Tenant Letter

Dear Tenant,

I write to you because you are a very important partner of Office Properties Income Trust ("OPI").

You may have seen today's announcement (a copy of which is attached for your convenience) that OPI has reached an agreement with an ad hoc group of certain holders of its senior secured notes due September 2029 to restructure its corporate debt, providing the Company with greater financial flexibility. The restructuring will be implemented through a plan of reorganization under chapter 11 of the U.S. Bankruptcy Code

OPI will continue to operate without interruption throughout the chapter 11 process, and our business and properties will continue to be managed by The RMR Group.

We want you to know:

- **Serving our tenants remains our top priority.** We remain committed to maintaining our buildings to the high standards you've come to expect. We fully expect any ongoing building or tenant improvement projects will be completed as scheduled and that we will continue funding all tenant improvement obligations.

- **We anticipate no changes to lease agreements or payment processes.** Our lease agreements with you are expected to remain in place and you should continue to pay rent under the terms of your lease as normal.

- **We expect to emerge from this process as an even stronger partner to you.** By enhancing our financial flexibility and accessing additional resources, we will be better equipped to advance our strategic initiatives while continuing to invest in our properties.

You can find additional information regarding our court-supervised process at www.OPIrestructuring.com.

Throughout the restructuring process, we will continue to lease and maintain our properties and honor our contractual obligations. We expect no disruption to or change in our day-to-day business.

Very truly yours,

Yael Duffy
President and COO