Medical Properties Trust

SECOND QUARTER 2015

Supplemental Information

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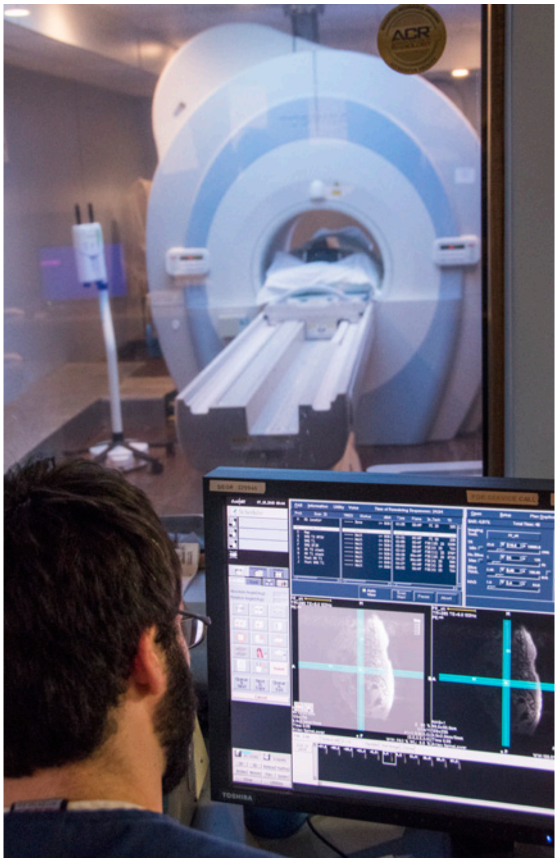

COMPANY OVERVIEW

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FINANCIAL STATEMENTS

FORWARD-LOOKING STATEMENT 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 satisfaction of all conditions to, and the timely closing (if at all) of the Median sale-leaseback transactions; the Company financing of the transactions described herein; the capacity of Median and the Company's other tenants to meet the terms of their agreements; Normalized FFO per share; expected payout ratio, the amount of acquisitions of healthcare real estate, if any; 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 arrangement, and additional investments; national and international economic, business, 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; 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, 2014, 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.

On the Cover: Saint Joseph Medical Center - Kansas City, Missouri. Acquired in 2015.

COMPANY OVERVIEW

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.*

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, Treasurer and Secretary*
Frank R. Williams, Jr.	*Senior Vice President, Senior Managing Director - Acquisitions*

BOARD OF DIRECTORS

Edward K. Aldag, Jr.
G. Steven Dawson
R. Steven Hamner
Robert. E. Holmes, Ph.D.
Sherry A. Kellett
William G. McKenzie
L. Glenn Orr, Jr.
D. Paul Sparks, Jr.

CORPORATE HEADQUARTERS

Medical Properties Trust, Inc.
1000 Urban Center Drive, Suite 501
Birmingham, AL 35242

(205) 969-3755
(205) 969-3756 (fax)
www.medicalpropertiestrust.com

COMPANY OVERVIEW *(continued)*

INVESTOR RELATIONS

Tim Berryman | *Director - Investor Relations*
(205) 397-8589
tberryman@medicalpropertiestrust.com

MPW LISTED NYSE

CAPITAL MARKETS

Charles Lambert | *Managing Director - Capital Markets*
(205) 397-8897
clambert@medicalpropertiestrust.com

TRANSFER AGENT

American Stock Transfer and Trust Company

6201 15th Avenue

Brooklyn, NY 11219

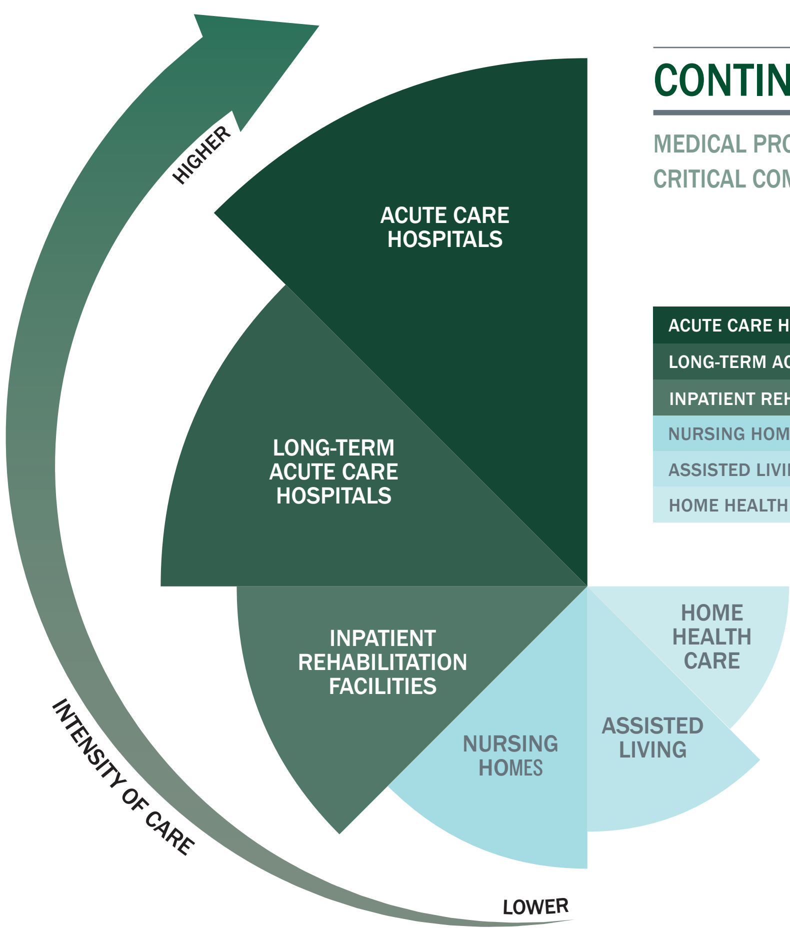
STOCK EXCHANGE LISTING AND TRADING SYMBOL

New York Stock Exchange (NYSE): **MPW**

SENIOR UNSECURED DEBT RATINGS

Moody's – Ba1

Standard & Poor's – BBB-



CONTINUUM OF CARE

MEDICAL PROPERTIES TRUST FOCUSES ON THE MOST CRITICAL COMPONENTS OF HEALTHCARE DELIVERY.

- ACUTE CARE HOSPITALS & FREE STANDING EMERGENCY ROOMS
- LONG-TERM ACUTE CARE HOSPITALS
- INPATIENT REHABILITATION FACILITIES
- NURSING HOMES
- ASSISTED LIVING
- HOME HEALTH CARE

MPT facility types shown in green.

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 Six Months Ended	
	June 30, 2015	June 30, 2014	June 30, 2015	June 30, 2014
FFO INFORMATION:				
Net income (loss) attributable to MPT common stockholders	$ 22,407	$ (203)	$ 58,304	$ 7,038
Participating securities' share in earnings	(250)	(195)	(516)	(404)
Net income (loss), less participating securities' share in earnings	**$ 22,157**	**$ (398)**	**$ 57,788**	**$ 6,634**
Depreciation and amortization	14,956	12,442	29,712	26,131
Real estate impairment charges	-	5,974	-	5,974
Funds from operations	**$ 37,113**	**$ 18,018**	**$ 87,500**	**$ 38,739**
Write-off straight line rent	-	-	-	950
Impairment charges	-	23,657	-	44,154
Acquisition costs	25,809	2,535	32,048	3,047
Unutilized financing fees / debt refinancing costs	-	291	238	291
Normalized funds from operations	**$ 62,922**	**$ 44,501**	**$ 119,786**	**$ 87,181**
Share-based compensation	2,598	2,075	5,200	4,119
Debt costs amortization	1,394	1,144	2,771	2,193
Additional rent received in advance(A)	(300)	(300)	(600)	(600)
Straight-line rent revenue and other	(6,928)	(4,830)	(13,260)	(9,533)
Adjusted funds from operations	**$ 59,686**	**$ 42,590**	**$ 113,897**	**$ 83,360**
PER DILUTED SHARE DATA:				
Net income (loss), less participating securities' share in earnings	$ 0.11	$ -	$ 0.28	$ 0.04
Depreciation and amortization	0.07	0.07	0.14	0.16
Real estate impairment charges	-	0.03	-	0.03
Funds from operations	**$ 0.18**	**$ 0.10**	**$ 0.42**	**$ 0.23**
Write-off straight line rent	-	-	-	0.01
Impairment charges	-	0.14	-	0.26
Acquisition costs	0.12	0.02	0.16	0.02
Unutilized financing fees / debt refinancing costs	-	-	-	-
Normalized funds from operations	**$ 0.30**	**$ 0.26**	**$ 0.58**	**$ 0.52**
Share-based compensation	0.01	0.01	0.03	0.02
Debt costs amortization	0.01	0.01	0.01	0.01
Additional rent received in advance(A)	-	-	-	-
Straight-line rent revenue and other	(0.03)	(0.03)	(0.07)	(0.06)
Adjusted funds from operations	**$ 0.29**	**$ 0.25**	**$ 0.55**	**$ 0.49**

(A) Represents additional rent from one tenant received in advance of when we can recognize as revenue for accounting purposes. This additional rent is being recorded to revenue on a straight-line basis over the lease life.

Investors and analysts following the real estate industry utilize funds from operations, or 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 also 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 necessary 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 financial performance 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) unbilled rent revenue, (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 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 leases generally have significant contractual escalations of base rents and therefore result in recognition of rental income that is not collected until future periods, and costs that are deferred or are non-cash charges. 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

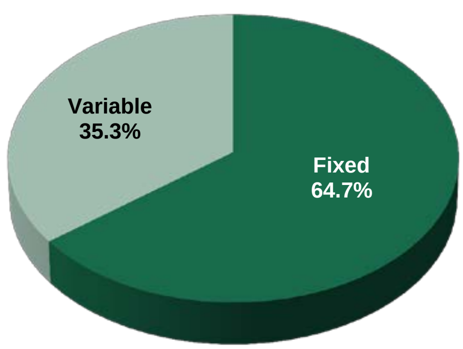
DEBT SUMMARY

(as of June 30, 2015)

($ amounts in thousands)

Debt Instrument	Rate Type	Rate	Balance
2016 Unsecured Notes	Fixed	5.59% (1)	$ 125,000
Northland – Mortgage Capital Term Loan	Fixed	6.20%	13,542
2018 Credit Facility Revolver	Variable	1.40%–1.59% (2)	674,034
2019 Term Loan	Variable	1.84%	125,000
5.75% Notes Due 2020 (Euro)	Fixed	5.75% (3)	222,940
6.875% Notes Due 2021	Fixed	6.88%	450,000
6.375% Notes Due 2022	Fixed	6.38%	350,000
5.5% Notes Due 2024	Fixed	5.50%	300,000
			$ 2,260,516
Debt Premium			2,345
	Weighted average rate	**4.55%**	**$ 2,262,861**

Rate Type as Percentage of Total Debt



(1) Represents the weighted-average rate for four tranches of the Notes at June 30, 2015, factoring in interest rate swaps in effect at that time. The Company has entered into two swap agreements which began in July and October 2011. Effective July 31, 2011, the Company is paying 5.507% on $65 million of the Notes and effective October 31, 2011, the Company is paying 5.675% on $60 million of Notes.

(2) At June 30, 2015, this represents a $1.025 billion unsecured revolving credit facility with spreads over LIBOR ranging from 0.95% to 1.75%. The balance at June 30, 2015 includes $321 million that is EURO denominated and converted to USD.

(3) Represents 200 million of bonds issued in EUR and converted to USD at June 30, 2015.

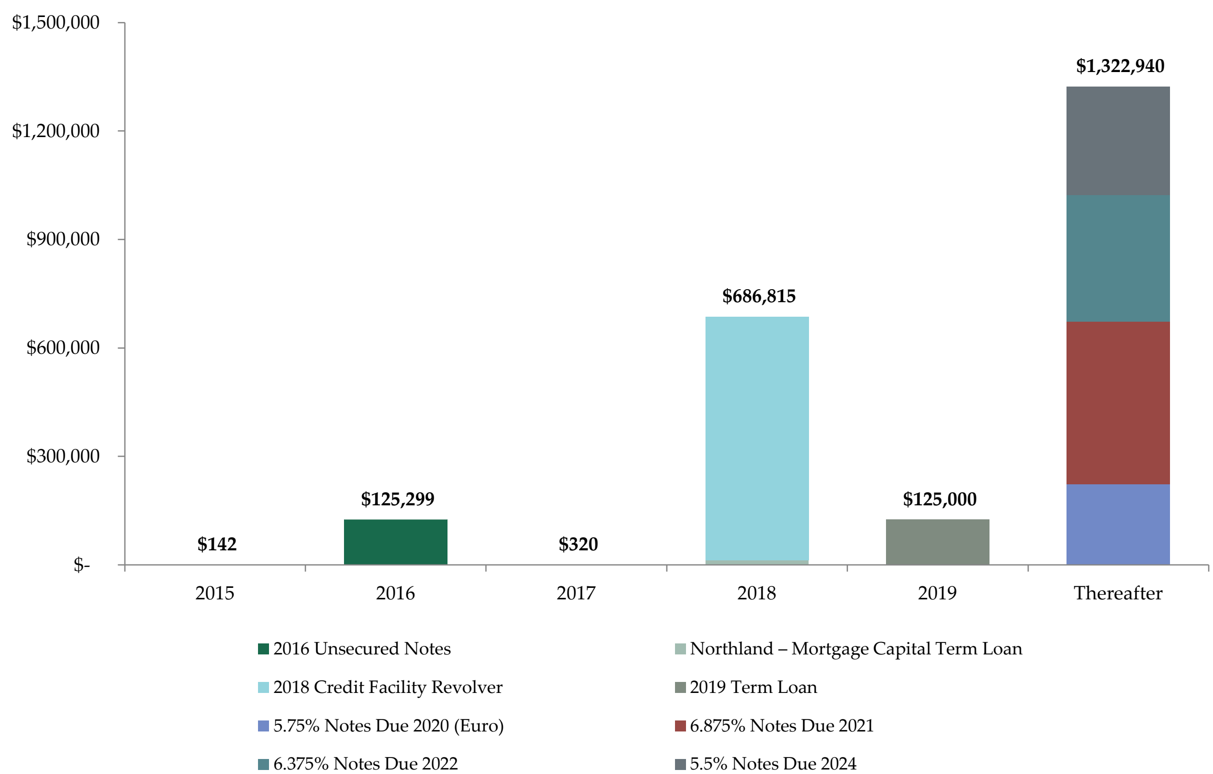
FINANCIAL INFORMATION

DEBT MATURITY SCHEDULE

(as of June 30, 2015)

($ amounts in thousands)

Debt Instrument	2015	2016	2017	2018	2019	Thereafter
2016 Unsecured Notes	$ -	$ 125,000	$ -	$ -	$ -	$ -
Northland – Mortgage Capital Term Loan	142	299	320	12,781	-	-
2018 Credit Facility Revolver	-	-	-	674,034	-	-
2019 Term Loan	-	-	-	-	125,000	-
5.75% Notes Due 2020 (Euro)	-	-	-	-	-	222,940
6.875% Notes Due 2021	-	-	-	-	-	450,000
6.375% Notes Due 2022	-	-	-	-	-	350,000
5.5% Notes Due 2024	-	-	-	-	-	300,000
	$ 142	$ 125,299	$ 320	$ 686,815	$ 125,000	$ 1,322,940



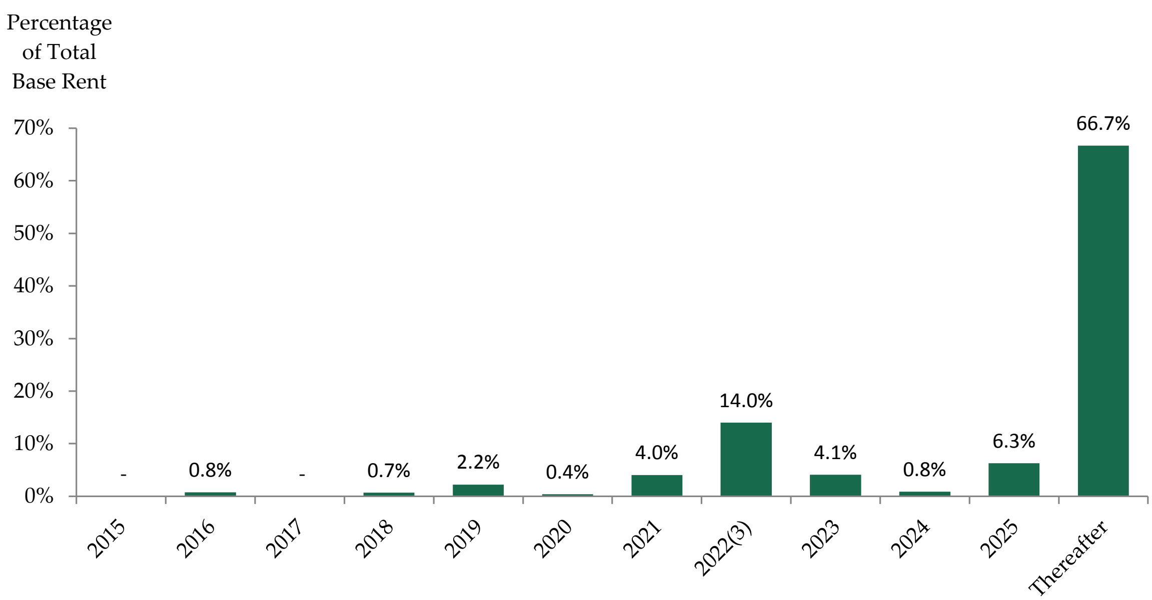
PORTFOLIO INFORMATION

LEASE MATURITY SCHEDULE

(as of June 30, 2015)

($ amounts in thousands)

Years of Lease Maturities (1)	Total Leases	Base Rent (2)	Percent of Total Base Rent
2015	-	$ -	-
2016	1	2,250	0.8%
2017	-	-	-
2018	1	1,989	0.7%
2019	8	6,584	2.2%
2020	1	1,093	0.4%
2021	3	12,026	4.0%
2022(3)	12	41,565	14.0%
2023	4	12,380	4.1%
2024	1	2,520	0.8%
2025	5	18,641	6.3%
Thereafter	110	198,068	66.7%
	146	$ 297,116	100.0%



(1) *Excludes 13 of our properties that are under development. Lease expiration is based on the fixed term of the lease and does not factor in potential renewal options provided for in our leases.*

(2) *Represents base rent on an annualized basis but does not include tenant recoveries, additional rents and other lease-related adjustments to revenue (i.e., straight-line rents and deferred revenues).*

(3) *95% of the 2022 maturities are under a Master Lease with Prime Healthcare; Master Lease renewal options are for all properties or none of them.*

PORTFOLIO INFORMATION

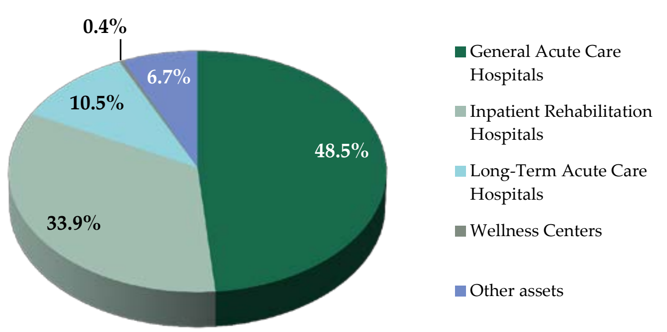
INVESTMENTS AND REVENUE BY ASSET TYPE

(as of June 30, 2015)

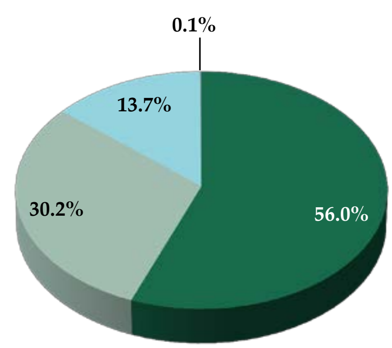
($ amounts in thousands)

Asset Types		Total Assets	Percentage of Gross Assets	Total Revenue	Percentage of Total Revenue
General Acute Care Hospitals	(A)	$ 2,163,447	48.5%	$ 109,656	56.0%
Inpatient Rehabilitation Hospitals		1,513,495	33.9%	58,994	30.2%
Long-Term Acute Care Hospitals		468,916	10.5%	26,847	13.7%
Wellness Centers		15,625	0.4%	265	0.1%
Other assets		296,551	6.7%	-	-
Total		$ 4,458,034	100.0%	$ 195,762	100.0%
Accumulated depreciation and amortization		(231,909)			
Total assets		**$ 4,226,125**			

Investments by Asset Type



Revenue by Asset Type



(A) Includes three medical office buildings.

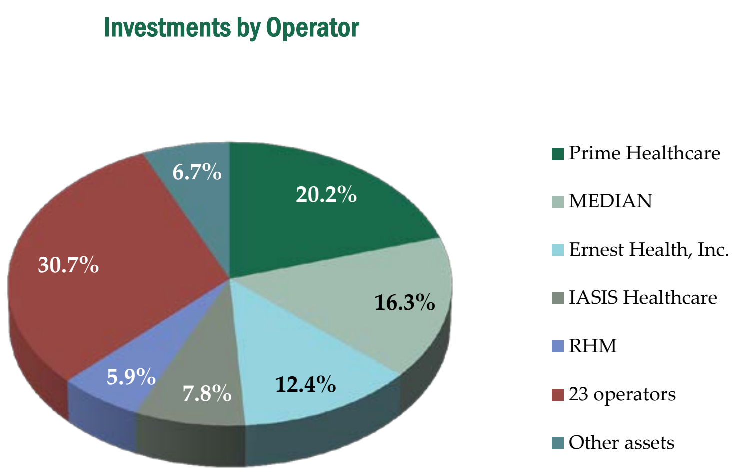
PORTFOLIO INFORMATION

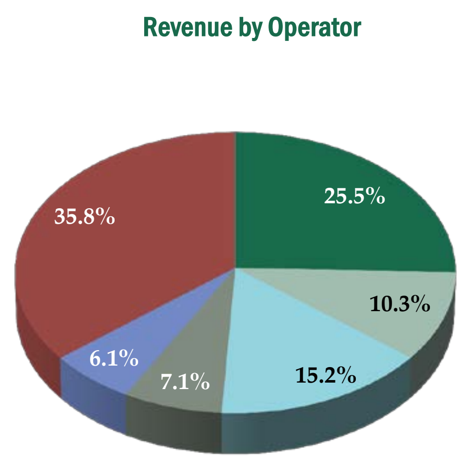
INVESTMENTS AND REVENUE BY OPERATOR

(as of June 30, 2015)

($ amounts in thousands)

Operators	Total Assets	Percentage of Gross Assets	Total Revenue	Percentage of Total Revenue
Prime Healthcare	$ 900,906	20.2%	$ 49,869	25.5%
MEDIAN	730,243	16.3%	20,177	10.3%
Ernest Health, Inc.	551,803	12.4%	29,695	15.2%
IASIS Healthcare	347,612	7.8%	13,857	7.1%
RHM	262,582	5.9%	12,035	6.1%
23 operators	1,368,337	30.7%	70,129	35.8%
Other assets	296,551	6.7%	-	-
Total	4,458,034	100.0%	$ 195,762	100.0%
Accumulated depreciation and amortization	(231,909)			
Total assets	**$ 4,226,125**			





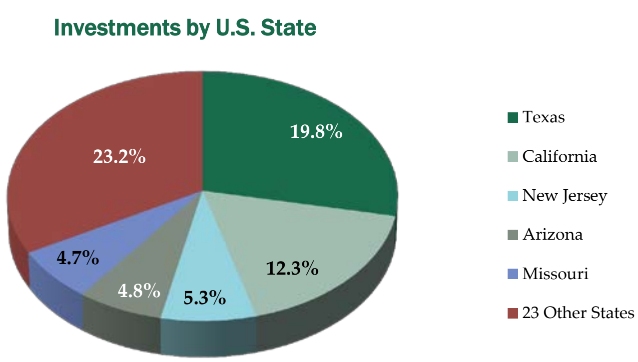
PORTFOLIO INFORMATION

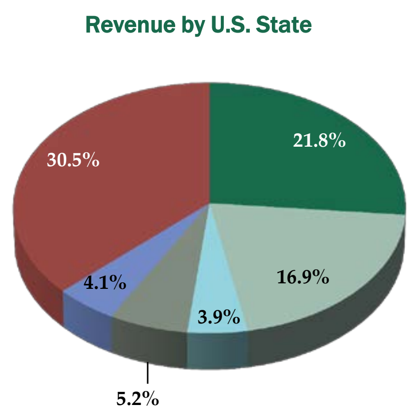
INVESTMENTS AND REVENUE BY U.S. STATE AND COUNTRY

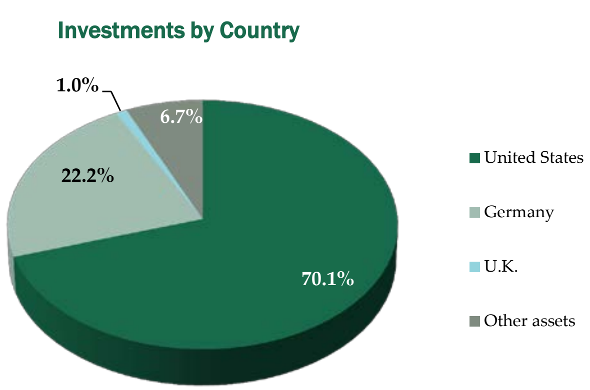
(as of June 30, 2015)

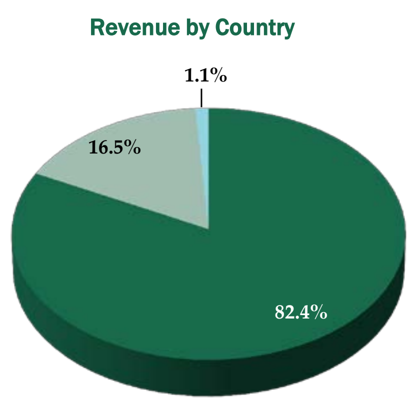
($ amounts in thousands)

U.S. States and Other Countries	Total Assets	Percentage of Gross Assets	Total Revenue	Percentage of Total Revenue
Texas	$ 881,911	19.8%	$ 42,689	21.8%
California	547,092	12.3%	33,065	16.9%
New Jersey	236,636	5.3%	7,663	3.9%
Arizona	213,798	4.8%	10,151	5.2%
Missouri	210,921	4.7%	7,969	4.1%
23 Other States	1,033,914	23.2%	59,836	30.5%
United States	**3,124,272**	**70.1%**	**161,373**	**82.4%**
Germany	992,825	22.2%	32,212	16.5%
U.K.	44,386	1.0%	2,177	1.1%
International	**1,037,211**	**23.2%**	**34,389**	**17.6%**
Other assets	296,551	6.7%		
Total	**4,458,034**	**100.0%**	**$ 195,762**	**100.0%**
Accumulated depreciation and amortization	(231,909)			
Total assets	**$ 4,226,125**			





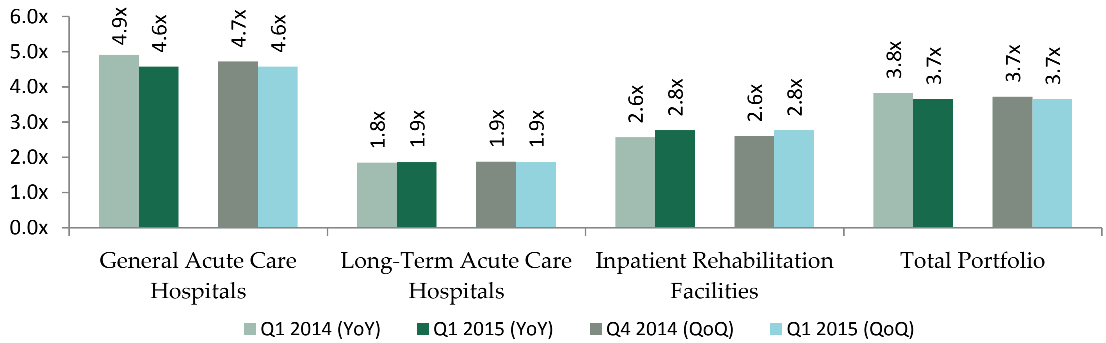




PORTFOLIO INFORMATION

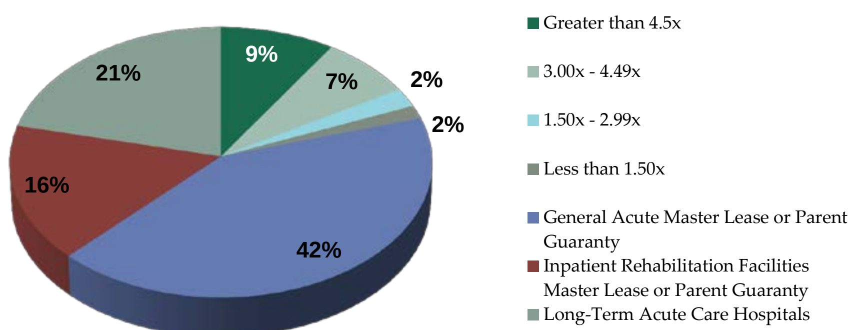
Same Store EBITDAR[1] Rent Coverage

YOY and Sequential Quarter Comparisons by Property Type



Stratification of Portfolio EBITDAR Rent Coverage

EBITDAR Rent Coverage TTM	Investment (in MM)		No. of Facilities	Percentage of Investment [2]
Greater than 4.5x	**$**	**172**	**3**	**9%**
3.00x - 4.49x	**$**	**140**	**4**	**7%**
1.50x - 2.99x	**$**	**42**	**2**	**2%**
Less than 1.50x	**$**	**30**	**1**	**2%**
Total Master Leased and/or with Parent Guaranty: 2.93x	**$**	**1,505**	**52**	**80%**
General Acute Master Leased and/or with Parent Guaranty: 3.54x	$	793	19	42%
Inpatient Rehabilitation Facilities Master Leased and/or with Parent Guaranty: 2.39x	$	309	12	16%
Long-Term Acute Care Hospitals Master Leased and/or with Parent Guaranty: 1.92x	$	403	21	21%



Notes:

Same Store represents properties with at least 24 months of financial reporting data. Properties that do not provide financial reporting and disposed assets are not included.

Freestanding ERs will be reported as a distinct property type, but are not included in this information because they have less than 24 months of financial reporting data.

All data presented is on a Trailing Twelve Month basis.

(1) EBITDAR adjusted for non-recurring items.

(2) Totals may not add due to rounding.

PORTFOLIO INFORMATION

ACQUISITIONS FOR THE SIX MONTHS ENDED JUNE 30, 2015

($ amounts in thousands)

Name	Location	Property Type	Acquisition / Development	Investment / Commitment
Weslaco Regional Rehabilitation Hospital	Weslaco, TX	Inpatient Rehabilitation Hospital	Acquisition	$ 15,700
St. Joseph Medical Center	Kansas City, MO	Acute Care Hospital	Acquisition	110,000
St. Mary's Medical Center	Blue Springs, MO	Acute Care Hospital	Acquisition	40,000
Adeptus Health	Various	Acute Care Hospital	Development	250,000
Rehabilitation Hospital of Northwest Ohio	Toledo, OH	Inpatient Rehabilitation Hospital	Development	19,212
Trustpoint Rehabilitation Hospital of Lubbock	Lubbock, TX	Inpatient Rehabilitation Hospital	Acquisition	32,820
Texas Specialty Hospital	Lubbock, TX	Long-Term Acute Care	Acquisition	10,725
Total Investments / Commitments				$ 478,457

SUMMARY OF DEVELOPMENT PROJECTS AS OF JUNE 30, 2015

($ amounts in thousands)

Property	Location	Property Type	Operator	Commitment	Costs Incurred as of 6/30/2015	Estimated Completion Date
Rehabilitation Hospital of Northwest Ohio	Toledo, OH	Inpatient Rehabilitation Hospital	Ernest Health	$ 19,212	$ 1,649	2Q2016
First Choice ER - Aurora	Aurora, CO	Acute Care Hospital	Adeptus Health	5,273	1,614	3Q 2015
First Choice ER - Carrollton	Carrollton, TX	Acute Care Hospital	Adeptus Health	35,820	30,692	3Q 2015
First Choice ER - Conroe	Houston, TX	Acute Care Hospital	Adeptus Health	6,110	3,150	3Q 2015
First Choice ER - Gilbert	Gilbert, AZ	Acute Care Hospital	Adeptus Health	6,500	4,291	3Q 2015
First Choice ER - McKinney	McKinney, TX	Acute Care Hospital	Adeptus Health	4,750	2,582	3Q 2015
First Choice ER - Chandler-Ray	Chandler, AZ	Acute Care Hospital	Adeptus Health	5,261	1,741	4Q 2015
First Choice ER - Cinco Ranch	Katy, TX	Acute Care Hospital	Adeptus Health	5,105	162	4Q 2015
First Choice ER - Highland Village	Highland Village, TX	Acute Care Hospital	Adeptus Health	4,884	361	4Q 2015
First Choice ER - Parker	Parker, CO	Acute Care Hospital	Adeptus Health	6,868	1,843	4Q 2015
First Choice ER - Frisco Eldorado	Frisco, TX	Acute Care Hospital	Adeptus Health	5,124	50	1Q 2016
First Choice ER - Helotes	Helotes, TX	Acute Care Hospital	Adeptus Health	7,530	2,251	2Q 2016
First Choice ER - Vintage Preserve	Houston, TX	Acute Care Hospital	Adeptus Health	45,961	6,376	3Q 2016
First Choice Emergency Rooms	Various	Acute Care Hospital	Adeptus Health	231,649	-	
				$ 390,047	$ 56,762	

FINANCIAL STATEMENTS

MEDICAL PROPERTIES TRUST, INC. AND SUBSIDIARIES

Consolidated Statements of Income

(Amounts in thousands except per share data)

(Unaudited)

	For the Three Months Ended		For the Six Months Ended	
	June 30, 2015	June 30, 2014	June 30, 2015	June 30, 2014
Revenues				
Rent billed	$ 53,893	$ 45,928	$ 106,994	$ 88,889
Straight-line rent	5,252	3,178	9,980	5,366
Income from direct financing leases	12,808	12,263	25,363	24,479
Interest and fee income	27,848	15,191	53,425	30,915
Total revenues	**99,801**	**76,560**	**195,762**	**149,649**
Expenses				
Real estate depreciation and amortization	14,956	12,442	29,712	26,131
Impairment charges	-	29,631	-	50,128
Property-related	530	(38)	881	700
Acquisition expenses	25,809	2,535	32,048	3,047
General and administrative	10,642	8,206	21,547	17,165
Total operating expenses	**51,937**	**52,776**	**84,188**	**97,171**
Operating income	**47,864**	**23,784**	**111,574**	**52,478**
Interest and other income (expense)	(24,812)	(23,947)	(52,171)	(45,389)
Income tax (expense) benefit	(563)	(40)	(938)	16
Income from continuing operations	**22,489**	**(203)**	**58,465**	**7,105**
Income (loss) from discontinued operations	-	-	-	(2)
Net income	**22,489**	**(203)**	**58,465**	**7,103**
Net income attributable to non-controlling interests	(82)	-	(161)	(65)
Net income attributable to MPT common stockholders	$ 22,407	$ (203)	$ 58,304	$ 7,038
Earnings per common share – basic and diluted:				
Income from continuing operations	**$ 0.11**	**$ -**	**$ 0.28**	**$ 0.04**
Income from discontinued operations	**-**	**-**	**-**	**-**
Net income attributable to MPT common stockholders	$ 0.11	$ -	$ 0.28	$ 0.04
Dividends declared per common share	**$ 0.22**	**$ 0.21**	**$ 0.44**	**$ 0.42**
Weighted average shares outstanding – basic	**208,071**	**171,718**	**205,515**	**167,846**
Weighted average shares outstanding – diluted	**208,640**	**172,369**	**206,127**	**168,459**

FINANCIAL STATEMENTS

MEDICAL PROPERTIES TRUST, INC. AND SUBSIDIARIES

Consolidated Balance Sheets

(Amounts in thousands except per share data)

	June 30, 2015	December 31, 2014
	(unaudited)	
ASSETS		
Real estate assets		
Land, buildings and improvements, and intangible lease assets	$ 2,663,249	$ 2,149,612
Construction in progress and other	56,762	23,163
Net investment in direct financing leases	455,020	439,516
Mortgage loans	437,587	397,594
Gross investment in real estate assets	**3,612,618**	**3,009,885**
Accumulated depreciation and amortization	(231,909)	(202,627)
Net investment in real estate assets	**3,380,709**	**2,807,258**
Cash and cash equivalents	45,904	144,541
Interest and rent receivables	56,792	41,137
Straight-line rent receivables	68,927	59,128
Other assets	673,793	695,272
Total Assets	**$ 4,226,125**	**$ 3,747,336**
LIABILITIES AND EQUITY		
Liabilities		
Debt, net	$ 2,262,861	$ 2,201,654
Accounts payable and accrued expenses	130,505	112,623
Deferred revenue	27,541	27,207
Lease deposits and other obligations to tenants	9,341	23,805
Total liabilities	**2,430,248**	**2,365,289**
Equity		
Preferred stock, $0.001 par value. Authorized 10,000 shares; no shares outstanding	-	-
Common stock, $0.001 par value. Authorized 250,000 shares; issued and outstanding - 207,804 shares at June 30, 2015 and 172,743 shares at December 31, 2014	208	172
Additional paid in capital	2,250,894	1,765,381
Distributions in excess of net income	(395,078)	(361,330)
Accumulated other comprehensive income (loss)	(59,885)	(21,914)
Treasury shares, at cost	(262)	(262)
Total Equity	**1,795,877**	**1,382,047**
Total Liabilities and Equity	**$ 4,226,125**	**$ 3,747,336**

FINANCIAL STATEMENTS

DETAIL OF OTHER ASSETS AS OF June 30, 2015

($ amounts in thousands)

Operator	Investment	Annual Interest Rate	YTD RIDEA Income[3]	Security / Credit Enhancements
Non-Operating Loans				
Vibra Healthcare acquisition loan[1]	$ 9,314	10.25%		Secured and cross-defaulted with real estate, other agreements and guaranteed by Parent
Vibra Healthcare working capital	5,234	9.50%		Secured and cross-defaulted with real estate, other agreements and guaranteed by Parent
Post Acute Medical working capital	5,311	11.36%		Secured and cross-defaulted with real estate; certain loans are cross-defaulted with other loans and real estate
Alecto working capital	16,680	11.12%		Secured and cross-defaulted with real estate and guaranteed by Parent
IKJG/HUMC working capital	10,284	10.40%		Secured and cross-defaulted with real estate and guaranteed by Parent
Ernest Health	21,968	8.99%		Secured and cross-defaulted with real estate and guaranteed by Parent
Other	6,751			
	75,542			
Operating Loans				
Ernest Health, Inc.[2]	93,200	15.00%	$ 7,493	Secured and cross-defaulted with real estate and guaranteed by Parent
IKJG/HUMC convertible loan	3,352		107	Secured and cross-defaulted with real estate and guaranteed by Parent
	96,552		**7,600**	
MEDIAN investments[4]	407,312			
Equity investments	16,058		1,956	
Deferred debt financing costs	32,510			Not applicable
Lease and cash collateral	3,246			Not applicable
Other assets[5]	42,573			Not applicable
Total	$ 673,793		$ 9,556	

(1) Original amortizing acquisition loan was $41 million; loan matures in 2019.

(2) Cash rate is 10% effective March 1, 2014.

(3) Income earned on operating loans is reflected in the interest income line of the income statement.

(4) Includes loans and equity investment.

(5) Includes prepaid expenses, office property and equipment and other.

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