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

FORM 8-K

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

Date of report (Date of earliest event reported): September 9, 2008

MEDICAL PROPERTIES TRUST, INC.

(Exact Name of Registrant as Specified in Charter)
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

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 7.01 Regulation FD Disclosure

From time to time during the third and fourth quarters of 2008, members of management of Medical Properties Trust, Inc. will be meeting with investors to discuss the Company's publicly disclosed operating results and business strategy. The form of slides that will be presented at these meetings is attached to this Current Report on Form 8-K as Exhibit 99.1. A version of these slides is also located on the investor relations portion of our web site, www.medicalpropertiestrust.com.

The information in this Item 7.01 of this Current Report on Form 8-K, including the exhibits 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 liabilities of that section, nor shall it be deemed incorporated by reference in any filing under the Securities Act of 1933, as amended.

In addition to the historical information contained within the slide presentation, the subject matter may also contain forward-looking statements that involve risks and uncertainties, and other factors that could cause the Company's actual results to differ materially from those currently anticipated in these forward-looking statements. Information concerning factors that could cause actual results to differ materially from those in forward-looking statements is contained in the periodic reports we file from time to time with the SEC, including our Annual Report on Form 10-K for the year ended December 31, 2007. Forward-looking statements represent the Company's judgment as of the date of this presentation and the Company disclaims any obligation to update forward-looking material.

Item 9.01. Financial Statements and Exhibits.

(d) *Exhibits.*

<u>Exhibit Number</u>	<u>Description</u>
99.1	Form of Medical Properties Trust, Inc. Investor Presentation

SIGNATURE

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

MEDICAL PROPERTIES TRUST, INC.
(Registrant)

By: /s/ R. Steven Hamner
R. Steven Hamner
Executive Vice President and Chief Financial Officer
(Principal Financial and Accounting Officer)

Date: September 9, 2008

INDEX TO EXHIBITS

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Medical Properties Trust



Investor Presentation

September 2008

Safe Harbor



Certain statements made during this presentation are forward-looking and are subject to risks and uncertainties. The forward-looking statements made are based on our beliefs, assumptions and expectations of future performance, taking into account all information currently available to us. Actual results could differ materially from the forward-looking statements made during this presentation. When we use the words "believe," "expect," "anticipate," "plan," "will," "intend" or other similar expressions, we are identifying forward-looking statements. The forward-looking statements made during this presentation are subject to the safe harbor of the Private Securities Litigation Reform Act of 1995.



Medical Properties Trust (NYSE: MPW)

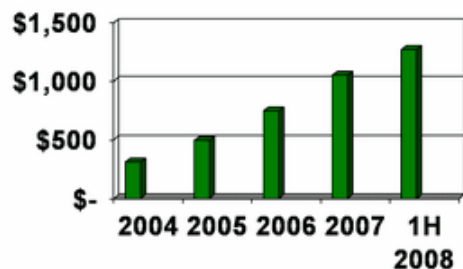
- Healthcare REIT with a hospital focus
 - Currently 49 operating facilities:
 - 24 acute care hospitals
 - 13 long-term acute care hospitals
 - 6 rehabilitation hospitals
 - 6 wellness centers

- Current Statistics
 - Market Capitalization: \$720 million
 - Enterprise Value: \$1.3 billion
 - Total Investments: \$1.265 billion
 - Dividend Yield: 10%
 - 9/5/08 Stock Price: \$10.85

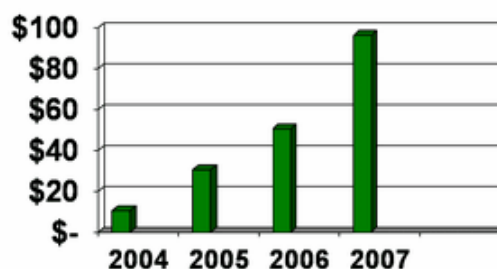


MPT Growth Since Inception

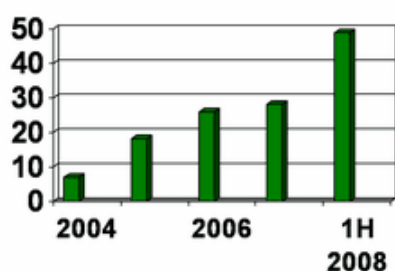
Total Assets



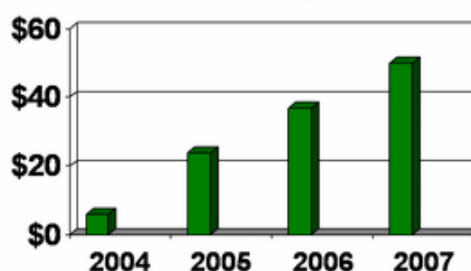
Total Revenue



Number of Properties



Funds from Operations



(\$ in millions)

MPT's Portfolio is Different than Other Healthcare REITs

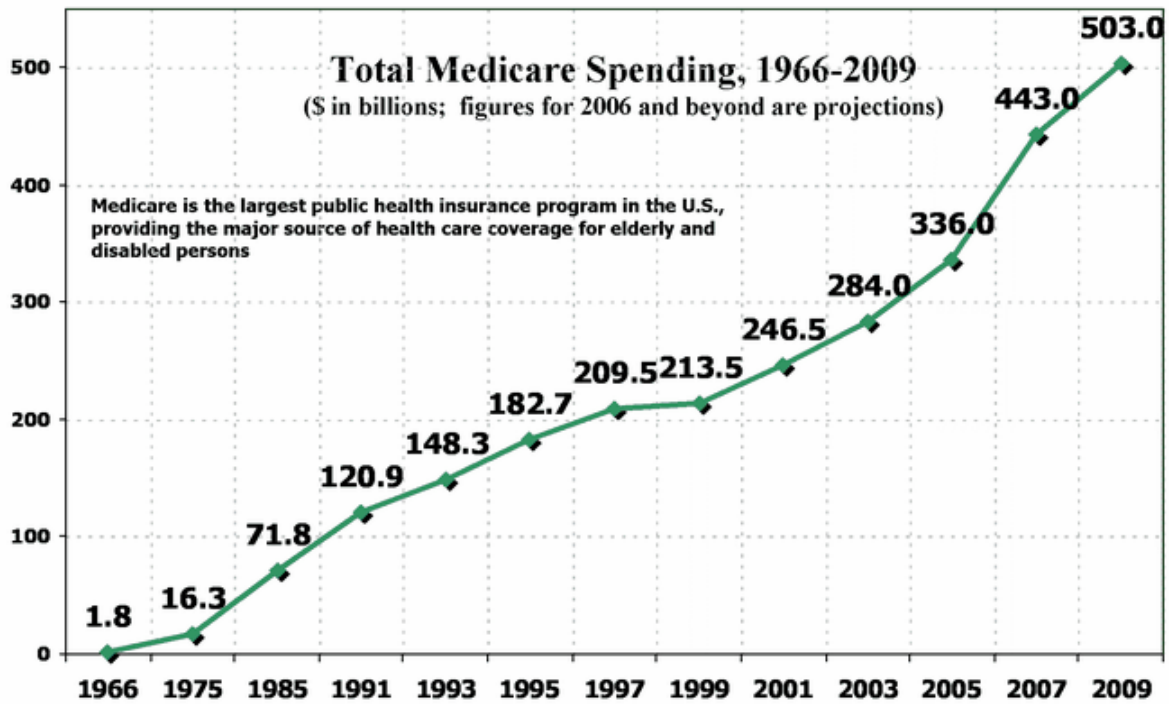


MPT Concentrates on Acute Care, Inpatient Rehab and Long-Term Acute Care Hospitals

Property Type	MPT ¹	Other Health Care REITs
Acute Care Hospitals	72%	1%
Inpatient Rehab Hospitals	9%	1%
LTACH/Sub-Acute Hospitals	17%	1%
Medical Office Buildings	0%	19%
SNF/LTCs	0%	34%
Assisted Living/Retirement	0%	38%
Ambulatory Surgery/Outpatient/Other	2%	2%

Source: Other REITs represent current portfolios of 9 Health Care REITs

Medicare Spending Is Growing



Benefits of Diversification of HC Investments into Hospital Space



- Non-discretionary consumers
- Strong tenant profit margins
 - (MPT coverage portfolio exceeds 3.2x*)
- Largest segment of U.S. economy
- Future growth in demand
- All Presidential healthcare proposals will result in even more patients being covered

* Through 6/30/2008

Benefits of Diversification of HC Investments into Hospital Space



- Largest consumer segment (senior population) has U.S. Government backed insurance; hospital reimbursements by Medicare have grown at a CAGR of 3.8% since 1996
- Only 34% of total Medicare reimbursements in 2007 was for hospital services*
- Approximately 80-85% of patients in MPT hospitals are covered by insurance programs such as Medicare and employer-based commercial insurers
- MPT operators actively manage reimbursement risk associated with self-pay and under-insured patients

*Source: Kaiser Family Foundation

Diversified Portfolio



MPW Has No One Property That Represents More Than 6% of Its Total Portfolio ¹

Top 20 Properties ²		Investment (\$mm)	% of Total Investments
1	Inglewood	75	5.9%
2	Victorville	70	5.5%
3	North Cypress Medical Center	68	5.4%
4	Pioneer Valley Hospital	66	5.2%
5	Shasta	59	4.7%
6	Monroe Hospital	59	4.7%
7	Chino	50	4.0%
8	San Diego	48	3.8%
9	DSI Bucks County (BCOI)	46	3.6%
10	New Bedford	42	3.3%
11	Mountain View Hospital	42	3.3%
12	Poplar Bluff Medical Center - North	41	3.2%
13	Centinela	40	3.1%
14	Twelve Oaks	34	2.7%
15	West Anaheim	30	2.4%
16	Sunrise Rehab Hospital	26	2.1%
17	Montclair Hospital	25	2.0%
18	Sherman Oaks	25	2.0%
19	Portland	24	1.9%
20	Redding	24	1.9%
	Others	371	29.3%
Total:		1,265	100.0%

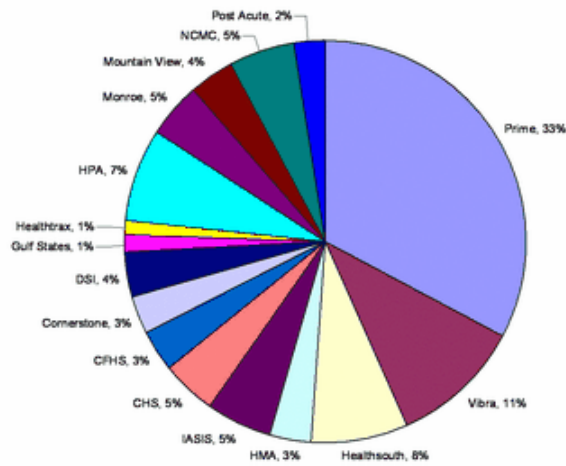
Notes:

- 1 As of July 31, 2008
- 2 By asset value

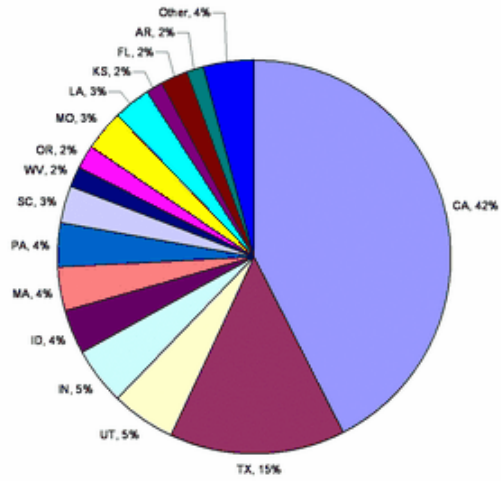
2008 Transformational Transaction



MPW Acquisition Tenant Concentration¹



MPW Post-Acquisition Geographic Concentration¹



Notes:

- 1 Pro forma for transactions subsequent to June 30, 2008, based on total investments
- 2 Includes Colorado, Connecticut, Virginia, Rhode Island, and Arizona, Michigan



Growth Drivers

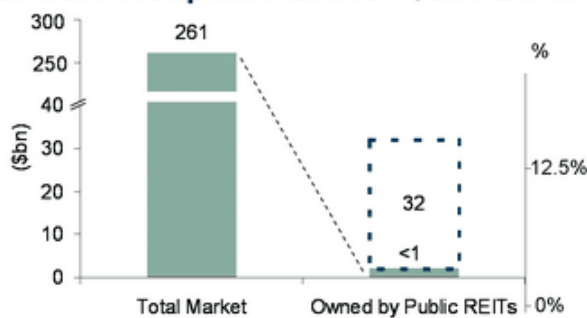
	Comments	Examples
Sustainable Core Portfolio Growth	<ul style="list-style-type: none">▪ 2%–3% same store growth▪ Stable recurring cash flow	<ul style="list-style-type: none">▪ Contractual rent escalators▪ Minimal lease expirations, renewal options▪ Master leases/cross-defaults▪ Public company guarantees
Property Acquisitions	<ul style="list-style-type: none">▪ Competitive advantage in Hospital Real Estate▪ Focused on Market leading operators▪ Disciplined underwriting process	<ul style="list-style-type: none">▪ \$358 mm HCP transaction▪ Vibra and Prime relationships▪ \$316mm acquisitions in 2007
Portfolio Upside	<ul style="list-style-type: none">▪ Capital recycling opportunities▪ High return▪ Loans to operators	<ul style="list-style-type: none">▪ Vibra investment demonstrates ability to achieve outsized returns▪ Prepayment penalties on mortgage loan portfolios
Industry Opportunity	<ul style="list-style-type: none">▪ Hospital operators increasingly willing to entertain sale leasebacks▪ Provides them most attractive capital in current credit markets	<ul style="list-style-type: none">▪ Exceeded 2008 acquisitions goal▪ Long-term fixed rate leases

Significant Growth Opportunities in Healthcare Real Estate



- REITs own more than \$550 billion of commercial real estate assets, or 10 to 15 percent of total institutionally owned commercial real estate¹
- The current market for healthcare real estate totals about \$792 billion, with approximately 33% made up of Acute Care Hospitals²

Acute Care Hospital Market—\$261 Billion



Source: Wall Street research dated November 2007

“The MPW Advantage”

- Able to absorb sizeable portfolios
- Experience in identifying, acquiring and managing well-located and operated facilities
- Competitive position in hospital markets

Source:

1 NAREIT Industry Information and Performance, March 2008

2 Wall Street research dated November 2007

FFO Reconciliation



	For the Years Ended December 31,			
	2004	2005	2006	2007
Funds from operations - FFO	6,054,819	23,823,078	36,864,622	49,790,643
Depreciation and amortization	(1,478,470)	(4,182,731)	(6,704,924)	(12,612,630)
Gain on sale of real estate sold	-	-	-	4,061,626
Net income	<u>\$ 4,576,349</u>	<u>\$ 19,640,347</u>	<u>\$ 30,159,698</u>	<u>\$ 41,239,639</u>

Investors and analysts following the real estate industry utilize funds from operations, or FFO, as a supplemental performance measure. While we believe net income available to common stockholders, as defined by generally accepted accounting principles (GAAP), is the most appropriate measure, our management considers FFO an appropriate supplemental measure given its wide use by and relevance to investors and analysts. 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 assume that the value of real estate diminishes predictably over time.

As defined by the National Association of Real Estate Investment Trusts, or NAREIT, FFO represents net income (loss) (computed in accordance with GAAP), excluding gains (losses) on sales of real estate, plus real estate related depreciation and amortization and after adjustments for unconsolidated partnerships and joint ventures. We compute FFO in accordance with the NAREIT definition. FFO should not be viewed as a substitute measure of the Company's operating performance since it does 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 are significant economic costs that could materially impact our results of operations.