

MPW | DCF UNDER NOW HIGHER COST OF CAPITAL

We see perhaps a ~\$5-6/share “value” for MPW, which makes the (heroic) assumption that MPW sees no tenant defaults or rent reductions. Both the cost of capital & tenant credit has deteriorated meaningfully since July.

Amounts in 000s, Except per Share Data

MPW - Discounted Cash Flow (DCF) Analysis

| | Year 1 | | | | Year 2 | | | | Year 3 | | | | Year 4 | | | |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | Jun-22 Quarter 0 | Sep-22 Quarter 1 | Dec-22 Quarter 2 | Mar-23 Quarter 3 | Jun-23 Quarter 4 | Sep-23 Quarter 5 | Dec-23 Quarter 6 | Mar-24 Quarter 7 | Jun-24 Quarter 8 | Sep-24 Quarter 9 | Dec-24 Quarter 10 | Mar-25 Quarter 11 | Jun-25 Quarter 12 | Sep-25 Quarter 13 | Dec-25 Quarter 14 | Mar-26 Quarter 15 |
| Adj. Cash EBITDA - Properties | 299,414 | 300,900 | 302,393 | 303,894 | 305,402 | 306,918 | 308,441 | 309,972 | 311,510 | 313,056 | 314,610 | 316,171 | 317,741 | 319,317 | 320,902 | 322,495 |
| Q/Q Chg. - % | | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% | 0.50% |
| Annual Growth | 2.00% | | | | | | | | | | | | | | | |
| Adj. Cash EBITDA - Loans | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 | 48,626 |
| Q/Q Chg. - % | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| General & Administrative | 27,783 | 27,989 | 28,197 | 28,406 | 28,616 | 28,829 | 29,043 | 29,258 | 29,475 | 29,694 | 29,914 | 30,136 | 30,359 | 30,584 | 30,811 | 31,040 |
| Q/Q Chg. - % | | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% | 0.74% |
| Annual Growth | 3.00% | | | | | | | | | | | | | | | |
| Unlevered CFs: | | | | | | | | | | | | | | | | |
| Total Cash EBITDA | 320,257 | 321,537 | 322,823 | 324,114 | 325,412 | 326,715 | 328,025 | 329,340 | 330,661 | 331,989 | 333,322 | 334,662 | 336,007 | 337,359 | 338,717 | 340,081 |
| PV of Cash EBITDA (Years 5-18) | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 9,429,375 |
| PV of Terminal Value of Hospitals (Year 18) ⁽¹⁾ | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 4,401,618 |
| BV of Loans ⁽²⁾ | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 264,289 |
| Loan Portion of "Other Investments" ⁽³⁾ | | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1,079,933 |
| Total Unlevered CFs | | 321,537 | 322,823 | 324,114 | 325,412 | 326,715 | 328,025 | 329,340 | 330,661 | 331,989 | 333,322 | 334,662 | 336,007 | 337,359 | 338,717 | 15,515,295 |

Unlevered Cost of Capital 11.47%

| | |
|----------------------------------|--------------|
| PV of Unlevered CFs | 14,497,650 |
| (-) MPW's Share of Debt | (11,508,384) |
| (+) Cash & Cash Equivalents | 300,101 |
| (+) Restricted Cash | - |
| Equity Value | 3,289,367 |
| (/) Shares / Units Outstanding | 599,038 |
| Equity Value / Share | 5.49 |
| Implied EBITDA Multiple | 11.3x |
| Implied MV/BV Multiple | 0.65x |
| Current Stock Price | 10.86 |
| Potential Upside / (Downside) | -49.4% |

Notes:

- (1) Assumes \$300k per licensed bed, compounding at +2% per annum.
- (2) Assumes 50% of BV of mortgage and other loans as of 2Q22.
- (3) Assumes 75% of individual "Other Investments" balances as of 2Q22.