

Medical Properties Trust Environmental Policy

This global policy applies to all Medical Properties Trust (“MPT”) employees worldwide at all MPT locations.

This Policy is intended to support MPT’s commitment to operational excellence, compliance obligations and to create environmental awareness and guide employee behavior in a manner consistent with MPT’s expectations.

All MPT employees are responsible to uphold and operate within the guidelines of this policy to ensure our business complies with all environmental laws and regulations applicable to our operations.

MPT will:

- Conduct its operations in compliance with applicable laws, regulations, and standards concerning environmental protection.
- Continuously seek to understand and minimize any environmental risks to our business, our employees and the communities in which we operate.
- Promote environmental awareness among our employees and our tenants.
- Operate facilities to take into consideration the efficient use of energy and the reduction of waste.

MPT undertakes due diligence on all new and existing tenants, and evaluates environmental risks associated with all real estate investment transactions.

To ensure we deliver on these responsibilities, we have policies to:

- Collect relevant tenant and property information:
 - Operating and financial performance
 - Property condition
 - Environmental assessments when warranted;
- Ensure that our transaction documents require our tenants to repair and remediate environmental issues at the applicable facility, and to comply with environmental laws and regulations; and
- Ensure that we evaluate environmental risks associated with all real estate investment transactions; we engage third parties to perform Phase I Environmental Site Assessments and, to the extent necessary, Phase II Assessments (or equivalent studies outside the U.S.) and other risk mitigating remediation measures.

We have invested in environmental initiatives at our corporate headquarters:

- Our headquarters building was Energy Star rated for 2017/2018 and further energy efficiency improvements were made in 2019
- We identify opportunities for recycling across all waste streams