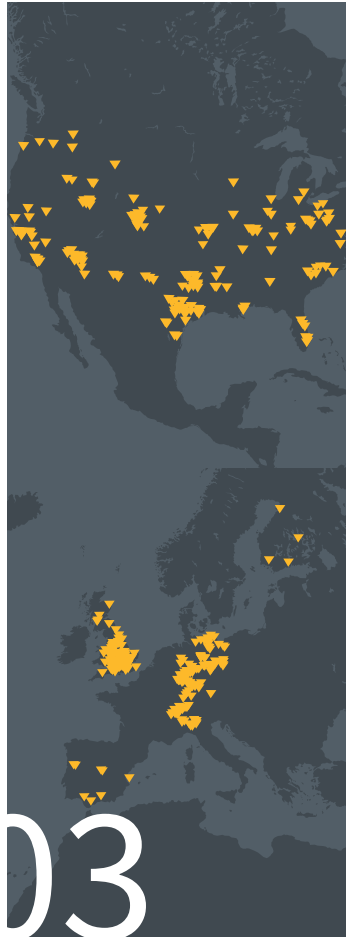




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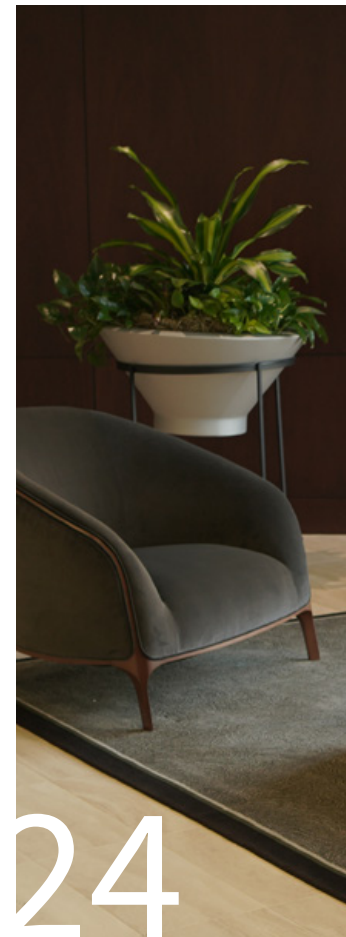
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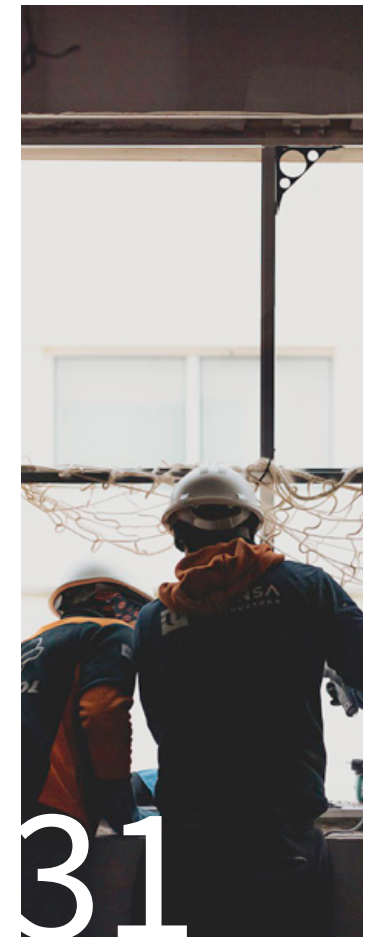
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INTRODUCTION

Message from the CEO

I am pleased to share Medical Properties Trust's ("MPT" or the "Company" or "we") second annual Corporate Responsibility Report, highlighting our environmental, social, and governance ("ESG") achievements over the last year. Since our inaugural report a year ago, we have continued to build on our goals of operating in a sustainable manner and improving the quality of life in the communities in which we invest. This past year, we continued to execute our business plan while remaining focused on creating positive economic, social, and environmental outcomes for our stakeholders. Our success is a testament to the dedication of our team and the strong relationships we have with our operators, our shareholders, and the communities in which we live and work.

As you review this report, you will notice that we expanded our disclosure to better align with frameworks provided by the Task Force on Climate-related Financial Disclosures ("TCFD") and the Sustainability Accounting Standards Board ("SASB"). We believe this increased transparency provides a better understanding of our impact on the economy, environment, and society. We continually seek to improve the quality and transparency of our data and reporting each year to align with best practices.

Despite the constraints that are inherent to being a triple-net landlord without day-to-day control of our facilities, our commitment to stakeholder



Modern Healthcare
**Best Places
to Work** 2022™



alignment compels us to look beyond those challenges and identify ways we can work with and support our tenants to improve their environmental practices, as well as our own.

For example, in 2022, we executed our first green lease. We took this a step further and implemented green provisions in our standard lease form to strengthen our tenant engagement with regards to sustainable practices. Through these efforts, we received recognition as a Green Lease Leader through the Institute for Market Transformation and the U.S. Department of Energy's Better Building Alliance.

We also took steps to further enhance the transparency of our environmental footprint. We began efforts to benchmark and collect our hospital facilities' energy usage in 2022. These initial efforts have yielded energy collection for over 56% of our portfolio, measured by square feet. These advancements would not be possible without the strong relationships between our team and our tenants, which are crucial to advancing this initiative.

As such, we recognize that our employees are our greatest assets, and we succeed as an organization when we attract, develop, and retain top-tier talent through sound employment and personnel practices, competitive pay and benefits, training, and development programs. With that in mind, I am pleased to report that MPT was recognized for

the second year in a row by Modern Healthcare's Best Places to Work 2022. In fact, in our most recent employee engagement survey, 97% of employees said they are proud to work at MPT.

I am proud of the progress we have made in our ESG practices, but I recognize there is more to be done as we continue to work with our stakeholder community on long-term solutions. While approaching our 20th year anniversary and celebrating our past successes, I am excited about what the future holds for MPT. We will continue working hard to earn your constant support as we strive for sustained resilience across our business.

Highlighted within this report are: our achievements and our current efforts in environmental sustainability and tenant engagement initiatives; our ongoing development of a collaborative, diverse, and inclusive workplace; and our commitment to maintaining the highest standards of corporate governance for the benefit of our stakeholders.

We hope this report provides insight to our many stakeholders regarding our corporate responsibility initiatives and encourage you to reach out to us at sustainability@mpt.com with any questions or thoughts.

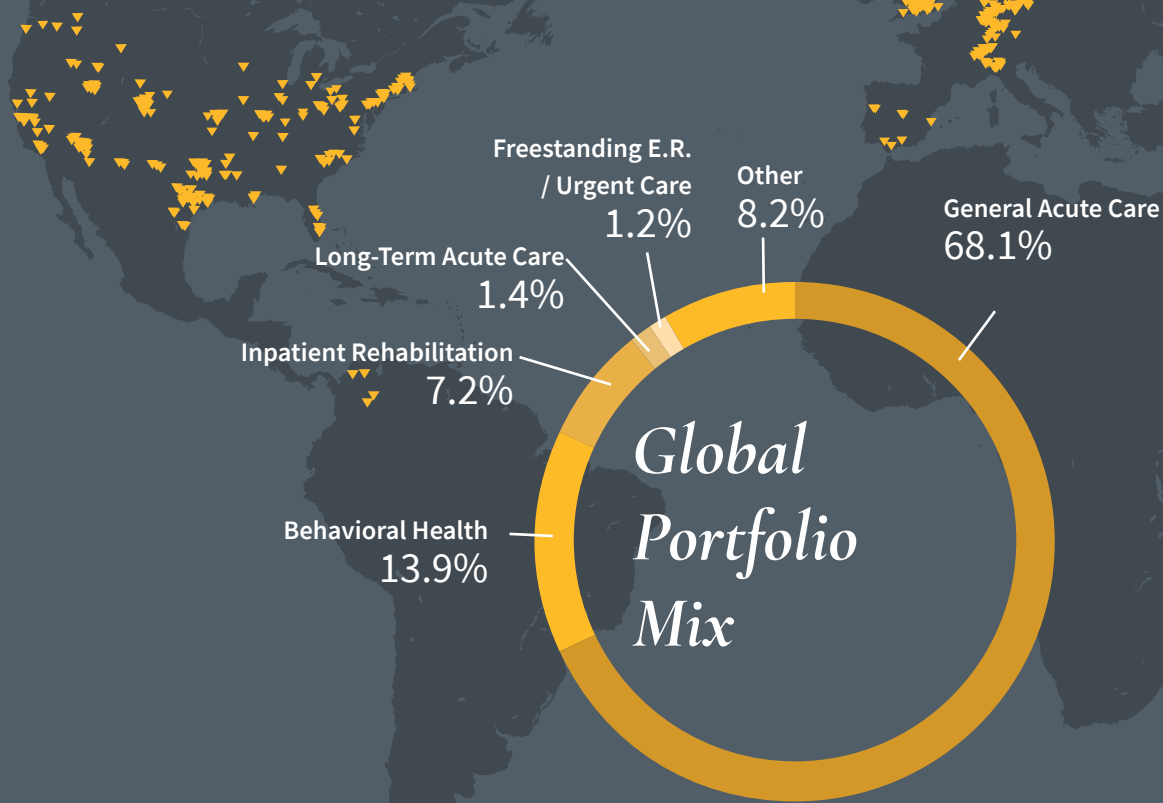
Sincerely,

Edward K. Aldag, Jr.
Chairman, President and CEO

Business Overview

We are a leading global provider of capital to hospitals, and the second-largest non-governmental owner of hospitals in the world. We are unique among REITs due to our exclusive focus on investing in hospitals. Our hospitals and our tenant operators provided high quality care to millions of patients in the U.S. and abroad in 2022. Domestically, this included approximately 500,000 admissions, more than two million ER visits and 300,000 surgeries in 2022.

“MPT is the second largest non-governmental owner of hospitals in the world.”



444

PROPERTIES

APPROXIMATELY

120

EMPLOYEES

\$1.5B

IN ANNUAL REVENUE

APPROXIMATELY

55M

SQUARE FEET

6

OFFICES WORLDWIDE

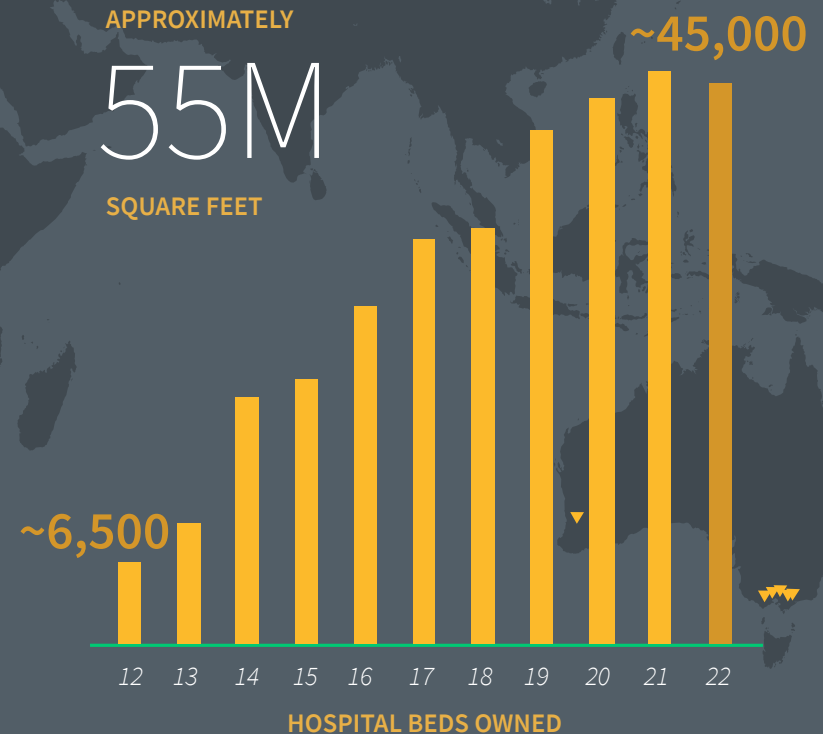
\$19.7B

IN TOTAL ASSETS

APPROXIMATELY

45K

HOSPITAL BEDS WORLDWIDE



At the Very Heart of Healthcare.®

ESG Highlights

This 2023 Corporate Responsibility Report offers a comprehensive and consolidated view of our environmental sustainability, social responsibility, and corporate governance. Summary highlights with respect to each area are included below, although we encourage you to review the full report as well as our public filings with the U.S. Securities and Exchange Commission (“SEC”) for more information. In addition to our annual reporting, please visit the “Responsibility” section of our website for updates throughout the year at medicalpropiertiestrust.com/responsibility.

Environmental Sustainability

- ▶ Executed Green Lease provisions into our portfolio and incorporated green provisions into our standard lease
- ▶ Collected energy consumption data for over 56% of our portfolio, measured by square feet
- ▶ Increased collection and reporting of our corporate emissions
- ▶ Joined Nareit’s Real Estate Sustainability Council
- ▶ Became a member of the U.S. Green Building Council (“USGBC”)
- ▶ Completed CDP’s (formerly, the Carbon Disclosure Project) Climate Change Questionnaire

Social Responsibility

- ▶ Recognized as one of Modern Healthcare’s Best Places to Work for the second year in a row
- ▶ Increased charitable giving in 2022 by 50% year over year
- ▶ Strengthened our corporate policies related to Human Rights and Health and Safety
- ▶ Joined Nareit’s Social Responsibility Council

Corporate Governance

- ▶ Strengthened ESG Oversight and hired an ESG professional
- ▶ Published the SASB and TCFD indexes for the first time
- ▶ Strengthened our corporate policies related to Anti-Corruption and Bribery and Code of Ethics and Business Conduct
- ▶ Established a political contribution policy
- ▶ Improved our MSCI and Sustainability ESG Ratings



Built in 1960 as an office, and more recently vacant since 2007, this Valencia, Spain building is now being remodeled into a facility that will provide healthcare to the community.

Environmental Sustainability

As part of an ongoing commitment to environmental sustainability across our business operations, we worked over the past year to strengthen ESG integration within our internal processes.

Risk Management

As part of MPT's risk management strategy, we consider the effects of climate change-related risks to our business. MPT is committed to furthering our understanding of climate risks, taking cost-effective steps to mitigate the associated physical and transitional risks for our portfolio, and leveraging associated opportunities to drive long-term value.

MPT's senior management is responsible for risk assessments and risk management with oversight from the Board of Directors (the "Board"). Specifically, the dedicated Environmental and Social Committee and Risk Committee oversee physical climate risk and transition risk, respectively.

Our risk management reporting is guided by TCFD recommendations. Further details on our alignment can be found in the Appendix.

Physical Risk

Extreme weather and changes in precipitation and temperatures as a result of climate change could cause physical damage to, or a change in demand for, the properties in which our tenants operate. We recognize that our assets may be vulnerable to climate-related forces including rising sea levels, drought, flooding, and violent storms. To mitigate these risks, we endeavor to do the following:

- ✔ ***Collaborate* with our tenants and other relevant stakeholders to ensure we are sustainable in managing our business and minimizing our impact on the environment.**
- ✔ ***Provide* return-generating capital and work with tenants who are interested in upgrading their HVAC systems, lighting, water fixtures, and backup generators with environmentally effective systems.**
- ✔ ***Place* appropriate levels of insurance on our properties based on modeling and projections.**
- ✔ ***Observe* local risks and hazards, including identifying zones likely to experience drought, flooding, and coastal storms, and diversify the footprint of our portfolio across multiple risk factors.**
- ✔ ***Integrate* robust enterprise risk management and strategic planning.**
- ✔ ***Require* our governance structure to provide the necessary opportunities for the Board and executive leadership to exercise their oversight responsibilities with respect to strategy and risk.**
- ✔ ***Organize* our risk management team to be responsible for managing operational risk for our business and our executives to be responsible for enterprise risk management.**

Transition Risk

MPT acknowledges the potential costs that a low-carbon economy could have on our business. To mitigate these costs, MPT reviews current and proposed energy-related legislation and works with external counsel and consultants to identify and mitigate any potential legal risks to our business. Additionally, we are working to actively engage with our stakeholders to better address the emerging needs regarding physical climate risk and risk mitigation strategies across our community.

We consider regulatory policy and local ordinances as a transition risk to our business practices. To address these concerns, we routinely monitor existing and emerging requirements that apply to our corporate operations as well as our tenants. While our tenants are primarily responsible for meeting these requirements under our triple-net-lease model, we understand the importance of identifying the potential impact of these regulations over short-, medium- and long-term periods. Accordingly, we engaged a third-party energy and sustainability consultant to perform a regulatory compliance risk assessment and rebate market analysis to gain a better understanding of the regulatory requirements currently facing our properties. Through these assessments, we have identified an abundance of incentive programs for low and no cost efficiency measures that we will use to further support our tenant engagement initiatives.



Corporate Operations

At MPT, we understand the effects that our operations have on the environment, and we are focused on reducing our energy, water, and waste consumption. While our direct environmental impact is limited due to the triple-net structure of our leases, which places direct operating responsibility on our tenants, we are committed to reducing the impact of our corporate operations.

Our environmental sustainability initiatives focus on environmental improvements in our corporate operations and engaging with our tenants to deliver environmental improvements across our healthcare portfolio.

*Birmingham
Headquarters*
Leased Space



Green Buildings

MPT has six corporate offices worldwide. While over 75% of our workforce is housed in our Birmingham, AL, headquarters, the sustainable operations of even our smallest office is important. With this in mind, we conducted a Corporate Office Sustainability Assessment at the beginning of the year to identify opportunities to improve our sustainability practices.

MPT's corporate office spaces are all leased, meaning we have limited control over the buildings' environmental practices. However, we continually strive to improve the sustainability of our corporate offices, and since 2021, all our newly executed corporate office leases have been or are projected to be recognized as sustainable buildings. These include new spaces in London, New York and Sydney. As part of the growing commitment to green buildings, MPT is a member of the U.S. Green Building Council.



London
BREEAM excellent



NYC
WELL Gold
LEED Gold (projected)



Sydney
NABERS
Energy: 4.5 Star



Birmingham
Future Headquarters
LEED, WELL, ILFI (goal)



Cert. BREEAM-0089-0418



For all our corporate offices, we continually look for ways within our control to reduce the impact our operations have on the environment. In October 2022, we broke ground on our new sustainable headquarters in Birmingham, and we are on track for a 2025 opening. As previously mentioned, our headquarters is home to over 75% of our workforce, and the way we operate the building is a large contributor to our environmental footprint. Therefore, to strengthen the sustainability of this new building, we are exploring certifications with LEED, WELL, and the International Living Future Institute ("ILFI").

Enhanced Disclosure

As previously mentioned, we lease all of our corporate office spaces and have limited control over the buildings' environmental practices. However, in 2021, we collected utility data for our domestic operations and reported our Scope 1 and Scope 2 emissions. We worked diligently over the past year to increase our disclosure of our corporate emissions, and we are pleased to include our international offices in our 2022 reporting.



In 2022, we completed the CDP's Climate Change questionnaire

for the first time and plan to disclose again for 2023. Through this exercise, we have strengthened our ESG oversight, reporting practices, collection of energy and carbon emissions data, and climate risk analyses.



Tenant Operations

Tenant Engagement

As virtually all of MPT's properties are leased under long-term, triple-net leases, the property-level management decisions and capital allocations are largely controlled by our tenants. We understand this challenge, and our focus is to strengthen the implementation of environmental measures across our portfolio through the following:

- ✓ **Educating** ourselves and our tenants on evolving environmental risks
- ✓ **Gathering** environmental data from our tenants
- ✓ **Soliciting feedback** from our stakeholders
- ✓ **Green leasing**
- ✓ **Engaging with tenants** on sustainable capital improvements
- ✓ **Identifying and pursuing environmental initiatives** that are in alignment with our tenants' goals.

Additionally, we are committed to environmental sustainability and the mitigation of environmental risks in connection with our property portfolio. The properties that we acquire are subject to both local and national environmental regulations. We support our tenants to address and manage environmental risks in their businesses as we believe environmental stewardship plays a role in building and sustaining successful enterprises.

We applaud and encourage the efforts of our tenants who are industry leaders in environmental sustainability, and we seek to engage with them to support, where possible, their implementation of sustainable initiatives at our leased properties. Our tenant outreach is expanding through encouragement and collaboration on environmental and sustainability initiatives and reporting. Through these efforts, we hope to get a better understanding of our tenants' climate change analysis and risk management processes to complement our own existing practices.

“MPT is committed to actively working with our operators and tenants to encourage and support best practices in sustainability, energy efficiency, health, safety and wellness.”



**ROSA HOOPER
SVP OF OPERATIONS
AND ASSISTANT
SECRETARY**

Acquisitions and Development

It is important that we find ways to incorporate environmental concerns from the earliest stages of our acquisitions and due diligence process.

As the first step in our approach to reducing our impact on the environment, we prioritize the acquisition of existing real estate instead of developing new assets. This cuts down on our carbon emissions by avoiding the embodied carbon and emissions tied to building a new development.

In the event of a new development, we evaluate and prioritize the most efficient fixtures and systems available at the time to optimize the building's performance from the very beginning.

\$25.5M

**INVESTMENTS IN REVENUE-GENERATING
CAPEX FOR U.S. HOSPITALS
IN LOW-INCOME AREAS**

In 2022, 96% of the development and/or revenue-generating capex projects we funded were in urban areas. Within our domestic portfolio, we made investments of over \$25.5M in low-income areas.



Green Leasing

As a triple-net landlord, we rely on strong tenant relationships to gather additional information or engage in ESG projects. With the growing emphasis on ESG in our stakeholder community and our own internal goals, we recognize the benefits of supplementing these relationships with contractual provisions.

This past year, we negotiated “green lease” provisions covering more than 30 facilities. These provisions include sharing energy and water data and establishing an energy plan. We have since included these provisions and others into our form lease, and we will continue to advocate for the inclusion of these provisions as opportunities arise.

In the coming months and beyond, we are excited to increase the coverage of green lease language across our portfolio. Not only will these provisions help us reach our own internal ESG goals, but they will strengthen our tenant relationships and help our tenants achieve their own goals as well.

We expect these provisions to facilitate further cooperation between us and our tenants with respect to conservation, sustainability, recycling, energy efficiency, waste reduction, and other programs that may be implemented.

Through these efforts, MPT earned the Green Lease Leaders Silver Designation from the Institute for Market Transformation and the U.S. Department of Energy’s Better Buildings Alliance. We look forward to continuing to engage with the Green Lease Leaders program to learn from others, keep up to date with best practices, and better navigate our triple-net landlord/tenant relationships.

**GREEN LEASE
PROVISIONS IN
LEASES COVERING
APPROXIMATELY
5M
SQUARE FEET OF
MEDICAL FACILITIES**



**ENERGY DATA
COLLECTED FOR OVER
56%
OF THE PORTFOLIO,
BY SQUARE FEET**

"Not only do these provisions push us toward our own internal ESG targets, they also strengthen our tenant relationships by enabling joint collaboration toward the mutual goal of long-term sustainable investment."



**JUSTIN BASS
MANAGER, U.S. ACQUISITIONS**

Carbon & Energy

We are committed to working with our tenants to reduce our portfolio’s carbon footprint and energy consumption. In doing so, we hope to collect monthly energy consumption data on at least an annual basis. To increase our data collection to cover a greater portion of our portfolio, our team works with our tenants to record data in ENERGY STAR® Portfolio Manager® or other data management tools. We leverage these tools for benchmarking, data collection, and assessments of property performance and reduction strategies.

In 2022, we began collection of quantitative data for our 444 leased assets. These initial efforts have led to energy data coverage of 195 properties equating to over 56% of our portfolio, measured by square feet.



Net Zero: *Health Sector Climate Pledge*

In November 2022, our tenants, CommonSpirit Health, Steward Health Care System, and Hackensack Meridian Health signed the Health Sector Climate Pledge, a partnership between the White House and the U.S. Department of Health and Human Services.

The voluntary pledge asks signees to, at a minimum, commit to:

- 1) **Reducing their organization's emissions (by 50% by 2030 and to net zero by 2050) and publicly reporting on their progress;**
- 2) **Completing an inventory of Scope 3 (supply chain) emissions; and**
- 3) **Developing climate resilience plans for their facilities and communities. It also asks them to designate an executive lead for this work.**



Spotlight on Tenant Sustainability Efforts

The following tenants, together representing the majority of our physical footprint, are focused on making progress to reduce their carbon emissions.

TENANTS WITH CARBON REDUCTION GOAL REPRESENT NEARLY

60%

OF THE PORTFOLIO, BY SQUARE FEET

Beyond our direct engagements, we are proud of the work our tenants have pursued to implement environmental sustainability measures, set goals, and prioritize ESG matters across their corporate enterprise, operations, and employee base. Certain of our tenants have publicly disclosed their comprehensive initiatives and goals, including those relating to environmental sustainability. For example, a handful of our operators covering nearly 60% of our portfolio's footprint have set their own carbon reduction goals.

We continue to advance our tenant outreach initiatives with regard to each of our tenants' environmental sustainability programs, goals, and strategies with the aim of encouraging collaboration. Although not contractually required, some of our tenants have voluntarily reported to us key environmental and sustainability improvements. Accordingly, MPT assumes no responsibility for its accuracy or completeness.



Steward Health Care

Hialeah Hospital - Hialeah, FL

In 2022, Steward, currently our largest tenant, signed the Health Sector's Climate Pledge, pledging to reduce their emissions 50% by 2030 and to be net zero by 2050.

In 2023, Steward is beginning a new phase of their ESG Action plan. Some of the initiatives include:

- ▶ \$20M in LED upgrades to reduce lighting and cooling energy use, with an expected \$36M in energy savings over the next 15 years
- ▶ \$14M in HVAC upgrades to reduce duct leakage by 90-95%, with an expected \$28M in energy savings over the next 15 years. These upgrades are in conjunction with Aeroseal, whose advanced polymer technology to seal air ducts has been proven to reduce the leakage of air flow and make current systems more efficient
- ▶ \$17M in coil cleaning for improved heating efficiency, with an expected \$22M in energy savings over the next 15 years



Morton Hospital - Taunton, MA

Steward has also implemented or plans to implement various sustainability initiatives during construction at MPT-owned facilities, Norwood Hospital and Wadley Regional. Both facilities meet the International Energy Conservation Code.

Norwood Hospital

- ▶ Meets the Massachusetts Energy Code
- ▶ Designed to LEED Silver standards
- ▶ 2% of the total number of parking spaces at Norwood will have EV charging stations, with future capability to add them throughout the garage

Wadley Regional

- ▶ Site selection and development cultivates community resilience, avoids the development of existing environmentally sensitive lands that provide critical ecosystem services and reduces overall environmental impact

- ▶ LED lighting, energy efficient equipment, occupancy sensors and programmable controls reduce electrical loads
- ▶ Energy efficient mechanical systems with programmable environmental controls reduce energy consumption
- ▶ Interior finish materials specified to be sourced from manufacturers with recognized sustainable initiatives and certificates; wood products are sourced from manufacturers with verified improved life cycle impacts
- ▶ Water use reduced through use of low flow fixtures and auto cut-off controls
- ▶ Construction contractor has active program to control soil erosion, waterway sedimentation, and airborne dust. Waste construction materials will be sorted and recycled where possible

Circle Health

Circle Health has continued many of the initiatives kicked off in prior years, including energy and greenhouse gas data collection, benchmarking, and reporting. Key initiatives include:

- ▶ Reporting of Carbon Reduction Commitment under the Streamlined Energy & Carbon Reporting scheme
- ▶ Reporting under the United Kingdom's Energy Savings Opportunity Scheme
- ▶ Targeted energy efficiency initiatives including smart selection of energy efficient equipment replacements
- ▶ Reporting on energy consumption across operations
- ▶ Improve the efficiency of waste management processes through monitoring and reporting
- ▶ Ensure that new capital investment incorporates group environmental and sustainability requirements as far as possible
- ▶ Leak-testing of refrigerant gas systems and reporting on gas use to enable reduction of refrigerant gas impact
- ▶ Inspection of all oil storage equipment



Alexandra Hospital
Manchester, U.K.

In addition, the following new initiatives were launched in 2022:

- ▶ Converting HID lamps to LED lighting where possible
- ▶ Secure and monitor (update every 5 years) Display Energy Certificates for all assets in the portfolio
- ▶ Updated materials procurement strategy that considers whole-life approach and encourages use of recycled products and sustainable materials disposal

LifePoint Health

As a part of LifePoint's Energy Optimization Program, MPT-owned facilities are expected to receive a building automation system upgrade and retro-commissioning in the coming year. Combined, these projects are projected to yield annual energy savings of approximately \$1.2 million, reduce annual electric consumption of approximately 7.9 million kWh and reduce annual natural gas consumption of approximately 1.3 million therms.

- ▶ All MPT-owned facilities have received interior and exterior LED upgrades
- ▶ Energy profiles for all MPT's LifePoint hospitals are reviewed monthly to assist in identifying opportunities to drive down energy consumption
- ▶ LifePoint continues to benchmark and evaluate facilities for Energy Star and American Society for Health Care Engineering ("ASHE") certification opportunities



Carolina Pines Reg. Medical Center
Hartsville, SC

- ▶ National Park is eligible for 2023 EnergyStar Certification
- ▶ In 2022, LifePoint began including water consumption in the facilities' energy scorecards
- ▶ LifePoint consolidated all waste operations to a national waste removal and recycling vendor and discussions are ongoing regarding waste stream reduction efforts

MEDIAN/Priory

MEDIAN and Priory have committed to decreasing Scope 1 and Scope 2 emissions by 25% over the next five years with interim annual targets of 5% reductions. Their strategy to meet their carbon reduction goals began with carbon accounting of the portfolio and establishing a data collection framework moving forward, and then evaluating and implementing energy saving measures and supply decarbonization solutions. Implemented measures include:

- ▶ Completed or are in the process of implementing LED conversions at 99 additional facilities in 2022
- ▶ 85 clinics have been identified as suitable for photovoltaic ("PV") systems with approximately 60 clinics in the pipeline for 2023
- ▶ Green electricity procurement for UK and German facilities began in 2022 and 2021, respectively



Klinik AM Park
Bad Oeyenhausen, Germany

- ▶ Installation of ceramic inlays are ongoing for 33 boilers in 18 clinics to optimize the combustion process and reduce exhaust gas losses
- ▶ Began replacement of conventional thermostats with smart thermostats to reduce energy consumption

Prime Healthcare

Prime continues to benchmark and evaluate facilities for Energy Star and ASHE certification opportunities.

- ▶ In 2022, five MPT-owned facilities underwent extensive energy audits, with a sixth one scheduled for 2023. Across these facilities, energy conservation projects are underway with implementation ongoing at some facilities and in the planning phase at others
- ▶ Chiller upgrade for MPT-owned Saint Michael's Medical Facility

- ▶ Ongoing evaluation of opportunities for additional efficiency and renewable and on-site generation projects including fuel cells and solar
- ▶ PV carports, co-generation systems, and battery storage etc
- ▶ Prime is working on a 100% conversion to LED throughout all assets

*Saint Michael's Medical Center
Newark, NJ*



Infracore / Swiss Medical Network

This healthcare infrastructure company based in Switzerland has committed to reaching a 20% increase in energy management efficiency by 2030. To accomplish this goal, Swiss Medical Network ("SMN") and Infracore have the following goals and initiatives:

Energy and Water

- ▶ Transition 100% of clinics towards renewable heating systems (heating pump, wood pallet, etc)
- ▶ By 2025, equip all clinics' roofs with solar panels, including PV

- ▶ In 2022, Infracore collaborated with its partner Siemens to complete a decarbonization feasibility study with a concrete roadmap proposal for 17 clinics, including ROI scenarios. Implementation will start in 2023 with the Clinic of Genolier

In efforts to increase energy efficiency by 20% on all clinics, Infracore plans to implement state-of-the-art energy-saving measures in new buildings, construction projects, and renovation plans for older buildings. These initiatives include:

- ▶ Reducing energy use for space, heating, cooling, and water heating
- ▶ Reducing electricity use for lighting
- ▶ Implementing solar panels as sustainable solutions



*Clinique de Montchoisi
Lausanne, Switzerland*

- ▶ Significant investments in the latest medical equipment in SMN clinics to optimize energy and water consumption

Waste

In efforts to transition towards a circular economy and zero waste initiatives, SMN has achieved the removal of plastic cutlery in all clinics.

- ▶ SMN is also exploring responsible procurement and supplier partnerships, as well as sustainable medical device solutions
- ▶ To support these efforts, a dashboard to monitor and optimize logistics of all clinic waste has been designed and planned for 2023 implementation



Social Responsibility

People are our greatest asset, and we are proud to support them both in the critical work they do and in their efforts to make a positive impact where they work and live.

Human Capital

The exceptional talent, skill, and passion of the people who work at MPT enable the continuous success of the Company. We do not take that for granted, and we continue to invest in the professional and personal development of all employees. We are proud to support them both in the critical work they do and in their efforts to make a positive impact where they work and live. With this in mind, we like to carve out time for connection and team building throughout the year: participating in potlucks, retreats, and milestone celebrations like retirements, weddings, birthdays, baby showers, etc.

Modern Healthcare Best Places to Work 2022™

*For the second year in a row,
MPT was recognized as one
of Modern Healthcare's
Best Places to Work.*



Our commitment to human rights includes:

- ▶ *Equal Employment Opportunity*
- ▶ *Harassment-Free Work Environment*
- ▶ *Prohibition of Forced or Compulsory Labor*
- ▶ *Prohibition of Child Labor*
- ▶ *Prohibition of Workplace Discrimination*
- ▶ *Competitive Compensation*
- ▶ *Commitment to Health and Safety*
- ▶ *Ethical Behavior*
- ▶ *Violence-Free Workplace*
- ▶ *Open Door Policy with Senior Management*
- ▶ *Compliance with Laws*

Employee Engagement Survey

We annually issue an anonymous, independent employee engagement survey that covers topics such as company culture, work environment, training and development, and overall job satisfaction. The results of the surveys are presented to management and to the Board and used to assess potential human capital risks and identify opportunities for deeper employee engagement.

Our 2022 survey had a 95% response rate, with 97% of employees saying they are proud to work at MPT. These surveys are valuable indicators, and in 2023 we issued another survey, and we will continue to use them on an as needed basis to help manage human capital going forward.

Diversity, Equity & Inclusion

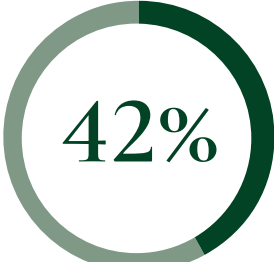
We are committed to making MPT a diverse and inclusive workforce, steadily increasing the diversity of our workforce with a focused commitment to support female leaders and working parents. We also recognize that to be successful in a multi-cultural world, we must embrace and adopt diversity outside of gender.

We are firmly committed to providing equal opportunity in all aspects of employment and forbid discrimination against any person. We forbid harassment, intimidation, or hostility of any kind, including on the basis of race, ethnicity, religion, color, sex, sexual orientation, sexual or gender identity, age, disability, national origin, military or veteran status, or any other characteristic or

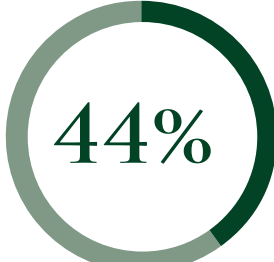
conduct that may be protected by applicable local, state or federal law. We provide regular training on anti-harassment policies.

Such diversity is important to ensure that we can draw on a broad range of approaches, backgrounds, skills and experience to achieve effective stewardship and management. As such, we value our people for who they are as much as what they do.

We engage legal experts to provide training sessions pertaining to fostering a respectful workplace environment. Some topics included are harassment, diversity, discrimination, and disability.



FEMALE EMPLOYEES



REPORT TO FEMALE MANAGER



UNDER 30 YEARS OLD



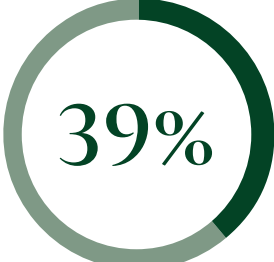
OVER 50 YEARS OLD



TOTAL WORKFORCE RACIALLY /ETHNICALLY DIVERSE



MANAGER & ABOVE RACIALLY /ETHNICALLY DIVERSE



WORKING PARENTS



Data as of April 2023

Recruitment & Retention

As of April 2023, we are a team of approximately 124 professionals, and we are committed to providing a challenging and dynamic work environment and to supporting professional and personal growth and development needs.

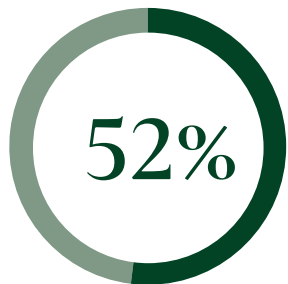
To support our Company's growth, department heads biannually assess their teams and identify any project areas where additional personnel are or may be needed.

MPT's recruiting and outreach programs include multiple sourcing avenues such as the MPT website, recruiting firms, and local institutions. We work with local universities and attend career fairs to actively recruit and educate students on careers at MPT and within the real estate finance industry.



**VICTORIA YOKLEY
SPECIALIST,
HUMAN RESOURCES**

"The success of our business is directly tied to the quality of our workforce, and we strongly value diversity of thought and background when recruiting new team members."



**FEMALE
NEW HIRES**



TURNOVER



*Data as of
April 2023*

Workforce Training & Development

Professional Development

MPT believes that investing in our employees and fostering a culture centered around continuous learning is at the core of sustaining a fulfilled, engaged workforce. As such, we provide our employees with opportunities to allow for professional and personal development. We know that enhancing the success of our employees is ultimately success for the organization.

✔ Professional Certifications

We cover expenses when employees attend job specific education courses to maintain their professional certifications.

✔ Seminars, Workshops, & Conferences

We cover expenses when employees attend events on topics related to their job responsibilities. This includes job specific trainings through institutions like Training the Street and Moody's.

✔ Leadership Training

We offer significant training and continuing education opportunities for employees who are moving into management roles. This includes management training for existing managers and senior analysts through institutions like American Management Association and Harvard Professional Development.

✔ Professional Development

We encourage staff to explore additional learning opportunities and discuss them with their managers for approval and reimbursement.

✔ Performance Reviews

To ensure that employees are provided with the tools they need to perform their jobs to the best of their abilities, we recognize good performance and make appropriate improvement recommendations when necessary. As such, an employee's performance is annually reviewed, often accompanied by a self-evaluation and/or manager evaluation.

Internships

MPT partners with Birmingham Promise to provide annual paid internships to high school seniors in the area. Birmingham Promise is a local nonprofit with the mission of supporting and preparing every Birmingham City School student to achieve economic security, mobility, and prosperity.

Additionally, each summer, MPT provides paid college internships to students interested in gaining real life experience in the real estate finance sector. For the summer of 2022, we had eight interns, and depending on their preference and the need at the time, they were assigned within a specific department or rotated during their time with us.

Employee Training & Compliance

MPT's employees receive training on our policies and procedures during their initial orientation process and receive regular updates thereafter. As part of our compliance program, we require our personnel to annually review and agree to the terms of our Code of Ethics and Business Conduct (including Anti-Corruption and Bribery Policy).

Additionally, we engage legal experts to provide training sessions to employees during onboarding or throughout the year. Topics include:

- ▶ Diversity
- ▶ Discrimination and Disability
- ▶ Unconscious Bias
- ▶ Harassment Prevention
- ▶ Health and Safety
- ▶ CPR/AED/First Aid
- ▶ Information Security/Cybersecurity
- ▶ Family Medical Leave Act Basics
- ▶ Legal Issues in Interviewing
- ▶ Fostering Respectful Workplaces

“The valuable experience I gained during my internship has been instrumental to success in my current role.”



GARRETT JONES
ANALYST, ASSET
MANAGEMENT &
UNDERWRITING

Benefits, Health, Wellness & Safety

Attracting Talent

We value the health, well-being, and safety of our employees. We offer a competitive benefits package and equal employment opportunities designed to help recruit and retain high-quality, motivated employees, and to ensure their health and security. We strive for zero employee lost time due to accident or injury.

Health & Wellness

- ▶ **Top-of-the-line Insurance**
Coverage includes Health, Secondary Health, Dental, Vision, and Life, with individual coverage at no cost to employees
- ▶ **Monthly Fitness Allowance**
For gym memberships and training programs
- ▶ **Concierge Physician Reimbursement**
- ▶ **First Aid and CPR**
Training and Equipment
- ▶ **Dedicated Areas**
For nap and meditation
- ▶ **Employee Assistance Program**
At no cost to employees
- ▶ **Wellness/Yoga**
Classes offered weekly
- ▶ **Wellness Page**
Employee intranet hosts audio and visual resources for stress management, including breathing and meditation
- ▶ **ART Coverage**
(Assisted Reproductive Technology)
- ▶ **Employee Step Challenge**
For Heart Month

Financial Wellbeing

- ▶ **401(k) Plan**
With 5% employer matching
- ▶ **Life Insurance & Disability Coverage**
(Short and long-term) At no expense to the employee

Time Off & Family

- ▶ **Paid Time Off ("PTO")**
Up to 10 carryover days
- ▶ **Paid Holidays**
15 days scheduled for 2023
- ▶ **Paid Parental Leave**
Parental and extended caregiver
- ▶ **Charitable Workday**
Additional PTO day annually
- ▶ **Flexible Spending Account**
Employees can contribute pre-tax funds for dependent care, medical expenses, parking and transit.

Growth & Development

- ▶ **Certification/Professional Development Assistance**
For job-related certification courses
- ▶ **Mentorship Program**
- ▶ **Team building events**
- ▶ **Workspaces**
Open and collaborative
- ▶ **Personnel Development**
Training courses and conferences

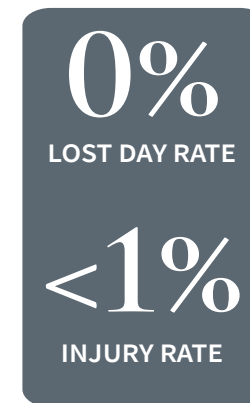
Wellness Program

MPT has partnered with New Directions Behavioral Health to provide our employees and their families with a health wellness portal at no cost.

Topics addressed include physical activity, nutrition, weight management, smoking and tobacco cessation, stress management, sleep hygiene, heart health, finance management, healthy family habits, cancer prevention, resistance diabetes education, prenatal wellness, and more.

Benefits include access to the following confidential and professional resources:

- ▶ **Wellness Videos**
- ▶ **Health Assessments**
- ▶ **Wellness Challenges**
- ▶ **Webinars**
- ▶ **Health Coaching**



INJURY AND LOST DAY RATES FOR 2022

Community Engagement

Employees in the Community

MPT encourages employees to give back to communities where they live and work, with top executives setting the example. Senior executives and employees volunteer at countless organizations and non-profits, and many serve on the boards of charity organizations.

MPT's Charity and Community Support Committee identifies multiple opportunities each month for employees to get involved in the community. Additionally, employees are also annually provided an additional day of PTO for charitable work.

In 2022, MPT's corporate charitable donations increased by 50% from 2021. These included donations to local, national, and international organizations with the mission of improving communities and public health.



► **Community Food Bank** Packed more than 500 boxes of food for families in need



► **Birmingham Heart Walk** Team members raised over \$5,000 for this year's walk with the American Heart Association

MPT
SUPPORTED
218
501(C)(3)
ORGANIZATIONS
IN 2022



► **Magic City Harvest** Cooked and packaged Santa Fe Soup for community members in need

50%
INCREASE IN
CHARITABLE
DONATIONS
FROM 2021



► **Magic Moments: Barber Motorsports** Hosted a child for hot laps in a race car, then treated the family to a trip to Disney World



▶ **“One Class at a Time”** Honoring teachers weekly in our community



▶ **Ronald McDonald Charity House of Alabama** Monthly service dinner for families staying at the house

MPT SPONSORED
20
MAJOR GIFTS FOR THE FOLLOWING ORGANIZATIONS IN 2022:

- ▶ Ronald McDonald House Charities of Alabama
- ▶ Children’s of Alabama
- ▶ Red Mountain Theatre
- ▶ TumTum Tree Foundation
- ▶ Jones Valley Teaching Farm
- ▶ Mike Slive Foundation
- ▶ Racing for Children’s
- ▶ Magic Moments
- ▶ McWane Science Center
- ▶ Mitchell’s Place
- ▶ PreSchool Partners
- ▶ Smile-A-Mile
- ▶ Special Equestrians
- ▶ The Bell Center
- ▶ United Ability
- ▶ University of Alabama at Birmingham
- ▶ Vulcan Park & Museum
- ▶ Woodlawn Foundation
- ▶ YWCA
- ▶ Junior Achievement



▶ **REV Birmingham** City-based revitalization and economic development



▶ **University of Alabama - Culverhouse College of Business** Graduate class collaboration featuring real estate research and analysis



▶ **Bundles of Hope Diaper Bank** “Stuff the Bus” Diaper Donation Drive



At Women’s Softball, sponsored by MPT, Team USA wins Gold! Congratulations!

▶ **World Games 2022** Foundation Partner and Women’s Softball sponsor



Corporate Governance

We are committed to effective corporate governance that promotes the long-term interest of our shareholders and strengthens the accountability of our Board and management.

Governance Policy Highlights

We are committed to strong corporate governance and our Board has adopted robust governance practices and policies including the following:

- ☑ *Strong Board governance*
- ☑ *History of and commitment to Board diversity and refreshment*
- ☑ *Proxy access*
- ☑ *Majority voting for uncontested director elections*
- ☑ *Lead independent director*
- ☑ *Active and responsive stockholder engagement*
- ☑ *Stockholders' ability to amend Bylaws*
- ☑ *Anti-hedging and anti-pledging policies*
- ☑ *Unclassified Board of Directors*
- ☑ *Opted out of the Maryland Unsolicited Takeover Act ("MUTA")*
- ☑ *No stockholder rights plan ("poison pill")*
- ☑ *Regular executive sessions of independent Board members*
- ☑ *Mandatory director retirement age*
- ☑ *Executives require prior authorization to purchase or sell our shares*
- ☑ *Clawback policy*

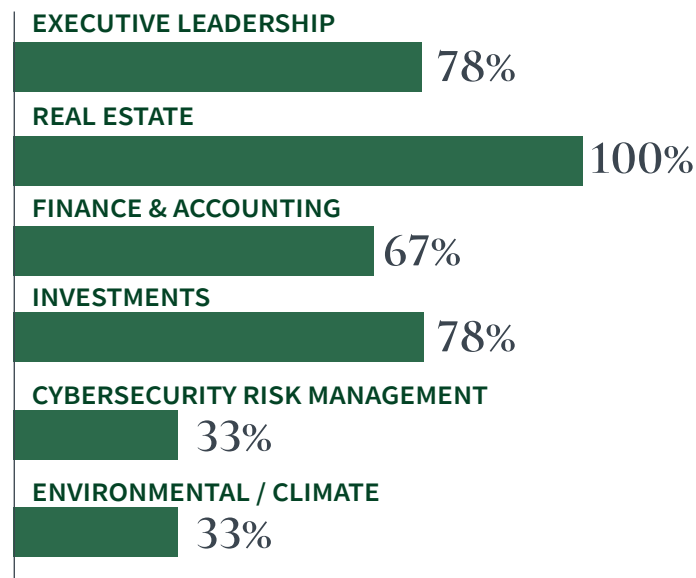
A current copy of our Governance Guidelines is posted in the Corporate Governance section of our website at medicalproptiestrust.com.

Board Composition

Board Level Expertise

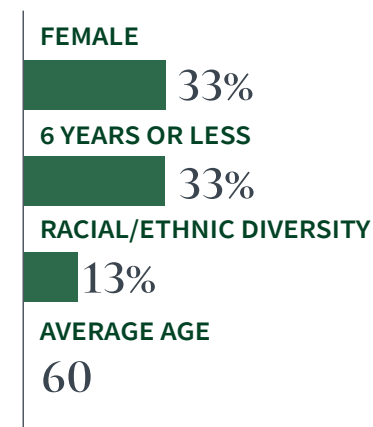
We believe that the Company is best served by directors with a wide array of talents and perspectives to drive innovation, promote critical thinking, and enhance discussion. Each of the following qualifications meaningfully adds to our Board's depth. Additionally, 78% of our Board is independent.

The below represents the percentage of our Board with the following qualifications:



Board Diversity

We have taken and continue to take meaningful steps to refresh our Board and have sought to create an effective mix of experience, skill, and diversity.



ESG Oversight

Board of Directors

The Board has an active role in the Company's overall strategies, including our corporate responsibility strategy and management of ESG risks and opportunities. The Board conducts an annual review of the Company's corporate governance practices and periodically reviews the Company's data privacy and security, as well as its human capital strategies. Furthermore, the Board is responsible for overall risk oversight of the Company, which includes certain social and governance matters. To this end, the Board receives periodic updates regarding the Company's ESG initiatives and progress. As part of overseeing our corporate strategy and our enterprise risk management program, our ESG practices are monitored by the entire Board and within specific committees.

The following five committees are led by an independent member of the board:

Ethics, Nominating, & Corporate Governance Committee

- ▶ Corporate Governance
- ▶ Director Qualifications

Environmental and Social Committee

- ▶ Environmental Sustainability, including Physical Climate Risk
- ▶ Social Responsibility and Community, including the Human Rights Policy
- ▶ Human Capital Management

Audit Committee

- ▶ Financial Disclosures
- ▶ Enterprise Risk Management
- ▶ Regulatory Compliance
- ▶ Cybersecurity
- ▶ Ethical Standards and Conduct
- ▶ Whistleblower Hotline

Risk Committee

- ▶ Transition Climate Risk including:
 - ▶ Legal and Regulatory Compliance
 - ▶ New Markets
 - ▶ Reputational Risk

Compensation

- ▶ Executive Compensation
- ▶ Director Compensation

Senior Management

- ▶ Executes Board policies and practices and performs the tasks necessary to achieve MPT’s environmental and social goals.
- ▶ Coordinates our specific environmental stewardship and social responsibility initiatives.
- ▶ Analyzes the Company-wide risks and opportunities and endeavors to develop and implement management strategies and initiatives to address them.
- ▶ The management team, subject to oversight by our Board, structures, monitors and adjusts our data privacy and security, and human capital efforts in a manner that best serves the interests of the Company and all its stakeholders.
- ▶ Senior management reviews our long-range business plans. These plans consider, as appropriate, long-term sustainability implications.
- ▶ ESG performance measures are embedded in our executive compensation program.

ESG Working Group

Our ESG Working Group, also known as the “Green Team,” is led by Larry Portal, SVP and Senior Advisor to the CEO, who oversees all internal ESG matters and reports directly to our President and CEO. The group is responsible for driving environmental, social, and governance performance improvements across all aspects of our business. The Green Team regularly works with third-party experts to strengthen our internal processes and external engagement, evaluate additional opportunities to increase ESG policies and track performance and reporting requirements. Green Team membership represents various departments, including Asset Management and Underwriting, Investor Relations, Financial Planning and Analysis, Human Resources, Acquisitions, and Accounting.

In 2022, the Green Team met at least monthly and engaged with various independent, third-party experts to support efforts to advance ESG initiatives. Moving forward, to complement the efforts of this group, the Board, specifically the Environmental and Social Committee, will receive periodic updates on ongoing ESG initiatives.

In 2022, we hired our first full-time ESG professional whose mission is to drive further development and implementation of ESG initiatives.

Cybersecurity

As part of our ongoing commitment to data privacy and security and protecting the interests of our stakeholders, our information security team is committed to implementing a certified information security management system that complies with the National Institute of Standards and Technology ("NIST") framework and all federal, state and international regulatory requirements.

Training

▶ **Training**

Cybersecurity and security awareness training is part of the employee onboarding process and is scheduled regularly for our entire workforce.

▶ **Phishing Simulations**

MPT conducts routine phishing email simulations, and employees who click the email are required to take additional training.

▶ **Reporting**

Employees are instructed to report any suspicious cyber behavior to the service desk via email or phone, and disciplinary action may be taken for noncompliance.

▶ **Compliance**

All team members are expected to comply with company policies regarding electronic communications and the protection of confidential and proprietary information, as stated under the terms of MPT's employee handbook.

Oversight

▶ **The Audit Committee**

Responsible for the oversight of information security risks and is briefed at least annually by management on controls, protocols, employee training, and risk mitigation measures.

▶ **Third-Party Review**

Standards are reviewed by an independent third-party expert following attributes of the NIST framework.

▶ **Cross-functional Management Committee**

Monitors cybersecurity risks.

▶ **Cybersecurity Framework**

Policy is maintained based on NIST guidelines.

▶ **Information Security Policy**

MPT's policy is reviewed at least annually and approved by the MPT Computer Security Incident Response Team.

▶ **IT Infrastructure**

24/7 monitoring.

▶ **Internal Vulnerability Analysis**

Conducted semi-annually.

▶ **External Vulnerability Analysis**

Conducted quarterly.

▶ **Security Risk Insurance Policy**

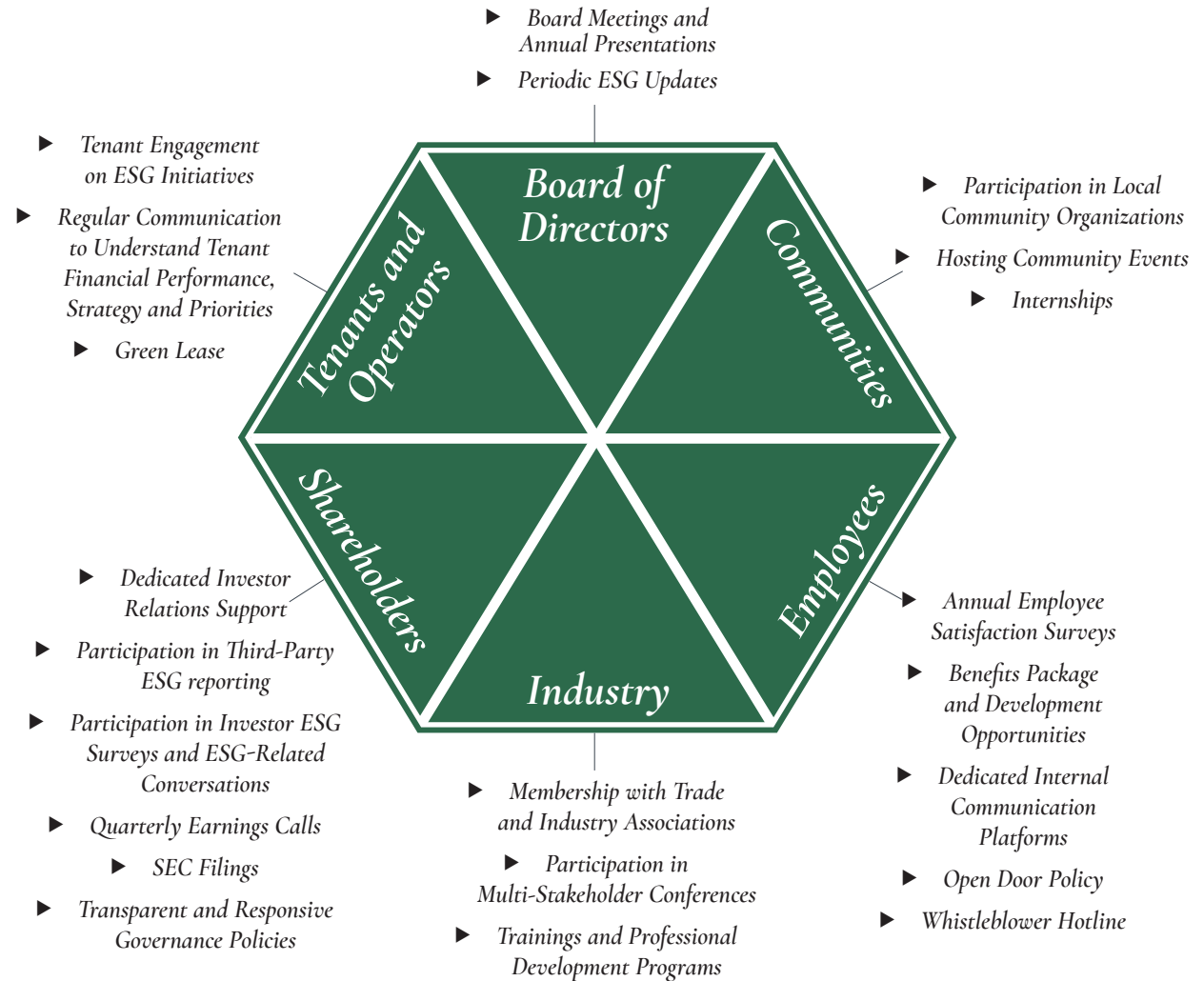
With these policies and programs in place, Medical Properties Trust has not experienced any cybersecurity or information security breaches or incurred any material expenses related to such in over five years.



Stakeholder Engagement

MPT engages with external stakeholders, including our institutional shareholders, to solicit feedback about our performance, disclosures, and opportunities for enhancement.

We are transparent in our ESG practices through a dedicated responsibility section on our website and annual disclosures including our Corporate Responsibility Report, Annual Report, and Proxy.



Ethics

As confirmed in our Code of Ethics and Business Conduct (the "Code"), all employees are required to adhere to the highest ethical standards, including those provided in our company-wide anti-corruption and bribery policy.

Business Ethics Program

Supported by management and Board oversight, we operate our business with a demonstrated commitment to the highest level of ethical conduct, everywhere in the Company and every day. This commitment is reinforced by our Code, which confirms our position on fair, ethical and honest business dealings, good governance, and compliance with applicable laws, while demonstrating respect for all human rights and a workplace free from harassment.

We regularly review and update our policies governing ethical conduct and responsible behavior to ensure that we are employing best practices and are set up for continued success. As such, in 2023, we strengthened our policies related to human rights, health and safety, anti-bribery and corruption, and ethical conduct. These updated policies can be found on our website.

We annually audit compliance with our Code by each officer, director, and employee through an annual questionnaire. This audit is conducted by an independent third-party which includes a section for reviewing the Code and signing off on the understanding.

All employees are trained in our anti-corruption policies and procedures on an annual basis.

- ✓ Managerial responsibility for business ethics
- ✓ Measures to deter non-compliance and reduce exposure to unethical opportunities
- ✓ Ethical risk assessments
- ✓ Annual training of Employee Code of Conduct
- ✓ Improved Code of Ethics and Business Conduct and Anti-corruption and Bribery Policy

Whistleblower Policy

MPT is committed to providing a work environment that is ethical and free of discrimination and harassment. In keeping with this policy, we have a fully implemented reporting and investigation procedure that allows employees to raise any incident, should they arise, to their supervisor, Human Resources, or the Code of Ethics Contact Person. We also have a 24-hour whistleblower hotline, administered by an independent third-party that allows directors, officers and employees to file reports on a confidential and anonymous basis regarding any impropriety. Anyone who reports violations are ensured protection against retaliation. For additional information on the hotline and reporting procedures, please consult the Code.



“The Board is dedicated to maintaining our governance practices and policies that reflect our commitment to corporate responsibility.”

LARRY PORTAL
SENIOR VICE PRESIDENT
SENIOR ADVISOR TO THE CEO

100%

**2022 RESPONSE RATE
ON EMPLOYEE ETHICS
QUESTIONNAIRE**

0

**INCIDENTS OF
NONCOMPLIANCE
WITH THE CODE
REGULATIONS OR
VOLUNTARY CODE
IN 2022**



Workers prepare an opening for energy-saving windows in this re-use project based in Valencia, Spain.

ENVIRONMENTAL DATA ¹		
	2021 ^(2,3)	2022
GHG EMISSIONS		
Emissions Totals (MT CO₂e)		
Emissions Totals (location-based) ^{4,5}	6,056	148,560
Scope 1 & 2 GHG Emissions	5,412	5,503
Emissions by Scope (MT CO₂e)		
Scope 1	4,733	4,835
Scope 2 (location-based) ⁴	679	668
Scope 3 ⁵	645	143,057
Scope 3 by Category (MT CO₂e)		
Business Travel	645	1,043
Downstream Leased Assets ⁶	-	142,014
ENERGY PERFORMANCE		
Electric (MWh)		
Total Electric	-	160,167
Electric Total (control) ⁷	-	1,659
Electric Total (non-control) ⁸	-	158,508
Fuel (MWh)		
Total Fuel	-	349,061
Fuel Total (control) ⁷	-	19,601
Fuel Total (non-control) ⁸	-	329,460
WATER PERFORMANCE		
Water (m3)		
Total Water	-	406,637
Water Total (control) ⁹	-	15,468
Water Total (non-control) ¹⁰	-	391,169

1) The portfolio-level data provided includes only a portion of our total data collected for 2022. We expect to update our disclosure as more information is processed. 2) Since our 2022 CRR, we have further refined our 2021 data. The amounts presented above reflect the most accurate available information for comparison purposes to 2022 results. 3) Line items with no data for 2021 were not collected or reported. 4) Location-based reflects emissions for our properties based on the grid average emissions factor. 5) The large increase in Scope 3 was expected due to our addition of downstream leased assets (our tenant-operated hospitals). If we add more assets in future reports, we expect this number to continue to increase. 6) Data Coverage - 39% of total square feet of downstream leased assets. Data was voluntarily shared by our tenants. Accordingly, MPT assumes no responsibility for its accuracy or completeness. 7) 2022 data covers all domestic and international corporate operations. 8) Data Coverage - 17% of total square feet of downstream leased assets. Data was voluntarily shared by our tenants. Accordingly, MPT assumes no responsibility for its accuracy or completeness. 9) Includes only a subset of facilities operated by the Company. We expect this number to increase in future reports if we collect and report more corporate operations data. 10) Data Coverage - 9% of total square feet of downstream leased assets. Data was voluntarily shared by our tenants. Accordingly, MPT assumes no responsibility for its accuracy or completeness.

TCFD Disclosure

Climate Change Governance

a) Board oversight

Our Board chair, who is also our CEO, has ultimate responsibility for our corporate sustainability program. As such, the Board chair/CEO is responsible for making ultimate decisions regarding climate-related issues. The CEO meets with other Board members at least quarterly and addresses aspects of the corporate sustainability program as necessary and receives reports on sustainability topics by the leaders of various departments.

Our Board has an Environmental and Social Committee to oversee environmental performance and improvements across all aspects of our business. This Committee includes the CEO and Chairman of our Board. Our committee brings strong ESG experience, including one director that has significant experience through her previous ultimate supervisory authority over the Office of High-Performance Green Buildings as Administrator of the General Services Administration. The Committee assists the Board and management in addressing our activities, policies, and programs in the areas of environmental and social responsibility, including climate-related risks and opportunities. In addition, our Risk Committee oversees climate transition risks.

b) Management role

Our executive leadership, including our Board Chair/CEO, provides managerial oversight to the assessment and management of our climate-related performance, risks, and opportunities and reviews our long-term business plans annually. These plans consider, as appropriate, long-term sustainability implications. Our Board Chair/CEO actively monitors climate-related issues and delegates the management of such issues to our employee-led, cross-functional “Green Team.” The Green Team is responsible for driving further environmental performance improvements across all aspects of our business. They regularly work with environmental experts to strengthen our sustainability regimen.

Strategy

a) Risks and opportunities

Medical Properties Trust recognizes the importance of, and certain risks associated with, climate change, such as transition risk as a result of shifting local ordinances and regulatory policies. The nature of these risks depends on the physical aspects of climate

change, market regulations, investor and societal pressure to reduce our carbon footprint, and our ability to understand and respond to rapidly evolving developments. We actively monitor the following risks in our climate-related risk assessments:

Physical Risks – Our leases and mortgage loans generally require our tenants/borrowers to carry property, general liability, professional liability, loss of earnings, all risk, and extended coverage insurance in amounts sufficient to permit the replacement of the facility in the event of a total loss, subject to applicable deductibles. We carry general liability insurance and loss of earnings coverage on all of our properties as a contingent measure in case our tenant’s coverage is not sufficient. However, there are certain types of losses, generally of a catastrophic nature, such as floods and hurricanes, which may be uninsurable or not insurable at a price we or our tenants/borrowers choose to pay. Inflation, changes in building codes and ordinances, environmental considerations, and other factors also might make it impracticable to use insurance proceeds to replace a facility after it has been damaged or destroyed. Under such circumstances, the insurance proceeds we receive might not be adequate to restore our economic position with respect to the affected facility. If any of these or similar events occur, it may reduce our return from the facility and the value of our investment.

Reputational Risks – Investors, employees and other stakeholders have begun to focus increasingly on ESG practices and to place increasing importance on the implications and social cost of their investments and business decisions. For example, an increasing number of investment funds focus on positive ESG practices and sustainability scores when making an investment decision. In addition, investors, particularly institutional investors, use ESG practices and scores to benchmark companies against their peers and if a company is perceived as lagging, such investors may engage with a company to improve ESG disclosure or performance and may also make voting decisions on this basis. Given this increased focus and demand, public reporting regarding ESG practices is becoming more broadly expected. If our ESG practices and reporting regarding, among others, corporate governance, environmental compliance, human capital management, and workforce inclusion and diversity do not meet investor, employee and other stakeholder expectations, our reputation may be negatively impacted. We could also incur additional costs and devote additional resources to monitoring, reporting and implementing various ESG practices. Our failure, or perceived failure, to meet the goals and objectives we set in our sustainability disclosure or the expectations of our various stakeholders, could negatively impact our reputation, tenant and employee retention, and access to capital.

Climate-related Risks and Opportunities - We believe green leases can strengthen our resilience against climate-related risks. As such, we executed our first green lease in 2022, executed green lease provisions into 8% of our portfolio, and incorporated green provisions into our standard lease. Through these efforts, we received recognition as a Green Lease Leader through the Institute for Market Transformation and the U.S. Department of Energy's Better Building Alliance. We will continue to advocate for the inclusion of green lease provisions as opportunities arise.

To manage our climate-related risks, our Board and executive leadership monitor shifting demands, regulatory requirements and other impacts to our business. We are focused on addressing our identified climate change-related risks.

b) Strategy

To drive our sustainability commitments, we are working to develop a formal climate-risk management strategy. We recognize that we have climate-related risks and opportunities, and we are committed to continue advancing our strategy to address such risks and opportunities.

c) Scenario analysis

Medical Properties Trust is currently in the process of partnering with our tenants to collect and analyze their energy use and emissions data and has prioritized this effort in our ESG plan. Once a better understanding of the Company's Scope 1, 2, and 3 annual carbon footprint has been established, we may develop a strategy to evaluate climate-related scenarios to incorporate into our business plan.

Risk Management

While we do not have a formalized, separate climate-risk management process, we integrate climate-risk management into our overall risk management processes, including acquisitions diligence, asset management, and insurance. To mitigate these risks, we will continue to collaborate with our tenants and other relevant stakeholders to ensure we are sustainably managing our business and minimizing our impact on the environment. In an effort to address the increasing risk of climate change to our business, we implement the following initiatives as procedures of our risk management process:

- Integrate robust enterprise risk management and strategic planning
- Require our governance structure to provide the necessary opportunities for the Board and executive leadership to exercise their oversight responsibilities with respect to strategy and risk

- Organize our risk management team to be responsible for managing operational risk for our business and our executives to be responsible for enterprise risk management
- Diversify the footprint of our portfolio across multiple risk factors
- Work with our tenants to build resiliency considerations into asset development projects during the planning and construction process. We invest additional funds in upgrades to our properties to help mitigate the effects of climate change in the long-term
- Provide our tenants, after appropriate due diligence, with additional return-generating funds for capital projects, which may improve the resiliency of our properties, including roof replacements, placement of storm windows, and elevation of generators
- Monitor the environmental performance of our tenants
- Observe local risks and hazards, including identifying zones likely to experience flooding, coastal storms, sea level rise, etc.
- Place appropriate levels of insurance based on modeling and projections for our properties at our corporate level to ensure all of our assets are properly insured
- Incorporate ESG performance measure in our executive compensation program

Metrics and Targets

a) Metrics

We measure the Scope 1 and 2 emissions from the energy use at our corporate operations. We are in the process of collecting tenant data to calculate our Scope 3 emissions from our downstream leased assets. Our lack of contractual access to asset-level data remains a challenge, however our initial efforts have led to the collection of carbon, energy, and/or water data for over 50% of our portfolio, measured square feet. Our objective is to increase the percentage of actual data reported year-over-year.

b) Emissions

Scope 1: 4,835 MT CO₂e

Scope 2: 668 MT CO₂e

Scope 3: 143,057 MT CO₂e

Data presented above is for 2022. For details, see *Environmental Data Appendix*

c) Targets

We are currently in the benchmarking phase of our portfolio Scope 3 carbon emissions and have not set any emissions reduction targets to date for our corporate operations or downstream leased assets. However, we have been working with our tenants to collect data on their operations. Tenants covering nearly 60% of our portfolio, measured by square feet, have established a carbon reduction goal.

SASB Disclosure

<i>Energy Management</i>		
Accounting Metric	Code	Disclosure
Energy consumption data coverage as a percentage of total floor area, by property subsector	IF-RE-130a.1	Not reported.
(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	IF-RE-130a.2	Not reported.
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	IF-RE-130a.3	Not reported.
Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	IF-RE-130a.4	Not reported.
Description of how building energy management considerations are integrated into property investment analysis and operational strategy	IF-RE-130a.5	We regularly monitor tenant environmental performance, and we look to the most efficient fixtures and systems available to optimize building performance from the very beginning of new developments. <i>For details, see Tenant Operations</i>

<i>Water Management</i>		
Accounting Metric	Code	Disclosure
Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	IF-RE-140a.1	Not reported.
(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	IF-RE-140a.2	Not reported.
Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	IF-RE-140a.3	Not reported.
Description of water management risks and discussion of strategies and practices to mitigate those risks	IF-RE-140a.4	Our green lease provisions include sharing energy and water data and establishing an energy plan. These provisions are also included in our form lease, and we will continue to advocate for the inclusion of these provisions as opportunities arise. <i>For details, see Tenant Operations</i>

Management of Tenant Sustainability Impacts

Accounting Metric	Code	Disclosure
(1) Percentage of new leases that contain a cost recovery clause for resource efficiency related capital improvements and (2) associated leased floor area, by property subsector	IF-RE-410a.1	We are committed to working with our tenants to include cost recovery clause for resource efficiency related capital improvements into our lease agreements. Currently, 0% of our portfolio is covered by such clause, however, such a provision is in our form lease, and we will continue to advocate for its inclusion in our lease agreements as opportunities arise.
Percentage of tenants that are separately metered or sub-metered for (1) grid electricity consumption and (2) water withdrawals, by property subsector	IF-RE-410a.2	Not reported.
Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	IF-RE-410a.3	We are committed to working with our tenants to reduce our portfolio's carbon footprint and energy consumption. In 2022, we collected energy use data covering properties equating to over 56% of our portfolio, measured by square feet. Our green lease provisions include energy and water data sharing, establishing an energy plan. These provisions are also included in our form lease, which also contains cost recovery for resource efficiency improvements, and we will continue to advocate for the inclusion of these provisions as opportunities arise. <i>For details, see Tenant Operations</i>

Climate Change Adaptation

Accounting Metric	Code	Disclosure
Area of properties located in 100-year flood zones, by property subsector	IF-RE-450a.1	Not reported
Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	IF-RE-450a.2	We have a robust risk and governance oversight structure which aims to manage and mitigate climate-related risks. <i>For details, see Risk Management and TCFD Response</i>

Activity Metric		
Accounting Metric	Code	Disclosure
Number of assets, by property subsector	IF-RE-000.A	444 properties, of which: General acute care: 202 Behavioral health: 67 Inpatient rehabilitation: 112 Long-term acute care: 20 Freestanding E.R. urgent care: 43
Leasable floor area, by property subsector	IF-RE-000.B	55,058,681 total square footage, of which: General acute care: 37,578,686 Behavioral health: 3,205,254 Inpatient rehabilitation: 12,692,798 Long-term acute care: 1,174,007 Freestanding E.R. urgent care: 407,936
Percentage of indirectly managed assets, by property subsector	IF-RE-000.C	Not reported.
Average occupancy rate, by property subsector	IF-RE-000.D	As of September 2022, 99% of our properties are occupied by tenants.

Forward Looking Statements



This Corporate Responsibility Report contains forward-looking statements that are subject to risks and uncertainties.

Such forward-looking statements include, among others, statements regarding ESG targets and goals, which are partly dependent on assumed future financial condition, liquidity and results of operations, as well as the legal and regulatory landscape.

Forward-looking statements are based on our beliefs, assumptions and expectations, taking into account information currently available to us. These beliefs, assumptions and expectations can change as a result of many possible events or factors, not all of which are known to us. If a change occurs, our ESG targets and goals may vary from those expressed in forward-looking statements. The following factors, among others, could cause actual outcomes and future events to differ from those set forth or contemplated in forward-looking statements:

- ▶ *the accuracy of our methodologies and estimates regarding ESG metrics, goals and targets, tenant willingness and ability to collaborate towards reporting ESG metrics and meeting ESG goals and targets, and the impact of governmental regulation on our ESG efforts;*
- ▶ *the political, economic, business, real estate, and other market conditions in the U.S. (both national and local), Europe (in particular the United Kingdom, Germany, Switzerland, Spain, Italy, Finland, and Portugal), Australia, South America (in particular Colombia), and other foreign jurisdictions where we may own healthcare facilities or transact business, which may have a negative effect on the following, among other things:*
 - ▶ *the financial condition of our tenants, our lenders, or institutions that hold our cash balances or are counterparties to certain hedge agreements, which may expose us to increased risks of default by these parties;*
 - ▶ *our ability to obtain equity or debt financing on attractive terms or at all, which may adversely impact our ability to pursue acquisition and development opportunities, refinance existing debt, and our future interest expense; and*
 - ▶ *the value of our real estate assets, which may limit our ability to dispose of assets at attractive prices or obtain or maintain debt financing secured by our real estate assets or on an unsecured basis;*



- ▶ *the impact of the COVID-19 pandemic on our business, our joint ventures, and the business of our tenants / borrowers and the economy in general, as well as the impact of other factors that may affect our business, our joint ventures or that of our tenants / borrowers that are beyond our control, including natural disasters, health crises, or other pandemics and subsequent government actions in reaction to such matters;*
- ▶ *the possibility that the anticipated benefits from any or all of the transactions we have entered into or will enter into may take longer to realize than expected or will not be realized at all;*
- ▶ *the competitive environment in which we operate;*
- ▶ *the execution of our business plan;*
- ▶ *financing risks;*
- ▶ *acquisition and development risks;*
- ▶ *potential environmental contingencies and other liabilities;*
- ▶ *adverse developments affecting the financial health of one or more of our tenants, including insolvency;*
- ▶ *other factors affecting the real estate industry generally or the healthcare real estate industry in particular;*
- ▶ *our ability to maintain our status as a REIT for U.S. federal and state income tax purposes;*
- ▶ *our ability to attract and retain qualified personnel;*
- ▶ *changes in foreign currency exchange rates;*

- ▶ *changes in federal, state or local tax laws in the U.S., Europe, Australia, South America, or other jurisdictions in which we may own healthcare facilities or transact business;*
- ▶ *healthcare and other regulatory requirements of the U.S., Europe, Australia, South America, and other foreign countries; and*
- ▶ *the factors referenced in our most recent Annual Report on Form 10-K filed with the Securities and Exchange Commission.*

While forward-looking statements reflect our good faith beliefs, they are not guarantees of future performance. You should not rely on them as predictions of future events. We disclaim any obligation to update or revise publicly any forward-looking statement to reflect changes in underlying assumptions, new information, data or methodologies, future events or other changes after the date of this Corporate Responsibility Report, except as required by applicable law.



Medical Properties Trust

2023 CORPORATE RESPONSIBILITY REPORT