SERVICE PROPERTIES TRUST

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FOR IMMEDIATE RELEASE

Service Properties Trust Announces 2023 Dividend Allocation

Newton, MA (January 16, 2024): Service Properties Trust (Nasdaq: SVC) today announced that the characterization of dividends for 2023 income tax reporting purposes is as follows:

Common Shares

				Dividend Allocation Per Share					
Declaration Dates	Record Dates	Paid/Payable Dates	Dividends Per Share	Ordinary Income	Section 199A Dividend(1)	Qualified Dividend(2)	Total Capital Gain	Unrecaptured Section 1250 Gain(3)	Return of Capital
01/12/23	01/23/23	02/16/23	$0.20	$0.0186	$0.0061	$0.0125	$0.1723	$0.0000	$0.0091
04/13/23	04/24/23	05/18/23	$0.20	$0.0186	$0.0061	$0.0125	$0.1723	$0.0000	$0.0091
07/13/23	07/24/23	08/17/23	$0.20	$0.0186	$0.0061	$0.0125	$0.1723	$0.0000	$0.0091
10/12/23	10/23/23	11/16/23	$0.20	$0.0186	$0.0061	$0.0125	$0.1723	$0.0000	$0.0091
		TOTALS:	$0.80	$0.0744	$0.0244	$0.0500	$0.6892	$0.0000	$0.0364

(1) Section 199A Dividends are a subset of, and included in, the Ordinary Income amount.
(2) Qualified Dividends are a subset of, and included in, the Ordinary Income Amount.
(3) Unrecaptured Section 1250 Gain is a subset of, and included in, the Total Capital Gain Amount.

SVC's common share CUSIP number is 81761L102. This information represents final income allocations.

Shareholders should look to IRS Form 1099-DIV for their tax reporting. This press release is not intended to replace the Form 1099-DIV. For additional information regarding the effect on the tax basis of SVC shares, please see Form(s) 8937 published on the SVC website: https://www.svcreit.com/investors/stock-information/distributions.

About Service Properties Trust

Service Properties Trust (Nasdaq: SVC) is a real estate investment trust, or REIT, with over $11 billion invested in two asset categories: hotels and service-focused retail net lease properties. As of September 30, 2023, SVC owned 221 hotels with over 37,000 guest rooms throughout the United States and in Puerto Rico and Canada, the majority of which are extended stay and select service. As of September 30, 2023, SVC also owned 761 retail service-focused net lease properties totaling over 13.4 million square feet throughout United States. SVC is managed by The RMR Group (Nasdaq: RMR), an alternative asset management company with approximately $36 billion in assets under management as of September 30, 2023 and more than 35 years of institutional experience in buying, selling, financing and operating commercial real estate. SVC is headquartered in Newton, MA. For more information, visit www.svcreit.com.

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