

MEDICAL PROPERTIES TRUST, INC.
AMENDED AND RESTATED CHARTER OF THE ETHICS, NOMINATING AND
CORPORATE GOVERNANCE COMMITTEE

Adopted February 13, 2025

PURPOSE

The Ethics, Nominating and Corporate Governance Committee (the “Committee”) will assist the Board of Directors (the “Board”) of Medical Properties Trust, Inc. (the “Corporation”) by reviewing and identifying individuals qualified to become Board members, consistent with criteria approved by the Board; selecting, or recommending that the Board select, the director nominees for the next annual meeting of stockholders; developing and recommending to the Board the corporate governance guidelines applicable to the Corporation; overseeing the evaluation of the Board and management;; and advising and making recommendations to the Board with respect to corporate governance matters.

MEMBERSHIP

The Committee shall be composed of at least three (3) directors all of whom shall meet the independence requirements of the New York Stock Exchange (“NYSE”) and the U.S. Securities and Exchange Commission (the “SEC”). Members of the Committee and the Committee Chair shall be appointed by the Board and may be replaced or removed by the Board with or without cause.

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, as amended from time to time, or (d) any provision of this Committee charter. The Committee may form and delegate authority to subcommittees when appropriate and as determined by the Board.

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.

DUTIES AND RESPONSIBILITIES

1. Recommend to the Board criteria for qualification as a candidate for Board membership.
2. Review the qualifications of candidates for membership to the Board.
3. Review and identify individuals qualified to become Board members, consistent with criteria approved by the Board, for recommendation to the Board.
4. Obtain advice and assistance, as needed, in its sole discretion, from any search firm to be used to identify director candidates, or from internal or external legal, accounting or other advisors,

including the retention, termination and negotiation of terms and conditions of any such engagement, in connection with carrying out its duties and responsibilities hereunder.

5. Recommend that the Board select the slate of candidates for Board membership to be proposed for election by the stockholders at the Annual Meeting and candidates to fill vacancies that may occur between Annual Meetings.

6. Regularly report to the Board on the Committee's activities.

7. Develop and recommend to the Board corporate governance guidelines and policies applicable to the Corporation, review and reassess the adequacy of such corporate governance guidelines and policies, and recommend any proposed changes to the Board for approval.

8. Review and discuss with management disclosure of the Corporation's corporate governance practices to be included in the Corporation's proxy statement or annual report on Form 10-K, as applicable, including information regarding the operations of the Committee and other Board committees, director independence and the director nominations process.

9. Oversee the evaluation of the Board and its committees, the results of which will be discussed with the Board annually. The lead independent director of the Board (in his or her capacity as member of the Committee) will have primary responsibility for the process of soliciting feedback and reporting the results back to the Committee and full Board.

10. Oversee the evaluation of management.

11. Review, approve and/or ratify any related person transaction as defined by the rules and regulations of the SEC and the Corporation's policy on related person transactions.

12. Review and reassess the adequacy of this Charter periodically and recommend any proposed changes to the Board for approval.

13. The Committee shall periodically review its own performance.

14. Perform such other functions as may be requested by the Board from time to time.

15. The Committee has the authority to form, and delegate any of its responsibilities to, any subcommittee consisting of one or more members of the Committee as the Committee and Board may deem appropriate.

16. 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.