

Report of Organizational Actions Affecting Basis of Securities

▶ See separate instructions.

Part I Reporting Issuer

1 Issuer's name MEDICAL PROPERTIES TRUST, INC.		2 Issuer's employer identification number (EIN) 20-0191742	
3 Name of contact for additional information TIM BERRYMAN	4 Telephone No. of contact (205) 969-3755	5 Email address of contact tberryman@medicalpropertiestrust.com	
6 Number and street (or P.O. box if mail is not delivered to street address) of contact 1000 URBAN CENTER DRIVE, SUITE 501		7 City, town, or post office, state, and Zip code of contact BIRMINGHAM, AL 35242	
8 Date of action SEE BELOW		9 Classification and description COMMON STOCK	
10 CUSIP number 58463J304	11 Serial number(s) n/a	12 Ticker symbol MPW	13 Account number(s)

Part II Organizational Action Attach additional statements if needed. See back of form for additional questions.

14 Describe the organizational action and, if applicable, the date of the action or the date against which shareholders' ownership is measured for the action ▶ THE TAXPAYER MADE CASH DISTRIBUTIONS TO ITS COMMON SHAREHOLDERS IN EXCESS OF ITS CURRENT AND ACCUMULATED EARNINGS AND PROFITS. SEE PART II, LINE 15 FOR THE DATES AND AMOUNT OF THESE DISTRIBUTIONS PER SHARE.

15 Describe the quantitative effect of the organizational action on the basis of the security in the hands of a U.S. taxpayer as an adjustment per share or as a percentage of old basis ▶ THE DISTRIBUTIONS REDUCE THE BASIS OF THE SECURITY IN THE HANDS OF THE US TAXPAYER(S) AS FOLLOWS:

DATE	PER SHARE REDUCTION OF BASIS
01/14/2016	\$.043531
04/14/2016	\$.043531
07/14/2016	\$.045509
10/13/2016	\$.045509
TOTAL	\$.178080

16 Describe the calculation of the change in basis and the data that supports the calculation, such as the market values of securities and the valuation dates ▶ THE TAXPAYER'S EARNINGS AND PROFITS WERE CALCULATED UNDER IRC SECTION 312 AS MODIFIED BY IRC SECTION 857(d) FOR A REAL ESTATE INVESTMENT TRUST AND THE REGULATIONS THEREUNDER. AMOUNTS IN EXCESS OF EARNINGS AND PROFITS REDUCE THE SHAREHOLDER'S TAX BASIS IN ITS SHARES TO THE EXTENT OF BASIS.

Part II Organizational Action (continued)

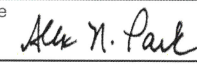
17 List the applicable Internal Revenue Code section(s) and subsection(s) upon which the tax treatment is based ▶ IRC SECTION 301(c)(2)
PROVIDES THAT THE PORTION OF A DISTRIBUTION WHICH IS NOT A DIVIDEND SHALL BE APPLIED AGAINST AND REDUCE THE
ADJUSTED BASIS OF COMMON STOCK.

18 Can any resulting loss be recognized? ▶ NO

19 Provide any other information necessary to implement the adjustment, such as the reportable tax year ▶ THESE ORGANIZATIONAL
ACTIONS ARE EFFECTIVE ON THE DATES OF THE DISTRIBUTIONS IDENTIFIED ABOVE IN ITEM 15.

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here
Signature ▶  Date ▶ 1/27/17
Print your name ▶ KEVIN HANNA Title ▶ VP, CAO + CONTROLLER

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Alex Park		01/27/17		P00134487
	Firm's name ▶ Ernst & Young US LLP	Firm's EIN ▶ 34-6565596		Phone no. 404-874-8300	
	Firm's address ▶ 55 Ivan Allen Blvd., Suite 1000, Atlanta, GA 30308				