SERVICE PROPERTIES TRUST

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FOR IMMEDIATE RELEASE

Service Properties Trust Announces 2024 Dividend Allocation

Newton, MA (January 21, 2025): Service Properties Trust (Nasdaq: SVC) today announced that the characterization of dividends for 2024 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
01/11/24	01/22/24	02/15/24	$0.20	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.2000
04/11/24	04/22/24	05/16/24	$0.20	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.2000
07/11/24	07/22/24	08/15/24	$0.20	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.2000
10/16/24	10/28/24	11/14/24	$0.01	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.0100
		TOTALS:	$0.61	$0.0000	$0.0000	$0.0000	$0.0000	$0.0000	$0.6100

(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.

A Maryland Real Estate Investment Trust with transferable shares of beneficial interest listed on the Nasdaq.
No shareholder, Trustee or officer is personally liable for any act or obligation of the Trust.

About Service Properties Trust

Service Properties Trust (Nasdaq: SVC) is a real estate investment trust, with over $11 billion invested in two asset categories: hotels and service-focused retail net lease properties. As of September 30, 2024, SVC owned 214 hotels with over 36,000 guest rooms throughout the United States and in Puerto Rico and Canada. As of September 30, 2024, SVC also owned 745 retail service-focused net lease properties totaling over 13.3 million square feet throughout United States. SVC is managed by The RMR Group (Nasdaq: RMR), a leading U.S. alternative asset management company with nearly $41 billion in assets under management as of September 30, 2024, 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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