

MPT OF WEST MONROE, LLC

FINANCIAL CAPABILITY VERIFICATION & DATA ROOM ACCESS REQUEST

Purpose & Access Process

Before access to the secure ShareFile Data Room is granted, each prospective purchaser must (1) execute the Confidentiality Agreement and (2) provide financial capability documentation acceptable to Seller. This review is intended only to confirm that the prospective purchaser has a reasonable financial basis to evaluate and pursue the acquisition opportunity.

- 1 Execute and return the Confidentiality Agreement.
- 2 Complete this request and submit one or more acceptable forms of financial capability documentation.
- 3 Following Seller review and approval, access will be granted to the approved email address(es).

Acceptable Financial Capability Documentation

One or more of the following may be submitted. Combined sources are acceptable.

Document Type	Minimum Information Requested
Bank or Brokerage Statement	Dated within the past 60 days and showing the account holder, institution, statement date, and available cash or liquid assets.
Bank Verification Letter	Signed and dated on institution letterhead, confirming funds or liquidity sufficient to support the contemplated acquisition.
Lender or Financing Letter	Identifies the prospective borrower and the lender's preliminary willingness or capacity to finance the acquisition, subject to underwriting.
Equity Commitment or Sponsor Letter	Identifies the equity source, relationship to the purchaser, and the amount or range of capital available.
1031 Exchange Documentation	Qualified intermediary statement, closing statement, or similar documentation confirming exchange proceeds or available equity.
Institutional / Other Evidence	Audited or reviewed financial statements, fund documentation, public-company filings, investment authorization, or other evidence acceptable to Seller.

Submission & Privacy Guidance

- Documents should identify the prospective purchaser, affiliated funding source, or the relationship between them.
- Full account numbers, Social Security numbers, tax identification numbers, and unrelated transactions may be redacted. Leave the account holder, institution, date, available balance or capacity, and last four digits visible when applicable.
- Do not provide tax returns or other highly sensitive personal information unless specifically requested.
- Seller may request additional information, verification, or a financial-institution contact before approving access.
- Financial materials will be used only for purchaser screening and may be shared with Seller and Seller's legal, financial, and brokerage representatives. They will not be placed in the buyer-facing Data Room.

Seller / Broker Use Only

CA Received <input type="checkbox"/> Yes Date: _____	Financial Documents Received <input type="checkbox"/> Yes Date: _____	Approved Data Room Email _____
Access Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Additional Information Requested <input type="checkbox"/> Declined		

Submit completed form and supporting documentation to:
Jennifer L. Causey, Commercial Principal | John Rea Realty | (318) 261-0892 | jennifer@johnrearealty.com

MPT OF WEST MONROE, LLC
FINANCIAL CAPABILITY VERIFICATION & DATA ROOM ACCESS REQUEST

Prospective Purchaser Information

Prospective Purchaser / Entity:	_____
Primary Contact:	_____
Title:	_____
Address:	_____
Phone:	_____
Email:	_____
Website:	_____
Approved Data Room Email Address(es):	_____

Property of Interest

- Glenwood Medical Mall Bell Lane Redevelopment Parcel Both Properties

Anticipated Acquisition & Funding Structure

- All Cash Debt Financing Debt & Equity
- 1031 Exchange Institutional / Fund Capital Other: _____

Primary Funding Source / Institution: _____

Financial Capability Documents Included

- Bank or Brokerage Statement Bank Verification Letter
- Lender or Financing Letter Equity Commitment or Sponsor Letter
- 1031 Exchange Documentation Audited / Reviewed Financial Statements
- Public or Institutional Financial Information Other: _____

Financial Institution / Funding Contact (Optional Unless Requested)

Institution / Firm: _____ Contact Name / Title: _____
Phone: _____ Email: _____

Prospective Purchaser authorizes Seller or listing broker to contact this person for verification: Yes No

Acknowledgment & Certification to follow

MPT OF WEST MONROE, LLC

FINANCIAL CAPABILITY VERIFICATION & DATA ROOM ACCESS REQUEST

Acknowledgment & Certification

The undersigned certifies that the information and documents submitted are true and current to the best of the undersigned's knowledge and that the identified funds, financing sources, or equity sources are available to the prospective purchaser or its disclosed affiliates for purposes of evaluating and pursuing the contemplated acquisition. The undersigned understands that:

- Submission of this form is not an offer, commitment, approval, exclusivity arrangement, or obligation by Seller to sell.
- Data Room access is discretionary and may be limited, conditioned, suspended, or revoked by Seller at any time.
- Access is personal to the approved recipient(s); credentials and Data Room materials may not be shared except as permitted by the Confidentiality Agreement.
- Prospective purchasers may not contact tenants, occupants, vendors, hospital personnel, or property management regarding the Property. All communications must be directed through the listing broker.

Authorized Representative: _____ Title: _____

Signature: _____ Date: _____