



SERVICE
PROPERTIES TRUST

Financial Results and Supplemental Information

SECOND QUARTER 2025

August 5, 2025



Table of Contents

QUARTERLY RESULTS

Service Properties Trust Announces Second Quarter 2025 Financial Results	4
Second Quarter 2025 Highlights	5

FINANCIALS

Key Financial Data	8
Condensed Consolidated Statements of Income (Loss)	9
Condensed Consolidated Balance Sheets	10
Debt Summary	11
Debt Maturity Schedule	12
Leverage Ratios, Coverage Ratios and Debt Covenants	13
Capital Expenditures Summary	14
Property Acquisitions and Dispositions	15

PORTFOLIO INFORMATION

Portfolio Summary	17
Consolidated Portfolio Diversification by Industry	18
Consolidated Portfolio by Geographical Diversification	19
Hotel Portfolio by Brand	20
Hotel Operating Statistics by Service Level - All Hotels - Three Months Ended June 30, 2025	21
Hotel Operating Statistics by Service Level - All Hotels - Six Months Ended June 30, 2025	22
Net Lease Portfolio by Brand	23
Net Lease Portfolio by Industry	24
Net Lease Portfolio by Tenant (Top 10)	25
Net Lease Portfolio - Expiration Schedule	26
Net Lease Portfolio - Occupancy Summary	27

APPENDIX

Company Profile and Research Coverage	29
Governance Information	30
Calculation of FFO, Normalized FFO and CAD	31
Calculation of EBITDA, EBITDAre and Adjusted EBITDAre	32
Calculation and Reconciliation of Hotel EBITDA and Adjusted Hotel EBITDA - All Hotels	33
Notes to Condensed Consolidated Statements of Income (Loss) and Calculations of FFO, Normalized FFO, CAD, EBITDA, EBITDAre, Adjusted EBITDAre, Hotel EBITDA and Adjusted Hotel EBITDA	34
Non-GAAP Financial Measures and Certain Definitions	35

WARNING CONCERNING FORWARD-LOOKING STATEMENTS	38
--	--------------------

SVC

Nasdaq Listed

Trading Symbols:

Common Shares: SVC

Investor Relations Contact:

Kevin Barry, Senior Director
(617) 796-8232
kbarry@svcreit.com
ir@svcreit.com

Corporate Headquarters:

Two Newton Place
255 Washington Street, Suite 300
Newton, Massachusetts 02458-1634
www.svcreit.com

All amounts in this presentation are unaudited.

Additional information and reconciliations of Non-GAAP Financial Measures to amounts determined in accordance with U.S. GAAP appear in the Appendix to this presentation. Please refer to Non-GAAP Financial Measures and Certain Definitions for terms used throughout this presentation.

Quarterly Results

"During the second quarter, we delivered financial results in line with consensus expectations and continued to advance our strategic priorities, including the transformation of the company into a majority net lease REIT. We have made meaningful progress on the sale of our 114 previously announced Sonesta hotels, with \$900 million under binding agreements and scheduled for closing now that due diligence is complete. In 2025, we are on track to complete the sales of 122 hotels totaling 15,931 keys for \$966 million with proceeds used to reduce leverage through the repayment of debt.

The hotel sales reflect an incremental step in the ongoing portfolio transition, with a primary focus on optimizing SVC's portfolio to drive performance along with balance sheet stability with reducing leverage from sale proceeds and lower future capital spend."

Christopher Bilotto
President and Chief Executive Officer

Newton, MA (August 5, 2025): Service Properties Trust (Nasdaq: SVC) today announced its financial results for the quarter ended June 30, 2025.

Distribution:

SVC declared a quarterly distribution on its common shares of \$0.01 per share to shareholders of record as of the close of business on July 21, 2025. This distribution will be paid on or about August 14, 2025.

Conference Call:

A conference call to discuss SVC's second quarter results will be held on Wednesday, August 6, 2025 at 10:00 a.m. Eastern Time. The conference call may be accessed by dialing (877) 329-3720 or (412) 317-5434 (if calling from outside the United States and Canada); a pass code is not required. A replay will be available for one week by dialing (877) 344-7529; the replay pass code is 2154233. A live audio webcast of the conference call will also be available in a listen only mode on SVC's website, at 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 second quarter conference call are strictly prohibited without the prior written consent of SVC.

About Service Properties Trust:

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 June 30, 2025, SVC owned 200 hotels with over 35,000 guest rooms throughout the United States and in Puerto Rico and Canada. As of June 30, 2025, SVC also owned 742 service-focused retail net lease properties with over 13.1 million square feet throughout the United States. SVC is managed by The RMR Group (Nasdaq: RMR), a leading U.S. alternative asset management company with approximately \$40 billion in assets under management as of June 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. For more information, visit www.svcreit.com.

Financial Results

- Net loss of \$38.2 million, or \$0.23 per common share.
- Normalized FFO of \$57.6 million, or \$0.35 per common share.
- Adjusted EBITDA of \$163.8 million.

Portfolio Update

- Hotel RevPAR of \$101.27.
- Adjusted Hotel EBITDA of \$73.1 million.
- Net Lease occupancy of 97.3% as of June 30, 2025.
- Net Lease rent coverage of 2.04x.

Update on Hotel Sales

- Entered into purchase and sale agreements for 114 hotels with a total of 14,925 keys for a combined sales price of \$920 million.⁽¹⁾
 - Closings expected to occur late Q3 and Q4 2025.
 - Proceeds expected to be used to repay debt, including amounts maturing in 2026 and amounts outstanding under the revolving credit facility.
- SVC is no longer marketing for sale one full service hotel in Atlanta, GA.
- During the second quarter, sold two hotels with a total of 258 keys for a combined sales price of \$12.9 million.
- Sold two hotels in July 2025 with a total of 234 keys for a combined sales price of \$13.1 million.
- Hotel sales proceeds expected to total \$966 million in 2025.

Note: All sales prices referenced above exclude closing costs.

⁽¹⁾ Buyers waived all due diligence and provided non-refundable deposits without a financing contingency for 111 hotels (\$900 million).

Other Investment Activity

- Invested \$39.2 million in CapEx during the second quarter.
- During the second quarter, sold four net lease properties with a total of 140,512 square feet for a combined sales price of \$13.7 million.
- Sold one net lease property in July 2025 with 33,106 square feet for a sales price of \$0.9 million.
- During the second quarter, acquired seven net lease properties with a total of 83,436 square feet for a combined purchase price of \$29.9 million, a weighted average lease term of 16.1 years and rent coverage of 2.60x.
- Acquired seven net lease properties since July 1st with a total of 54,141 square feet for a combined purchase price of \$14.5 million and entered into agreements to acquire six net lease properties with a total of 13,250 square feet for a combined purchase price of \$10.3 million.

Note: All sales and purchase prices referenced above exclude closing costs.

Financing/ Liquidity

- On July 1, 2025, SVC borrowed \$550 million under its revolving credit facility as a precautionary measure to preserve financial flexibility. As of August 5, 2025, SVC was fully drawn under its revolving credit facility and held approximately \$670 million cash on hand.
- On August 5, 2025, SVC announced the early redemption of its \$350 million 5.25% senior unsecured notes due 2026 at par, plus accrued and unpaid interest to, but excluding the date of redemption. SVC expects to fund this redemption on or about September 4, 2025, using cash on hand.

Financials

Key Financial Data

(dollars in thousands, except per share data)

	As of and for the Three Months Ended				
	6/30/2025	3/31/2025	12/31/2024	9/30/2024	6/30/2024
Selected Income Statement Data:					
Total revenues	\$ 503,436	\$ 435,179	\$ 456,559	\$ 491,171	\$ 512,948
Net loss	\$ (38,159)	\$ (116,435)	\$ (76,392)	\$ (46,901)	\$ (73,850)
FFO	\$ 55,863	\$ 10,186	\$ 18,946	\$ 52,736	\$ 57,764
Normalized FFO	\$ 57,603	\$ 10,836	\$ 28,617	\$ 52,869	\$ 73,810
CAD	\$ 16,795	\$ (34,606)	\$ (55,839)	\$ (37,510)	\$ 3,444
Rolling four quarter CAD	\$ (111,160)	\$ (124,511)	\$ (140,615)	\$ (148,057)	\$ (95,378)
Adjusted EBITDA ^{are}	\$ 163,776	\$ 115,821	\$ 130,649	\$ 154,992	\$ 171,524

Per Common Share Data (basic and diluted):

Net loss	\$ (0.23)	\$ (0.70)	\$ (0.46)	\$ (0.28)	\$ (0.45)
FFO	\$ 0.34	\$ 0.06	\$ 0.11	\$ 0.32	\$ 0.35
Normalized FFO	\$ 0.35	\$ 0.07	\$ 0.17	\$ 0.32	\$ 0.45
CAD	\$ 0.10	\$ (0.21)	\$ (0.34)	\$ (0.23)	\$ 0.02
Rolling four quarter CAD	\$ (0.67)	\$ (0.75)	\$ (0.85)	\$ (0.90)	\$ (0.58)

Dividend Data:

Annualized dividends paid per share during the period	\$ 0.04	\$ 0.04	\$ 0.04	\$ 0.80	\$ 0.80
Annualized dividend yield (at end of period)	1.7 %	1.5 %	1.6 %	17.5 %	15.6 %
Annualized Normalized FFO payout ratio	2.9 %	14.3 %	5.9 %	62.5 %	44.4 %
Rolling four quarter CAD payout ratio ⁽¹⁾	(5.9)%	(5.3)%	(4.7)%	(88.9)%	(137.9)%

Selected Balance Sheet Data:

Total gross assets	\$ 10,198,221	\$ 10,244,066	\$ 10,358,194	\$ 10,278,496	\$ 10,286,546
Total assets	\$ 6,932,512	\$ 6,976,079	\$ 7,119,558	\$ 7,086,792	\$ 7,121,661
Total liabilities	\$ 6,236,568	\$ 6,241,506	\$ 6,267,685	\$ 6,157,773	\$ 6,112,855
Total shareholders' equity	\$ 695,944	\$ 734,573	\$ 851,873	\$ 929,019	\$ 1,008,806

	As of
	6/30/2025
Capitalization:	
Total common shares (at end of period)	166,860,830
Closing price (at end of period)	\$ 2.39
Equity market capitalization (at end of period)	\$ 398,797
Debt (principal balance)	5,825,632
Total market capitalization	\$ 6,224,429

Liquidity:

Cash and cash equivalents	\$ 63,176
Available borrowings under secured revolving credit facility ⁽²⁾⁽³⁾	550,000
Available borrowings under secured variable funding note ⁽⁴⁾	—
Total liquidity	\$ 613,176

- (1) Reflects the annualized dividends paid per common share during the period as a percentage of rolling four quarter CAD per common share.
- (2) Availability under SVC's revolving credit facility is subject to meeting ongoing minimum performance and market values of the collateral properties, satisfying certain financial covenants and other credit facility conditions.
- (3) On July 1, 2025, SVC borrowed \$550,000 under its revolving credit facility as a precautionary measure to preserve financial flexibility. As of August 5, 2025, SVC was fully drawn under its revolving credit facility.
- (4) As of June 30, 2025, SVC was fully drawn on its \$45,000 variable funding note, or the VFN.

Condensed Consolidated Statements of Income (Loss)

(amounts in thousands, except per share data)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2025	2024	2025	2024
Revenues:				
Hotel operating revenues ⁽¹⁾	\$ 404,405	\$ 412,486	\$ 739,368	\$ 748,722
Rental income ⁽²⁾	99,031	100,462	199,247	200,476
Total revenues	503,436	512,948	938,615	949,198
Expenses:				
Hotel operating expenses ⁽¹⁾⁽³⁾	328,913	328,247	634,753	633,333
Net lease operating expenses	5,439	4,958	11,067	9,681
Depreciation and amortization	75,030	95,674	164,130	188,781
General and administrative	10,218	10,681	19,774	21,187
Transaction related costs ⁽⁴⁾	1,345	–	1,456	–
Loss on asset impairment ⁽⁵⁾	17,654	34,887	54,721	37,338
Total expenses	438,599	474,447	885,901	890,320
(Loss) gain on sale of real estate, net ⁽⁶⁾	(156)	(32)	590	(2,995)
Interest income	822	819	2,071	2,781
Interest expense (including amortization of debt issuance costs, discounts and premiums of \$9,900, \$7,466, \$18,580 and \$14,692, respectively)	(102,679)	(93,850)	(204,196)	(185,264)
Loss on early extinguishment of debt, net ⁽⁷⁾	–	(16,048)	–	(16,048)
Loss before income tax expense and equity in losses of an investee	(37,176)	(70,610)	(148,821)	(142,648)
Income tax expense	(457)	(524)	(1,300)	(1,531)
Equity in losses of an investee	(526)	(2,716)	(4,473)	(8,054)
Net loss	\$ (38,159)	\$ (73,850)	\$ (154,594)	\$ (152,233)
Weighted average common shares outstanding (basic and diluted)	165,743	165,198	165,679	165,178
Net loss per common share (basic and diluted)	\$ (0.23)	\$ (0.45)	\$ (0.93)	\$ (0.92)

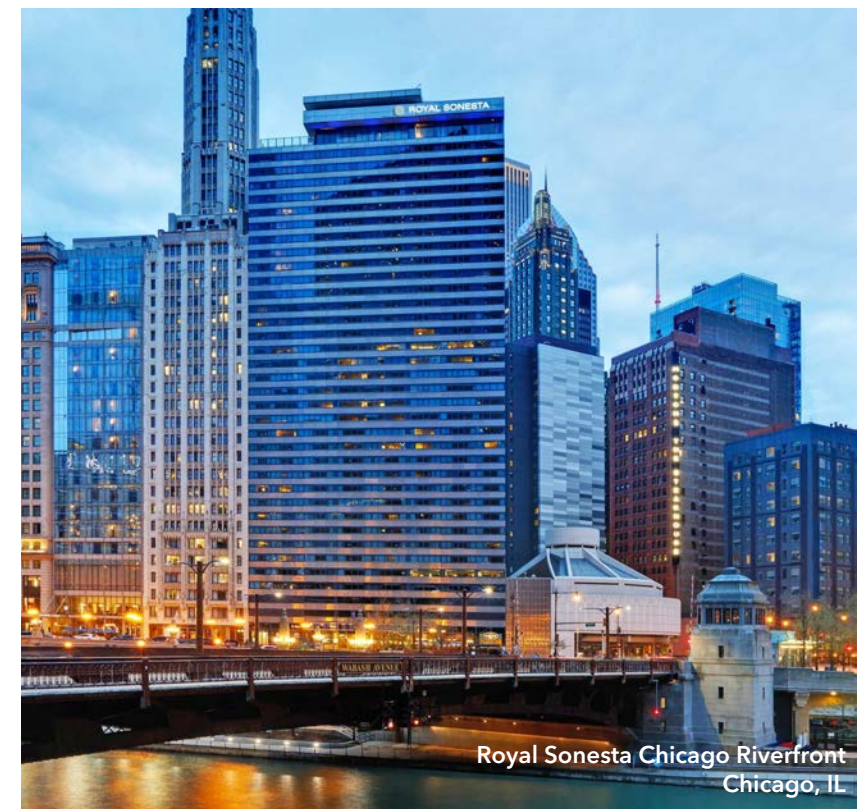


See accompanying notes on [page 34](#).

Condensed Consolidated Balance Sheets

(dollars in thousands, except per share data)

	June 30, 2025	December 31, 2024
ASSETS		
Real estate properties:		
Land	\$ 1,735,709	\$ 1,930,459
Buildings, improvements and equipment	6,115,921	7,682,885
Total real estate properties, gross	7,851,630	9,613,344
Accumulated depreciation	(2,400,670)	(3,238,636)
Total real estate properties, net	5,450,960	6,374,708
Acquired real estate leases and other intangibles, net	100,481	107,956
Assets of properties held for sale	849,100	43,101
Cash and cash equivalents	63,176	143,482
Restricted cash	22,855	13,904
Equity method investment	111,653	115,818
Due from related persons	29,219	3,911
Other assets, net	305,068	316,678
Total assets	\$ 6,932,512	\$ 7,119,558
LIABILITIES AND SHAREHOLDERS' EQUITY		
Unsecured debt, net	\$ 4,026,768	\$ 4,020,347
Secured debt, net	1,692,494	1,690,356
Accounts payable and other liabilities	496,822	532,522
Due to related persons	13,941	24,118
Liabilities of properties held for sale	6,543	342
Total liabilities	6,236,568	6,267,685
Commitments and contingencies		
Shareholders' equity:		
Common shares of beneficial interest, \$.01 par value; 200,000,000 shares authorized; 166,860,830 and 166,636,537 shares issued and outstanding, respectively	1,669	1,666
Additional paid in capital	4,562,021	4,560,334
Cumulative other comprehensive income	2,173	1,865
Cumulative net income	2,040,380	2,194,974
Cumulative common distributions	(5,910,299)	(5,906,966)
Total shareholders' equity	695,944	851,873
Total liabilities and shareholders' equity	\$ 6,932,512	\$ 7,119,558



Debt Summary

As of June 30, 2025

(dollars in thousands)

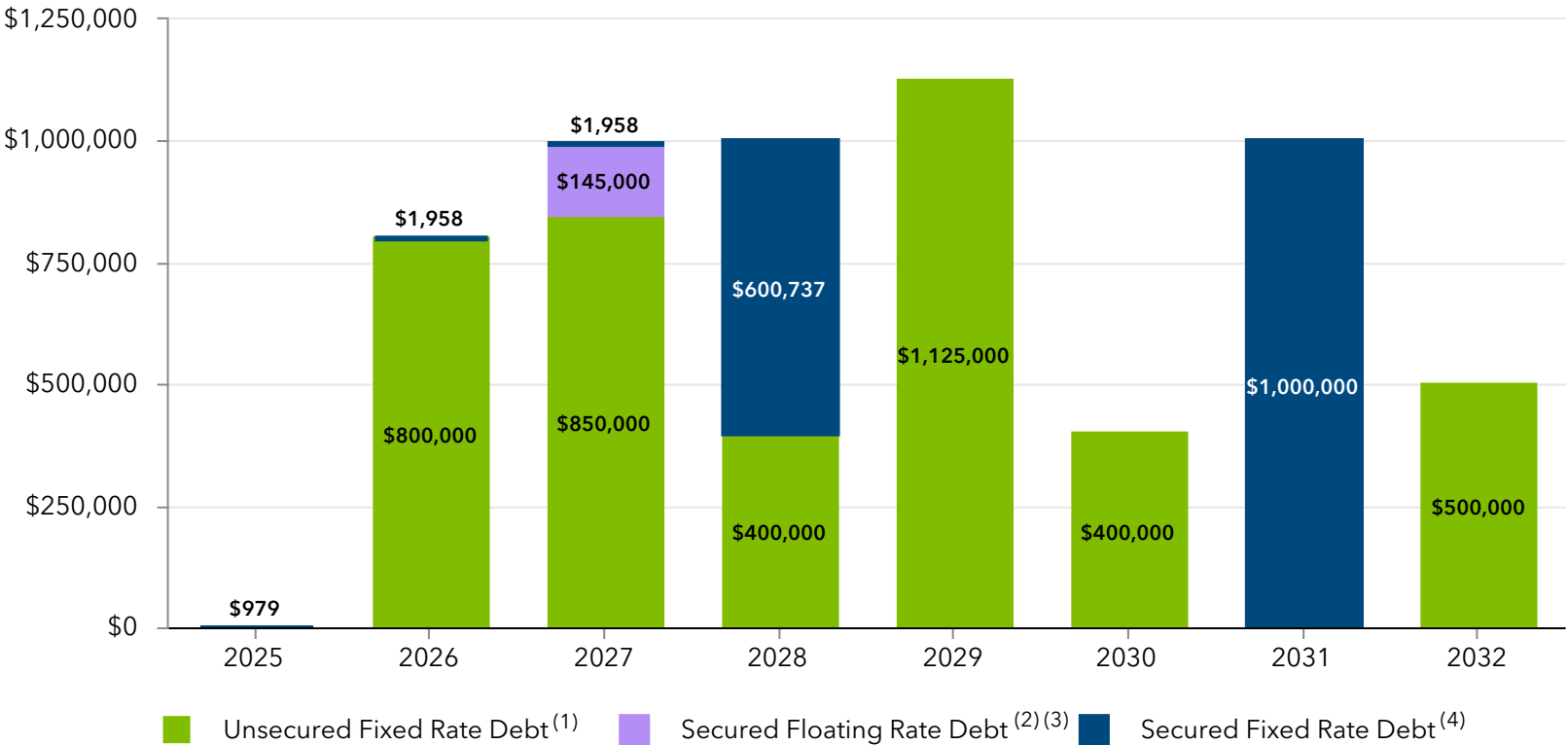
	Interest Rate	Principal Balance	Maturity Date	Due at Maturity	Years to Maturity
Secured Floating Rate Debt:					
\$650,000 revolving credit facility ⁽¹⁾⁽²⁾⁽³⁾	6.890 %	\$ 100,000	6/29/27	\$ 100,000	2.0
\$45,000 variable funding note ⁽⁴⁾	6.041 %	45,000	1/27/27	45,000	1.6
Subtotal / weighted average	6.627 %	145,000		145,000	1.9
Secured Fixed Rate Debt:					
Net lease mortgage notes ⁽⁵⁾	5.600 %	605,632	2/20/28	600,576	2.6
Senior secured notes due 2031 ⁽⁶⁾⁽⁷⁾	8.625 %	1,000,000	11/15/31	1,000,000	6.4
Subtotal / weighted average	7.484 %	1,605,632		1,600,576	5.0
Unsecured Fixed Rate Debt:					
Senior unsecured notes due 2026 ⁽⁸⁾	5.250 %	350,000	2/15/26	350,000	0.6
Senior unsecured notes due 2026	4.750 %	450,000	10/1/26	450,000	1.3
Senior unsecured notes due 2027	4.950 %	400,000	2/15/27	400,000	1.6
Senior unsecured notes due 2027 ⁽⁷⁾	5.500 %	450,000	12/15/27	450,000	2.5
Senior unsecured notes due 2028	3.950 %	400,000	1/15/28	400,000	2.6
Senior unsecured notes due 2029 ⁽⁷⁾	8.375 %	700,000	6/15/29	700,000	4.0
Senior unsecured notes due 2029	4.950 %	425,000	10/1/29	425,000	4.3
Senior unsecured notes due 2030	4.375 %	400,000	2/15/30	400,000	4.6
Senior unsecured notes due 2032 ⁽⁷⁾	8.875 %	500,000	6/15/32	500,000	7.0
Subtotal / weighted average	5.930 %	4,075,000		4,075,000	3.3
Total / weighted average ⁽⁹⁾	6.375 %	\$ 5,825,632		\$ 5,820,576	3.7

- (1) SVC is required to pay interest at a rate of SOFR plus a premium, which was 250 basis points per annum as of June 30, 2025. SVC also pays an unused commitment fee of 20 to 30 basis points per annum based on amounts outstanding under its revolving credit facility. Subject to the payment of an extension fee and meeting certain other conditions, SVC may extend the maturity date of its revolving credit facility by two additional six month periods.
- (2) SVC has provided equity pledges on certain of its property owning subsidiaries and provided first mortgage liens on 55 properties owned by the pledged subsidiaries to secure its obligations under the credit agreement governing its revolving credit facility.
- (3) On July 1, 2025, SVC borrowed \$550,000 under its revolving credit facility as a precautionary measure to preserve financial flexibility. As of August 5, 2025, SVC was fully drawn under its revolving credit facility.
- (4) The VFN is secured by the 314 net lease properties that secure SVC's net lease mortgage notes (see Note 5). SVC is required to pay interest on drawings under the VFN at a rate of SOFR plus a premium of 175 basis points per annum and an unused commitment fee of 50 basis points per annum on undrawn amounts. Subject to the payment of an extension fee and meeting certain other conditions, SVC may extend the maturity date of the VFN by one year.
- (5) These notes are secured by 314 net lease properties and are prepayable without penalty 24 months prior to the expected maturity date.
- (6) These notes are secured by first-priority liens on the equity interests of subsidiaries owning 70 travel centers leased to TravelCenters of America Inc., or TA, pursuant to two master leases.
- (7) These notes are guaranteed by certain of SVC's subsidiaries.
- (8) On August 5, 2025, SVC announced the early redemption of its \$350,000 5.25% senior unsecured notes due 2026 at par, plus accrued and unpaid interest to, but excluding the date of redemption. SVC expects to fund this redemption on or about September 4, 2025, using cash on hand.
- (9) The carrying value of SVC's total debt of \$5,719,262 as of June 30, 2025 is net of unamortized discounts and premiums and certain issuance costs totaling \$106,370.

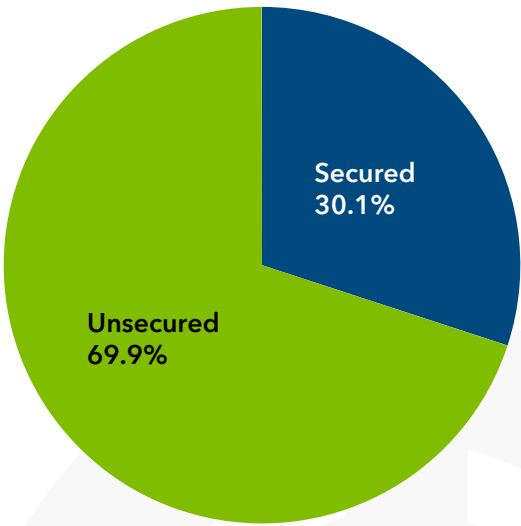
Debt Maturity Schedule

As of June 30, 2025

(dollars in thousands)



Secured vs. Unsecured Debt



- (1) On August 5, 2025, SVC announced the early redemption of its \$350,000 5.25% senior unsecured notes due 2026 at par, plus accrued and unpaid interest to, but excluding the date of redemption. SVC expects to fund this redemption on or about September 4, 2025, using cash on hand.
- (2) As of June 30, 2025, SVC had \$100,000 outstanding under its \$650,000 revolving credit facility and \$45,000 outstanding under the VFN.
- (3) On July 1, 2025, SVC borrowed \$550,000 under its revolving credit facility as a precautionary measure to preserve financial flexibility. As of August 5, 2025, SVC was fully drawn under its revolving credit facility.
- (4) SVC's net lease mortgage notes due 2028 are partially amortizing and require balloon payments at maturity. These notes are prepayable without penalty 24 months prior to the expected maturity date.

Leverage Ratios, Coverage Ratios and Debt Covenants

	As of and for the Trailing Twelve Months Ended				
	6/30/2025	3/31/2025	12/31/2024	9/30/2024	6/30/2024
Leverage Ratios:					
Net debt / total gross assets ⁽¹⁾	56.5 %	55.6 %	54.9 %	54.8 %	55.1 %
Net debt / gross book value of real estate assets ⁽¹⁾ and cash and cash equivalents	60.0 %	58.9 %	58.3 %	58.5 %	59.1 %
Secured debt / total assets	25.0 %	24.3 %	24.6 %	22.6 %	22.4 %
Variable rate debt / net debt	2.5 %	1.7 %	2.6 %	– %	– %
Coverage Ratios:					
Rolling four-quarter Adjusted EBITDAre / rolling four-quarter interest expense	1.4x	1.5x	1.5x	1.6x	1.7x
Net debt / rolling four-quarter Adjusted EBITDAre	10.2x	9.9x	9.9x	9.7x	9.4x
	As of and for the Trailing Twelve Months Ended				
	6/30/2025	3/31/2025	12/31/2024	9/30/2024	6/30/2024
Senior Note Debt Covenants:					
Maintenance Covenant:					
Total unencumbered assets / unsecured debt - required minimum 150%	190.0 %	171.7 %	175.3 %	173.4 %	173.6 %
Incurrence Covenants: ⁽²⁾					
Total debt / adjusted total assets - allowable maximum 60.0%	55.9 %	55.2 %	54.9 %	53.7 %	53.5 %
Secured debt / adjusted total assets - allowable maximum 40.0%	16.8 %	16.3 %	16.5 %	15.2 %	15.1 %
Consolidated income available for debt service / debt service - required minimum 1.50x	1.49x	1.50x	1.52x	1.55x	1.60x
Total unencumbered assets in guarantor subsidiaries / senior guaranteed unsecured debt - required minimum 2.2x	4.51x	4.06x	4.14x	4.09x	4.10x

Royal Sonesta New Orleans
New Orleans, LA



- (1) Total gross assets and gross book value of real estate assets includes assets of properties held for sale.
- (2) As of June 30, 2025, SVC was below the covenant levels under its debt agreements necessary to incur additional debt, and, as a result, SVC will not be able to incur additional debt while below these levels.

Capital Expenditures Summary

(dollars in thousands)

	For the Three Months Ended				
	6/30/2025	3/31/2025	12/31/2024	9/30/2024	6/30/2024
Hotel capital improvements	\$ 37,851	\$ 42,498	\$ 81,514	\$ 80,075	\$ 65,205
Lease related costs	275	274	1,464	1,611	1,001
Recurring capital expenditures	38,126	42,772	82,978	81,686	66,206
Redevelopment and other activities	1,109	3,047	2,741	417	269
Total capital improvements & FF&E Reserve fundings	\$ 39,235	\$ 45,819	\$ 85,719	\$ 82,103	\$ 66,475



Property Acquisitions and Dispositions

Since January 1, 2025

(dollars in thousands, except per room or suite data)

ACQUISITIONS:

Quarter Acquired	Number of Properties	Property Type	Number of Brands	Square Footage	Purchase Price ⁽¹⁾	Purchase Price per Square Foot	Average Cash Cap Rate ⁽²⁾	Average GAAP Cap Rate ⁽²⁾	Weighted Average Lease Term ⁽²⁾⁽³⁾	Average Rent Coverage ⁽²⁾
Q2 2025	7	Net Lease	3	83,436	\$ 29,923	\$ 359	7.3 %	8.4 %	16.1 years	2.60x
Q3 2025	7	Net Lease	4	54,141	14,524	268	7.7 %	8.3 %	13.1 years	2.34x
	<u>14</u>		<u>7</u>	<u>137,577</u>	<u>\$ 44,447</u>	<u>\$ 323</u>	<u>7.4 %</u>	<u>8.4 %</u>	<u>15.0 years</u>	<u>2.50x</u>

DISPOSITIONS:

Quarter Disposed	Number of Properties	Property Type	Brand	Location	Rooms or Suites / Square Footage	Sales Price ⁽¹⁾	Average Sales Price per Room or Suite / Square Foot
Q1 2025	3	Hotel	Sonesta Select®	MI, MN, MO	420	\$ 15,100	\$ 35,952
	3	Net Lease	Vacant	GA, IA, OH	103,043	3,100	30
	1	Hotel	Sonesta Simply Suites®	MI	94	4,500	47,872
Q2 2025	2	Net Lease	Vacant	IN, TN	103,650	4,565	44
	1	Net Lease	Austin's Park N' Pizza ⁽⁴⁾	TX	35,740	8,736	244
	1	Net Lease	Sharks Fish & Chicken	IL	1,122	395	352
	1	Hotel	Sonesta Simply Suites®	AL	98	3,900	39,796
	1	Hotel	Sonesta Select	TX	160	9,000	56,250
Q3 2025	1	Hotel	Sonesta Select	PA	114	6,550	57,456
	1	Hotel	Sonesta ES Suites	PA	120	6,550	54,583
	1	Net Lease	Vacant	OH	33,106	850	26
	<u>16</u>				<u>1,006 / 276,661</u>	<u>\$ 63,246</u>	<u>\$45,328 / \$64</u>

(1) Represents cash purchase or sales price, as applicable, and excludes closing related costs.

(2) Metrics exclude the acquisition of a mixed use property adjacent to one of SVC's full service hotels.

(3) The average lease term is weighted based on annual GAAP rent.

(4) Sold subject to tenant purchase option.

Portfolio Information

Portfolio Summary

As of June 30, 2025

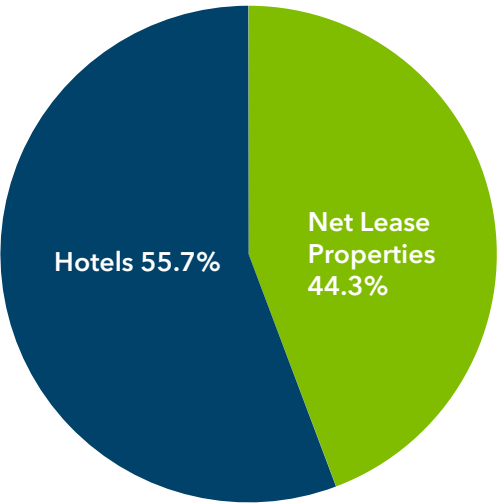
(dollars in thousands)

Number of Properties			
Hotel Properties	200	Number of hotel rooms	35,101
Net Lease Properties	742	Average hotel property size	176 rooms
Total Properties	942	Net lease square feet	13,162,020
		Average net lease property size	17,739 sq. ft.

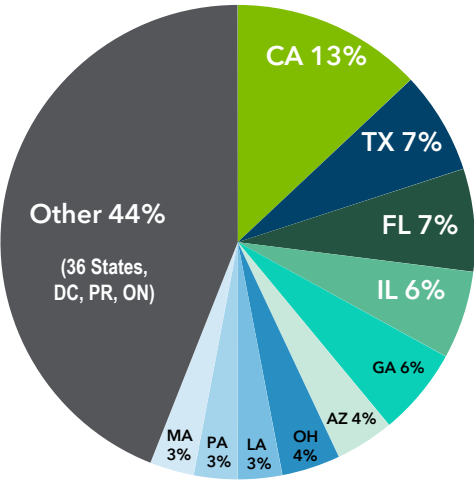
Investments		Diversification Facts	
Hotels	\$ 6,343,166	Tenants/Operators	178
Net Lease Properties	5,038,371	Brands	145
Total Investments	\$ 11,381,537	Industries	22
		States	46



Portfolio Composition⁽¹⁾



Geographical Diversification⁽¹⁾



(1) Based on investment.

Consolidated Portfolio Diversification by Industry

As of June 30, 2025

(dollars in thousands)

Industry	No. of Properties	Rooms / Square Footage	Investments	Percent of Total Investment
1. Hotels	200	35,101	\$ 6,343,166	55.7%
2. Travel Centers	178	5,099,794	3,311,787	29.1%
3. Restaurants - Quick Service	204	638,612	280,787	2.5%
4. Health and Fitness	14	924,041	196,084	1.7%
5. Restaurants - Casual Dining	54	492,574	193,351	1.7%
6. Movie Theaters	14	747,904	134,413	1.2%
7. Grocery Stores	19	1,020,819	129,152	1.1%
8. Automotive Equipment and Services	64	463,492	107,054	0.9%
9. Medical, Dental Office	70	372,171	104,042	0.9%
10. Home Goods and Leisure	14	542,666	98,242	0.9%
11. Automotive Dealers	8	177,433	62,656	0.6%
12. General Merchandise Stores	4	381,193	55,457	0.5%
13. Entertainment	3	164,113	51,473	0.5%
14. Educational Services	7	159,793	44,820	0.4%
15. Car Washes	7	55,951	36,125	0.3%
16. Building Materials	29	465,283	34,006	0.3%
17. Miscellaneous Manufacturing	5	538,932	24,355	0.2%
18. Sporting Goods	3	120,847	18,548	0.2%
19. Drug Stores and Pharmacies	6	58,048	17,111	0.2%
20. Legal Services	5	25,429	11,362	0.1%
21. Dollar Stores	3	27,593	2,971	–%
22. Other	11	282,054	66,027	0.5%
23. Vacant	20	403,278	58,548	0.5%
Total	942	35,101 / 13,162,020	\$ 11,381,537	100.0%



Consolidated Portfolio by Geographic Diversification

As of June 30, 2025

(dollars in thousands)

State	Total Property Count	Hotel Count	Net Lease Count	Investments						
				Total	% of Total	Hotel	Hotel % of Total	Net Lease	Net Lease % of Total	
California	58	36	22	\$ 1,485,838	13.1 %	\$ 1,212,773	19.1 %	\$ 273,065	5.4 %	
Texas	67	13	54	812,026	7.1 %	309,746	4.9 %	502,280	10.0 %	
Florida	60	12	48	754,231	6.6 %	495,611	7.8 %	258,620	5.1 %	
Illinois	61	9	52	694,214	6.0 %	413,164	6.5 %	281,050	5.6 %	
Georgia	85	15	70	673,215	5.8 %	407,746	6.4 %	265,469	5.3 %	
Arizona	39	14	25	487,984	4.2 %	239,272	3.8 %	248,712	4.9 %	
Ohio	45	5	40	456,494	4.0 %	128,857	2.0 %	327,637	6.5 %	
Louisiana	15	3	12	387,907	3.4 %	256,202	4.0 %	131,705	2.6 %	
Pennsylvania	33	5	28	342,229	3.0 %	136,899	2.2 %	205,330	4.1 %	
Massachusetts	8	8	—	284,899	2.5 %	284,899	4.5 %	—	— %	
Top 10	471	120	351	6,379,037	55.7 %	3,885,169	61.2 %	2,493,868	49.5 %	
Other ⁽¹⁾	471	80	391	5,002,500	44.3 %	2,457,997	38.8 %	2,544,503	50.5 %	
Total	942	200	742	\$ 11,381,537	100.0 %	\$ 6,343,166	100.0 %	\$ 5,038,371	100.0 %	



Royal Sonesta Boston
Cambridge, MA

(1) Consists of properties in 36 different states, the District of Columbia, Puerto Rico and Ontario, Canada with an average investment of \$10,621 per property.

Hotel Portfolio by Brand

As of June 30, 2025

(dollars in thousands, except per room or suite data)

Brand	Service Level	Chain Scale	Number of Hotels	Percent of Total Number of Hotels	Number of Rooms or Suites	Percent of Total Number of Rooms or Suites	Investment	Percent of Total Hotel Investment	Investment Per Room or Suite
Royal Sonesta Hotels®	Full Service	Upper Upscale	17	8.5 %	5,663	16.2 %	\$ 1,949,062	30.7 %	\$ 344,175
Sonesta Hotels & Resorts®	Full Service	Upscale	22	11.0 %	7,207	20.5 %	1,466,928	23.1 %	203,542
Sonesta ES Suites®	Extended Stay	Upper Midscale	52	26.0 %	6,689	19.1 %	1,065,372	16.8 %	159,272
Sonesta Select®	Select Service	Upscale	38	19.0 %	5,551	15.7 %	633,331	10.0 %	114,093
Sonesta Simply Suites®	Extended Stay	Midscale	46	23.0 %	5,894	16.8 %	556,253	8.8 %	94,376
Hyatt Place®	Select Service	Upscale	17	8.5 %	2,107	6.0 %	327,977	5.2 %	155,661
Radisson® Hotels & Resorts	Full Service	Upscale	5	2.5 %	1,149	3.3 %	171,552	2.7 %	149,305
Crowne Plaza®	Full Service	Upscale	1	0.5 %	495	1.4 %	126,422	2.0 %	255,398
Country Inn & Suites® by Radisson	Full Service	Upper Midscale	2	1.0 %	346	1.0 %	46,269	0.7 %	133,725
Total / Average Hotels			200	100.0 %	35,101	100.0 %	\$ 6,343,166	100.0 %	\$ 180,712

Hotel Operating Statistics by Service Level - All Hotels*

(dollars in thousands, except ADR and RevPAR)

			Occupancy			ADR			RevPAR			Adjusted Hotel EBITDA		
			Three Months Ended June 30,			Three Months Ended June 30,			Three Months Ended June 30,			Three Months Ended June 30,		
Brand	No. of Hotels	No. of Rooms or Suites	2025	2024	Change	2025	2024	Change	2025	2024	Change	2025	2024	Change
Retained Hotels														
Full Service														
Royal Sonesta Hotels®	17	5,663	68.2 %	67.5 %	0.7 pts	\$ 238.10	\$ 239.45	(0.6)%	\$ 162.31	\$ 161.70	0.4 %	\$ 22,632	\$ 24,945	(9.3)%
Sonesta Hotels & Resorts®	22	7,207	66.2 %	65.0 %	1.2 pts	166.86	164.16	1.6 %	110.49	106.65	3.6 %	15,314	18,397	(16.8)%
Radisson® Hotels & Resorts	5	1,149	64.8 %	71.3 %	(6.5) pts	153.03	146.39	4.5 %	99.22	104.33	(4.9)%	985	1,691	(41.8)%
Country Inn & Suites® by Radisson	2	346	70.1 %	74.6 %	(4.5) pts	144.57	152.57	(5.2)%	101.29	113.89	(11.1)%	153	621	(75.4)%
Crowne Plaza®	1	495	67.8 %	69.4 %	(1.6) pts	133.49	144.36	(7.5)%	90.45	100.25	(9.8)%	776	1,537	(49.5)%
Full Service Total/Average	47	14,860	67.0 %	66.8 %	0.2 pts	191.77	190.70	0.6 %	128.48	127.40	0.8 %	39,860	47,191	(15.5)%
Extended Stay and Select Service														
Sonesta ES Suites®	7	958	80.3 %	74.2 %	6.1 pts	149.90	154.83	(3.2)%	120.40	114.94	4.7 %	3,428	3,520	(2.6)%
Sonesta Select®	6	873	71.8 %	68.8 %	3.0 pts	140.89	143.26	(1.7)%	101.17	98.58	2.6 %	2,549	2,730	(6.6)%
Sonesta Simply Suites®	7	1,144	73.1 %	76.1 %	(3.0) pts	129.80	124.86	4.0 %	94.87	94.96	(0.1)%	3,648	3,796	(3.9)%
Hyatt Place®	17	2,107	74.3 %	70.9 %	3.4 pts	126.28	124.16	1.7 %	93.78	88.00	6.6 %	3,976	3,315	19.9 %
Focused Service Total/Average	37	5,082	74.7 %	72.3 %	2.4 pts	134.25	133.38	0.7 %	100.31	96.46	4.0 %	13,601	13,361	1.8 %
Retained Hotels Total/Average	84	19,942	69.0 %	68.2 %	0.8 pts	\$ 175.89	\$ 175.21	0.4 %	\$ 121.30	\$ 119.51	1.5 %	\$ 53,461	\$ 60,552	(11.7)%
Exit Hotels														
Extended Stay and Select Service														
Sonesta ES Suites®	45	5,731	74.5 %	73.5 %	1.0 pts	124.18	124.91	(0.6)%	92.57	91.82	0.8 %	10,771	10,861	(0.8)%
Sonesta Select®	32	4,678	61.1 %	62.5 %	(1.4) pts	111.96	114.22	(2.0)%	68.38	71.40	(4.2)%	4,242	5,916	(28.3)%
Sonesta Simply Suites®	39	4,750	71.9 %	73.8 %	(1.9) pts	83.67	84.65	(1.2)%	60.12	62.45	(3.7)%	4,874	5,842	(16.6)%
Exit Hotels Total/Average	116	15,159	69.5 %	70.2 %	(0.7) pts	\$ 107.75	\$ 108.72	(0.9)%	\$ 74.94	\$ 76.32	(1.8)%	\$ 19,887	\$ 22,619	(12.1)%
All Hotels Total/Average	200	35,101	69.2 %	69.1 %	0.1 pts	\$ 146.32	\$ 146.02	0.2 %	\$ 101.27	\$ 100.85	0.4 %	\$ 73,348	\$ 83,171	(11.8)%

* There are no non-comparable hotels in the periods presented.

Hotel Operating Statistics by Service Level - All Hotels*

(dollars in thousands, except ADR and RevPAR)

Brand	No. of Hotels	No. of Rooms or Suites	Occupancy			ADR			RevPAR			Adjusted Hotel EBITDA		
			Six Months Ended June 30,			Six Months Ended June 30,			Six Months Ended June 30,			Six Months Ended June 30,		
			2025	2024	Change	2025	2024	Change	2025	2024	Change	2025	2024	Change
Retained Hotels														
<i>Full Service</i>														
Royal Sonesta Hotels®	17	5,663	59.7 %	59.1 %	0.6 pts	\$ 241.53	\$ 238.28	1.4 %	\$ 144.23	\$ 140.90	2.4 %	\$ 29,074	\$ 32,430	(10.3)%
Sonesta Hotels & Resorts®	22	7,207	60.3 %	60.6 %	(0.3) pts	167.37	164.18	1.9 %	100.90	99.52	1.4 %	20,051	27,213	(26.3)%
Radisson® Hotels & Resorts	5	1,149	62.2 %	65.9 %	(3.7) pts	153.53	148.54	3.4 %	95.44	97.87	(2.5)%	838	2,696	(68.9)%
Country Inn & Suites® by Radisson	2	346	62.9 %	67.5 %	(4.6) pts	138.62	144.66	(4.2)%	87.14	97.59	(10.7)%	(342)	716	(147.8)%
Crowne Plaza®	1	495	70.6 %	67.0 %	3.6 pts	141.95	146.59	(3.2)%	100.16	98.21	2.0 %	3,019	3,130	(3.5)%
Full Service Total/Average	47	14,860	60.6 %	60.8 %	(0.2) pts	192.42	189.16	1.7 %	116.64	115.07	1.4 %	52,640	66,185	(20.5)%
<i>Extended Stay and Select Service</i>														
Sonesta ES Suites®	7	958	74.3 %	71.3 %	3.0 pts	151.29	154.75	(2.2)%	112.38	110.41	1.8 %	5,734	6,435	(10.9)%
Sonesta Select®	6	873	66.8 %	63.1 %	3.7 pts	131.65	133.84	(1.6)%	87.89	84.39	4.1 %	3,307	3,608	(8.3)%
Sonesta Simply Suites®	7	1,144	70.4 %	69.6 %	0.8 pts	122.75	120.57	1.8 %	86.44	83.89	3.0 %	5,980	5,875	1.8 %
Hyatt Place®	17	2,107	68.5 %	59.2 %	9.3 pts	124.82	122.44	1.9 %	85.46	72.46	18.0 %	5,735	2,206	160.0 %
Focused Service Total/Average	37	5,082	69.7 %	64.5 %	5.2 pts	130.79	130.64	0.1 %	91.17	84.23	8.2 %	20,756	18,124	14.5 %
Retained Hotels Total/Average	84	19,942	62.9 %	61.8 %	1.1 pts	\$ 175.02	\$ 173.59	0.8 %	\$ 110.15	\$ 107.21	2.7 %	\$ 73,396	\$ 84,309	(12.9)%
Exit Hotels														
<i>Extended Stay and Select Service</i>														
Sonesta ES Suites®	45	5,731	69.5 %	69.2 %	0.3 pts	123.80	123.40	0.3 %	86.05	85.41	0.8 %	14,744	16,218	(9.1)%
Sonesta Select®	32	4,678	57.0 %	57.0 %	– pts	113.41	115.28	(1.6)%	64.65	65.67	(1.6)%	5,221	7,437	(29.8)%
Sonesta Simply Suites®	39	4,750	65.7 %	67.5 %	(1.8) pts	83.11	84.10	(1.2)%	54.59	56.73	(3.8)%	5,111	7,892	(35.2)%
Exit Hotels Total/Average	116	15,159	64.4 %	64.9 %	(0.5) pts	\$ 107.97	\$ 108.40	(0.4)%	\$ 69.59	\$ 70.33	(1.1)%	\$ 25,076	\$ 31,547	(20.5)%
All Hotels Total/Average	200	35,101	63.6 %	63.1 %	0.5 pts	\$ 145.67	\$ 144.64	0.7 %	\$ 92.63	\$ 91.28	1.5 %	\$ 98,472	\$ 115,856	(15.0)%

* There are no non-comparable hotels in the periods presented.

Net Lease Portfolio by Brand

As of June 30, 2025

(dollars in thousands)

Brand	No. of Properties	Square Feet	Investment	Percent of Total Investment	Annualized Minimum Rent	Percent of Total Annualized Minimum Rent	Rent Coverage
1. TravelCenters of America Inc.	131	3,683,923	\$ 2,254,950	44.8 %	\$ 180,329	46.7 %	1.31x ⁽¹⁾
2. Petro Stopping Centers	44	1,367,802	1,015,156	20.1 %	83,933	21.7 %	1.31x ⁽¹⁾
3. The Great Escape	14	542,666	98,242	1.9 %	7,711	2.0 %	4.75x
4. Life Time Fitness	3	420,335	92,617	1.8 %	5,770	1.5 %	2.84x
5. Buehler's Fresh Foods	5	502,727	76,469	1.5 %	5,657	1.5 %	2.72x
6. Heartland Dental	59	234,274	61,120	1.2 %	4,841	1.3 %	4.71x
7. Norms	10	63,490	53,673	1.1 %	3,826	1.0 %	3.36x
8. Express Oil Change	23	83,825	49,724	1.0 %	3,717	1.0 %	5.77x
9. AMC Theatres	5	251,166	57,385	1.1 %	3,564	0.9 %	1.68x
10. Pizza Hut	40	167,366	45,285	0.9 %	3,552	0.9 %	2.14x
11. Flying J Travel Plaza	3	48,069	41,681	0.8 %	3,312	0.9 %	3.14x
12. America's Auto Auction	6	72,338	38,314	0.8 %	3,216	0.8 %	9.08x
13. Fleet Farm	1	218,248	37,802	0.8 %	2,837	0.7 %	2.15x
14. Big Al's	2	111,912	35,214	0.7 %	2,569	0.7 %	0.79x
15. Crème de la Crème	4	81,929	29,131	0.6 %	2,429	0.6 %	1.46x
16. Mister Car Wash	5	41,456	28,658	0.6 %	2,303	0.6 %	4.35x
17. B&B Theatres	4	261,300	37,619	0.7 %	2,260	0.6 %	0.97x
18. Martin's	16	81,909	32,017	0.6 %	2,252	0.6 %	1.69x
19. Popeye's	20	45,708	28,434	0.6 %	2,057	0.5 %	4.33x
20. Courthouse Athletic Club	4	193,659	39,688	0.8 %	1,935	0.5 %	1.32x
21. Burger King	17	55,127	29,204	0.6 %	1,934	0.5 %	2.45x
22. Arby's	19	57,868	29,234	0.6 %	1,780	0.5 %	2.58x
23. Regal Cinemas	4	186,406	29,659	0.6 %	1,758	0.5 %	2.39x
24. United Supermarkets	6	236,178	26,121	0.5 %	1,757	0.5 %	3.92x
25. Hardee's	15	49,958	24,919	0.5 %	1,755	0.5 %	1.84x
26. Other ⁽²⁾	282	4,102,381	746,055	14.8 %	49,467	12.5 %	4.10x
Total	742	13,162,020	\$ 5,038,371	100.0 %	\$ 386,521	100.0 %	2.04x



(1) Rent coverage information provided by tenant is for all 175 sites on a consolidated basis and is as of June 30, 2025.

(2) Consists of 111 distinct brands with an average investment of \$2,646 per property and an average annual minimum rent of \$175 per property.

Net Lease Portfolio by Industry

As of June 30, 2025

(dollars in thousands)

Industry	No. of Properties	Square Feet	Investment	Percent of Total Investment	Annualized Minimum Rent	Percent of Total Annualized Minimum Rent	Rent Coverage
1. Travel Centers	178	5,099,794	\$ 3,311,787	65.7%	\$ 267,574	69.2%	1.33x ⁽¹⁾
2. Restaurants - Quick Service	204	638,612	280,787	5.6%	19,632	5.1%	2.99x
3. Restaurants - Casual Dining	54	492,574	193,351	3.8%	12,051	3.1%	2.94x
4. Health and Fitness	14	924,041	196,084	3.9%	11,790	3.1%	2.23x
5. Grocery Stores	19	1,020,819	129,152	2.6%	9,317	2.4%	3.22x
6. Medical, Dental Office	70	372,171	104,042	2.1%	8,342	2.2%	3.51x
7. Movie Theaters	14	747,904	134,413	2.7%	8,242	2.1%	1.79x
8. Automotive Equipment and Services	64	463,492	107,054	2.1%	7,826	2.1%	5.01x
9. Home Goods and Leisure	14	542,666	98,242	1.9%	7,711	2.0%	4.75x
10. Automotive Dealers	8	177,433	62,656	1.2%	4,982	1.3%	7.35x
11. General Merchandise Stores	4	381,193	55,457	1.1%	3,997	1.0%	2.89x
12. Entertainment	3	164,113	51,473	1.0%	3,947	1.0%	1.29x
13. Educational Services	7	159,793	44,820	0.9%	3,572	0.9%	1.90x
14. Building Materials	29	465,283	34,006	0.7%	3,258	0.8%	8.47x
15. Car Washes	7	55,951	36,125	0.7%	2,840	0.7%	4.96x
16. Miscellaneous Manufacturing	5	538,932	24,355	0.5%	1,728	0.5%	13.54x
17. Sporting Goods	3	120,847	18,548	0.4%	1,106	0.3%	4.05x
18. Legal Services	5	25,429	11,362	0.2%	1,097	0.3%	3.32x
19. Drug Stores and Pharmacies	6	58,048	17,111	0.3%	957	0.2%	1.07x
20. Dollar Stores	3	27,593	2,971	0.1%	190	0.1%	2.10x
21. Other ⁽²⁾	11	282,054	66,027	1.3%	6,362	1.6%	4.50x
22. Vacant	20	403,278	58,548	1.2%	—	—%	—x
Total	742	13,162,020	\$ 5,038,371	100.0%	\$ 386,521	100.0%	2.04x



(1) Rent coverage for TA is as of June 30, 2025.

(2) Consists of miscellaneous businesses with an average investment of \$6,002 per property.

Net Lease Portfolio by Tenant (Top 10)

As of June 30, 2025

(dollars in thousands)

	Tenant	Brand Affiliation	No. of Properties	Square Feet	Investment	Percent of Total Investment	Annualized Minimum Rent	Percent of Total Annualized Minimum Rent	Weighted Average Lease Term	Rent Coverage
1.	TravelCenters of America Inc. ⁽¹⁾	TravelCenters of America / Petro Stopping Centers	175	5,051,725	\$ 3,270,106	64.9 %	\$ 264,262	68.4 %	7.9	1.31x
2.	Universal Pool Co., Inc.	The Great Escape	14	542,666	98,242	1.9 %	7,711	2.0 %	2.2	4.75x
3.	Healthy Way of Life II, LLC	Life Time Fitness	3	420,335	92,617	1.8 %	5,770	1.5 %	10.0	2.84x
4.	Styx Acquisition, LLC	Buehler's Fresh Foods	5	502,727	76,469	1.5 %	5,657	1.5 %	10.3	2.72x
5.	Professional Resource Development, Inc.	Heartland Dental	59	234,274	61,120	1.2 %	4,841	1.3 %	0.8	4.71x
6.	Norms Restaurants, LLC	Norms	10	63,490	53,673	1.1 %	3,826	1.0 %	20.0	3.36x
7.	Express Oil Change, L.L.C.	Express Oil Change	23	83,825	49,724	1.0 %	3,717	1.0 %	9.8	5.77x
8.	Pilot Travel Centers LLC	Flying J Travel Plaza	3	48,069	41,681	0.8 %	3,312	0.9 %	3.5	3.14x
9.	Automotive Remarketing Group, Inc.	America's Auto Auction	6	72,338	38,314	0.8 %	3,216	0.8 %	9.8	9.08x
10.	Fleet Farm Group LLC	Fleet Farm	1	218,248	37,802	0.8 %	2,837	0.7 %	11.0	2.15x
	Subtotal, Top 10		299	7,237,697	3,819,748	75.8 %	305,149	79.1 %	7.9	1.69x
11.	Other ⁽²⁾	Various	443	5,924,323	1,218,623	24.2 %	81,372	20.9 %	6.7	3.35x
	Total		742	13,162,020	\$ 5,038,371	100.0 %	\$ 386,521	100.0 %	7.6	2.04x

(1) TA is SVC's largest tenant. As of June 30, 2025, SVC leased 175 travel centers (131 under the TravelCenters of America brand and 44 under the Petro Stopping Centers brand) to a subsidiary of TA under five master leases that expire in 2033. TA has five renewal options for 10 years each for all of the travel centers under each lease. BP Corporation North America Inc. guarantees payment under each of the five master leases. The aggregate guaranty as of June 30, 2025 was \$3,037,475. Annualized minimum rent excludes the impact of rents prepaid by TA. Rent coverage was 1.37x, 1.37x, 1.41x, 1.38x and 1.09x for the TA leases no. 1, no. 2, no. 3, no. 4 and no. 5, respectively. Rent coverage is as of June 30, 2025.

(2) Consists of 164 tenants with an average investment of \$2,751 per property and an average annual minimum rent of \$184 per property.

Net Lease Portfolio - Expiration Schedule

As of June 30, 2025

(dollars in thousands)

Year ⁽¹⁾	Number of Properties	Square Feet	Annualized Minimum Rent Expiring	Percent of Total Annualized Minimum Rent Expiring	Cumulative Percent of Total Annualized Minimum Rent Expiring
2025	20	320,729	\$ 6,379	1.7%	1.7%
2026	103	1,007,554	11,584	3.0%	4.7%
2027	35	962,837	12,768	3.3%	8.0%
2028	22	594,268	9,613	2.5%	10.5%
2029	76	628,549	10,512	2.7%	13.2%
2030	34	286,491	6,343	1.6%	14.8%
2031	28	397,390	5,195	1.3%	16.1%
2032	35	137,154	2,902	0.8%	16.9%
2033	213	5,371,427	270,515	69.9%	86.8%
2034	22	289,885	5,726	1.6%	88.4%
2035	46	1,159,583	19,393	5.0%	93.4%
2036	15	350,190	6,050	1.6%	95.0%
2037	11	318,609	3,244	0.8%	95.8%
2038	6	44,484	1,201	0.3%	96.1%
2039	10	141,443	3,686	1.0%	97.1%
2040	18	115,142	2,419	0.6%	97.7%
2041	8	227,381	2,626	0.7%	98.4%
2042	—	—	—	—%	98.4%
2043	7	127,440	2,096	0.5%	98.9%
2044	2	93,010	278	0.1%	99.0%
2045	11	154,966	3,991	1.0%	100.0%
Total	722	12,728,532	\$ 386,521	100.0%	
Weighted Average Lease Term		7.2 years	7.6 years		



(1) The year of lease expiration is pursuant to contract terms.

Net Lease Portfolio - Occupancy Summary

As of June 30, 2025

	As of and For the Three Months Ended				
	6/30/2025	3/31/2025	12/31/2024	9/30/2024	6/30/2024
Properties (end of period)	742	739	742	745	749
Vacant properties beginning of period	16	18	18	20	20
Vacant properties sold	(2)	(3)	(3)	(4)	–
Vacant properties leased	–	–	–	–	(1)
Lease terminations	6	1	3	2	1
Vacant properties end of the period	20	16	18	18	20
Percentage of properties leased	97.3 %	97.8 %	97.6 %	97.6 %	97.3 %



Appendix

The Company:

SVC is a REIT that owns hotels and service-focused retail net lease properties throughout the United States and in Puerto Rico and Canada.

Management:

SVC is managed by The RMR Group (Nasdaq: RMR). RMR is an alternative asset management company that is focused on commercial real estate and related businesses. As of June 30, 2025, RMR had approximately \$40 billion in assets under management and the combined RMR managed companies had more than \$5 billion of annual revenues, approximately 1,900 properties and over 18,000 employees. SVC believes that being managed by RMR is a competitive advantage for SVC because of RMR's depth of management and experience in the real estate industry. SVC also believes RMR provides management services to it at costs that are lower than SVC would have to pay for similar quality services if SVC were self-managed.

Equity Research Coverage

B. Riley Securities, Inc.

John Massocca
(646) 885-5424
jmassocca@brileysecurities.com

Oppenheimer & Co. Inc.

Tyler Batory
(212) 667-7230
tyler.batory@opco.com

Wells Fargo Securities

James Feldman
(212) 214-5328
james.feldman@wellsfargo.com

Rating Agencies

Moody's Investors Service

Lori Marks
(212) 553-1098
lori.marks@moodys.com

S&P Global

Alan Zigman
(416) 507-2556
alan.zigman@spglobal.com

SVC is followed by the analysts and its publicly held debt is rated by the rating agencies listed on this page. Please note that any opinions, estimates or forecasts regarding SVC's performance made by these analysts or agencies do not represent opinions, forecasts or predictions of SVC or its management. SVC does not by its reference above imply its endorsement of or concurrence with any information, conclusions or recommendations provided by any of these analysts or agencies.

Board of Trustees

Christopher J. Bilotto
Managing Trustee

Donna D. Fraiche
Lead Independent Trustee

Rajan C. Penkar
Independent Trustee

Laurie B. Burns
Independent Trustee

William A. Lamkin
Independent Trustee

Adam D. Portnoy
Chair of the Board & Managing Trustee

Robert E. Cramer
Independent Trustee

Officers

Christopher J. Bilotto
President and Chief Executive Officer

Brian E. Donley
Chief Financial Officer and Treasurer

Jesse W. Abair
Vice President



Royal Sonesta Kaua'i Resort
Lihue, HI

Calculation of FFO, Normalized FFO and CAD

(amounts in thousands, except per share data)

		For the Three Months Ended					For the Six Months Ended	
		6/30/2025	3/31/2025	12/31/2024	9/30/2024	6/30/2024	6/30/2025	6/30/2024
Net loss		\$ (38,159)	\$ (116,435)	\$ (76,392)	\$ (46,901)	\$ (73,850)	\$ (154,594)	\$ (152,233)
Add (Less):	Depreciation and amortization	75,030	89,100	94,000	89,005	95,674	164,130	188,781
	Loss on asset impairment ⁽⁵⁾	17,654	37,067	5,182	13,692	34,887	54,721	37,338
	Loss (gain) on sale of real estate, net ⁽⁶⁾	156	(746)	(5,159)	(4,105)	32	(590)	2,995
	Adjustments to reflect SVC's share of FFO attributable to an investee	1,182	1,200	1,315	1,045	1,021	2,382	1,987
FFO		55,863	10,186	18,946	52,736	57,764	66,049	78,868
Add (Less):	Loss on early extinguishment of debt, net ⁽⁷⁾	—	—	—	133	16,048	—	16,048
	Transaction related costs ⁽⁴⁾	1,345	111	6,894	—	—	1,456	—
	Adjustments to reflect SVC's share of Normalized FFO attributable to an investee	395	539	2,777	—	(2)	934	—
Normalized FFO		57,603	10,836	28,617	52,869	73,810	68,439	94,916
Add (Less):	Non-cash revenues	(10,624)	(12,205)	(11,519)	(11,974)	(12,713)	(22,829)	(25,787)
	Non-cash interest expense	9,900	8,680	8,359	8,076	7,466	18,580	14,692
	Non-cash expenses	(417)	(864)	(944)	(298)	(120)	(1,281)	(1,206)
	SVC's share of Normalized FFO attributable to an investee	(1,051)	2,208	3,116	(4,008)	1,697	1,157	6,067
	Principal amortization	(490)	(489)	(490)	(489)	(490)	(979)	(979)
	Capital expenditures	(38,126)	(42,772)	(82,978)	(81,686)	(66,206)	(80,898)	(134,969)
CAD		\$ 16,795	\$ (34,606)	\$ (55,839)	\$ (37,510)	\$ 3,444	\$ (17,811)	\$ (47,266)
Weighted average common shares outstanding (basic and diluted)		165,743	165,615	165,594	165,398	165,198	165,679	165,178
Basic and diluted per common share amounts:								
Net loss		\$ (0.23)	\$ (0.70)	\$ (0.46)	\$ (0.28)	\$ (0.45)	\$ (0.93)	\$ (0.92)
FFO		\$ 0.34	\$ 0.06	\$ 0.11	\$ 0.32	\$ 0.35	\$ 0.40	\$ 0.48
Normalized FFO		\$ 0.35	\$ 0.07	\$ 0.17	\$ 0.32	\$ 0.45	\$ 0.41	\$ 0.57
CAD		\$ 0.10	\$ (0.21)	\$ (0.34)	\$ (0.23)	\$ 0.02	\$ (0.11)	\$ (0.29)

See accompanying notes on [page 34](#).

Calculation of EBITDA, EBITDAre and Adjusted EBITDAre

(dollars in thousands)

	For the Three Months Ended					For the Six Months Ended	
	6/30/2025	3/31/2025	12/31/2024	9/30/2024	6/30/2024	6/30/2025	6/30/2024
Net loss	\$ (38,159)	\$ (116,435)	\$ (76,392)	\$ (46,901)	\$ (73,850)	\$ (154,594)	\$ (152,233)
Add (Less): Interest expense	102,679	101,517	99,402	99,126	93,850	204,196	185,264
Income tax expense (benefit)	457	843	(52)	(77)	524	1,300	1,531
Depreciation and amortization	75,030	89,100	94,000	89,005	95,674	164,130	188,781
EBITDA	140,007	75,025	116,958	141,153	116,198	215,032	223,343
Add (Less): Loss on asset impairment ⁽⁵⁾	17,654	37,067	5,182	13,692	34,887	54,721	37,338
Loss (gain) on sale of real estate, net ⁽⁶⁾	156	(746)	(5,159)	(4,105)	32	(590)	2,995
Adjustments to reflect SVC's share of EBITDAre attributable to an investee	3,119	3,172	3,424	2,900	2,964	6,291	5,520
EBITDAre	160,936	114,518	120,405	153,640	154,081	275,454	269,196
Add (Less): Loss on early extinguishment of debt, net ⁽⁷⁾	–	–	–	133	16,048	–	16,048
Adjustments to reflect SVC's share of Adjusted EBITDAre attributable to an investee	395	539	2,777	–	(2)	934	–
Transaction related costs ⁽⁴⁾	1,345	111	6,894	–	–	1,456	–
General and administrative expense paid in common shares	1,100	653	573	1,219	1,397	1,753	1,828
Adjusted EBITDAre	<u>\$ 163,776</u>	<u>\$ 115,821</u>	<u>\$ 130,649</u>	<u>\$ 154,992</u>	<u>\$ 171,524</u>	<u>\$ 279,597</u>	<u>\$ 287,072</u>

See accompanying notes on [page 34](#).

Calculation and Reconciliation of Hotel EBITDA and Adjusted Hotel EBITDA - All Hotels*

(dollars in thousands)

	For the Three Months Ended					For the Six Months Ended	
	6/30/2025	3/31/2025	12/31/2024	9/30/2024	6/30/2024	6/30/2025	6/30/2024
Number of hotels	200	202	206	214	220	200	220
Room revenues	\$ 323,884	\$ 266,439	\$ 278,614	\$ 322,803	\$ 334,118	\$ 590,323	\$ 604,044
Food and beverage revenues	57,040	48,433	51,129	44,947	55,136	105,473	101,699
Other revenues	23,481	20,091	27,305	23,185	23,232	43,572	42,979
Hotel operating revenues	404,405	334,963	357,048	390,935	412,486	739,368	748,722
Rooms expenses	104,077	93,909	97,146	106,835	102,068	197,986	192,874
Food and beverage expenses	44,447	40,319	42,634	39,114	41,945	84,766	80,458
Other direct and indirect expenses	135,128	130,912	129,969	139,075	134,889	266,040	262,467
Management fees	15,113	12,485	12,992	14,392	15,060	27,598	27,354
Real estate taxes, insurance and other	32,276	33,565	37,059	29,740	34,384	65,841	71,422
FF&E Reserves	1,737	2,119	1,327	1,714	1,723	3,856	2,815
Hotel operating expenses	332,778	313,309	321,127	330,870	330,069	646,087	637,390
Hotel EBITDA	71,627	21,654	35,921	60,065	82,417	93,281	111,332
Transaction related costs ⁽⁴⁾	1,446	1,317	6,894	—	—	2,763	—
Adjusted Hotel EBITDA	\$ 73,073	\$ 22,971	\$ 42,815	\$ 60,065	\$ 82,417	\$ 96,044	\$ 111,332
Adjusted Hotel EBITDA Margin	18.1 %	6.9 %	12.0 %	15.4 %	20.0 %	13.0 %	14.9 %
Hotel operating expenses (GAAP) ⁽¹⁾	\$ 328,913	\$ 305,840	\$ 312,285	\$ 328,535	\$ 328,247	\$ 634,753	\$ 633,333
Add (Less):							
Transaction related costs ⁽⁴⁾	1,446	1,317	6,894	—	—	2,763	—
Adjustments for guaranty fundings and (replenishments), net ⁽³⁾	61	3,412	—	—	(522)	3,473	—
FF&E Reserves from managed hotel operations	1,737	2,119	1,327	1,714	1,723	3,856	2,815
Other ⁽⁸⁾	621	621	621	621	621	1,242	1,242
Hotel operating expenses	\$ 332,778	\$ 313,309	\$ 321,127	\$ 330,870	\$ 330,069	\$ 646,087	\$ 637,390

* Results of all hotels as owned during the periods presented, including the results of hotels sold by SVC for the periods owned by SVC.

See accompanying notes on [page 34](#).

Notes to Condensed Consolidated Statements of Income (Loss) and Calculations of FFO, Normalized FFO, CAD, EBITDA, EBITDAre, Adjusted EBITDAre, Hotel EBITDA and Adjusted Hotel EBITDA



(dollars in thousands)

- (1) As of June 30, 2025, SVC owned 200 hotels. SVC's condensed consolidated statements of income (loss) include hotel operating revenues and expenses of its managed hotels.
- (2) SVC increased rental income by \$2,683 and \$4,778 for the three months ended June 30, 2025 and 2024, respectively, and increased rental income by \$6,561 and \$10,546 for the six months ended June 30, 2025 and 2024, respectively, to record scheduled rent changes under certain of its leases on a straight line basis.
- (3) When managers of SVC's hotels are required to fund the shortfalls of owner's priority return under the terms of the management agreements or their guarantees, SVC reflects such fundings in its condensed consolidated statements of income (loss) as a reduction of hotel operating expenses. When these shortfalls are replenished by cash flows from the applicable hotel operations in excess of the owner's priority return due, SVC reflects such replenishment in its condensed consolidated statements of income (loss) as an increase to hotel operating expenses. The net decrease to hotel operating expenses was \$61 and \$3,473 for the three and six months ended June 30, 2025, respectively, and the net increase to hotel operating expenses was \$522 for the three months ended June 30, 2024. No adjustment was required for the six months ended June 30, 2024.
- (4) Transaction related costs for the three and six months ended June 30, 2025 of \$1,345 and \$1,456, respectively, primarily consist of costs related to the renovation of certain hotels, partially offset by the recovery during the three months ended March 31, 2025 of a working capital reserve related to SVC's former agreement with Marriott International, Inc. previously deemed uncollectable and expensed in 2021.
- (5) SVC recorded a loss on asset impairment for the three and six months ended June 30, 2025 of \$17,654 and \$54,721, respectively, to reduce the carrying value of 17 hotels and two net lease properties in the three month period, and 17 hotels and two net lease properties in the six month period, to their estimated fair value less costs to sell.
SVC recorded a net loss on asset impairment for the three and six months ended June 30, 2024 of \$34,887 and \$37,338, respectively, to reduce the carrying value of eight hotels and three net lease properties in the three month period, and eight hotels and six net lease properties in the six month period, to their estimated fair value less costs to sell.
- (6) SVC recorded a (loss) gain on sale of real estate for the three and six months ended June 30, 2025 of (\$156) and \$590, respectively, in connection with the sales of four hotels and three net lease properties in the three month period, and six hotels and seven net lease properties in the six month period.
SVC recorded a loss on sale of real estate during the six months ended June 30, 2024 of \$2,995 in connection with the sales of one hotel and three net lease properties in the six month period.
- (7) SVC recorded a net loss on early extinguishment of debt during the three and six months ended June 30, 2024 of \$16,048 in connection with a make-whole premium and the write off of unamortized deferred financing costs and discounts relating to the redemption of its \$800,000 senior unsecured notes due 2025 and the purchase and satisfaction and discharge pursuant to a cash tender offer of its \$350,000 senior unsecured notes due 2025.
- (8) SVC is amortizing a liability it recorded for the fair value of its initial investment in Sonesta as a reduction to hotel operating expenses in the condensed consolidated statements of income (loss). SVC reduced hotel operating expenses by \$621 for each of the three months ended June 30, 2025 and 2024, related to this liability, and \$1,242 for each of the six months ended June 30, 2025 and 2024, related to this liability.

Non-GAAP Financial Measures

SVC presents certain “non-GAAP financial measures” within the meaning of the applicable Securities and Exchange Commission, or SEC, rules, including FFO, Normalized FFO, CAD, EBITDA, Hotel EBITDA, Adjusted Hotel EBITDA, EBITDAre and Adjusted EBITDAre. These measures do not represent cash generated by operating activities in accordance with GAAP and should not be considered alternatives to net income (loss) as indicators of SVC's operating performance or as measures of its liquidity. These measures should be considered in conjunction with net income (loss) as presented in SVC's condensed consolidated statements of income (loss). SVC considers these non-GAAP measures to be appropriate supplemental measures of operating performance for a REIT, along with net income (loss). SVC believes these measures provide useful information to investors because by excluding the effects of certain historical amounts, such as depreciation and amortization expense, they may facilitate a comparison of its operating performance between periods and with other REITs and, in the case of Hotel EBITDA and Adjusted Hotel EBITDA, reflecting only those income and expense items that are generated and incurred at the hotel level may help both investors and management to understand the operations of its hotels.

FFO and Normalized FFO: SVC calculates funds from operations, or FFO, and normalized funds from operations, or Normalized FFO, as shown on [page 31](#). FFO is calculated on the basis defined by The National Association of Real Estate Investment Trusts, or Nareit, which is net income (loss), calculated in accordance with GAAP, excluding any gain or loss on sale of real estate and loss on impairment of real estate assets, if any, plus real estate depreciation and amortization, as well as adjustments to reflect SVC's share of FFO attributable to an investee and certain other adjustments currently not applicable to SVC. In calculating Normalized FFO, SVC adjusts for the items shown on [page 31](#). FFO and Normalized FFO are among the factors considered by SVC's Board of Trustees when determining the amount of distributions to SVC's shareholders. Other factors include, but are not limited to, requirements to satisfy SVC's REIT distribution requirements, limitations in its debt agreements, the availability to SVC of debt and equity capital, SVC's distribution rate as a percentage of the trading price of its common shares, or dividend yield, and SVC's dividend yield compared to the dividend yields of other REITs, SVC's expectation of its future capital requirements and operating performance and its expected needs for and availability of cash to pay its obligations. Other real estate companies and REITs may calculate FFO and Normalized FFO differently than SVC does.

Cash Available for Distribution: SVC calculates cash available for distribution, or CAD, as shown on [page 31](#). SVC defines CAD as Normalized FFO minus SVC's proportionate share of Normalized FFO from its equity method investment, plus operating cash flow distributions from its equity method investment, if any, less real estate related capital expenditures and adjusted for other non-cash and nonrecurring items. CAD is among the factors considered by SVC's Board of Trustees when determining the amount of distributions to SVC's shareholders. Other real estate companies and REITs may calculate CAD differently than SVC does.

EBITDA, EBITDAre and Adjusted EBITDAre: SVC calculates earnings before interest, taxes, depreciation and amortization, or EBITDA, EBITDA for real estate, or EBITDAre, and Adjusted EBITDAre as shown on [page 32](#). EBITDAre is calculated on the basis defined by Nareit, which is EBITDA, excluding gains and losses on the sale of real estate, loss on impairment of real estate assets, if any, and adjustments to reflect SVC's share of EBITDAre attributable to an investee. In calculating Adjusted EBITDAre, SVC adjusts for the items shown on [page 32](#). Other real estate companies and REITs may calculate EBITDA, EBITDAre and Adjusted EBITDAre differently than SVC does.

Hotel EBITDA and Adjusted Hotel EBITDA: SVC calculates Hotel EBITDA as hotel operating revenues less hotel operating expenses of all managed and leased hotels, prior to any adjustments required for presentation in its condensed consolidated statements of income (loss) in accordance with GAAP. Adjusted Hotel EBITDA excludes certain items SVC believes do not reflect the ongoing operating performance of SVC's hotels. SVC believes that Hotel EBITDA and Adjusted Hotel EBITDA provide useful information to management and investors as a key measure of the profitability of its hotel operations.

Other Definitions

Adjusted Hotel EBITDA Margin: Adjusted Hotel EBITDA as a percentage of hotel operating revenues.

Adjusted Total Assets and Total Unencumbered Assets: Adjusted total assets and total unencumbered assets include the original cost of real estate assets calculated in accordance with GAAP, before impairment write-downs, if any, and exclude depreciation and amortization, accounts receivable and intangible assets.

Annualized Dividend Yield: Annualized dividend yield is the annualized dividend paid during the period divided by the closing price of SVC's common shares at the end of the period.

Annualized Minimum Rent: Generally, SVC's lease agreements with its net lease tenants require payment of minimum rent to SVC. Certain of these minimum rent payment amounts are secured by full or limited guarantees. Annualized minimum rent represents cash amounts and excludes adjustments, if any, necessary to record scheduled rent changes on a straight line basis or any expense reimbursements. Annualized minimum rent for TA excludes the impact of rents prepaid by TA.

Average Daily Rate: ADR represents rooms revenue divided by the total number of room nights sold in a given period. ADR provides useful insight on pricing at SVC's hotels and is a measure widely used in the hotel industry.

Cash Cap Rate: Represents the ratio of the in place annual minimum cash rent divided by the purchase price.

Chain Scale: As characterized by STR Global Limited, a data benchmark and analytics provider for the lodging industry.

Comparable Hotels Data: SVC presents RevPAR, ADR and occupancy for the periods presented on a comparable basis to facilitate comparisons between periods. SVC defines comparable hotels as those that it owned on June 30, 2025 and were open and operating for the entirety of the periods being compared. There were no non-comparable hotels in the periods presented.

Consolidated Income Available for Debt Service: Consolidated income available for debt service, as defined in SVC's debt agreements, is earnings from operations excluding interest expense, depreciation and amortization, loss on asset impairment, unrealized appreciation on assets of properties held for sale, gains and losses on early extinguishment of debt, gains and losses on sales of property and amortization of deferred charges.

Debt: Debt amounts reflect the principal balance as of the date reported. Net debt means total debt less unrestricted cash and cash equivalents as of the date reported.

Earnings and Adjustments Attributable to an Investee: Represents SVC's proportionate share from its equity investment in Sonesta Holdco Corporation and its subsidiaries, or Sonesta.

Exit Hotels: Exit Hotels represent 116 hotels managed by Sonesta that SVC plans to sell.

FF&E Reserves: FF&E Reserves, or FF&E Reserves from managed hotel operations, represent various percentages of total sales at certain of SVC's hotels that are escrowed as reserves for future renovations or refurbishments, or FF&E Reserve escrows. SVC owns all the FF&E Reserve escrows for its hotels.

FF&E Reserve Deposits Not Funded by Hotel Operations: The operating agreements for SVC's hotels generally provide that, if necessary, SVC will provide FF&E funding in excess of escrowed reserves. To the extent SVC makes such fundings, its contractual owner's priority returns or rents generally increase by a percentage of the amounts it funds.

GAAP: is U.S. generally accepted accounting principles.

GAAP Cap Rate: Represents the ratio of the annual average minimum cash rent over the life of the lease term divided by the purchase price.

General and Administrative Expense Paid in Common Shares: Amounts represent the equity compensation for SVC's Trustees, officers and certain other officers and employees of RMR.

Gross Book Value of Real Estate Assets: Gross book value of real estate assets is real estate properties at cost plus acquisition related costs, if any, before purchase price allocations, less impairment write-downs, if any.

Hotel Capital Improvements and FF&E Reserve Fundings: Generally include the replacement or upgrades of obsolete building components and expenditures that extend the useful life of existing assets or replacement of furniture, fixtures and equipment (FF&E).

Non-GAAP Financial Measures and Certain Definitions (Continued)



Investment: SVC defines hotel investment as historical cost of its properties plus capital improvements funded by it less impairment write-downs, if any, and excludes capital improvements made from FF&E Reserves funded from hotel operations that do not result in increases in owner's priority return or rents. SVC defines net lease investment as historical cost of its properties plus capital improvements funded by SVC less impairment write-downs, if any.

Lease Related Costs: Generally include capital expenditures used to improve tenants' space or amounts paid directly to tenants to improve their space and leasing related costs, such as brokerage commissions and tenant inducements.

Occupancy: Occupancy represents the total number of room nights sold divided by the total number of room nights available at a hotel or group of hotels, and represents occupied properties as of the end of the period shown for net lease properties. Occupancy is an important measure of the utilization rate and demand of SVC's properties.

Non-Cash Expenses: Non-cash expenses represent general and administrative expense paid in common shares and amortization of liabilities relating to SVC's initial investment in Sonesta and its former investment in The RMR Group, Inc.

Non-Cash Interest Expense: Non-cash interest expense represents amortization of debt issuance costs, discounts and premiums.

Non-Cash Revenues: Non-cash revenues represent straight-line rent adjustments, lease value amortization, FF&E Reserves, including interest income earned, and the impact of rents prepaid by TA.

Owner's Priority Return: Each of its management agreements or leases with hotel operators provides for payment to SVC of an annual owner's priority return or minimum rent, respectively. Certain of these minimum payment amounts are secured by full or limited guarantees. In addition, certain of its hotel management agreements provide for payment to SVC of additional amounts to the extent of available cash flows as defined in the management agreement. Payments of these additional amounts are not guaranteed.

Redevelopment and Other Activities: Redevelopment and Other Activities generally include projects that reposition a property or result in new sources of revenue and other non-recurring capital expenditures.

Rent Coverage: SVC defines rent coverage as earnings before interest, taxes, depreciation, amortization and rent, or EBITDAR, divided by the annual minimum rent due to SVC weighted by the minimum rent of the property to total minimum rents of the net lease portfolio. Tenants with no minimum rent required under the lease are excluded. EBITDAR amounts used to determine rent coverage are generally for the latest twelve-month period, based on the most recent operating information, if any, furnished by the tenant. Operating statements furnished by the tenant often are unaudited and, in certain cases, may not have been prepared in accordance with GAAP and are not independently verified by SVC. In instances where SVC does not have tenant financial information, it calculates an implied coverage ratio for the period based on other tenants with available financial statements operating the same brand or within the same industry. As a result, SVC believes using this implied coverage metric provides a more reasonable estimated representation of recent operating results and the financial condition for those tenants.

Retained Hotels: Retained Hotels represents 59 hotels managed by Sonesta, 17 hotels managed by Hyatt Hotels Corporation, seven hotels managed by Radisson Hospitality, Inc. and one hotel managed by InterContinental Hotels Group, plc that SVC will continue to own after the Exit Hotels are sold.

Revenue per Available Room: RevPAR represents rooms revenue divided by the total number of room nights available to guests for a given period. RevPAR is an industry metric correlated to occupancy and ADR and helps measure revenue performance over comparable periods.

Rolling Four Quarter CAD: Represents CAD for the preceding twelve month period as of the respective quarter end date.

SOFR: SOFR is the secured overnight financing rate.

Total Gross Assets: Total gross assets is total assets plus accumulated depreciation, including assets of properties held for sale.

Weighted Average Lease Term: The average lease term in years weighted on annualized minimum rent.

Warning Concerning Forward-Looking Statements

This presentation contains forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 and other securities laws that are subject to risks and uncertainties. These statements may include words such as "believe", "expect", "anticipate", "intend", "plan", "estimate", "will", "may" and negatives or derivatives of these or similar expressions. These forward-looking statements include, among others, statements about: SVC's strategic priorities, including expectations regarding reshaping its hotel portfolio and expanding investments in net lease assets; the planned sales of hotels, including the expected timing thereof; SVC's ability to strengthen its balance sheet, reduce leverage and repay its debt maturities; SVC's portfolio optimization initiatives, durable cash flows from its net lease portfolio and effective capitalization driving SVC's expectation to drive long-term value for shareholders; and SVC's acquisition activities.

Forward-looking statements reflect management's current expectations, are based on judgments and assumptions, are inherently uncertain and are subject to risks, uncertainties and other factors, which could cause SVC's actual results, performance or achievements to differ materially from expected future results, performance or achievements expressed or implied in those forward-looking statements. Some of the risks, uncertainties and other factors that may cause SVC's actual results, performance or achievements to differ materially from those expressed or implied by forward-looking statements include, but are not limited to, the following: the ability of Sonesta to successfully operate the hotels it manages for SVC; SVC's ability and the ability of SVC's managers and tenants to operate under unfavorable market and commercial real estate industry conditions due to, among other things, uncertainties surrounding interest rates and inflation, supply chain disruptions, emerging technologies, volatility in the public equity and debt markets, effect of or changes to tariffs or trading policies, pandemics, geopolitical instability and tensions, economic downturns or a possible recession, labor market conditions or changes in real estate utilization; SVC's ability to sell properties at prices it targets, and the timing of such sales; SVC's ability to incur additional debt while the ratio of its consolidated income available for debt service to debt service is below the 1.50x requirement under SVC's debt agreements; SVC's ability to repay or refinance its debts as they mature or otherwise become due; SVC's ability to maintain sufficient liquidity, including the availability of borrowings under its revolving credit facility and the VFN; SVC's ability to pay interest on and principal of its debt; the impact of changes in U.S. and foreign government administrative policies, including the imposition of or increases in tariffs and changes to existing trade agreements, on macroeconomic conditions, supply chains and the cost of products SVC's operators use, and on the results of operations of SVC's operators and SVC; whether and the extent to which SVC's managers and tenants will pay the contractual amounts of returns, rents or other obligations due to SVC; competition within the commercial real estate, hotel, transportation and travel center and other industries in which SVC's managers and tenants operate, particularly in those markets in which SVC's properties are located; SVC's ability to make cost-effective improvements to SVC's properties that enhance their appeal to hotel guests and net lease tenants; SVC's ability to pay distributions to its shareholders and to increase or sustain the amount of such distributions; SVC's ability to acquire properties that realize its targeted returns; SVC's ability to identify properties that it wants to acquire or to negotiate acceptable purchase prices, acquisition financing terms, management agreements or lease terms for new properties, or ability to complete acquisitions; SVC's ability to raise or appropriately balance the use of debt or equity capital; potential defaults under SVC's management agreements and leases by its managers and tenants; SVC's ability to increase hotel room rates and rents at its net leased properties as SVC's leases expire in excess of its operating expenses and to grow its business; SVC's ability to increase and maintain hotel room and net lease property occupancy at its properties; SVC's ability to engage and retain qualified managers and tenants for its hotels and net lease properties on satisfactory terms; SVC's ability to diversify its sources of rents and returns that improve the security of its cash flows; SVC's credit ratings; the ability of SVC's manager, RMR, to successfully manage SVC; actual and potential conflicts of interest with SVC's related parties, including its Managing Trustees, Sonesta, RMR and others affiliated with them; SVC's ability to realize benefits from the scale, geographic diversity, strategic locations and variety of service levels of its hotels; limitations imposed by and SVC's ability to satisfy complex rules to maintain its qualification for taxation as a REIT for U.S. federal income tax purposes; compliance with, and changes to, federal, state and local laws and regulations, accounting rules, tax laws and similar matters; acts of terrorism, outbreaks of pandemics or other public health safety events or conditions, war or other hostilities, global climate change or other man-made or natural disasters beyond its control; and other matters.

These risks, uncertainties and other factors are not exhaustive and should be read in conjunction with other cautionary statements that are included in SVC's periodic filings. The information contained in SVC's filings with the SEC, including under the caption "Risk Factors" in SVC's periodic reports, or incorporated therein, identifies important factors that could cause differences from SVC's forward-looking statements in this presentation. SVC's filings with the SEC are available on the SEC's website at www.sec.gov.

You should not place undue reliance upon SVC's forward-looking statements. Except as required by law, SVC does not intend to update or change any forward-looking statements as a result of new information, future events or otherwise.