

SCHEDULE IV — MORTGAGE LOANS ON REAL ESTATE
MEDICAL PROPERTIES TRUST, INC. AND MPT OPERATING PARTNERSHIP, L.P.
December 31, 2022

Column A	Column B	Column C	Column D	Column E	Column F	Column G(1)	Column H
Description	Interest Rate	Final Maturity Date	Periodic Payment Terms	Prior Liens	Face Amount of Mortgages	Carrying Amount of Mortgages	Principal Amount of Loans Subject to Delinquent Principal or Interest
Long-term first mortgage loan:			Payable in monthly installments of interest plus principal payable in full at maturity				
	(Dollar amounts in thousands)						
Colombia(4)	8.95%	2035		(2)	\$ 117,360	\$ 117,360	(3)
Vibra	11.50%	2024		(2)	7,986	7,986	(3)
Prospect	7.96%	2034		(2)	151,267	151,267	(3)
Springstone	7.00%	2041		(2)	22,900	22,900	(3)
Infracore	4.20%	2023		(2)	64,907	64,907	(3)
					<u>\$ 364,420</u>	<u>\$ 364,420</u>	(5)

- (1) The aggregate cost for federal income tax purposes is \$364.4 million.
- (2) There were no prior liens on loans as of December 31, 2022.
- (3) Mortgage loans were not delinquent with respect to principal or interest, other than for two months of interest on the Prospect loan.
- (4) Mortgage loans covering three properties.
- (5) Excludes allowance for credit loss of \$0.3 million at December 31, 2022.