

**MEDICAL PROPERTIES TRUST, INC.
ENVIRONMENTAL SUSTAINABILITY POLICY**
Updated February 2025

Medical Properties Trust, Inc. (“MPT” or the “Company” or “we”) is a real estate investment trust that primarily acquires single-tenant operational real estate from healthcare business owners and then leases the properties back to the business. Materially, all our leases are triple-net or absolute-net leases, which means that tenants are responsible for maintaining the leased property, including paying utility expenses, and have ultimate responsibility for deciding when and how to implement environmentally sustainable practices at the healthcare facilities they operate. As such, we typically do not control the day-to-day operations of the real estate we own.

Given these limitations, our environmental sustainability initiatives focus on environmental improvements in our corporate operations, environmental risk management in our development projects, and engagement with our tenants to promote efficiency measures across our real estate portfolio. Through these efforts and more, we work to promote and develop environmental stewardship, awareness, and accountability among our stakeholders.

This Environmental Sustainability Policy (“Policy”) is intended to drive MPT’s operational excellence, support regulatory compliance, and guide employee, tenant, and vendor/contractor behavior in a manner consistent with MPT’s expectations.

I. SCOPE

Employee Expectations: This global Policy applies to all MPT employees worldwide at all MPT locations. MPT employees are responsible for upholding and operating within the guidelines of this Policy and facilitating the Company’s compliance with environmental laws and regulations applicable to our operations.

Tenant and Vendor/Contractor Expectations: MPT expects its tenants and vendors/contractors to share in this commitment by meeting the requirements of applicable environmental laws and regulations, implementing environmental sustainability policies relevant to their business, and working to reduce their environmental impact through, among others, efficient use of energy and water, as well as waste reduction. Tenants and vendors/contractors are responsible for communicating any relevant provisions of this Policy to their employees, agents, and subcontractors.

II. OUR COMMITMENT

MPT seeks to:

- Conduct our operations in compliance with applicable laws and regulations concerning environmental protection
- Responsibly consume energy and water at corporate offices by monitoring consumption, and where feasible, incorporating energy/water management best practices
- Support waste-management best practices at our corporate offices
- Continuously understand and mitigate environmental risks relevant to our business, our employees, our stakeholders, and the communities in which we operate
- Promote environmental awareness among our employees and stakeholders
- Make this Policy publicly available

III. EMPLOYEE ENGAGEMENT

Employees are expected to consider relevant environmental matters in their day-to-day work and be generally aware of existing and forthcoming material environmental regulations. We strive to provide environmental-focused training and engagement opportunities to our employees, which may include but not be limited to training during onboarding, and participation in continuing education courses, conferences, and our employee-led ESG Working Group.

IV. CORPORATE OPERATIONS

Our corporate operations include both owned and leased office spaces and in the case of the latter, we are limited in our ability to unilaterally make building and/or operational-level decisions. MPT is committed to considering the environmental impact of our corporate operations, including leasing green-certified spaces or pursuing certifications for offices that we own.

Monthly energy and water usage from our corporate operations is tracked in ENERGY STAR® Portfolio Manager® (“ESPM”) or other data management tools, and we are committed to annually disclosing our carbon emissions, energy, and water consumption.

V. DOWNSTREAM LEASED ASSETS

Given that our tenants have control and responsibility for our real estate on a day-to-day basis, we are typically unable to mandate sustainability enhancements to our downstream leased assets. To mitigate this challenge, our best practices and initiatives may include but not be limited to the following:

Acquisitions

MPT undertakes due diligence on all new and existing facilities and tenants and evaluates environmental risks associated with all real estate investment transactions. To ensure we deliver on these responsibilities, we have procedures to collect relevant tenant and property information, ensure that our transaction documents require our tenants to repair and remediate environmental issues at the applicable facilities, and to comply with environmental laws and regulations. We engage third parties to perform Phase I Environmental Site Assessments and, to the extent necessary, Phase II Assessments (or equivalent studies outside the U.S.) and other risk-mitigating remediation measures. If our due diligence uncovers environmental contamination, we work with our tenants to mitigate any issues.

Contractual Obligations and Green Leases

Generally, our leases require tenants to fully comply with all environmental laws, standards, and regulations, including any remediation requirements and compliance with reporting requirements. In addition, we work to implement green lease clauses in all new and renewed leases.

Our green lease provisions may include, but are not limited to, cost recovery for capital expenditures made to reduce operating expenses, required tenant energy and water use disclosure and benchmarking, cooperation with the pursuit of green building certifications, and annual development and maintenance of an energy efficiency plan.

Site Assessments

MPT regularly conducts physical inspections of our leased assets to better understand the operational and environmental improvements needed. These assessments may be carried out

by third-party consultants and cover a wide range of sustainability topics, including lighting efficiencies, on-site power sources, water efficiency, retro-commissioning activities, benchmarking energy, water, and waste consumption, insulation, energy audits, etc. Using the information from these assessments and other reporting provided, MPT employees consider any actions that the Company may take to support the environmental sustainability of our assets.

Reporting Energy, Water, and Waste

MPT is committed to working with our tenants to understand our portfolio's environmental impact. In doing so, we work to collect monthly energy, water, and waste consumption data on at least an annual basis. MPT employees are available to assist our tenants in recording the data in ESPM or other data management tools and strive to increase our data collection to cover any increasingly greater portion of our portfolio. We are also committed to increasing our energy data transparency and helping our tenants to be more sustainable, and therefore, when available, will disclose whole-building ENERGY STAR scores annually to tenants upon request.

VI. CLIMATE RISK AND RESILIENCE

MPT seeks to increase our understanding of climate risk and the potential physical impacts that climate change has on our assets. As part of MPT's commitment to environmental sustainability, we evaluate and develop mitigation strategies for climate-related risks to our business, including procuring, or requiring our tenants to procure, appropriate levels of insurance on our assets based on modeling and projections of hazards and risk levels. Our climate risk management reporting is guided by recommendations from the Task Force on Climate-Related Financial Disclosures ("TCFD").

VII. GOVERNANCE & OVERSIGHT

Board of Directors ("the Board")

The Board, through the Environmental and Social Responsibility ("E&S") Committee, oversees the Company's environmental sustainability program with the goal of driving further environmental performance improvements across all aspects of our business. The E&S Committee is responsible for the oversight of the Company's environmental sustainability policies and receives updates on environmental initiatives from senior management.

Employees

The E&S Committee delegates implementation and execution of this Policy to senior management. The Company maintains an employee-led ESG Working Group ("the Group") led by a member of senior management. The Group is tasked with carrying out the day-to-day implementation of this Policy and is comprised of employees from various departments within the company.

VIII. STAKEHOLDER ENGAGEMENT

MPT engages with external stakeholders, including our institutional stockholders, to better understand their priorities and keep them informed of our environmental strategy. As part of this commitment, MPT provides transparency to our stakeholders through annual corporate and sustainability reporting.

We invite stakeholders with any additional inquiries to reach out to our sustainability team (sustainability@mpt.com) / investor relations team (dbabin@mpt.com).

Reviewed and Approved by the Environmental and Social Responsibility Committee of Medical Properties Trust Inc.'s Board of Directors on February 12, 2025.

Medical Properties Trust reserves the right to amend, supplement, or discontinue this policy without prior notice at any time.