



# Medical Properties Trust

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## TAX TREATMENT OF 2019 DIVIDENDS

In 2019, Medical Properties Trust, Inc. paid total dividends of \$1.01 per share and declared total dividends of \$1.02 per share as follows:

Amount	Date Declared	Date of Record	Date Paid	Allocable to 2019				Section 199A Dividends	Allocable to 2020
				Ordinary Income	Total Capital Gain	Unrecaptured Sec. 1250 Gain	Return of Capital		
0.2500	11/15/2018	12/13/2018	1/10/2019	\$0.17374	\$0.06808	\$0.01019	\$0.00818	\$0.17374	-
0.2500	2/14/2019	3/14/2019	4/11/2019	\$0.17374	\$0.06808	\$0.01019	\$0.00818	\$0.17374	-
0.2500	5/23/2019	6/13/2019	7/11/2019	\$0.17374	\$0.06808	\$0.01019	\$0.00818	\$0.17374	-
0.2600	8/15/2019	9/12/2019	10/10/2019	\$0.18069	\$0.07080	\$0.01059	\$0.00851	\$0.180690	-
0.2600	11/21/2019	12/12/2019	1/09/2020	-	-	-	-	-	\$0.260000
			TOTAL	\$0.70191	\$0.27504	\$0.04116	\$0.03305	\$0.70191	\$0.260000

The fourth quarter dividend declared on November 21, 2019 will not be taxable to stockholders as part of their 2019 dividend income and all will be allocable to 2020. Accordingly, dividends totaling \$0.70191 will be reported as ordinary dividends, while \$0.27504 will be reported as total capital gain on form 1099-Div for 2019. Also, \$0.03305 of dividends paid in 2019 will be treated as return of capital.

Stockholders are encouraged to consult their own tax advisors regarding the tax consequences of these dividends.