



Chesapeake Lodging Trust Announces 2012 Dividend Income Tax Treatment

January 24, 2013

ANNAPOLIS, Md.--(BUSINESS WIRE)--Jan. 24, 2013-- Chesapeake Lodging Trust (NYSE:CHSP) announced today the estimated income tax classification of the Trust's 2012 distributions on its common shares (CUSIP #165240102) and preferred shares (CUSIP #165240201). The income tax classification of the 2012 distributions as it is expected to be reported on Form 1099-DIV is set forth in the following tables:

COMMON SHARES¹:

Declaration Date	Record Date	Payment Date	Total Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital
12/15/2011	12/31/2011	01/13/2012	\$0.200000	\$0.185956	\$0.014044
02/08/2012	03/31/2012	04/13/2012	0.220000	0.204552	0.015448
05/25/2012	06/29/2012	07/13/2012	0.220000	0.204552	0.015448
08/13/2012	09/28/2012	10/15/2012	0.220000	0.204552	0.015448
Totals			\$0.860000	\$0.799612	\$0.060388

(1) Common shareholders should note that the fourth quarter 2012 distribution, which had a record date of December 31, 2012 and was paid on January 15, 2013, will be reported on the 2013 Form 1099-DIV to be provided to shareholders in January 2014.

PREFERRED SHARES:

Declaration Date	Record Date	Payment Date	Total Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital
08/13/2012	09/28/2012	10/15/2012	\$0.473600	\$0.473600	\$0.000000
12/13/2012	12/31/2012	01/15/2013	0.484375	0.484375	0.000000
Totals			\$0.957975	\$0.957975	\$0.000000

This release is based on the preliminary results of work on the Trust's tax filings and is subject to correction or adjustment when the filings are completed. The Trust is releasing information at this time to aid those required to distribute Forms 1099 on the Trust's distributions. No material change in these classifications is expected. Shareholders are encouraged to consult with their own tax advisors as to the specific tax treatment to them of the Trust's distributions.

ABOUT CHESAPEAKE LODGING TRUST

Chesapeake Lodging Trust is a self-advised lodging real estate investment trust (REIT) focused on investments primarily in upper-upscale hotels in major business and convention markets and, on a selective basis, premium select-service hotels in urban settings or unique locations in the United States. The Trust owns 15 hotels with an aggregate of 4,722 rooms in seven states and the District of Columbia. Additional information can be found on the Trust's website at www.chesapeakelodgingtrust.com.

Source: Chesapeake Lodging Trust

Chesapeake Lodging Trust
Douglas W. Vicari, 410-972-4142