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TAX TREATMENT OF 2014 DIVIDENDS

In 2014, Medical Properties Trust, Inc. declared total dividends of \$0.84 per share and paid total dividends of \$0.84 per share as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2014				Allocable to 2015
				Ordinary Income	Total Capital Gain	Unrecaptured Sec. 1250 Gain	Return of Capital	
\$0.21	November 8, 2013	December 3, 2013	January 7, 2014	\$0.130173	\$0.000069	\$0.000069	\$0.079758	--
\$0.21	February 21, 2014	March 14, 2014	April 11, 2014	\$0.130173	\$0.000069	\$0.000069	\$0.079758	--
\$0.21	May 15, 2014	June 12, 2014	July 10, 2014	\$0.130173	\$0.000069	\$0.000069	\$0.079758	--
\$0.21	August 21, 2014	September 18, 2014	October 15, 2014	\$0.130173	\$0.000069	\$0.000069	\$0.079758	--
\$0.21	November 13, 2014	December 4, 2014	January 8, 2015	--	--	--	--	\$0.210000
			TOTAL	\$0.520692	\$0.000276	\$0.000276	\$0.319032	\$0.210000

The fourth quarter dividend declared on November 13, 2014, will not be taxable to stockholders as part of their 2014 dividend income and all will be allocable to 2015. Accordingly, dividends totaling \$0.520692 will be reported as ordinary dividends, and \$0.000276 will be reported as total capital gain, all of which is unrecaptured Sec. 1250 gain, on form 1099-Div for 2014. Also, \$0.319032 of dividends paid in 2014 will be treated as a return of capital.