



Medical Properties Trust

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TAX TREATMENT OF 2016 DIVIDENDS

In 2016, Medical Properties Trust, Inc. paid total dividends of \$0.90 per share and declared total dividends of \$0.91 per share as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2016				Allocable to 2017
				Ordinary Income	Total Capital Gain	Unrecaptured Sec. 1250 Gain	Return of Capital	
\$0.22	November 12, 2015	December 10, 2015	January 14, 2016	\$0.151401	\$0.025068	\$0.011106	\$0.043531	--
\$0.22	February 19, 2016	March 17, 2016	April 14, 2016	\$0.151401	\$0.025068	\$0.011106	\$0.043531	--
\$0.23	May 19, 2016	June 16, 2016	July 14, 2016	\$0.158283	\$0.026208	\$0.011610	\$0.045509	--
\$0.23	August 18, 2016	September 15, 2016	October 13, 2016	\$0.158283	\$0.026208	\$0.011610	\$0.045509	--
\$0.23	November 10, 2016	December 8, 2016	January 12, 2017	--	--	--	--	\$0.230000
			TOTAL	\$0.619368	\$0.102552	\$0.045432	\$0.178080	\$0.230000

The fourth quarter dividend declared on November 10, 2016, will not be taxable to stockholders as part of their 2016 dividend income and all will be allocable to 2017. Accordingly, dividends totaling \$0.619368 will be reported as ordinary dividends, while \$0.102552 will be reported as total capital gain on form 1099-Div for 2016. Also, \$0.178080 of dividends paid in 2016 will be treated as a return of capital.