

February 29, 2024

R. Steven Hamner
Chief Financial Officer
Medical Properties Trust, Inc.
MPT Operating Partnership, L.P.
1000 Urban Center Drive, Suite 501
Birmingham, AL 35242

Trust, Inc.
Partnership, L.P.
Year Ended December 31, 2021
Year Ended December 31, 2022

Re: Medical Properties
MPT Operating
Form 10-K for the
Form 10-K for the
File No. 001-32559

Dear R. Steven Hamner:

We issued a comment on the above captioned filings on January 9, 2024. On January 25, 2024, we issued a follow-up letter informing you that comment remained outstanding and unresolved, and absent a substantive response, we would act consistent with our obligations under the federal securities laws.

As you have not provided a substantive response, we are terminating our review and will take further steps as we deem appropriate. These steps include releasing publicly, through the agency's EDGAR system, all correspondence, including this letter, relating to the review of your filings, consistent with the staff's decision to publicly release comment and response letters relating to disclosure filings it has reviewed.

Please contact Howard Efron at 202-551-3439 or Jennifer Monick at 202-551-3295 with any questions.

Sincerely,

Division of Corporation Finance

Office of Real Estate & Construction

cc:

Kevin Hanna