

**Background:** The EU Public country-by-country (CbC) report has been prepared to meet the requirements of Directive 2013/34/EU as amended by Directive (EU) 2021/2101 on the disclosure of income tax information. It provides high-level information on where Medical Properties Trust ("MPT" or the "Company") earns its profits and pays income tax and follows the prescribed EU reporting template.

**Scope:** This publication includes Spain-only data and has been prepared to meet Spain's requirement to publish within six months of a company's fiscal year end, which is earlier than the timeline applicable in other EU Member States. The Company will publish its full EU Public CbC report, which will include the relevant information as prescribed under the EU Directive by December 31, 2026 (i.e., 12 months after the balance sheet date). Accordingly, this version should not be viewed as representative of the Company's complete EU operations as the relevant information is not yet available and for this reason all information disclosed pertains solely to MPT's Spanish operations.

This report is posted on MPT's website accessible to anyone free of charge.

#### Section 1: General Information

|                                                                                                                                                                               |                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of the ultimate parent of the group / of the standalone undertaking                                                                                                      | Medical Properties Trust, Inc.                                                                                                                                                                                                                                          |
| Country where the ultimate parent has its registered office                                                                                                                   | U.S.A.                                                                                                                                                                                                                                                                  |
| Financial Year – start date                                                                                                                                                   | January 1, 2025                                                                                                                                                                                                                                                         |
| Financial Year – end date                                                                                                                                                     | December 31, 2025                                                                                                                                                                                                                                                       |
| Reporting currency                                                                                                                                                            | USD                                                                                                                                                                                                                                                                     |
| Is the information in the report based on reporting instructions used for tax purposes, pursuant to Section III, Parts B and C, of Annex III to Council Directive 2011/16/EU? | The information in this report is prepared in accordance with U.S. CbC report regulations (Treas. Reg Section 1.6038-4), which is generally consistent with the reporting instructions in Section III, Parts B and C, of Annex III to the Council Directive 2011/16 EU. |

#### Section 2: Overview of Information on a Country-by-Country Basis

|       | <u>Country Code</u> | <u>Revenues</u> | <u>Profit (Loss) before Tax</u> | <u>Tax Paid</u> | <u>Tax Accrued</u> | <u>Accumulated Earnings</u> | <u>Number of Employees</u> |
|-------|---------------------|-----------------|---------------------------------|-----------------|--------------------|-----------------------------|----------------------------|
| Spain | ES                  | 15,315,002      | (22,312,756)                    | 3,747,067       | 3,527,805          | (21,290,715)                | 0                          |

#### Section 3: List of subsidiaries and activities

| <u>Member State</u> | <u>Country Code</u> | <u>Name of each subsidiary undertaking in the Member State or tax jurisdiction</u> | <u>Brief description of the nature of activities in the Member State or tax jurisdiction</u> |
|---------------------|---------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Spain               | ES                  | Medical Properties Trust SL                                                        | Holding company for property owning companies                                                |
| Spain               | ES                  | MPT Colombia TRS S.L.                                                              | Financing entity                                                                             |
| Spain               | ES                  | Bacoreta Investments SL                                                            | Owners of Spanish real estate leased to unrelated health care operating companies.           |
| Spain               | ES                  | MPT Alicante, S.L.                                                                 |                                                                                              |
| Spain               | ES                  | MPT Barcelona Spanish Investment, S.L.                                             |                                                                                              |
| Spain               | ES                  | Spanish Investment 1, S.L.                                                         |                                                                                              |
| Spain               | ES                  | MPT Valencia Spanish Investment, S.L.                                              |                                                                                              |
| Spain               | ES                  | MPT Floridablanca SL                                                               |                                                                                              |

#### Section 4: Omitted Information

None. In accordance with Article 48c(6) of Directive (EU) 2021/2101, this report discloses only information pertaining to Spanish operations for fully owned Spanish entities that have same financial year as MPT, Inc.

#### Section 5 (non-mandatory): Explanations for material discrepancies between income tax paid and accrued

None