



Medical Properties Trust

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TAX TREATMENT OF 2018 DIVIDENDS

In 2018, Medical Properties Trust, Inc. paid total dividends of \$0.99 per share and declared total dividends of \$1.00 per share as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2018				Section 199A Dividends	Allocable to 2019
				Ordinary Income	Total Capital Gain	Unrecaptured Sec. 1250 Gain	Return of Capital		
0.2400	11/9/2017	12/7/2017	1/11/2018	\$0.106374	\$0.133626	\$0.032068	-	\$0.106374	-
0.2500	2/15/2018	3/15/2018	4/12/2018	\$0.110806	\$0.139194	\$0.033404	-	\$0.110806	-
0.2500	5/24/2018	6/14/2018	7/12/2018	\$0.110806	\$0.139194	\$0.033404	-	\$0.110806	-
0.2500	8/16/2018	9/13/2018	10/11/2018	\$0.110806	\$0.139194	\$0.033404	-	\$0.110806	-
0.2500	11/15/2018	12/13/2018	1/10/2019	-	-	-	-	-	\$0.250000
			TOTAL	\$0.438792	\$0.551208	\$0.132280	-	\$0.438792	\$0.250000

The fourth quarter dividend declared on November 15, 2018, will not be taxable to stockholders as part of their 2018 dividend income and all will be allocable to 2019. Accordingly, dividends totaling \$0.4388 will be reported as ordinary dividends, while \$0.5512 will be reported as total capital gain on form 1099-Div for 2018. No portion of dividends paid in 2018 is treated as return of capital.