



Medical Properties Trust

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TAX TREATMENT OF 2017 DIVIDENDS

In 2017, Medical Properties Trust, Inc. paid total dividends of \$0.95 per share and declared total dividends of \$0.96 per share as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2017				Allocable to 2018
				Ordinary Income	Total Capital Gain	Unrecaptured Sec. 1250 Gain	Return of Capital	
0.2300	11/10/2016	12/8/2016	1/12/2017	0.158708	0.005089	0.001125	0.066203	-
0.2400	2/16/2017	3/16/2017	4/13/2017	0.165609	0.005311	0.001174	0.069080	-
0.2400	5/25/2017	6/15/2017	7/14/2017	0.165609	0.005311	0.001174	0.069080	-
0.2400	8/17/2017	9/14/2017	10/12/2017	0.165609	0.005311	0.001174	0.069080	-
0.2400	11/9/2017	12/7/2017	1/11/2018	-	-	-	-	0.240000
			TOTAL	0.655535	0.021022	0.004647	0.273443	0.240000

The fourth quarter dividend declared on November 9, 2017, will not be taxable to stockholders as part of their 2017 dividend income and all will be allocable to 2018. Accordingly, dividends totaling \$0.655535 will be reported as ordinary dividends, while \$0.021022 will be reported as total capital gain on form 1099-Div for 2017. Also, \$0.273443 of dividends paid in 2017 will be treated as a return of capital.