

# MPW | MPW'S LIQUIDITY IS DANGEROUSLY TIGHT

Absent a significant secured debt raise and/or asset sale, we have MPW **running out of available liquidity by 2Q24**. We build in a 1Q24 secured financing + a move to stock dividends, as candidly we believe MPW has no other choice at this point.

### Key Assumptions:

- Prospect CT/Yale closing in 1Q24 for ~\$150 million cash – timing and proceeds very unclear.
- Assumes ~\$500 million secured financing of Circle at ~9% coupon in 1Q24.
- Does not contemplate sale of PHPH.
- Fully-drawn ~\$75 million Prospect delayed draw TL as of 4Q23.
- ~\$50 million of quarterly WC support to Steward = approximates MPW's consolidated rent.
- AUD TL retired at maturity in May 2024.
- ~\$65 million per quarter in “capex” & other operator funding.
- Completion of in-process developments.
- We assume MPW moves to max stock dividends beginning with the 1Q24 declaration, expressed here as a cash dividend reduction.

Amounts in 000s, Except per Share Data	FY 2020A	FY 2021A	FY 2022A	1Q23	2Q23	3Q23	4Q23E	FY 2023E	1Q24E	2Q24E	3Q24E	4Q24E	FY 2024E
<b>Consolidated Statements of Cash Flows</b>													
Net Cash from Operating Activities	617,636	811,656	739,010	135,648	76,529	158,191	77,302	447,670	116,104	133,509	158,072	200,533	608,217
<b>Investing Activities:</b>													
Capital Additions / Operator Funding - "Capex"							(65,000)		(65,000)	(65,000)	(65,000)	(65,000)	(260,000)
Priory & MEDIAN Acquisitions - Assumed 2Q23							-		-	-	-	-	-
Prime Repurchase Option - Assumed 3Q23							-		-	-	-	-	-
Healthscope Proceeds - Assumed End of 2Q23							305,000						
Prospect CT Proceeds - Assumed 1Q24									150,000				150,000
Prospect PA Recovery							-		-	-	-	-	-
Steward Loan Repayment from Utah Sale							-		-	-	-	-	-
Steward ABL / Other Loan Funding							(70,000)		(50,000)	(50,000)	(50,000)	(50,000)	(200,000)
Prospect Loan Funding							(30,000)						
Development Funding							(26,738)		(30,690)	(23,756)	(23,756)	(17,841)	(96,042)
Net Cash from Investing Activities	(2,946,773)	(3,858,413)	396,056	17,178	391,821	(61,658)	113,262	460,603	4,310	(138,756)	(138,756)	(132,841)	(406,042)
Cash Flow Available for Financing	(2,329,137)	(3,046,757)	1,135,066	152,826	468,350	96,533	190,564	908,273	120,414	(5,247)	19,316	67,692	202,175
<b>Financing Activities:</b>													
2024 AUD Term Loan							-			(302,445)			(302,445)
2.55% GBP Notes Due 2023							(439,399)						
2024 GBP Term Loan							-					(127,907)	(127,907)
2025 GBP Term Loan							-					-	-
3.325% Notes Due 2025							-					-	-
Assumed Circle Secured Financing									500,000				500,000
Net (Paydown) / Borrowing Under Revolver							242,716		(530,647)	307,692	(19,316)	60,215	(182,056)
Dividends Paid							(89,767)		(89,767)				(89,767)
Other							-						
Net Cash from Financing Activities	1,401,074	2,947,608	(1,342,523)	(89,125)	(461,816)	(66,658)	(286,450)	(904,049)	(120,414)	5,247	(19,316)	(67,692)	(202,175)
Effect of Exchange Rate Changes	16,441	4,662	(12,887)	2,927	15,257	(13,946)	-	4,238	-	-	-	-	-
Net Change in Cash & Restricted Cash	(911,622)	(94,487)	(220,344)	66,628	21,791	15,929	(95,886)	8,462	-	0	(0)	-	-
Beginning Balance	1,467,991	556,369	461,882	241,538	308,166	329,957	345,886	241,538	250,000	250,000	250,000	250,000	250,000
Cash & Restricted Cash - Ending	556,369	461,882	241,538	308,166	329,957	345,886	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Check	-	-	-	-	-	-	-	0	0	-	-	-	(0)
<b>Credit Facility Revolver (Cash Sweep)</b>													
Beginning Balance	-	165,407	730,000	929,584	1,031,037	1,211,708	1,354,294	929,584	1,597,010	1,066,362	1,374,054	1,354,738	1,597,010
Net Change (From CF Statement)	165,407	564,593	199,584	101,453	180,671	142,586	242,716	667,426	(530,647)	307,692	(19,316)	60,215	(182,056)
Ending Balance	165,407	730,000	929,584	1,031,037	1,211,708	1,354,294	1,597,010	1,597,010	1,066,362	1,374,054	1,354,738	1,414,953	1,414,953
Check	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liquidity: Cash + RCF Availability						791,592	452,990	452,990	983,638	675,946	695,262	635,047	635,047