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FOR IMMEDIATE RELEASE

Service Properties Trust Announces Third Quarter 2023 Results

Newton, MA (November 6, 2023). [Service Properties Trust \(Nasdaq: SVC\)](https://www.svcreit.com/investors/financial-information/default.aspx) today announced its financial results for the quarter ended September 30, 2023, which can be found at the Quarterly Results section of SVC's website at <https://www.svcreit.com/investors/financial-information/default.aspx>.

A conference call will be held on Tuesday, November 7, 2023 at 10:00 a.m. Eastern Time. The conference call may be accessed by dialing (877) 329-3720. Participants calling from outside the United States and Canada should dial (412) 317-5434. No pass code is necessary to access the call from either number. A replay of the conference call will be available for one week by dialing (412) 317-0088; the replay pass code is 4473174.

A live audio webcast of the conference call will also be available in a listen-only mode on SVC's website, www.svcreit.com. The archived webcast will be available for replay on SVC's website after the call. **The transcription, recording and retransmission in any way of SVC's third quarter conference call are strictly prohibited without the prior written consent of SVC.**

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 approximately 13.4 million square feet throughout the United States. SVC is managed by [The RMR Group \(Nasdaq: RMR\)](https://www.rmr.com), a leading U.S. 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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