



Chesapeake Lodging Trust Announces 2013 Dividend Income Tax Treatment

January 22, 2014

ANNAPOLIS, Md.--(BUSINESS WIRE)--Jan. 22, 2014-- Chesapeake Lodging Trust (NYSE:CHSP) announced today the estimated income tax classification of the Trust's 2013 distributions on its common shares (CUSIP #165240102) and preferred shares (CUSIP #165240201). The income tax classification of the 2013 distributions as it is expected to be reported on Form 1099-DIV is set forth in the following tables:

COMMON SHARES⁽¹⁾:

Declaration Date	Record Date	Payment Date	Total Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital
12/13/2012	12/31/2012	01/15/2013	\$0.220000	\$0.218929	\$0.001071
02/21/2013	03/28/2013	04/15/2013	0.240000	0.238832	0.001168
05/21/2013	06/28/2013	07/15/2013	0.240000	0.238832	0.001168
08/05/2013	09/30/2013	10/15/2013	0.260000	0.258734	0.001266
Totals			\$0.960000	\$0.955327	\$0.004673

(1) Common shareholders should note that the fourth quarter 2013 distribution, which had a record date of December 31, 2013 and was paid on January 15, 2014, will be reported on the 2014 Form 1099-DIV to be provided to shareholders in January 2015.

PREFERRED SHARES:

Declaration Date	Record Date	Payment Date	Total Cash Distribution Per Share	Ordinary Taxable Dividend	Return of Capital
02/21/2013	03/28/2013	04/15/2013	\$0.484375	\$0.484375	0.000000
05/21/2013	06/28/2013	07/15/2013	0.484375	0.484375	0.000000
08/05/2013	09/30/2013	10/15/2013	0.484375	0.484375	0.000000
12/16/2013	12/31/2013	01/15/2014	0.484375	0.484375	0.000000
Totals			\$1.937500	\$1.937500	\$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 20 hotels with an aggregate of 5,932 rooms in eight 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
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