



# Medical Properties Trust

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## TAX TREATMENT OF 2015 DIVIDENDS

In 2015, Medical Properties Trust, Inc. paid total dividends of \$0.87 per share and declared total dividends of \$0.88 per share as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2015				Allocable to 2016
				Ordinary Income	Total Capital Gain	Unrecaptured Sec. 1250 Gain	Return of Capital	
\$0.21	November 13, 2014	December 4, 2014	January 8, 2015	\$0.185750	\$0.000000	\$0.000000	\$0.024250	--
\$0.22	February 23, 2015	March 12, 2015	April 9, 2015	\$0.194595	\$0.000000	\$0.000000	\$0.025405	--
\$0.22	May 14, 2015	June 11, 2015	July 9, 2015	\$0.194595	\$0.000000	\$0.000000	\$0.025405	--
\$0.22	August 20, 2015	September 17, 2015	October 15, 2015	\$0.194595	\$0.000000	\$0.000000	\$0.025405	--
\$0.22	November 12, 2015	December 10, 2015	January 14, 2016	--	--	--	--	\$0.220000
			TOTAL	\$0.769535	\$0.000000	\$0.000000	\$0.100465	\$0.220000

The fourth quarter dividend declared on November 12, 2015, will not be taxable to stockholders as part of their 2015 dividend income and all will be allocable to 2016. Accordingly, dividends totaling \$0.769535 will be reported as ordinary dividends, while no amount will be reported as total capital gain on form 1099-Div for 2015. Also, \$0.100465 of dividends paid in 2015 will be treated as a return of capital.