

**FOR IMMEDIATE RELEASE**
**Industrial Logistics Properties Trust Announces 2025 Dividend Allocation**

Newton, MA (January 20, 2026): [Industrial Logistics Properties Trust \(Nasdaq: ILPT\)](#) today announced that the characterization of dividends for 2025 income tax reporting purposes is as follows:

**ILPT Common Shares**

Record <u>Dates</u>	Paid/Payable <u>Dates</u>	Dividends <u>Per Share</u>	Ordinary <u>Income</u>	Dividend Allocation Per Share					Section 897 <u>Capital Gain</u>	Return of <u>Capital</u>		
				Section		Total <u>Capital</u>	Unrecaptured <u>Section 1250 Gain</u>	<u>Section 1250 Gain</u>				
				199A <u>Dividend<sup>(1)</sup></u>	Qualified <u>Dividend<sup>(2)</sup></u>							
01/27/25	02/20/25	\$0.01	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0100		
04/22/25	05/15/25	\$0.01	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0100		
07/21/25	08/14/25	\$0.05	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0500		
10/27/25	11/13/25	<u>\$0.05</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0500</u>		
TOTALS:		<u>\$0.12</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.0000</u>	<u>\$ 0.1200</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.

ILPT's common share CUSIP number is 456237106. 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. For additional information regarding the effect on the tax basis of ILPT shares, please see Form(s) 8937 published on the ILPT website: <https://www.ilptreit.com/investors/stock-information/distributions/default.aspx>

**About Industrial Logistics Properties Trust**

ILPT is a real estate investment trust focused on owning and leasing high quality industrial and logistics properties. As of September 30, 2025, ILPT's portfolio consisted of 411 properties containing approximately 59.9 million rentable square feet located in 39 states. Approximately 76% of ILPT's annualized rental revenues as of September 30, 2025 are derived from investment grade tenants, tenants that are subsidiaries of investment grade

rated entities or Hawaii land leases. ILPT is managed by [The RMR Group \(Nasdaq: RMR\)](#), a leading U.S. alternative asset management company with approximately \$39 billion in assets under management as of September 30, 2025 and more than 35 years of institutional experience in buying, selling, financing and operating commercial real estate. ILPT is headquartered in Newton, MA. For more information, visit [www.ilptreit.com](#).

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