

MEDICAL PROPERTIES TRUST, INC.
AMENDED AND RESTATED CHARTER OF THE AUDIT COMMITTEE

Adopted February 13, 2025

PURPOSE

The Audit Committee (the "Committee") will assist the Board of Directors (the "Board") of Medical Properties Trust, Inc. (the "Corporation") in fulfilling its oversight responsibilities for (1) the integrity of the Corporation's financial statements, (2) the Corporation's compliance with legal and regulatory requirements, (3) the independent auditor's qualifications and independence, and (4) the performance of the Corporation's internal audit function and independent auditors. The Committee will also assist the Board in monitoring the Corporation's compliance with the Code of Ethics and Business Conduct and in overseeing the Corporation's system of disclosure controls and procedures and internal controls over financial reporting.

MEMBERSHIP

The Committee shall be composed of three or more members of the Board, each of whom shall meet the independence and experience requirements of the New York Stock Exchange, Section 10A(m)(3) of the Securities Exchange Act of 1934 (the "Exchange Act") and the rules and regulations of the Securities and Exchange Commission (the "Commission"). No member may serve on more than three public company audit committees unless the Board determines that such service will not impair that member's ability to effectively serve on the Committee.

At least one member shall be an audit committee financial expert in accordance with the rules of the Commission, and at least one member (who may also serve as the audit committee financial expert) shall have accounting or related financial management expertise. All other members shall be financially literate. To effectively perform his or her role, each Committee member will obtain an understanding of the detailed responsibilities of Committee membership as well as the Corporation's business, operations and risks. Members of the Committee and the Committee Chair shall be appointed by the Board on the recommendation of the Ethics, Nominating and Corporate Governance Committee and may be replaced or removed by the Board with or without cause.

MEETINGS

Except as the Board may otherwise determine, the Committee is authorized to adopt its own rules for conduct of its business not inconsistent with (a) any law, (b) any provision of the Corporation's Articles of Incorporation, as amended from time to time, (c) any provision of the Bylaws of the Corporation, or (d) any provision of this Committee charter. The Committee may form and delegate authority to subcommittees when appropriate.

A majority of the members of the Committee shall constitute a quorum for purposes of holding meetings and the Committee may act by a vote of a majority of members present at such meeting. In lieu of a meeting, the Committee may act by unanimous written consent.

The Committee shall meet at least quarterly, but it may be appropriate to meet more frequently. The Committee shall set aside a portion of each regular quarterly meeting to meet with the senior executive officers, the internal audit staff and the independent auditors in separate executive sessions. The Committee may request any officer or employee of the Corporation or the Corporation's outside counsel or independent auditor to attend a meeting of the Committee or to meet with any members of, or consultants to, the Committee. A portion of each meeting may be set aside for a private session with any officer or employee of the Corporation, the Corporation's outside counsel or independent auditor, or any consultant to the Committee.

A meeting of the Committee may be called at any time by its Chair, without notice to or the consent of the Board or management, for the purpose of discussing or reviewing matters under its authority.

DUTIES AND RESPONSIBILITIES

1. The Committee shall, in its capacity as a committee of the Board, be directly responsible for the appointment, compensation, retention and oversight of the work of the independent auditor (including resolution of disagreements between management and the independent auditor regarding financial reporting) for the purpose of preparing or issuing an audit report or related work. The independent auditor shall report directly to the Committee.
2. The Committee shall pre-approve all auditing services and permitted non-audit services (including the fees and terms thereof) to be performed for the Corporation by its independent auditor, subject to the de minimis exceptions for non-audit services, which are approved by the Committee prior to the completion of the audit. The Committee shall meet with the independent auditor prior to the audit to review the planning and staffing of the audit. The Committee shall review the disclosures provided to it by the independent auditor pursuant to PCAOB Ethics and Independence Rule 3526.
3. The Committee shall review and evaluate the lead partner of the independent auditor team; evaluate the qualifications, performance and independence of the independent auditor, including whether the auditor's quality controls are adequate and whether the provision of permitted non-audit services is compatible with maintaining the auditor's independence, and taking into account the opinions of management and the internal auditor; and present its conclusions to the Board.
4. The Committee shall ensure that the lead audit partner and the reviewing partner rotate, as required by law, and consider whether there should be a regular rotation of the independent auditing firm.
5. The Committee shall discuss with management and independent auditors significant financial reporting issues and judgments made in connection with preparation of the Corporation's financial statements, including significant changes in the selection or application of accounting principles, major issues as to the adequacy of internal controls, and any special steps adopted in light of material control deficiencies.

6. The Committee shall review with the independent auditor any audit problems or difficulties and management's response. Such review shall include any accounting adjustments that were noted or proposed by the auditor but were "passed" (as immaterial or otherwise); review any "management" or "internal control" letters issued, or proposed to be issued, by the independent auditor to the Corporation and any discussions with the independent auditor's national office respecting auditing or accounting issues presented by the engagement.
7. The Committee shall review and discuss with management and the independent auditors the annual audited financial statements and quarterly financial statements, including the Corporation's specific disclosures in Management's Discussion and Analysis of Financial Condition and Results of Operations and the results of the independent auditor's reviews of the quarterly financial statements, and recommend to the Board whether the annual audited financial statements should be included in any Form 10-K to be filed by the Corporation.
8. The Committee shall discuss with management and the independent auditor the effect of regulatory and accounting initiatives as well as off-balance sheet structures on the Corporation's financial statements.
9. The Committee shall meet annually with the independent public accountants to:
 - a. Obtain and review a report from the independent auditor regarding the independent auditor's internal quality-control procedures, any material issues raised by the most recent internal quality-control or peer review of the firm, or by any inquiry or investigation by governmental or professional authorities within the preceding 5 years, any steps taken to deal with any such issues, and all relationships between the independent auditor and the Corporation;
 - b. Review major changes to the Corporation's auditing and accounting principles and practices as suggested by the independent auditor, internal auditors or management;
 - c. Discuss items which could provide a material risk to the Corporation in the future;
 - d. Obtain from the independent auditor assurance that Section 10A of the Exchange Act has not been implicated; and
 - e. Discuss matters required to be discussed by Statement on Auditing Standards No. 61, as amended by SAS Nos. 89, 90, and 114 issued by the Auditing Standards Board of the American Institute of Certified Public Accountants, relating to the conduct of the audit, and in particular:
 - The auditor's responsibility under generally accepted auditing standards.
 - Significant accounting policies.
 - Management judgments and accounting estimates.
 - Audit adjustments.
 - Auditor's judgments about the quality of the entity's accounting principles.

- Other information in documents containing audited financial statements.
 - Disagreements with management.
 - Consultation with other accountants.
 - Major issues discussed with management prior to retention.
 - Difficulties encountered in performing the audit.
10. The Committee shall oversee the hiring of any independent audit firm personnel into positions within the Corporation in accordance with the hiring restrictions of the Sarbanes-Oxley Act.
 11. The Committee shall discuss with management and the independent auditor the Corporation's earnings press releases, including the use of "pro forma" or "adjusted" non-GAAP information, as well as financial information and earnings guidance provided to analyst and rating agencies. Such discussion may be done generally (consisting of discussing the types of information to be disclosed and the types of presentations to be made).
 12. The Committee shall review and discuss any quarterly reports from the independent auditors on:
 - a. All critical accounting policies and practices to be used.
 - b. All alternative treatments of financial information within generally accepted accounting principles that have been discussed with management, ramifications of the use of such alternative disclosures and treatments, and the treatment preferred by the independent auditor.
 - c. Other material written communications between the independent auditor and management, such as any management letter or schedule of unadjusted differences.
 13. The Committee shall discuss with management and the independent auditor any correspondence with regulators or governmental agencies and any published reports that raise material issues regarding the Corporation's financial statements or accounting policies.
 14. The Committee shall establish procedures for (a) the receipt, retention and treatment of complaints received by the Corporation regarding accounting, internal accounting controls, or auditing matters, and (b) the confidential, anonymous submission by employees of concerns regarding questionable accounting or auditing matters.
 15. The Committee shall review the appointment and replacement of the director of the internal auditing department.
 16. The Committee shall review any significant matters contained in reports prepared by the internal auditing department and meet privately with the internal audit manager each quarter to discuss concerns relating to internal controls or accounting and auditing matters.

17. The Committee shall meet with Corporation senior management periodically to review:
 - Major financial risk exposures.
 - Material legal issues.
 - Plans for disaster recovery and business continuity.
 - Risk Management activities.
 - Business issues which may affect financial results.
 - Ethical standards and conduct.
 - Management Information Systems activities.
18. The Committee shall discuss with management the Corporation's major financial risk exposure and the steps management has taken to monitor and control such exposure, including the Corporation's risk assessment and risk management policies.
19. The Committee shall have the authority to retain, to the extent it deems necessary or appropriate, independent legal, accounting or other advisors. The Corporation shall provide for appropriate funding, as determined by the Committee in its capacity as a committee of the Board, for payment of compensation to the independent auditor for the purpose of rendering or issuing an audit report and to any advisors employed by the Committee, and ordinary administrative expenses of the Committee that are necessary or appropriate in carrying out its duties.
20. The Committee shall prepare the report required by the rules of the Commission to be included in the Corporation's proxy statement for its annual meeting of stockholders.
21. The Committee shall direct any special investigations deemed necessary or appropriate by the Board or any of its committees.
22. The Committee shall monitor compliance of the Corporation's employees with its standards of business conduct and conflict of interest policies and review reports and disclosures of insider and affiliated party transactions.
23. The Committee shall make regular reports to the Board with respect to actions taken by the Committee.
24. The Committee may form and delegate authority to subcommittees consisting of one or more members when appropriate, including the authority to grant pre-approvals of audit and permitted non-audit services, provided that decisions of such subcommittee to grant pre-approvals shall be presented to the full Committee at its next scheduled meeting.
25. The Committee shall review and reassess the adequacy of this Committee's charter periodically and recommend any proposed changes to the Board for approval.
26. The Committee shall periodically review its own performance.

27. The Committee may perform such other functions as may be requested by the Board from time to time.
28. The Committee shall exercise such other powers and perform such other duties and responsibilities that are incidental to the powers and responsibilities specified herein and as may be delegated to it by the Board from time to time.