

DIVIDENDS

In 2008, Medical Properties Trust, Inc. (MPT) declared total dividends of \$1.01 and paid total dividends of \$1.08 per share as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2008	Total Capital Gain	Unrecaptured Sec. 1250 Gain	Return of Capital	Allocable to 2009
\$0.27	November 19, 2007	December 13, 2007	January 11, 2008	\$0.169485	\$0.036350	\$0.034542	\$0.064165	-
\$0.27	February 25, 2008	March 13, 2008	April 11, 2008	\$0.169485	\$0.036350	\$0.034542	\$0.064165	-
\$0.27	May 24, 2008	June 13, 2008	July 11, 2008	\$0.169485	\$0.036350	\$0.034542	\$0.064165	-
\$0.27	August 21, 2008	September 18, 2008	October 16, 2008	\$0.169485	\$0.036350	\$0.034542	\$0.064165	-
\$0.20	December 4, 2008	December 23, 2008	January 22, 2009	-	-	-	-	\$0.200000
			TOTAL	\$0.677940	\$0.145400	\$0.138168	\$0.256660	\$0.200000

Of the fourth quarter 2008 dividend that was declared on December 4, 2008, none will be taxable to stockholders as part of their 2008 dividend income and all will be allocable to 2009. Accordingly, dividends totaling \$0.677940 will be reported as ordinary dividends and \$0.145400 will be reported as total capital gain, \$0.138168 of which is unrecaptured Sec. 1250 gain, on Form 1099-DIV for 2008. Also, \$0.256660 of dividends paid in 2008 will be treated as a return of capital. Regarding the dividends included in the 2008 Form 1099-DIV, no amount is considered to be "qualified dividends" (i.e. eligible for the lower individual tax rates).