

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

Adopted February 13, 2025

PURPOSE

The purpose of the Risk Committee (the “Committee”) of the Board of Directors (the “Board”) of Medical Properties Trust, Inc. (the “Corporation”), is to assist the Board in its risk management and risk assessment activities, including oversight of the Corporation’s management of Key Risks (defined below), as well as the guidelines, policies, and processes for monitoring and mitigating such risks.

MEMBERSHIP AND MEETINGS

The Committee shall consist of at least three (3) members of the Board. The 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. Resignation or removal of a director from the Board, for whatever reason, shall automatically and without any further action constitute resignation or removal, as applicable, from the Committee. Any vacancy on the Committee, occurring for whatever reason, may be filled only by the Board, but the Committee shall be permitted to make recommendations.

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 Articles of Incorporation of the Corporation, as amended; (c) any provision of the Bylaws of the Corporation, as amended; or (d) any provision of this Committee charter. The Committee may form and delegate authority to one or more subcommittees when appropriate.

A meeting of the Committee may be called at any time by its Chair for the purpose of discussing or reviewing matters under its authority. The Committee shall maintain minutes of Committee meetings and report regularly to 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

The full Board will continue to oversee risks related to the Corporation’s strategy, business execution, and competition. The Audit Committee will continue to assist the Board in its oversight of financial risks, internal controls, legal and regulatory compliance risks, internal audit and annual reporting risks. The Compensation Committee will continue to assist the Board in its oversight function of risks related to the Corporation’s compensation policies and practices. Any risks not outlined below will be overseen by the Board or the Audit Committee, as decided by the Board. In furtherance of these purposes, the Committee will undertake those specific duties and responsibilities listed below and such other duties as the Board may from time to time prescribe.

1. **Counseling and Advising Management.** Risk assessment and risk management are the responsibility of the Corporation's management. The Committee has an oversight role and, in fulfilling that role, it relies on the reviews and reports prepared by or at management's request. In performing its risk assessment and risk management responsibilities, the Committee may, as and to the extent it determines appropriate, review with management and take action with respect to (i) providing oversight, (ii) the development, implementation and continuous improvement of procedures, programs, policies and practices relating to risk management and risk assessment, and (iii) maintaining open communications to assure that matters related to Key Risks are brought to the attention of and considered by all appropriate parties.

2. **Discussion and Analysis of Key Risks.** The Committee should discuss and address the Corporation's responsibilities related to Key Risks. For purposes of this Charter, "**Key Risks**" shall mean risks related to operations, including business continuity, revenue concentration, and the financial health and operational status of the Corporation's tenants and operators; modifications to the Corporation's procedures and strategies; negative publicity, industry trends and general economic conditions; entering into new markets; cybersecurity and data privacy risks and security breaches; and federal and state regulations.

3. **Review of Committee Charter.** The Committee shall review and reassess the adequacy of this Committee's charter periodically and recommend any proposed changes to the Board for approval.

4. **Review of Committee Performance.** The Committee shall periodically review its own performance.

RESOURCES AND AUTHORITY

In addition to the authority and responsibilities of the Committee enumerated in this Committee charter, the Committee shall take such other actions within the general scope of its responsibilities under this Committee charter or as directed by the Board as the Committee shall deem appropriate. The Committee shall have the resources and authority appropriate to discharge its duties and responsibilities. The Committee also shall have the authority to obtain advice and assistance from internal or external legal, accounting, or other advisors.

In addition to any indemnification, exculpation, or similar provisions contained in the Corporation's Articles of Incorporation, as amended, and the Corporation's Bylaws, as amended, or in statutory and common law, and in addition to applicable insurance, each member of the Committee shall, in the performance of such member's duties, be fully protected in relying on information, opinions, reports, or statements prepared or presented by any of the Corporation's officers or employees, or other committees of the Board or by any other person as to matters the Committee member reasonably believes are within such other person's professional or expert competence, all to the extent permitted under Maryland law.

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.

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.