

MEDICAL PROPERTIES TRUST, INC.
AMENDED AND RESTATED CHARTER OF THE
ENVIRONMENTAL AND SOCIAL RESPONSIBILITY COMMITTEE

Adopted February 13, 2025

Medical Properties Trust, Inc. (together with its controlled subsidiaries, the “Corporation”) is committed to environmental sustainability, corporate responsibility, operational transparency and fair and ethical business conduct. Among other things this includes implementing environmentally-sustainable and other responsible best practices for our own operations.

Our principal policies and programs relating to corporate responsibility, operational transparency and fair and ethical business conduct are available on the Corporation’s website at <https://medicalpropertystrust.com/corporate-responsibility>. The development and ongoing maintenance of these policies and related programs is a Corporation-wide effort overseen by our Board of Directors through its Environmental and Social Responsibility Committee and management.

The Corporation’s promotion of environmental sustainability and corporate responsibility in the Corporation’s business is a part of our larger commitment to creating and protecting shareholder value and serving the needs of the Corporation’s stakeholders.

PURPOSE

The purpose of the Environmental and Social Responsibility Committee (the “Committee”) of the Board of Directors (the “Board”) of the Corporation is to assist the Corporation’s Board and management in addressing the Corporation’s responsibilities as a global corporate citizen in the areas of environmental and social responsibility (including its responsibilities to its various stakeholders, including, but not limited to, its stockholders, employees, tenants and the communities in which the Corporation operates).

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.

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

1. **Counseling and Advising Management.** The Committee role is to advise management with respect to (i) the development, implementation and continuous improvement of procedures, programs, policies and practices relating to the Corporation's responsibilities as a global corporate citizen, including, without limitation, environmental sustainability and other issues relating to environmental, social, and public policy issues and the Corporation's policies relating thereto, and (ii) maintaining open communications to assure that issues are brought to the attention of and considered by all appropriate parties.

2. **Reviewing and Addressing Various Environmental and Social Matters.** The Committee should address the Corporation's responsibilities in a wide range of areas, including environmental, health and safety matters (including, but not limited to, compliance with governmental regulations), environmental sustainability and climate risk, and public policy and political activities.

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 the Committee charter, the Committee shall take such other actions within the general scope of its responsibilities under the 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.