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**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549**

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**FORM 8-K**

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**CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d)  
OF THE SECURITIES EXCHANGE ACT OF 1934**

**Date of report (Date of earliest event reported): November 3, 2016**

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**MEDICAL PROPERTIES TRUST, INC.**

(Exact Name of Registrant as Specified in Charter)

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**Commission File Number 001-32559**

**Maryland**  
(State or other jurisdiction  
of incorporation or organization)

**20-0191742**  
(I.R.S. Employer  
Identification No.)

**1000 Urban Center Drive, Suite 501**  
**Birmingham, AL**  
(Address of principal executive offices)

**35242**  
(Zip Code)

**Registrant's telephone number, including area code**  
**(205) 969-3755**

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Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the Registrant under any of the following provisions:

- ☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - ☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - ☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - ☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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**Item 2.02. Results of Operations and Financial Condition.**

On November 3, 2016, Medical Properties Trust, Inc. issued a press release announcing its financial results for the three and nine months ended September 30, 2016. A copy of the press release is attached as Exhibit 99.1 to this Current Report on Form 8-K and is incorporated herein by reference. The information in this Current Report on Form 8-K, including the information set forth in Exhibit 99.1 and Exhibit 99.2 attached hereto, shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liability of that section or Sections 11 and 12(a)(2) of the Securities Act of 1933, as amended. In addition, this information shall not be deemed incorporated by reference in any filing of Medical Properties Trust, Inc. with the Securities and Exchange Commission, except as expressly set forth by specific reference in any such filing.

The Company disclosed three non-GAAP financial measures in the attached press release for the three and nine months ended September 30, 2016: Funds from operations, Normalized funds from operations and Adjusted funds from operations. The most directly comparable GAAP financial measure to each of these non-GAAP financial measures is net income, which was \$70.4 million, or \$0.28 per diluted share for the three months ended September 30, 2016 compared to \$23.1 million, or \$0.10 per diluted share for the three months ended September 30, 2015. For the nine months ended September 30, 2016 net income was \$182.0 million, or \$0.75 per diluted share compared to \$81.4 million, or \$0.38 per diluted share for the nine months ended September 30, 2015. In the attached press release, the Company disclosed Funds from operations of \$50.1 million and \$183.6 million for the three and nine months ended September 30, 2016, respectively, and Normalized funds from operations of \$75.1 million and \$234.1 million for three and nine months ended September 30, 2016, respectively. Adjusted funds from operations were disclosed in the press release as \$67.3 million and \$211.1 million for the three and nine months ended September 30, 2016, respectively.

A reconciliation of the non-GAAP financial measures to net income as well as a statement disclosing the reasons why the Company’s management believes that presentation of these non-GAAP financial measures provides useful information to investors regarding the Company’s financial condition and results of operations are included in Exhibits 99.1 and 99.2.

**Item 9.01. Financial Statements and Exhibits.**

(d) *Exhibits.*

<u>Exhibit Number</u>	<u>Description</u>
99.1	Press release dated November 3, 2016 reporting financial results for the three and nine months ended September 30, 2016
99.2	Medical Properties Trust, Inc. 3 <sup>rd</sup> Quarter 2016 Supplemental Information

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**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunder duly authorized.

**MEDICAL PROPERTIES TRUST, INC.**

By: /s/ R. Steven Hamner

Name: R. Steven Hamner

Title: Executive Vice President and Chief Financial Officer

Date: November 3, 2016

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## INDEX TO EXHIBITS

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99.2	Medical Properties Trust, Inc. 3 <sup>rd</sup> Quarter 2016 Supplemental Information



Contact: Tim Berryman  
 Director – Investor Relations  
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## MEDICAL PROPERTIES TRUST, INC. REPORTS THIRD QUARTER RESULTS

### *Outstanding Balance Sheet and Liquidity Positions Company for Growth*

*Per Share Normalized FFO of \$0.30 and Net Income of \$0.28*

*Acquisitions to Exceed \$1.75 Billion in Record Setting Year*

*Introduces 2017 Normalized FFO Estimate of \$1.35 to \$1.40*

**Birmingham, AL – November 3, 2016** – Medical Properties Trust, Inc. (the “Company” or “MPT”) (NYSE: MPW) today announced financial and operating results for the third quarter ended September 30, 2016.

“MPT has demonstrated in 2016, and in particular since the beginning of the third quarter, the strength of our investment strategies and our ability to execute,” said Edward K. Aldag, Jr., MPT’s Chairman, President and Chief Executive Officer. “We proved the long-term value of our assets by selling multiple property types at substantial gains; refinanced \$1 billion in debt at historically low rates; reduced overall leverage to a level unmatched by any direct competitor; and further solidified our position as the undisputed global leader and innovator in the business of hospital real estate.

“We are now the second largest for-profit owner of hospital beds in the United States. We have accomplished this through our undivided focus on the hospital industry and our deep understanding and appreciation of the issues relevant to our operators. We are well-positioned to grow the Company further with our existing operators along with new relationships that are emerging at an accelerated pace. We expect that 2017 will again offer opportunities for us to demonstrate the unique strength of our investment strategies.”

### THIRD QUARTER AND RECENT HIGHLIGHTS

- Positioned the Company for strong and immediately accretive growth with pro forma total assets now exceeding \$7 billion, net debt of 5.1 times pro forma EBITDA, liquidity in excess of \$1.0 billion, and a robust pipeline of high quality U.S. and European hospital assets;
- Completed the previously disclosed \$1.25 billion acquisition of Steward Health Care assets in October;

- Commenced closing on the previously announced \$297 million acquisitions of 29 post-acute hospitals leased to MEDIAN and its affiliates in Germany;
- Entered into definitive agreements to acquire and lease to RCCH HealthCare Partners (“RCCH”) the real estate of two acute care hospitals for an approximate investment of \$105 million, representing the first transaction pursuant to the Company’s March 2016 right of first refusal agreement with RCCH, an investee of Apollo Global Management, LLC;
- Issued 82.7 million shares of common stock (since June 1<sup>st</sup>) for aggregate proceeds of \$1.2 billion through the Company’s at-the-market, private placement and public offering programs, including a record setting successful equity offering of 57.5 million shares;
- Redeemed \$125 million of unsecured senior notes;
- Previously announced capital markets activities included issuance of \$500 million in 5.250% unsecured senior notes, and redemption of \$450 million in 6.875% unsecured senior notes;
- Previously announced property dispositions included the sale of three IRFs in July at valuations equivalent to a 6.7% capitalization rate, generating proceeds of \$111.5 million and gains of approximately \$45 million.

Included in the financial tables accompanying this press release is information about the Company’s assets and liabilities, net income and reconciliations of net income to Normalized Funds from Operations (“FFO”) and Adjusted Funds from Operations (“AFFO”), all on a basis comparable to 2015 results.

#### **PORTFOLIO UPDATE**

During and after the third quarter, MPT made investments in hospital real estate totaling approximately \$1.4 billion that was leased to operators under long-term absolute net leases with GAAP lease rates between 9.0% and 10.5%. The Company sold real estate totaling \$111.5 million.

The previously announced acquisitions of approximately \$297 million in post-acute German hospitals in July received clearance from Germany’s Federal Cartel Office (antitrust) and sale leaseback transactions have commenced closing as local governments waive their pre-emptive rights to acquire the real estate.

Adeptus Health recently reported that it raised \$57 million in liquidity for operations and that it is exploring options to further increase liquidity and improve profitability. As of September 30, 2016, MPT has leased 58 facilities to Adeptus, with an aggregate investment of approximately \$441 million. Important measures related to MPT’s investments include:

- The lease coverage ratio for these properties for the twelve months ended June 30, 2016 was 2.85 times;
- Adeptus has prepaid all rent through November;
- 65% of MPT’s Adeptus investments are leased to joint ventures with dominant, market leading hospital systems in each market;

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- Almost 90% of MPT's facilities are expected to be operated as Hospital Outpatient Departments by December 31, 2016;
  - Each facility is part of a master lease that precludes cherry picking of assets in the event of lease expiration;
  - Based on expected openings in the fourth quarter of 2016, total revenue from Adeptus is expected to represent approximately 6% of MPT's 2017 total revenue.

The Company has pro forma total gross assets of approximately \$7.2 billion including \$4.7 billion in general acute care hospitals, \$1.8 billion in inpatient rehabilitation hospitals, and \$0.4 billion in long-term acute care hospitals. The portfolio includes 249 properties representing more than 27,000 licensed beds in 30 states and in Germany, the United Kingdom, Italy and Spain. The properties are leased to or mortgaged by 30 hospital operating companies.

## **OPERATING RESULTS AND OUTLOOK**

Net income for the third quarter of 2016 was \$70.4 million (or \$0.28 per diluted share), compared to \$23.1 million (or \$0.10 per diluted share) in the third quarter of 2015. Net income for the third quarter of 2016 includes a net gain of \$44.6 million on the sale of real estate and other asset dispositions and debt refinancing costs of \$22.5 million. Net income for the third quarter of 2015 included \$24.9 million in acquisition expenses, of which approximately \$18 million was for real estate transfer taxes related to MEDIAN properties acquired in 2015.

Normalized FFO for 2016's third quarter increased 4% to \$75.1 million compared with \$72.5 million in the third quarter of 2015. Per share Normalized FFO was \$0.30 in the third quarter compared with \$0.32 in the third quarter of 2015 as a result of dispositions aggregating approximately \$800 million in 2016 and an increase in weighted average shares outstanding of 23.5 million.

Based on management's present investment, capital and operating strategies, and the expected timing of each, management estimates 2016 net income to be \$0.97 per share and 2016 Normalized FFO of \$1.27 per share.

The Company today is introducing its estimate of 2017 Normalized FFO as a range of between \$1.35 and \$1.40 per diluted share; 2017 net income is estimated as a range of between \$0.99 and \$1.05 per share. These estimates assume redemption of €200 million and issuance of €500 million in unsecured senior notes during the fourth quarter of 2016; acquisitions of between \$500 million and \$1.0 billion with leverage neutral financing; sales of \$75 million of properties in early 2017; and closing of the RCCH and MEDIAN transactions during the first half of 2017.

A reconciliation of our Normalized FFO guidance to our net income is included with the financial tables accompanying this press release.

These estimates do not include the effects, if any, of unexpected real estate operating costs, litigation costs, debt refinancing costs, acquisition costs, currency exchange rate movements, interest rate hedging activities, write-offs of straight-line rent or other non-recurring or unplanned transactions. These estimates may change if the Company acquires or sells assets, market interest rates change, debt is refinanced, new shares are issued, additional debt is incurred, other operating expenses vary, income from investments in tenant operations vary from expectations, or existing leases do not perform in accordance with their terms.

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## CONFERENCE CALL AND WEBCAST

The Company has scheduled a conference call and webcast for Thursday, November 3, 2016 at 11:00 a.m. Eastern Time to present the Company's financial and operating results for the quarter ended September 30, 2016. The dial-in numbers for the conference call are 855-365-5214 (U.S.) and 440-996-5721 (international); both numbers require passcode 98346050. The conference call will also be available via webcast in the Investor Relations' section of the Company's website, [www.medicalpropertytrust.com](http://www.medicalpropertytrust.com).

A telephone and webcast replay of the call will be available beginning shortly after the call's completion through November 17, 2016. Dial-in numbers for the replay are 855-859-2056 and 404-537-3406 for U.S. and international callers, respectively. The replay passcode for both U.S. and international callers is 98346050.

The Company's supplemental information package for the current period will also be available on the Company's website under the "Investor Relations" section.

### 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.medicalpropertytrust.com](http://www.medicalpropertytrust.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 satisfaction of all conditions to, and the timely closing (if at all) of pending transactions; net income per share; Normalized FFO per share; the amount of acquisitions of healthcare real estate, if any; results from the potential sales, if any, of assets; capital markets conditions; estimated leverage metrics; 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, 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 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*



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*“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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**MEDICAL PROPERTIES TRUST, INC. AND SUBSIDIARIES**

Consolidated Balance Sheets

*(Amounts in thousands, except for per share data)*

	September 30, 2016 (Unaudited)	December 31, 2015 (A)
<b>Assets</b>		
Real estate assets		
Land, buildings and improvements, intangible lease assets, and other	\$ 3,652,215	\$ 3,297,705
Net investment in direct financing leases	533,491	626,996
Mortgage loans	550,118	757,581
Gross investment in real estate assets	4,735,824	4,682,282
Accumulated depreciation and amortization	(301,262)	(257,928)
Net investment in real estate assets	4,434,562	4,424,354
Cash and cash equivalents	1,094,917	195,541
Interest and rent receivables	54,554	46,939
Straight-line rent receivables	103,413	82,155
Other assets	407,891	860,362
<b>Total Assets</b>	<b>\$ 6,095,337</b>	<b>\$ 5,609,351</b>
<b>Liabilities and Equity</b>		
Liabilities		
Debt, net	\$ 2,728,549	\$ 3,322,541
Accounts payable and accrued expenses	149,190	137,356
Deferred revenue	24,528	29,358
Lease deposits and other obligations to tenants	27,104	12,831
Total Liabilities	2,929,371	3,502,086
Equity		
Preferred stock, \$0.001 par value. Authorized 10,000 shares; no shares outstanding	—	—
Common stock, \$0.001 par value. Authorized 500,000 shares; issued and outstanding - 309,792 shares at September 30, 2016 and 236,744 shares at December 31, 2015	310	237
Additional paid in capital	3,623,673	2,593,827
Distributions in excess of net income	(402,632)	(418,650)
Accumulated other comprehensive loss	(60,036)	(72,884)
Treasury shares, at cost	(262)	(262)
Total Medical Properties Trust, Inc. Stockholders' Equity	3,161,053	2,102,268
Non-controlling interests	4,913	4,997
Total Equity	3,165,966	2,107,265
<b>Total Liabilities and Equity</b>	<b>\$ 6,095,337</b>	<b>\$ 5,609,351</b>

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

**MEDICAL PROPERTIES TRUST, INC. AND SUBSIDIARIES**

Consolidated Statements of Income  
(Unaudited)

(Amounts in thousands, except for per share data)

	For the Three Months Ended		For the Nine Months Ended	
	September 30, 2016	September 30, 2015	September 30, 2016	September 30, 2015
<b>Revenues</b>				
Rent billed	\$ 82,387	\$ 70,358	\$ 234,408	\$ 177,351
Straight-line rent	9,741	5,023	26,509	15,003
Income from direct financing leases	14,678	14,692	47,181	40,055
Interest and fee income	19,749	24,497	79,756	77,924
Total revenues	126,555	114,570	387,854	310,333
<b>Expenses</b>				
Real estate depreciation and amortization	23,876	20,016	67,850	49,728
Impairment charges	(80)	—	7,295	—
Property-related	(93)	1,727	1,592	2,608
Acquisition expenses	2,677	24,949	6,379	56,997
General and administrative	12,305	10,778	35,821	32,325
Total operating expenses	38,685	57,470	118,937	141,658
Operating income	87,870	57,100	268,917	168,675
Interest expense	(40,262)	(31,643)	(121,132)	(84,961)
Gain on sale of real estate and other asset dispositions, net	44,616	3,268	61,294	3,268
Unutilized financing fees/debt refinancing costs	(22,535)	(4,080)	(22,539)	(4,319)
Other income (expense)	1,344	(1,442)	(2,674)	(56)
Income tax expense	(490)	(80)	(1,173)	(1,018)
<b>Income from continuing operations</b>	70,543	23,123	182,693	81,589
Loss from discontinued operations	—	—	(1)	—
Net income	70,543	23,123	182,692	81,589
Net income attributable to non-controlling interests	(185)	(66)	(683)	(228)
<b>Net income attributable to MPT common stockholders</b>	<u>\$ 70,358</u>	<u>\$ 23,057</u>	<u>\$ 182,009</u>	<u>\$ 81,361</u>
<b>Earnings per common share - basic:</b>				
Income from continuing operations	\$ 0.29	\$ 0.10	\$ 0.75	\$ 0.38
Loss from discontinued operations	—	—	—	—
<b>Net income attributable to MPT common stockholders</b>	<u>\$ 0.29</u>	<u>\$ 0.10</u>	<u>\$ 0.75</u>	<u>\$ 0.38</u>
<b>Earnings per common share - diluted:</b>				
Income from continuing operations	\$ 0.28	\$ 0.10	\$ 0.75	\$ 0.38
Loss from discontinued operations	—	—	—	—
<b>Net income attributable to MPT common stockholders</b>	<u>\$ 0.28</u>	<u>\$ 0.10</u>	<u>\$ 0.75</u>	<u>\$ 0.38</u>
<b>Dividends declared per common share</b>	\$ 0.23	\$ 0.22	\$ 0.68	\$ 0.66
Weighted average shares outstanding - basic	246,230	223,948	240,607	211,659
Weighted average shares outstanding - diluted	247,468	223,948	241,432	212,068

**MEDICAL PROPERTIES TRUST, INC. AND SUBSIDIARIES**  
**Reconciliation of Net Income to Funds From Operations**  
(Unaudited)

(Amounts in thousands, except for per share data)

	For the Three Months Ended		For the Nine Months Ended	
	September 30, 2016	September 30, 2015	September 30, 2016	September 30, 2015
<b>FFO information:</b>				
Net income attributable to MPT common stockholders	\$ 70,358	\$ 23,057	\$ 182,009	\$ 81,361
Participating securities' share in earnings	(154)	(265)	(430)	(781)
Net income, less participating securities' share in earnings	\$ 70,204	\$ 22,792	\$ 181,579	\$ 80,580
Depreciation and amortization (A)	24,374	20,016	69,181	49,728
Gain on sale of real estate	(44,515)	(3,268)	(67,168)	(3,268)
Funds from operations	\$ 50,063	\$ 39,540	\$ 183,592	\$ 127,040
Write-off of straight line rent and other	—	3,928	3,063	3,928
Transaction costs from non-real estate dispositions	(101)	—	5,874	—
Acquisition expenses (A)	2,689	24,949	11,723	56,997
Impairment charges	(80)	—	7,295	—
Unutilized financing fees / debt refinancing costs	22,535	4,080	22,539	4,319
Normalized funds from operations	\$ 75,106	\$ 72,497	\$ 234,086	\$ 192,284
Share-based compensation	2,322	2,515	5,831	7,716
Debt costs amortization	1,902	1,523	5,799	4,294
Additional rent received in advance (B)	(300)	(300)	(900)	(900)
Straight-line rent revenue and other	(11,733)	(9,840)	(33,766)	(23,100)
Adjusted funds from operations	\$ 67,297	\$ 66,395	\$ 211,050	\$ 180,294
<b>Per diluted share data:</b>				
Net income, less participating securities' share in earnings	\$ 0.28	\$ 0.10	\$ 0.75	\$ 0.38
Depreciation and amortization (A)	0.10	0.09	0.29	0.23
Gain on sale of real estate	(0.18)	(0.01)	(0.28)	(0.01)
Funds from operations	\$ 0.20	\$ 0.18	\$ 0.76	\$ 0.60
Write-off of straight line rent and other	—	0.01	0.01	0.02
Transaction costs from non-real estate dispositions	—	—	0.03	—
Acquisition expenses (A)	0.01	0.11	0.05	0.27
Impairment charges	—	—	0.03	—
Unutilized financing fees / debt refinancing costs	0.09	0.02	0.09	0.02
Normalized funds from operations	\$ 0.30	\$ 0.32	\$ 0.97	\$ 0.91
Share-based compensation	0.01	0.01	0.02	0.04
Debt costs amortization	0.01	0.01	0.02	0.01
Additional rent received in advance (B)	—	—	—	—
Straight-line rent revenue and other	(0.05)	(0.04)	(0.14)	(0.11)
Adjusted funds from operations	\$ 0.27	\$ 0.30	\$ 0.87	\$ 0.85

(A) Includes our share of real estate depreciation and acquisition expenses from unconsolidated joint ventures (if any). Any such amounts are included with the activity of all of our equity interests in the "Other income (expense)" line on the consolidated statements of income.

(B) Represents additional rent received from one tenant 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.

**MEDICAL PROPERTIES TRUST, INC. AND SUBSIDIARIES**  
**Fiscal Year 2016 and 2017 Guidance Reconciliation**  
(Unaudited)

	Fiscal Year 2016 Guidance Per Share <sup>(1)</sup>
Net income attributable to MPT common stockholders	\$ 0.97
Participating securities' share in earnings	—
Net income, less participating securities' share in earnings	\$ 0.97
Depreciation and amortization	0.37
Gain on sale of real estate	(0.28)
Funds from operations	\$ 1.06
Other adjustments <sup>(2)</sup>	0.21
Normalized funds from operations	\$ 1.27

	Fiscal Year 2017 Guidance - Per Share <sup>(1)</sup>	
	Low	High
Net income attributable to MPT common stockholders	\$ 0.99	\$ 1.05
Participating securities' share in earnings	—	—
Net income, less participating securities' share in earnings	\$ 0.99	\$ 1.05
Depreciation and amortization	0.34	0.33
Funds from operations	\$ 1.33	\$ 1.38
Other adjustments <sup>(2)</sup>	0.02	0.02
Normalized funds from operations	\$ 1.35	\$ 1.40

- (1) The guidance is based on current expectations and actual results or future events may differ materially from those expressed in this table, which is a forward-looking statement within the meaning of the federal securities laws. Please refer to the forward-looking statement included in this press release and the Company's filings with the Securities and Exchange Commission for a discussion of risk factors that affect the Company's performance.
- (2) Includes acquisition expenses, write-off of straight line rent, transaction costs from non-real estate dispositions, impairment charges, unutilized fees/debt refinancing costs, and other.



Medical Properties Trust



# THIRD QUARTER 2016

*Supplemental Information*

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**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: Normalized FFO per share; expected payout ratio; the amount of acquisitions of healthcare real estate, if any; estimated debt metrics; 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 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 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, 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 report.

On the Cover and Above: Saint Elizabeth's Medical Center (Steward Health Care) • Brighton, Massachusetts. Acquired in 2016.



## 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.**  
**R. Steven Hamner**  
**Emmett E. McLean**  
**J. Kevin Hanna**

*Chairman, President and Chief Executive Officer*  
*Executive Vice President and Chief Financial Officer*  
*Executive Vice President, Chief Operating Officer, Treasurer and Secretary*  
*Vice President, Controller and Chief Accounting Officer*

### BOARD OF DIRECTORS

**Edward K. Aldag, Jr.**  
**G. Steven Dawson**  
**R. Steven Hamner**  
**Robert E. Holmes, Ph.D.**  
**Sherry A. Kellett**  
**William G. McKenzie**  
**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)  
[www.medicalpropertytrust.com](http://www.medicalpropertytrust.com)



MPT Officers, from left: J. Kevin Hanna, Emmett E. McLean, Edward K. Aldag, Jr., and R. Steven Hamner.

## COMPANY OVERVIEW *(continued)*

### INVESTOR RELATIONS

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



### CAPITAL MARKETS

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

### TRANSFER AGENT

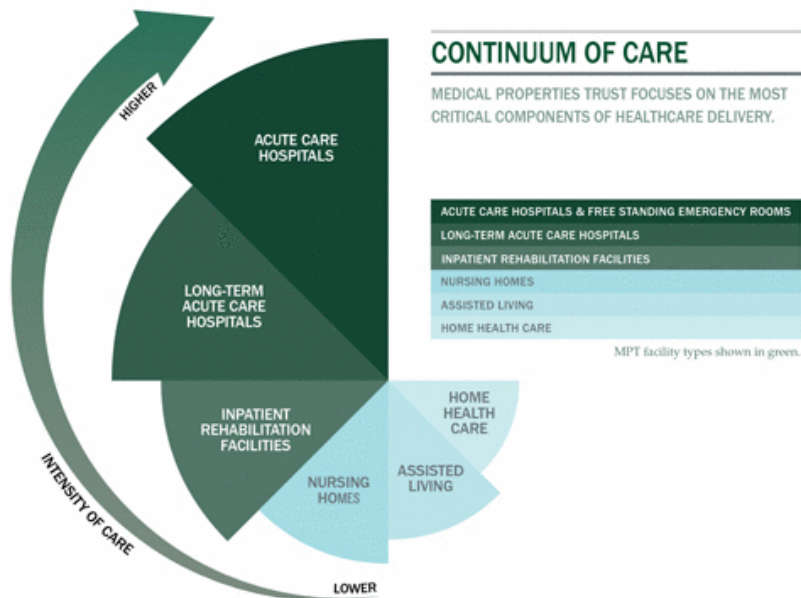
**American Stock Transfer and Trust Company**  
6201 15th Avenue  
Brooklyn, NY 11219

### STOCK EXCHANGE LISTING AND TRADING SYMBOL

New York Stock Exchange  
(NYSE): MPW

### SENIOR UNSECURED DEBT RATINGS

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



# 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 Nine Months Ended	
	September 30, 2016	September 30, 2015	September 30, 2016	September 30, 2015
<b>FFO INFORMATION:</b>				
Net income attributable to MPT common stockholders	\$ 70,358	\$ 23,057	\$ 182,009	\$ 81,361
Participating securities' share in earnings	(154)	(265)	(430)	(781)
<b>Net income, less participating securities' share in earnings</b>	<b>\$ 70,204</b>	<b>\$ 22,792</b>	<b>\$ 181,579</b>	<b>\$ 80,580</b>
Depreciation and amortization <sup>(A)</sup>	24,374	20,016	69,181	49,728
Gain on sale of real estate	(44,515)	(3,268)	(67,168)	(3,268)
<b>Funds from operations</b>	<b>\$ 50,063</b>	<b>\$ 39,540</b>	<b>\$ 183,592</b>	<b>\$ 127,040</b>
Write-off straight line rent and other	-	3,928	3,063	3,928
Transaction costs from non-real estate dispositions	(101)	-	5,874	-
Acquisition expenses <sup>(B)</sup>	2,689	24,949	11,723	56,997
Impairment charges	(80)	-	7,295	-
Unutilized financing fees / debt refinancing costs	22,535	4,080	22,539	4,319
<b>Normalized funds from operations</b>	<b>\$ 75,106</b>	<b>\$ 72,497</b>	<b>\$ 234,086</b>	<b>\$ 192,284</b>
Share-based compensation	2,522	2,515	5,831	7,716
Debt costs amortization	1,902	1,523	5,799	4,294
Additional rent received in advance <sup>(B)</sup>	(300)	(300)	(900)	(900)
Straight-line rent revenue and other	(11,733)	(9,840)	(33,766)	(23,100)
<b>Adjusted funds from operations</b>	<b>\$ 67,297</b>	<b>\$ 66,395</b>	<b>\$ 211,050</b>	<b>\$ 180,294</b>
<b>PER DILUTED SHARE DATA:</b>				
Net income, less participating securities' share in earnings	\$ 0.28	\$ 0.10	\$ 0.75	\$ 0.38
Depreciation and amortization <sup>(A)</sup>	0.10	0.09	0.29	0.23
Gain on sale of real estate	(0.18)	(0.01)	(0.28)	(0.01)
<b>Funds from operations</b>	<b>\$ 0.20</b>	<b>\$ 0.18</b>	<b>\$ 0.76</b>	<b>\$ 0.60</b>
Write-off straight line rent and other	-	0.01	0.01	0.02
Transaction costs from non-real estate dispositions	-	-	0.03	-
Acquisition expenses <sup>(B)</sup>	0.01	0.11	0.05	0.27
Impairment charges	-	-	0.03	-
Unutilized financing fees / debt refinancing costs	0.09	0.02	0.09	0.02
<b>Normalized funds from operations</b>	<b>\$ 0.30</b>	<b>\$ 0.32</b>	<b>\$ 0.97</b>	<b>\$ 0.91</b>
Share-based compensation	0.01	0.01	0.02	0.04
Debt costs amortization	0.01	0.01	0.02	0.01
Additional rent received in advance <sup>(B)</sup>	-	-	-	-
Straight-line rent revenue and other	(0.05)	(0.04)	(0.14)	(0.11)
<b>Adjusted funds from operations</b>	<b>\$ 0.27</b>	<b>\$ 0.30</b>	<b>\$ 0.87</b>	<b>\$ 0.85</b>

(A) Includes our share of real estate depreciation and acquisition expenses from unconsolidated joint ventures (if any). Any such amounts are included with the activity of all of our equity interests in the "Other income (expense)" line on the consolidated statements of income.

(B) Represents additional rent received from one tenant 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 other 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 presentation, 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 as 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 rent 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 September 30, 2016)

(\$ amounts in thousands)

Debt Instrument	Rate Type	Rate	Balance
2016 Unsecured Notes	Fixed	5.68% <sup>(A)</sup>	\$ 60,000
Northland – Mortgage Capital Term Loan	Fixed	6.20%	13,179
2018 Credit Facility Revolver	Variable	1.87% <sup>(B)</sup>	-
2019 Term Loan	Variable	2.18%	250,000
5.750% Notes Due 2020 (Euro) <sup>(C)</sup>	Fixed	5.75%	224,700
4.000% Notes Due 2022 (Euro) <sup>(C)</sup>	Fixed	4.00%	561,750
6.375% Notes Due 2022	Fixed	6.38%	350,000
6.375% Notes Due 2024	Fixed	6.38%	500,000
5.500% Notes Due 2024	Fixed	5.50%	300,000
5.250% Notes Due 2026	Fixed	5.25%	500,000
			<b>\$ 2,759,629</b>
Debt premium			1,902
Debt issuance costs			(32,982)
	Weighted average rate	<b>5.15%</b>	<b>\$ 2,728,549</b>

Rate Type as Percentage of Total Debt



(A) Represents the weighted-average rate for three tranches of the Notes at September 30, 2016, factoring in interest rate swaps in effect at that time. The Notes were repaid on October 31, 2016.

(B) At September 30, 2016, this represents a \$1.3 billion unsecured revolving credit facility with spreads over LIBOR ranging from 0.95% to 1.75%.

(C) Represents 700 million of bonds issued in Euros and converted to U.S. dollars at September 30, 2016.

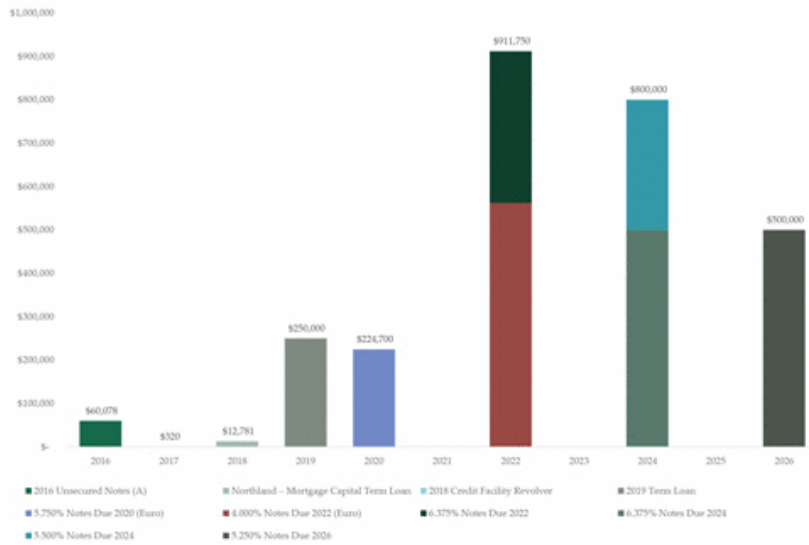
## FINANCIAL INFORMATION

### DEBT MATURITY SCHEDULE

(as of September 30, 2016)

(\$ amounts in thousands)

Debt Instrument	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
2016 Unsecured Notes <sup>(A)</sup>	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Northland - Mortgage Capital Term Loan	78	320	12,781	-	-	-	-	-	-	-	-
2018 Credit Facility Revolver	-	-	-	-	-	-	-	-	-	-	-
2019 Term Loan	-	-	-	250,000	-	-	-	-	-	-	-
5.750% Notes Due 2020 (Euro)	-	-	-	-	224,700	-	-	-	-	-	-
4.000% Notes Due 2022 (Euro)	-	-	-	-	-	-	561,750	-	-	-	-
6.375% Notes Due 2022	-	-	-	-	-	-	350,000	-	-	-	-
6.375% Notes Due 2024	-	-	-	-	-	-	-	-	500,000	-	-
5.500% Notes Due 2024	-	-	-	-	-	-	-	-	300,000	-	-
5.250% Notes Due 2026	-	-	-	-	-	-	-	-	-	-	500,000
	\$ 60,078	\$ 320	\$ 12,781	\$ 250,000	\$ 224,700	\$ -	\$ 911,750	\$ -	\$ 800,000	\$ -	\$ 500,000



(A) The Notes were repaid on October 31, 2016.

## FINANCIAL INFORMATION

### PRO FORMA NET DEBT / ANNUALIZED EBITDA

(Unaudited)

(Amounts in thousands)

	For the Three Months Ended
	September 30, 2016
Net income attributable to MIT common stockholders	\$ 70,358
Pro forma adjustments for capital transactions and acquisitions that occurred after the period <sup>(A)</sup>	33,725
Pro forma net income	\$ 104,083
Add back:	
Interest expense	40,262
Debt refinancing costs	22,535
Depreciation and amortization	25,048
Stock-based compensation	2,322
Mid-quarter acquisitions / divestitures	701
Gain on sale of real estate and other asset dispositions, net	(44,616)
Impairment and other charges	(80)
Acquisition expenses	2,689
Income tax expense	490
<b>3Q 2016 Pro forma EBITDA</b>	<b>\$ 153,434</b>
<b>Annualization</b>	<b>\$ 613,736</b>
Total debt	\$ 2,728,549
Pro forma changes to debt balance after September 30, 2016 <sup>(A)</sup>	609,320
Cash	(190,237)
<b>Net debt</b>	<b>\$ 3,147,632</b>
<b>Net debt / pro forma annualized EBITDA</b>	<b>5.1x</b>

(A) Reflects impact from previously disclosed investments, including the Steward transaction, two RCCH facilities and 29 facilities in Germany.

## PORTFOLIO INFORMATION

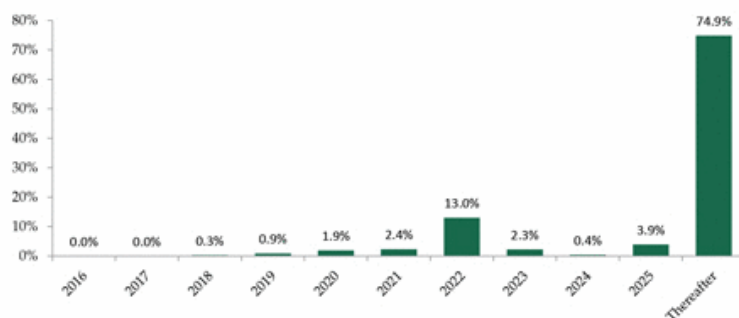
### LEASE AND MORTGAGE LOAN MATURITY SCHEDULE

(as of September 30, 2016)

(\$ amounts in thousands)

Years of Maturities <sup>(A), (B)</sup>	Total Leases/Loans	Base Rent/Interest <sup>(C)</sup>	Percent of Total Base Rent/Interest
2016	-	\$ -	-
2017	-	-	-
2018	1	2,016	0.3%
2019	2	5,017	0.9%
2020	5	10,662	1.9%
2021	3	13,125	2.4%
2022	15	72,532	13.0%
2023	4	12,630	2.3%
2024	1	2,237	0.4%
2025	7	21,927	3.9%
Thereafter	190	417,682	74.9%
	<b>228</b>	<b>\$ 557,828</b>	<b>100.0%</b>

Percentage of  
Total Base  
Rent/Interest



(A) Excludes 11 of our facilities that are under development, our Twelve Oaks facility that is not fully occupied, and the 9 properties that we own through joint venture arrangements. In addition, the schedule reflects post September 30, 2016 transactions and commitments, including the Stevard transaction, the acquisition of two RCCH facilities and 29 facilities in Germany.

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

(C) Represents base rent/interest income 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).

## PORTFOLIO INFORMATION

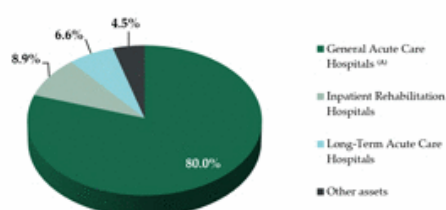
### INVESTMENTS AND REVENUE BY ASSET TYPE

(September 30, 2016)

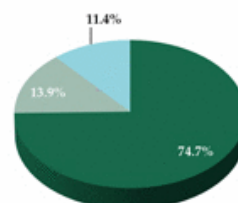
(\$ amounts in thousands)

Asset Types	Total Gross Assets <sup>(B)</sup>	Percentage of Gross Assets	YTD Revenue	Percentage of Total Revenue
General Acute Care Hospitals <sup>(A)</sup>	\$ 4,749,531	65.8%	\$ 238,600	61.5%
Inpatient Rehabilitation Hospitals	1,815,376	25.1%	113,463	29.3%
Long-Term Acute Care Hospitals	374,266	5.2%	35,791	9.2%
Other assets	278,604	3.9%	-	-
<b>Total</b>	<b>\$ 7,217,777</b>	<b>100.0%</b>	<b>\$ 387,854</b>	<b>100.0%</b>

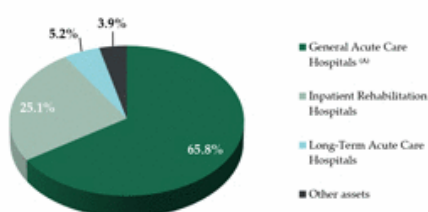
Domestic Investments by Asset Type



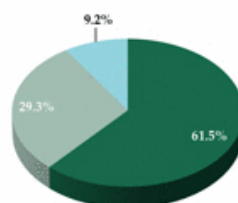
Domestic Revenue by Asset Type



Total Investments by Asset Type



Total Revenue by Asset Type



(A) Includes three medical office buildings.

(B) Represents investment concentration as a percentage of gross real estate assets, other loans, and equity investments assuming all real estate commitments, such as the Steward acquisition, are fully funded.



## PORTFOLIO INFORMATION

### INVESTMENTS AND REVENUE BY OPERATOR

(September 30, 2016)

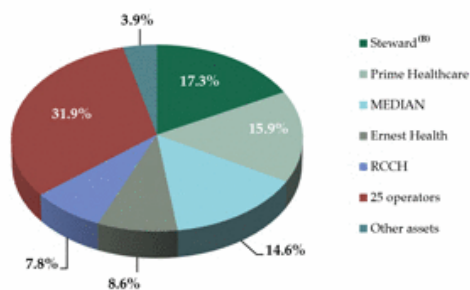
(\$ amounts in thousands)

Operators	Total Gross Assets <sup>(A)</sup>	Percentage of Gross Assets	YTD Revenue	Percentage of Total Revenue
Steward <sup>(B)</sup>	\$ 1,250,000	17.3%	\$ -	-
Prime Healthcare	1,142,760	15.9%	89,389	23.1%
MEDIAN	1,054,568	14.6%	70,242	18.1%
Ernest Health	622,416	8.6%	50,564	13.0%
RCCH	564,509	7.8%	42,776	11.0%
25 operators	2,304,920	31.9%	134,883	34.8%
Other assets	278,604	3.9%	-	-
<b>Total</b>	<b>\$ 7,217,777</b>	<b>100.0%</b>	<b>\$ 387,854</b>	<b>100.0%</b>

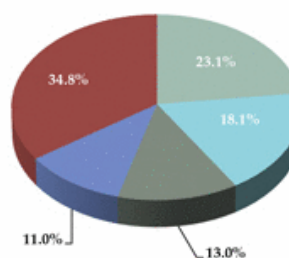
(A) Represents investment concentration as a percentage of gross real estate assets, other loans, and equity investments assuming all real estate commitments, such as the Steward acquisition, are fully funded.

(B) Closed on facilities subsequent to September 30, 2016.

Investments by Operator



Revenue by Operator



## PORTFOLIO INFORMATION

### INVESTMENTS AND REVENUE BY U.S. STATE AND COUNTRY

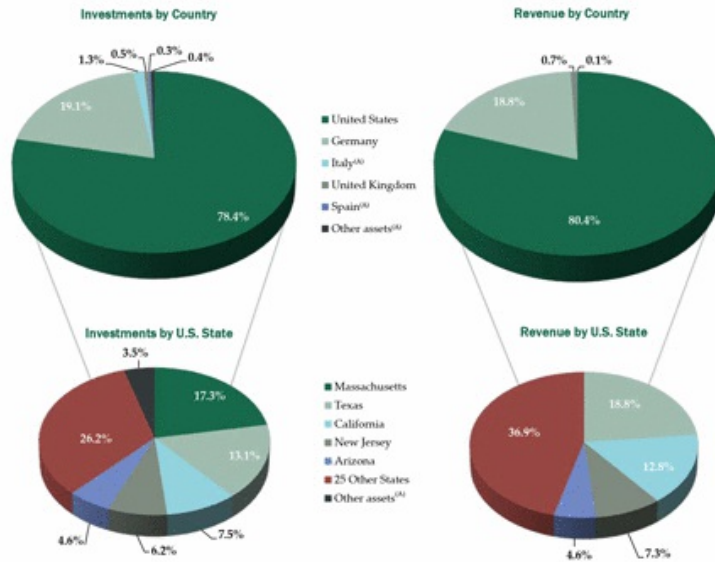
(September 30, 2016)

(\$ amounts in thousands)

U.S. States and Other Countries	Total Gross Assets	Percentage of Gross Assets	YTD Revenue	Percentage of Total Revenue
Massachusetts	\$ 1,250,000	17.3%	\$ -	-
Texas	944,028	13.1%	72,811	18.8%
California	542,892	7.5%	49,724	12.8%
New Jersey	447,570	6.2%	28,398	7.3%
Arizona	329,602	4.6%	17,678	4.6%
25 Other States	1,892,229	26.2%	143,289	36.9%
Other assets <sup>(A)</sup>	251,567	3.5%	-	-
<b>United States</b>	<b>\$ 5,657,908</b>	<b>78.4%</b>	<b>\$ 311,900</b>	<b>80.4%</b>
Germany	\$ 1,376,626	19.1%	\$ 72,718	18.8%
Italy <sup>(A)</sup>	94,569	1.3%	-	-
United Kingdom	36,646	0.5%	2,985	0.7%
Spain <sup>(A)</sup>	25,011	0.3%	251	0.1%
Other assets <sup>(A)</sup>	27,017	0.4%	-	-
<b>International</b>	<b>\$ 1,559,869</b>	<b>21.6%</b>	<b>\$ 73,954</b>	<b>19.6%</b>
<b>Total</b>	<b>\$ 7,217,777<sup>(B)</sup></b>	<b>100.0%</b>	<b>\$ 387,854</b>	<b>100.0%</b>

(A) Includes our equity investments, of which related income is reflected in other income in our income statement.

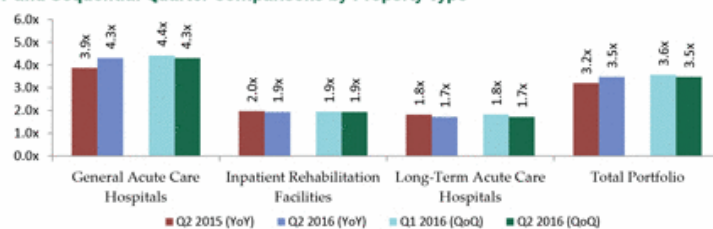
(B) Represents investment concentration as a percentage of gross real estate assets, other loans, and equity investments assuming all real estate commitments, such as the Steward acquisition, are fully funded.



## PORTFOLIO INFORMATION

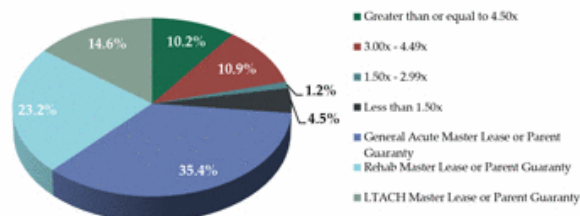
### Same Store EBITDAR<sup>(1)</sup> Rent Coverage

#### YOY and Sequential Quarter Comparisons by Property Type



#### Stratification of Portfolio EBITDAR Rent Coverage

EBITDAR Rent Coverage TTM	Investment (in thousands)	Number of Facilities	Percentage of Investment
Greater than or equal to 4.50x	\$ 253,254	4	10.2%
3.00x - 4.49x	\$ 270,552	3	10.9%
1.50x - 2.99x	\$ 29,467	1	1.2%
Less than 1.50x	\$ 112,047	1	4.5%
<b>Total Master Leased and/or with Parent Guaranty: 2.9x</b>	<b>\$ 1,827,413</b>	<b>65</b>	<b>73.2%</b>
General Acute Master Leased and/or with Parent Guaranty: 3.7x	\$ 884,134	21	35.4%
Inpatient Rehabilitation Facilities Master Leased and/or with Parent Guaranty: 1.9x	\$ 579,549	27	23.2%
Long-Term Acute Care Hospitals Master Leased and/or with Parent Guaranty: 1.7x	\$ 363,730	17	14.6%



#### 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 when 24 months of financial reporting data is available for a property or all properties associated with a funding commitment as applicable.

All data presented is on a trailing twelve month basis.

(1) EBITDAR adjusted for non-recurring items.

## PORTFOLIO INFORMATION

### SUMMARY OF COMPLETED ACQUISITIONS / DEVELOPMENT PROJECTS AS OF SEPTEMBER 30, 2016

(\$ amounts in thousands)

Operator	Location	Costs Incurred as of 9/30/2016	Rent Commencement Date	Acquisition/ Development
Adeptus Health	Plano, TX	\$ 5,060	9/30/2016	Development
Adeptus Health	Houston, TX	5,527	9/26/2016	Development
Adeptus Health	New Orleans, LA	8,942	9/23/2016	Development
Adeptus Health	Denver, CO	8,817	7/25/2016	Development
Adeptus Health	Martinez, LA	5,756	7/15/2016	Development
Adeptus Health	Houston, TX	43,525	7/7/2016	Development
MEDIAN	Heidelberg, Germany	46,991	6/23/2016	Acquisition
Adeptus Health	Dallas, TX	5,319	5/23/2016	Development
Prime Healthcare	Newark, NJ	63,000	5/2/2016	Acquisition
Adeptus Health	Phoenix, AZ	6,392	4/4/2016	Development
Ernest Health	Toledo, OH	19,212	4/1/2016	Development
Adeptus Health	Houston, TX	4,116	3/28/2016	Development
Adeptus Health	Helotes, TX	7,197	3/10/2016	Development
Adeptus Health	Frisco, TX	4,721	3/4/2016	Development
Adeptus Health	Longmont, CO	4,770	2/10/2016	Development
Adeptus Health	Rosenberg, TX	4,731	1/15/2016	Development
		<b>\$ 244,076</b>		

### SUMMARY OF CURRENT INVESTMENT COMMITMENTS AS OF SEPTEMBER 30, 2016

(\$ amounts in thousands)

Operator	Location	Commitment	Acquisition/ Development
Steward	Massachusetts	\$ 1,250,000	Acquisition
MEDIAN & Affiliates	Germany	297,000	Acquisition
RCCH	Idaho & Washington	105,000	Acquisition
		<b>\$ 1,652,000</b>	

### SUMMARY OF CURRENT DEVELOPMENT PROJECTS AS OF SEPTEMBER 30, 2016

(\$ amounts in thousands)

Operator	Commitment	Costs Incurred as of 9/30/2016	Estimated Completion Date
Adeptus Health	\$ 32,684	\$ 18,472	4Q 2016
Adeptus Health	11,578	2,860	1Q 2017
Adeptus Health	69,801	29,616	2Q 2017
Ernest Health	26,067	3,206	3Q 2017
Adeptus Health	59,054	-	Various
	<b>\$ 201,184</b>	<b>\$ 54,154</b>	

# FINANCIAL STATEMENTS

## MEDICAL PROPERTIES TRUST, INC. AND SUBSIDIARIES

### Consolidated Statements of Income

(Amounts in thousands except per share data)

	For the Three Months Ended		For the Nine Months Ended	
	September 30, 2016 (Unaudited)	September 30, 2015 (Unaudited)	September 30, 2016 (Unaudited)	September 30, 2015 (Unaudited)
<b>Revenues</b>				
Rent billed	\$ 82,387	\$ 70,358	\$ 234,408	\$ 177,351
Straight-line rent	9,741	5,023	26,509	15,003
Income from direct financing leases	14,678	14,692	47,181	40,055
Interest and fee income	19,749	24,497	79,756	77,924
<b>Total revenues</b>	<b>126,555</b>	<b>114,570</b>	<b>387,854</b>	<b>310,333</b>
<b>Expenses</b>				
Real estate depreciation and amortization	23,876	20,016	67,850	49,728
Impairment charges	(80)	-	7,295	-
Property-related	(93)	1,727	1,592	2,608
Acquisition expenses	2,677	24,949	6,379	56,997
General and administrative	12,305	10,778	35,821	32,325
<b>Total operating expenses</b>	<b>38,685</b>	<b>57,470</b>	<b>118,937</b>	<b>141,658</b>
<b>Operating income</b>	<b>87,870</b>	<b>57,100</b>	<b>268,917</b>	<b>168,675</b>
Interest expense	(40,262)	(31,643)	(121,132)	(84,961)
Gain on sale of real estate and other asset dispositions, net	44,616	3,268	61,294	3,268
Unutilized financing fees/debt refinancing costs	(22,535)	(4,080)	(22,539)	(4,319)
Other income (expense)	1,344	(1,442)	(2,674)	(56)
Income tax expense	(400)	(80)	(1,173)	(1,018)
<b>Income from continuing operations</b>	<b>70,543</b>	<b>23,123</b>	<b>182,693</b>	<b>81,589</b>
Loss from discontinued operations	-	-	(1)	-
<b>Net income</b>	<b>70,543</b>	<b>23,123</b>	<b>182,692</b>	<b>81,589</b>
Net income attributable to non-controlling interests	(185)	(66)	(683)	(228)
<b>Net income attributable to MPT common stockholders</b>	<b>\$ 70,358</b>	<b>\$ 23,057</b>	<b>\$ 182,009</b>	<b>\$ 81,361</b>
<b>Earnings per common share – basic:</b>				
Income from continuing operations	\$ 0.29	\$ 0.10	\$ 0.75	\$ 0.38
Loss from discontinued operations	-	-	-	-
<b>Net income attributable to MPT common stockholders</b>	<b>\$ 0.29</b>	<b>\$ 0.10</b>	<b>\$ 0.75</b>	<b>\$ 0.38</b>
<b>Earnings per common share – diluted:</b>				
Income from continuing operations	\$ 0.28	\$ 0.10	\$ 0.75	\$ 0.38
Loss from discontinued operations	-	-	-	-
<b>Net income attributable to MPT common stockholders</b>	<b>\$ 0.28</b>	<b>\$ 0.10</b>	<b>\$ 0.75</b>	<b>\$ 0.38</b>
<b>Dividends declared per common share</b>	<b>\$ 0.23</b>	<b>\$ 0.22</b>	<b>\$ 0.68</b>	<b>\$ 0.66</b>
<b>Weighted average shares outstanding – basic</b>	<b>246,230</b>	<b>223,948</b>	<b>240,607</b>	<b>211,659</b>
<b>Weighted average shares outstanding – diluted</b>	<b>247,468</b>	<b>223,948</b>	<b>241,432</b>	<b>212,068</b>

# FINANCIAL STATEMENTS

## MEDICAL PROPERTIES TRUST, INC. AND SUBSIDIARIES

### Consolidated Balance Sheets

(Amounts in thousands except per share data)

	September 30, 2016 (Unaudited)	December 31, 2015 (A)
<b>ASSETS</b>		
Real estate assets		
Land, buildings and improvements, intangible lease assets, and other	\$ 3,652,215	\$ 3,297,705
Net investment in direct financing leases	533,491	626,996
Mortgage loans	550,118	757,581
<b>Gross investment in real estate assets</b>	<b>4,735,824</b>	<b>4,682,282</b>
Accumulated depreciation and amortization	(301,262)	(257,928)
<b>Net investment in real estate assets</b>	<b>4,434,562</b>	<b>4,424,354</b>
Cash and cash equivalents	1,094,917	195,541
Interest and rent receivables	54,554	46,939
Straight-line rent receivables	103,413	82,155
Other assets	407,891	860,362
<b>Total Assets</b>	<b>\$ 6,095,337</b>	<b>\$ 5,609,351</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
Debt, net	\$ 2,728,549	\$ 3,322,541
Accounts payable and accrued expenses	149,190	137,356
Deferred revenue	24,528	29,358
Lease deposits and other obligations to tenants	27,104	12,831
<b>Total liabilities</b>	<b>2,929,371</b>	<b>3,502,086</b>
<b>Equity</b>		
Preferred stock, \$0.001 par value. Authorized 10,000 shares; no shares outstanding	-	-
Common stock, \$0.001 par value. Authorized 500,000 shares; issued and outstanding - 309,792 shares at September 30, 2016 and 236,744 shares at December 31, 2015	310	237
Additional paid in capital	3,623,673	2,593,827
Distributions in excess of net income	(402,632)	(418,650)
Accumulated other comprehensive loss	(60,036)	(72,884)
Treasury shares, at cost	(262)	(262)
<b>Total Medical Properties Trust, Inc. Stockholders' Equity</b>	<b>3,161,053</b>	<b>2,102,268</b>
Non-controlling interests	4,913	4,997
<b>Total equity</b>	<b>3,165,966</b>	<b>2,107,265</b>
<b>Total Liabilities and Equity</b>	<b>\$ 6,095,337</b>	<b>\$ 5,609,351</b>

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

## FINANCIAL STATEMENTS

### OTHER INCOME GENERATING ASSETS AS OF SEPTEMBER 30, 2016

(\$ amounts in thousands)

Operator	Investment	Annual Interest Rate	YTD RIDEA Income <sup>(A)</sup>	Security / Credit Enhancements
<b>Non-Operating Loans</b>				
Vibra Healthcare acquisition loan <sup>(B)</sup>	\$ 6,982	10.25%		Secured and cross-defaulted with real estate, other agreements and guaranteed by Parent
Alecto working capital	12,500	11.22%		Secured and cross-defaulted with real estate and guaranteed by Parent
IKJG/HUMC working capital	9,282	10.73%		Secured and cross-defaulted with real estate and guaranteed by Parent
Ernest Health	23,385	9.10%		Secured and cross-defaulted with real estate and guaranteed by Parent
Other	17,084			
	<u>69,233</u>			
<b>Operating Loans</b>				
Ernest Health <sup>(C)</sup>	93,200	15.00%	\$ 11,476	Secured and cross-defaulted with real estate and guaranteed by Parent
IKJG/HUMC convertible loan	3,352		161	Secured and cross-defaulted with real estate and guaranteed by Parent
	<u>96,552</u>		<u>11,637</u>	
<b>Equity investments <sup>(D)</sup></b>				
Domestic	9,199		579	
International <sup>(E)</sup>	112,271		3,457 <sup>(F)</sup>	

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

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

(C) Due to compounding, effective interest rate is 16.4%.

(D) All earnings in income from equity investments are reported on a one quarter lag basis.

(E) Includes equity investments in Spain, Italy, and Germany.

(F) Excludes our share of real estate depreciation and acquisition expenses of certain unconsolidated joint ventures.



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