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Service Properties Trust Announces 2020 Dividend Allocation

Newton, MA (January 19, 2021): [Service Properties Trust \(Nasdaq: SVC\)](http://www.svcreit.com) today announced that the characterization of dividends for 2020 income tax reporting purposes is as follows:

				<u>Common Shares</u>					
				Dividend Allocation					
				Per Share					
Declaration	Record	Paid/Payable	Dividends	Ordinary	Section	Qualified	Total	Unrecaptured	Return of
<u>Dates</u>	<u>Dates</u>	<u>Dates</u>	<u>Per Share</u>	<u>Income</u>	<u>199A</u>	<u>Dividend⁽¹⁾</u>	<u>Capital</u>	<u>Section 1250</u>	<u>Capital</u>
						<u>Dividend⁽²⁾</u>	<u>Gain</u>	<u>Gain⁽³⁾</u>	
01/16/20	01/27/20	02/20/20	\$0.54	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.5400
03/30/20	04/21/20	05/21/20	\$0.01	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0100
07/16/20	07/27/20	08/20/20	\$0.01	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0000	\$0.0100
10/23/20	10/26/20	11/19/20	<u>\$0.01</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0100</u>
		TOTALS:	<u>\$0.57</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.5700</u>

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

- (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.

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>.

Service Properties Trust is a real estate investment trust which owns a diverse portfolio of hotels and net lease service and necessity-based retail properties across the United States and in Puerto Rico and Canada. SVC is managed by the majority owned operating subsidiary of [The RMR Group Inc.](#) ([Nasdaq: RMR](#)), an alternative asset management company that is headquartered in Newton, Massachusetts.

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