



Viceroy Research's statement on the recent article by the Times of Malta, the Organized Crime and Corruption Reporting Project (OCCRP) and the Boston Globe

July 1, 2024 –Earlier today several news websites published the details of an unlawful campaign of surveillance and harassment by Medical Properties Trust's largest tenant, minority interest subsidiary and co-conspirator Steward Health Care.

The articles are available at the links below.

<https://www.occrp.org/en/investigations/us-healthcare-firm-embroiled-in-malta-corruption-scandal-spent-millions-on-private-spies>

<https://timesofmalta.com/article/revealed-steward-funded-smear-campaign-chris-fearne.1094706>

<https://www.bostonglobe.com/2024/07/01/metro/steward-health-care-surveillance-intelligence-gathering/?event=event12>

Our team is outraged by the unlawful surveillance and harassment enacted upon us by Audere Group and CT Group at the direction of Steward Health Care. These actions have caused significant damage, both emotional and financial, to the wellbeing of ourselves and our loved ones. Our reputation has suffered significant damage from the baseless smear campaign conducted against us.

These actions were in retaliation for the publication of reports critical of Steward's landlord Medical Properties Trust. Our reports brought to light the fraudulent round-tripping transactions between Steward and Medical Properties Trust intended to covertly fund Steward's loss-making operations and conceal its precarious financial position.

This surveillance and harassment were funded indirectly by Medical Properties Trust who financially supported Steward throughout the period through a series of fraudulent round-tripping transactions totaling hundreds of millions of dollars. Without Medical Properties Trust's support, Steward would not have been able to perpetrate this gross violation of our rights. It is inconceivable that the instruction to illegally surveil and harass our team members and their loved ones occurred without the input and direction of Medical Properties Trust.

Medical Properties Trust continues to attempt to silence us with a baseless legal claim founded upon an imaginary conspiracy.

We will continue to defend ourselves against the actions of these charlatans and will pursue the prosecution of those who perpetrated this unlawful surveillance and harassment of our families to the greatest extent permitted by the law. This includes, but is not limited to; Medical Properties Trust, GreyPrism, Audere Group, CT Group, Steward Health Care and their respective principals.

Trustees should be appointed by the relevant regulatory entities to oversee both Steward and Medical Properties Trust in light of this criminal conspiracy. Ralph de la Torre specifically ordered illegal surveillance and harassment of Viceroy members. He remains at Steward's helm, something only possible because of Medical Properties Trust continuing financial support.

We doubt that the lurid details published today are the full extent of the actions taken against us. Our intention is to uncover the full extent of this scheme and hold accountable those responsible. We refrain from further elaborating to avoid interference with active law enforcement investigations against entities named and unnamed in today's reporting.

We thank the journalists and whistleblowers who bravely brought this story to light and to the OCCRP who brought this to our attention.

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