

FOR IMMEDIATE RELEASE

Service Properties Trust Announces 2025 Dividend Allocation

Newton, MA (January 20, 2026): [Service Properties Trust \(Nasdaq: SVC\)](#) today announced that the characterization of dividends for 2025 income tax reporting purposes is as follows:

SVC Common Shares

Dividend Allocation Per Share									
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⁾	Section 897 Capital Gain	Return of Capital
01/27/25	02/20/25	\$0.01	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0100
04/22/25	05/15/25	\$0.01	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0100
07/21/25	08/14/25	\$0.01	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0100
10/27/25	11/13/25	\$0.01	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0100
	TOTALS:	\$0.04	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0400

- (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 with over \$10 billion invested in two asset categories: service-focused retail net lease properties and hotels. As of September 30, 2025, SVC owned 752 service-focused retail net lease properties with over 13.1 million square feet throughout the United States. SVC also owned 160 hotels with over 29,000 guest rooms throughout the United States and in Puerto Rico and Canada. SVC is managed by The RMR Group (Nasdaq: RMR), a leading U.S. alternative asset management company with approximately \$39 billion in assets under management as of September 30, 2025, and more than 35 years of institutional experience in buying, selling, financing and operating commercial real estate. SVC is headquartered in Newton, MA.

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