



March 7, 2019

Medical Properties Trust, Inc.
Attn: Andrew Pearce
Accounting Manager
1000 Urban Center Drive
Suite 501
Birmingham, AL 35242

Dear Mr. Pearce:

Our auditors, Ernst & Young, 2323 Victory Avenue, Suite 2000, Dallas, Texas, 75219, are auditing our consolidated financial statements as of and for the year-ended December 31, 2018. Accordingly, please provide directly to them the following information as of **December 31, 2018**.

1. Please confirm the complete listing of leased facilities under the Master Lease Agreement dated October 3, 2016 and all amendments executed thereafter through the date December 31, 2018 **in addition to** the lease base of the respective facilities (Attachment A) **and** lease rate of the respective facility (Attachment B) as of December 31, 2018.
2. Please confirm the complete listing of facilities under the Promissory Notes dated October 3, 2016 and November 30, 2018, and all amendments executed thereafter through December 31, 2018 **and** the loan base of each facility as of December 31, 2018. (Attachment C).
3. Please confirm there are no other lease or promissory note arrangements between Steward Health Care System LLC and its affiliates and MPT Operating Partnership, L.P. and its affiliates apart from those indicated above (and reflected in Attach A – C below).

Please email your response directly to David Montoya at david.montoya@ey.com with a carbon copy ("cc") to Joel Vigil at joel.vigil@ey.com and the Company. A prompt reply would be appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jacob Frumkin', written over a horizontal line.

Jacob Frumkin
Vice President, Finance
Steward Health Care System LLC

cc: Jeff Hamilton

Ernst & Young:

The attached schedule of facilities under the Promissory Note / the Master Lease Agreement dated October 3, 2016 and November 30, 2018 and all amendments executed thereafter through December 31, 2018, and all loan/lease bases are correct except as noted below.

Signed _____

Printed _____

Title _____

Date _____

Attachment A: Lease Bases

Property	Lease Base, 12/31/18
Easton Hospital	\$ 64,007,644
Hillside Rehabilitation Hospital	\$ 20,730,586
Wuesthoff Health System - Melbourne	\$ 28,076,240
Wuesthoff Health System - Rockledge	\$ 45,121,215
Sebastian River Medical Center	\$ 77,393,658
Sharon Regional Health System	\$ 20,204,514
Trumbull Memorial Hospital	\$ 66,828,748
Northside Medical Center	\$ 10,402,851
Nashoba Valley Medical Center	\$ 96,792,414
St. Elizabeth's Medical Center	\$ 201,513,260
Good Samaritan Medical Center	\$ 102,990,117
Carney Hospital	\$ 269,746,140
Saint Anne's Hospital and Parking Lot Conversion	\$ 120,005,276
Holy Family - Merrimack	\$ 126,463,390
Holy Family Hospital	\$ 135,611,241
Norwood Hospital	\$ 196,283,693
Morton Hospital	\$ 91,574,790
Converse	\$ 5,210,413
DeZavala	\$ 4,822,570
Dulles	\$ 4,897,224
Helotes	\$ 7,125,112
Wadley Regional Medical Center at Hope	\$ 6,359,736
St. Joseph Medical Center	\$ 145,850,735
Katy	\$ 4,188,257
Mountain Point Medical Center	\$ 50,481,826
Mountain Vista Medical Center	\$ 112,336,306
Nacogdoches	\$ 4,315,920
Odessa Regional Medical Center	\$ 143,517,032
St. Luke's Medical Center	\$ 98,466,880
St. Luke's Behavioral Health Center	\$ 35,602,864
The Medical Center of Southeast Texas	\$ 82,793,066
Potranco	\$ 4,271,670
Salt Lake Regional Medical Center	\$ 130,191,060
Southwest General Hospital	\$ 42,807,843
Tempe St. Luke's Hospital	\$ 20,859,142
Ancillary Property - Texarkana	\$ 5,113,661
Victory Lakes	\$ 3,916,378
Glenwood Regional Medical Center	\$ 97,730,244
Jordan Valley Medical Center - West Valley Campus	\$ 68,725,972
Houston - Convent	\$ 1,200,000
Houston - Development Land	\$ 7,740,000
Mesa - Coyote Landing Condos	\$ 252,692
Mesa - MOB	\$ 1,081,703
Mesa - Stapley Building	\$ 158,544
Mesa Undeveloped Land (Las Sendas)	\$ 1,349,216
Odessa - West Loop Family Medicine	\$ 317,963
Phoenix - Apache County Lots	\$ 4,076
Phoenix - St. Luke's Development Land	\$ 3,550,737
Port Arthur - 2002 Proctor St	\$ 14,395
Port Arthur - Dev Land (7 acres)	\$ 7,189,476
Port Arthur - Development Land	\$ 669,010
Port Arthur - Federal Building	\$ 1,369,627
Port Arthur - Mid Jefferson Hospital	\$ 3,701,525
Ogden Undeveloped Land	\$ 6,204,257
San Antonio - SW General Development Land	\$ 1,800,000
Texarkana - 1.25 acres at Senior Center	\$ 149,903
Texarkana - Development Land (Gander Mtn)	\$ 8,596,158
Florence Hospital	n/a
Total	\$ 2,798,678,969

Attachment B: Applicable Lease Rates

Property	Lease Rate, 12/31/18
Easton Hospital	7.5%
Hillside Rehabilitation Hospital	7.5%
Wuesthoff Health System - Melbourne	7.5%
Wuesthoff Health System - Rockledge	7.5%
Sebastian River Medical Center	7.5%
Sharon Regional Health System	7.5%
Trumbull Memorial Hospital	7.5%
Northside Medical Center	7.5%
Nashoba Valley Medical Center	7.5%
St. Elizabeth's Medical Center	7.5%
Good Samaritan Medical Center	7.5%
Carney Hospital	7.5%
Saint Anne's Hospital and Parking Lot Conversion	7.5%
Holy Family - Merrimack	7.5%
Holy Family Hospital	7.5%
Norwood Hospital	7.5%
Morton Hospital	7.5%
Converse	10.2%
DeZavala	10.2%
Dulles	10.2%
Helotes	10.2%
Wadley Regional Medical Center at Hope	7.5%
St. Joseph Medical Center	7.5%
Katy	10.2%
Mountain Point Medical Center	7.5%
Mountain Vista Medical Center	7.5%
Nacogdoches	10.2%
Odessa Regional Medical Center	7.5%
St. Luke's Medical Center	7.5%
St. Luke's Behavioral Health Center	7.5%
The Medical Center of Southeast Texas	7.5%
Potranco	10.2%
Salt Lake Regional Medical Center	7.5%
Southwest General Hospital	7.5%
Tempe St. Luke's Hospital	7.5%
Ancillary Property - Texarkana	7.5%
Victory Lakes	10.2%
Glenwood Regional Medical Center	7.5%
Jordan Valley Medical Center - West Valley Campus	7.5%
Houston - Convent	7.5%
Houston - Development Land	7.5%
Mesa - Coyote Landing Condos	7.5%
Mesa - MOB	7.5%
Mesa - Stapley Building	7.5%
Mesa Undeveloped Land (Las Sendas)	7.5%
Odessa - West Loop Family Medicine	7.5%
Phoenix - Apache County Lots	7.5%
Phoenix - St. Luke's Development Land	7.5%
Port Arthur - 2002 Proctor St	7.5%
Port Arthur - Dev Land (7 acres)	7.5%
Port Arthur - Development Land	7.5%
Port Arthur - Federal Building	7.5%
Port Arthur - Mid Jefferson Hospital	7.5%
Ogden Undeveloped Land	7.5%
San Antonio - SW General Development Land	7.5%
Texarkana - 1.25 acres at Senior Center	7.5%
Texarkana - Development Land (Gander Mtn)	7.5%
Florence Hospital	n/a

Attachment C: Allocation of Loan Proceeds

Property	Loan Base, 12/31/17	Increase in Promissory	Loan Base, 12/31/18	Interest Rate
Nashoba Valley Medical Center	\$ 90,200,000	\$ -	\$ -	7.5%
Carney Hospital	\$ 237,800,000	\$ -	\$ -	7.5%
Holy Family - Merrimack	\$ 117,875,000	\$ -	\$ -	7.5%
Norwood Hospital	\$ 169,125,000	\$ -	\$ -	7.5%
St. Joseph Medical Center	\$ -	\$ -	\$ -	7.5%
Houston - Convent	\$ -	\$ -	\$ -	7.5%
Houston - Development Land	\$ -	\$ -	\$ -	7.5%
Davis Hospital & Medical Center	\$ 350,000,000	\$ 13,844,431	\$ 363,844,431	7.5%
Jordan Valley Medical Center	\$ 350,000,000	\$ 13,663,564	\$ 363,663,564	7.5%
Promissory Note	\$ -	\$ 10,000,000	\$ 10,000,000	7.2%
TOTAL	\$ 1,315,000,000	\$ 37,507,995	\$ 737,507,995	