



Medical Properties Trust

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TAX TREATMENT OF 2023 DIVIDENDS

Medical Properties Trust, Inc. paid total dividends of \$1.17 per share that will be allocable to tax year 2023, as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2023						Section 897 Capital Gain	Allocable to 2024
				Ordinary Income	Total Capital Gain	Unrecap. Sec.1250 Gains	Return of Capital	Section 199A Dividends			
\$0.2900	11/10/2022	12/08/2022	01/12/2023	\$ 0.2637	\$ 0.0263	\$ 0.0263	-	\$ 0.2637	-	-	
\$0.2900	02/16/2023	03/16/2023	04/13/2023	\$ 0.2637	\$ 0.0263	\$ 0.0263	-	\$ 0.2637	-	-	
\$0.2900	04/27/2023	06/15/2023	07/13/2023	\$ 0.2637	\$ 0.0263	\$ 0.0263	-	\$ 0.2637	-	-	
\$0.1500	08/21/2023	09/14/2023	10/12/2023	\$ 0.1364	\$ 0.0136	\$ 0.0136	-	\$ 0.1364	-	-	
\$0.1500	11/09/2023	12/07/2023	01/11/2024	\$ 0.1364	\$ 0.0136	\$ 0.0136	-	\$ 0.1364	-	-	
			TOTAL	\$ 1.0639	\$ 0.1061	\$ 0.1061	-	\$ 1.0639	-	-	

The fourth quarter dividend declared on November 09, 2023, and paid on January 11, 2024, will be taxable to stockholders as part of their 2023 dividend income. Accordingly, dividends totaling \$1.0639 will be reported as ordinary dividends and \$0.1061 will be reported as capital gains, while \$0.0000 of dividends paid in 2023 will be treated as return of capital.