

FOR IMMEDIATE RELEASE

Contact:
Kristin Brown, Director, Investor Relations
(617) 796-8232
www.svcreit.com

Service Properties Trust Announces 2019 Dividend Allocation

Newton, MA (January 21, 2020): [Service Properties Trust \(Nasdaq: SVC\)](http://www.svcreit.com) today announced that the characterization of dividends for 2019 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>	
01/18/19	01/28/19	02/21/19	\$0.53	\$0.2359	\$0.2333	\$0.0026	\$0.2010	\$0.0479	\$0.0932
04/18/19	04/29/19	05/16/19	\$0.54	\$0.2403	\$0.2376	\$0.0027	\$0.2048	\$0.0488	\$0.0950
07/18/19	07/29/19	08/15/19	\$0.54	\$0.2403	\$0.2376	\$0.0027	\$0.2048	\$0.0488	\$0.0950
10/17/19	10/28/19	11/14/19	<u>\$0.54</u>	<u>\$0.2403</u>	<u>\$0.2376</u>	<u>\$0.0027</u>	<u>\$0.2048</u>	<u>\$0.0488</u>	<u>\$0.0950</u>
		TOTALS:	<u>\$2.15</u>	<u>\$0.9568</u>	<u>\$0.9461</u>	<u>\$0.0107</u>	<u>\$0.8154</u>	<u>\$0.1943</u>	<u>\$0.3782</u>

SVC's common share CUSIP number is 44106M102. 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.

Service Properties Trust is a real estate investment trust, or REIT, 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 with 185 distinct brands across 24 industries. SVC's properties are operated under long term management or lease agreements. SVC is managed by the operating subsidiary of The RMR Group Inc. (Nasdaq: RMR), an alternative asset management company that is headquartered in Newton, Massachusetts.

(end)