Docusign Envelope ID: D2443FC5-753B-861B-82E1-795A4D9B4128



545 MADISON AVENUE, 8TH FL.
NEW YORK, NY 10022

JONATHAN HELLER
CHIEF INVESTMENT OFFICER
JHELLER@HELIXPARTNERS.COM
TEL.: +1.212.379.4950

November 13, 2026

The Board of Trustees
Service Properties Trust
Two Newton Place
255 Washington Street
Suite 300, Newton
Massachusetts, 02458-1634

Attention: Secretary

To the Board of Trustees of Service Properties Trust:

Helix Strategic Fund LP owns approximately 8.6% of the outstanding shares of Service Properties Trust (SVC).

We have reviewed the company's press release issued today. As investors, we appreciate the company's transparency in addressing the publicly disclosed letters that the company has received, as well as its plans to sell the remainder of the hotel portfolio.

As one of the company's largest shareholders, we want to highlight two points to the Board.

First, we support the company's willingness to engage any buyer whose offer reflects the net present value of the hotels today. Helix invested in the April equity offering to give SVC the flexibility to pursue the best outcome for the company. We appreciate and support the Board's commitment to selling the hotels in a manner that maximizes shareholder value.

Docusign Envelope ID: D2443FC5-753B-861B-82E1-795A4D9B4128

Second, SVC's shares closed at $5.55 on November 12, 2026. Using management's public numbers from its recent Investor Presentation, with retained hotels valued at $3.0 to $4.0 billion and net lease properties valued at $4.7 to $5.4 billion, we estimate net asset value at $25 to $37 per share. We believe that discount closes as hotels are sold.

A disciplined sale process, paired with continued operating improvement, is in our view the clearest path to closing that gap, and we look forward to the Board's continued progress.

Sincerely,

Helix Strategic Fund LP

By: Helix Partners Management LP,
its Investment Manager

Signed by:
By: Jonathan Heller
AE6FCEC5396B488...
Jonathan Heller