable to MPT common stockholders	\$ (0.24)	\$ 0.34	\$ 1.50	\$ 1.11
WEIGHTED AVERAGE SHARES OUTSTANDING - BASIC				
	598,053	596,395	598,634	588,817
WEIGHTED AVERAGE SHARES OUTSTANDING - DILUTED				
	598,053	596,665	598,837	590,139
DIVIDENDS DECLARED PER COMMON SHARE				
	\$ 0.29	\$ 0.28	\$ 1.16	\$ 1.12

(A) Includes \$6.0 million and \$4.8 million of ground lease and other expenses (such as property taxes and insurance) paid directly by us and reimbursed by our tenants for the three months ended December 31, 2022 and 2021, respectively, and \$36.3 million and \$27.9 million for the twelve months ended December 31, 2022 and 2021, respectively.

FINANCIAL STATEMENTS

CONSOLIDATED BALANCE SHEETS

(Amounts in thousands, except per share data)

	December 31, 2022 <i>(Unaudited)</i>	December 31, 2021 <i>(A)</i>
ASSETS		
Real estate assets		
Land, buildings and improvements, intangible lease assets, and other	\$ 13,862,415	\$ 14,062,722
Investment in financing leases	1,691,323	2,053,327
Real estate held for sale	-	1,096,505
Mortgage loans	364,101	213,211
Gross investment in real estate assets	15,917,839	17,425,765
Accumulated depreciation and amortization	(1,193,312)	(993,100)
Net investment in real estate assets	14,724,527	16,432,665
Cash and cash equivalents	235,668	459,227
Interest and rent receivables	167,035	56,229
Straight-line rent receivables	787,166	728,522
Investments in unconsolidated real estate joint ventures	1,497,903	1,152,927
Investments in unconsolidated operating entities	1,444,872	1,289,434
Other loans	227,839	67,317
Other assets	572,990	333,480
Total Assets	\$ 19,658,000	\$ 20,519,801
LIABILITIES AND EQUITY		
Liabilities		
Debt, net	\$ 10,268,412	\$ 11,282,770
Accounts payable and accrued expenses	621,324	607,792
Deferred revenue	27,727	25,563
Obligations to tenants and other lease liabilities	146,130	158,005
Total Liabilities	11,063,593	12,074,130
Equity		
Preferred stock, \$0.001 par value. Authorized 10,000 shares; no shares outstanding	-	-
Common stock, \$0.001 par value. Authorized 750,000 shares; issued and outstanding - 597,476 shares at December 31, 2022 and 596,748 shares at December 31, 2021	597	597
Additional paid-in capital	8,535,140	8,564,009
Retained earnings (deficit)	116,285	(87,691)
Accumulated other comprehensive loss	(59,184)	(36,727)
Total Medical Properties Trust, Inc. Stockholders' Equity	8,592,838	8,440,188
Non-controlling interests	1,569	5,483
Total Equity	8,594,407	8,445,671
Total Liabilities and Equity	\$ 19,658,000	\$ 20,519,801

(A) Financials have been derived from the prior year audited financial statements.

FINANCIAL STATEMENTS

INVESTMENTS IN UNCONSOLIDATED REAL ESTATE JOINT VENTURES

(As of and for the three months ended December 31, 2022)

(Unaudited)

(\$ amounts in thousands)

	MEDIAN ^(C)	Swiss Medical Network ^(D)	Steward Health Care ^(E)	Policlinico di Monza ^(F)	HM Hospitales ^(G)	Total	MPT Pro Rata Share
Gross real estate	\$ 1,883,989	\$ 1,441,191	\$ 1,677,587	\$ 179,434	\$ 362,437	\$ 5,544,638	\$ 3,042,435
Cash	28,933	3,178	7,279	11,025	4,036	54,451	27,659
Accumulated depreciation and amortization	(191,535)	(108,259)	(32,850)	(28,164)	(23,016)	(383,824)	(212,413)
Other assets	72,165	154,151	80,753	10,092	4,938	322,099	191,633
Total Assets	\$ 1,793,552	\$ 1,490,261	\$ 1,732,769	\$ 172,387	\$ 348,395	\$ 5,537,364	\$ 3,049,314
Debt (third party)	\$ 697,010	\$ 663,695	\$ 892,845	\$ -	\$ 138,041	\$ 2,391,591	\$ 1,321,058
Other liabilities	131,072	112,968	4,523	(103)	83,379	331,839	184,918
Mortgage loans	-	64,908	-	-	-	64,908	45,435
Equity and shareholder loans	965,470 ^(A)	648,690	835,401	172,490	126,975	2,749,026	1,497,903
Total Liabilities and Equity	\$ 1,793,552	\$ 1,490,261	\$ 1,732,769	\$ 172,387	\$ 348,395	\$ 5,537,364	\$ 3,049,314
MPT share of real estate joint venture	50%	70%	50%	50%	45%		
Total	\$ 482,735	\$ 454,083	\$ 417,701	\$ 86,245	\$ 57,139		\$ 1,497,903

	MEDIAN ^(C)	Swiss Medical Network ^(D)	Steward Health Care ^(E)	Policlinico di Monza ^(F)	HM Hospitales ^(G)	Total	MPT Pro Rata Share
Total revenues ^(B)	\$ 29,414	\$ 15,641	\$ 33,782	\$ 3,777	\$ 3,531	\$ 86,145	\$ 46,024
Expenses:							
Property-related	\$ 705	\$ 461	\$ (134)	\$ 843	\$ 81	\$ 1,956	\$ 1,067
Interest	12,223	2,600	17,489	-	498	32,810	16,900
Real estate depreciation and amortization	10,612	7,840	10,307	982	1,937	31,678	17,310
General and administrative	789	259	162	48	11	1,269	686
Gain on sale of real estate	(262)	-	-	-	-	(262)	(131)
Income taxes	4,741	705	-	-	257	5,703	2,979
Total expenses	\$ 28,808	\$ 11,865	\$ 27,824	\$ 1,873	\$ 2,784	\$ 73,154	\$ 38,811
Net Income	\$ 606	\$ 3,776	\$ 5,958	\$ 1,904	\$ 747	\$ 12,991	\$ 7,213
MPT share of real estate joint venture	50%	70%	50%	50%	45%		
Earnings from equity interests	\$ 303	\$ 2,643	\$ 2,979	\$ 952	\$ 336		\$ 7,213 ^(H)

(A) Includes approximately €297 million shareholder loan.

(B) Includes \$5.0 million of straight-line rent revenue.

(C) MPT managed joint venture of 71-owned German facilities that are fully leased. Includes a one-time tax charge incurred in the quarter.

(D) Represents ownership in Infracore, which owns and leases all 17 Switzerland facilities.

(E) MPT managed joint venture of eight-owned Massachusetts hospital facilities that are fully leased pursuant to a master lease.

(F) Represents ownership in eight Italian facilities that are fully leased.

(G) Represents ownership in two Spanish facilities that are fully leased.

(H) Excludes amortization of equity investment costs.

FINANCIAL STATEMENTS

INVESTMENTS IN UNCONSOLIDATED OPERATING ENTITIES

(Amounts in thousands)

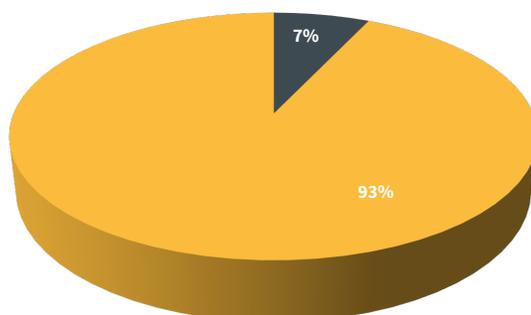
OPERATING ENTITY INVESTMENT FRAMEWORK

MPT's hospital expertise and comprehensive underwriting process allows for opportunistic investments in hospital operations.

- Passive investments typically needed in order to acquire the larger real estate transactions.
- Cash payments go to previous owner and not to the tenant, with limited exceptions.
- Operators are vetted as part of our overall underwriting process.
- Potential for outsized returns and organic growth.
- Certain of these investments entitle us to customary minority rights and protections.
- No additional operating loss exposure beyond our investment.
- Proven track record of successful investments, including Ernest Health and Capella Healthcare.

Operator	Investment as of December 31, 2022	Ownership Interest	Structure
Steward Health Care	\$ 362,831	N/A	Loan, for which proceeds were paid to Steward's former private equity sponsor, is secured by the equity of Steward and provides for an initial 4% cash return plus 37% of the increase in the value of Steward over seven years.
International Joint Venture	231,402	49.0%	Includes our 49% equity ownership interest and a loan made for the purpose of investing in select international hospital operations. The loan carries a 7.5% interest rate and is secured by the remaining equity of the international joint venture and guaranteed by the other equity owner.
Springstone	200,827	49.0%	In order to close the 2021 acquisition of 18 behavioral facilities, we made a 49% equity investment and a loan, proceeds of which were paid to the former owners of the Springstone operating entity. The loan was paid off in full in February 2023.
Priory	156,575	9.9%	In order to close the 2021 acquisition of 35 facilities, we made a 9.9% passive equity investment and a loan, proceeds of which were paid to the former owner. The loan carries a variable interest rate.
Swiss Medical Network	157,145	10.0%	Includes our passive equity ownership interest, along with a CHF 45 million loan as part of a syndicated loan facility. Earned approximately \$2.1 million in dividends in Q3 2022.
Steward Health Care	125,862	9.9%	Includes our passive equity ownership interest. Proceeds from our investment were paid directly to Steward's former private equity sponsor and other shareholders.
Prospect Medical Holdings	112,777	N/A	Loan originated in connection with the overall \$1.55 billion acquisition of 14 facilities, proceeds of which were paid to the prior owner. The loan carries an interest rate of 8% and matures in 2026. The loan is secured and cross-defaulted with real estate and guaranteed by Parent.
Aevis	72,904	4.6%	Includes our passive equity ownership interest in Aevis, a public healthcare investment company. Our original investment of CHF 47 million is marked-to-market quarterly.
Aspris	16,023	9.9%	Includes our passive equity ownership interest in Aspris, a recent spin-off of Priory's education and children's services line of business.
Caremax	8,526	9.9%	Includes our passive equity ownership interest in Caremax, a public care delivery system. Our original investment is marked-to-market quarterly.
Total	\$ 1,444,872		

INVESTMENTS IN UNCONSOLIDATED OPERATING ENTITIES AS A PERCENTAGE OF TOTAL ASSETS





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