



Medical Properties Trust

TAX TREATMENT OF 2009 DIVIDENDS

In 2009 Medical Properties Trust, Inc. declared total dividends of \$0.80 and paid total dividends of \$0.80 per share as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2009				Allocable to 2010
				Ordinary Income	Total Capital Gain	Unrecaptured Sec. 1250 Gain	Return of Capital	
\$0.20	December 4, 2008	December 23, 2008	January 22, 2009	\$0.117948	\$0.000927	\$0.000927	\$0.081125	--
\$0.20	February 24, 2009	March 19, 2009	April 9, 2009	\$0.117948	\$0.000927	\$0.000927	\$0.081125	--
\$0.20	May 21, 2009	June 11, 2009	July 14, 2009	\$0.117948	\$0.000927	\$0.000927	\$0.081125	--
\$0.20	August 20, 2009	September 17, 2009	October 15, 2009	\$0.117948	\$0.000927	\$0.000927	\$0.081125	--
\$0.20	November 19, 2009	December 17, 2009	January 14, 2010	--	--	--	--	\$0.200000
			TOTAL	\$0.471792	\$0.003708	\$0.003708	\$0.324500	\$0.200000

Of the fourth quarter 2009 dividend that was declared on November 19, 2009, none will be taxable to stockholders as part of their 2009 dividend income and all will be allocable to 2010. Accordingly, dividends totaling \$0.471792 will be reported as ordinary dividends and \$0.003708 will be reported as total capital gain, \$0.003708 of which is unrecaptured Sec. 1250 gain, on form 1099-Div for 2009. Also, \$0.324500 of dividends paid in 2009 will be treated as a return of capital. Regarding the dividends included in the 2009 form 1099-Div, no amount is considered “qualified dividends” (i.e., eligible for the lower individual tax rate).