



Chesapeake Lodging Trust Announces 2016 Dividend Income Tax Treatment

January 27, 2017

ANNAPOLIS, Md.--(BUSINESS WIRE)--Jan. 27, 2017-- Chesapeake Lodging Trust (NYSE:CHSP) announced today the estimated income tax classification of the Trust's 2016 distributions on its common shares (CUSIP #165240102) and preferred shares (CUSIP #165240201). The income tax classification of the 2016 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	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain ⁽²⁾	Return of Capital
12/17/2015	12/31/2015	01/15/2016	\$0.400000	\$0.353750	\$0.002257	\$0.000166	\$0.043993
03/16/2016	03/31/2016	04/15/2016	0.400000	0.353750	0.002257	0.000166	0.043993
05/17/2016	06/30/2016	07/15/2016	0.400000	0.353750	0.002257	0.000166	0.043993
09/19/2016	09/30/2016	10/14/2016	0.400000	0.353750	0.002257	0.000166	0.043993
Totals			\$1.600000	\$1.415000	\$0.009028	\$0.000664	\$0.175972

PREFERRED SHARES:

Declaration Date	Record Date	Payment Date	Total Cash Distribution Per Share	Ordinary Taxable Dividend	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain ⁽²⁾	Return of Capital
03/16/2016	03/31/2016	04/15/2016	\$0.484375	\$0.481304	\$0.003071	\$0.000226	\$0.000000
05/17/2016	06/30/2016	07/15/2016	0.484375	0.481304	0.003071	0.000226	0.000000
09/19/2016	09/30/2016	10/14/2016	0.484375	0.481304	0.003071	0.000226	0.000000
12/15/2016	12/30/2016	01/13/2017	0.484375	0.481304	0.003071	0.000226	0.000000
Totals			\$1.937500	\$1.925216	\$0.012284	\$0.000904	\$0.000000

(1) Common shareholders should note that the fourth quarter 2016 distribution, which had a record date of December 30, 2016 and was paid on January 13, 2017, will be reported on the 2017 Form 1099-DIV to be provided to shareholders in January 2018.

(2) Unrecaptured Section 1250 Gain is a subset of, and included in, Total Capital Gain Distribution.

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 22 hotels with an aggregate of 6,694 rooms in nine states and the District of Columbia. Additional information can be found on the Trust's website at www.chesapeakelodgingtrust.com.

View source version on businesswire.com: <http://www.businesswire.com/news/home/20170127005298/en/>

Source: Chesapeake Lodging Trust

Chesapeake Lodging Trust
Douglas W. Vicari (410) 972-4142