

**Calculation of estimate of
assessed value of 8-hospital Massachusetts portfolio owned by the Medical Properties Trust and Macquarie Asset Management Joint
Venture**

In the table below, assessed values were taken from the relevant town or city assessor websites. Purchase prices and dates were taken from recorder of deeds and assessor websites where available, and also from Medical Properties Trust's SEC filings.

Hospital	Address	City	Zip	County	Current real estate owner(s)	Purchase Date 1	Assessed property value*	Actual purchase price	Purchase Date 2	Assessed property value 2	Actual purchase price 2
Carney Hospital	2100 DORCHESTER AVENUE	BOSTON	02124	Suffolk	MPT/Macquarie	10/3/2016	<u>\$52,518,800 (2016)</u>	\$232,000,000 (mortgage)	10/5/18	<u>\$59,983,000 (2018)</u>	\$262,923,010
Holy Family Hospital - Haverhill	140 LINCOLN AVE	HAVERHILL	01830	Essex	MPT/Macquarie	10/3/2016	\$14,762,000 (2018)	\$115,000,000 (mortgage)	9/13/18	\$14,762,000 (2018)	\$123,889,105
Nashoba Valley Medical Center	200 GROTON ROAD	AYER	01432	Middlesex	MPT/Macquarie	10/3/2016	\$12,978,100 (2016)	\$88,000,000 (mortgage)	6/27/18	\$14,440,700 (2018)	\$94,710,000
Norwood Hospital	800 WASHINGTON STREET	NORWOOD	02062	Norfolk	MPT	10/3/2016	\$12,468,400 (current)	\$165,000,000 (mortgage)	6/27/18	\$12,468,400 (current)	\$177,637,268
Good Samaritan Medical Center	235 NORTH PEARL STREET	BROCKTON	02301	Plymouth	MPT/Macquarie	10/3/2016	<u>\$64,052,800 (current)</u>	\$98,000,000	N/A	N/A	
Holy Family Hospital - Methuen	70 EAST STREET	METHUEN	01844	Essex	MPT/Macquarie	10/3/2016	\$36,640,000 (current)	\$129,000,000	N/A	N/A	
Morton Hospital	88 WASHINGTON STREET	TAUNTON	02780	Bristol	MPT/Macquarie	10/3/2016	\$80,622,200 (current)	<u>\$88,000,000</u>	N/A	N/A	
New England Sinai Hospital (closed)	150 YORK STREET	STOUGHTON	02072	Norfolk	Sila Realty Trust	12/23/2014	\$16,541,200 (current)	\$23,500,000	N/A	N/A	
Saint Anne's Hospital	795 MIDDLE STREET	FALL RIVER	02721	Bristol	MPT/Macquarie	10/3/2016	\$49,020,900 (current)	\$96,000,000	N/A	N/A	
St Elizabeth's Medical Center	736 CAMBRIDGE STREET	BRIGHTON	02135	Suffolk	MPT/Macquarie	10/3/2016	\$133,132,500 (2016)	\$189,000,000	N/A	N/A	

*Note that Carney Hospital, Holy Family Hospital (Haverhill), Nashoba Valley Medical Center, and Norwood Hospital Property were mortgaged by MPT in 2016 (10/3/2016). In 2018 MPT extinguished the mortgages and created lease arrangements for the hospitals.

Calculation of the approximate \$350 million estimate:

We summed the assessed values for each of the eight hospitals involved in the 2022 Macquarie/MPT joint venture and recapitalization transaction. On many assessor websites, assessment values were only readily available for the most recent year, and those are the values we used for six of the hospitals. For Holy Family Hospital – Haverhill, we used the last available assessment value from 2018. For Carney Hospital, we used the 2022 assessment value because it was the year of the relevant transaction and was readily available. Since assessed values generally increase over time, our estimate is likely an overestimate of what the assessed value of the eight-hospital portfolio would have been at the time of the Macquarie recapitalization transaction in 2022.

Hospital	Assessed value	Year
Carney Hospital	\$70,878,400.00	2022
Holy Family Hospital - Haverhill	\$14,762,000	2018
Nashoba Valley Medical Center	\$14,440,700	Most recent
Good Samaritan Medical Center	\$64,052,800	Most recent
Holy Family Hospital - Methuen	\$36,640,000	Most recent
Morton Hospital	\$80,622,200	Most recent
Saint Anne's Hospital	\$49,020,900	Most recent
St Elizabeth's Medical Center	\$133,132,500	Most recent

Total: \$353,724,600.00