



Two Newton Place
255 Washington Street, Suite 300
Newton, MA 02458
617-796-8317
www.trmtreit.com

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Contact:
Joselyn Fine, Manager, Investor Relations
(617) 796-7651
www.trmtreit.com

Tremont Mortgage Trust Announces 2019 Dividend Allocation

Newton, MA (January 21, 2020): [Tremont Mortgage Trust \(Nasdaq: TRMT\)](http://www.trmtreit.com) today announced that the characterization of dividends for 2019 income tax reporting purposes is as follows:

Common Shares

Declaration Dates	Record Dates	Paid/Payable Dates	Dividends Per Share	Ordinary Income	Dividend Allocation Per Share				
					Section 199A Dividend ⁽¹⁾	Qualified Dividend ⁽²⁾	Total Capital Gain	Unrecaptured Section 1250 Gain ⁽³⁾	Return of Capital
01/18/19	01/28/19	02/21/19	\$0.1100	\$0.1100	\$0.1100	\$0.0000	\$0.0000	\$0.0000	\$0.0000
04/18/19	04/29/19	05/16/19	\$0.2200	\$0.2200	\$0.2200	\$0.0000	\$0.0000	\$0.0000	\$0.0000
07/18/19	07/29/19	08/15/19	\$0.2200	\$0.2200	\$0.2200	\$0.0000	\$0.0000	\$0.0000	\$0.0000
10/17/19	10/28/19	11/14/19	<u>\$0.2200</u>	<u>\$0.2200</u>	<u>\$0.2200</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>
		TOTALS:	<u>\$0.7700</u>	<u>\$0.7700</u>	<u>\$0.7700</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>

(1) Section 199A Dividends are a subset of, and included in, the Ordinary Income amount.

(2) Qualified Dividends are a subset of, and included in, the Ordinary Income amount.

(3) Unrecaptured Section 1250 Gain is a subset of, and included in, the Total Capital Gain amount.

TRMT's common share CUSIP number is 894789106. This information represents final income allocations.

Shareholders should look to IRS Form 1099-DIV for their tax reporting. This press release is not intended to replace the Form 1099-DIV.

*A Maryland Real Estate Investment Trust with transferable shares of beneficial interest listed on the Nasdaq.
No shareholder, Trustee or officer is personally liable for any act or obligation of the Trust.*

Tremont Mortgage Trust (Nasdaq: TRMT) is a real estate finance company that focuses primarily on originating and investing in first mortgage loans secured by middle market and transitional commercial real estate. TRMT is managed by Tremont Realty Advisors LLC, an SEC registered investment adviser and an indirect subsidiary of The RMR Group Inc.

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