

THE BELOW TERMS ARE NOT A FULL REPRESENTATION OF THE OFFER TERMS. FOR FULL DETAILS WE STRONGLY ENCOURAGE HOLDERS TO REVIEW THE OFFERING DOCUMENTS AVAILABLE AT: [HTTPS://RESTRUCTURING.RA.KROLL.COM/OPI](https://restructuring.ra.kroll.com/OPI) NOTES MAY BE TENDERED ONLY IN P.A EQUAL TO THE AUTHORIZED MINIMUM DENOMINATIONS OF USD 2,000 AND INTEGRAL MULTIPLES OF USD 1,000.

+++++PAPERWORK
REQUIREMENT+++++

IN ADDITION TO SUBMITTING AN ELECTRONIC INSTRUCTION, ELIGIBLE HOLDERS ARE REQUIRED TO AND FILL OUT, COMPLETE, AND SIGN IN IT'S ENTIRETY THE 'OPI SUBSCRIPTION FORM'. THE CAN BE FOUND ON THE AGENTS PORTAL:

[HTTPS://RESTRUCTURING.RA.KROLL.COM/OPI](https://restructuring.ra.kroll.com/OPI) AND CLICK ON THE 'SUBMIT SUBSCRIPTION FORM' SECTION OF THE WEBSITE AND FOLLOW THE INSTRUCTIONS TO SUBMIT YOUR DOCUMENTS. IN ORDER TO COMPLETE THE FORM HOLDERS WILL NEED PERSHING'S DTC PARTICIPANT NUMBER '0443' AND THEIR 'VOI NUMBER'. ONCE PERSHING RECEIVES YOUR ELECTRONIC INSTRUCTION PERSHING WILL SEND THE ELIGIBLE HOLDER THEIR VOI NUMBER VIA SERVICE CENTER WITHIN 48 HRS. IMPORTANT: IF YOU DO NOT RECEIVE YOUR VOI NUMBER WITHIN 48 HOURS, THE IBD MUST INQUIRE BY SENDING A SERVICE CENTER TO THE FOLLOWING PATH: CORPORATE ACTIONS, VOLUNTARY OFFER, EXPIRING. THE AGENT'S PORTAL IS THE ONLY VALID METHOD OF DELIVERY FOR THE OFFER DOCUMENTS. THE DOCUMENTS MUST BE SUBMITTED BY THE EXPIRATION TIME TO THE AGENT AT 5:00 P.M., NEW YORK CITY TIME, ON 5/19/26.

+ANY ELECTRONIC INSTRUCTION WILL BE DEEMED NULL AND VOID IF THE HOLDER DOES NOT SUBMIT THE REQUIRED PAPERWORK PRIOR TO THE EXPIRATION DATE+

GENERAL OFFER TERMS: OFFICE PROPERTIES INCOME TRUST ('OPI') IS OFFERING EACH HOLDER OF AN ALLOWED UNSECURED NOTES CLAIM THE RIGHT TO PARTICIPATE IN THE EQUITY RIGHTS OFFERING. EACH HOLDER OF AN ALLOWED UNSECURED NOTES CLAIM IS ENTITLED TO SUBSCRIBE FOR ITS PRO RATA SHARE OF REORGANIZED COMMON EQUITY TO BE ISSUED AS OF THE EFFECTIVE DATE IN AN AGGREGATE AMOUNT OF USD 35,000,000. UNSECURED NOTEHOLDERS WHO TIMELY AND VALIDLY ELECT TO PARTICIPATE IN THE EQUITY RIGHTS OFFERING BY EXERCISING THEIR SUBSCRIPTION RIGHTS FOR THEIR CORRESPONDING SHARE OF THE EQUITY RIGHTS OFFERING SHARES SHALL PURCHASE SUCH SHARES AT A PRICE PER SHARE OF USD 17.00. PLEASE NOTE, NO FRACTIONAL EQUITY RIGHTS OFFERING SHARES WILL BE ISSUED IN THE EQUITY RIGHTS OFFERING.

SUBSCRIPTION RIGHTS THAT ARE NOT PROPERLY AND TIMELY EXERCISED IN ACCORDANCE WITH THESE EQUITY RIGHTS OFFERING PROCEDURES SHALL BE DEEMED FORFEITED TO THE EQUITY RIGHTS OFFERING BACKSTOP PARTIES AND

SHALL BE FOREVER AND IRREVOCABLY RELINQUISHED BY THE APPLICABLE UNSECURED NOTEHOLDER. FOR FULL DETAILS, PLEASE REFER TO THE OFFER DOCUMENT.

IF YOU HAVE ANY QUESTIONS REGARDING THIS SUBSCRIPTION FORM, ANY OTHER SUBSCRIPTION DOCUMENTS OR THE PROCEDURES RELATED HERETO, PLEASE CONTACT THE INFORMATION AGENT, KROLL: EMAIL:

OPIISSUERSERVICES(AT)IS.KROLL.COM A MAILING HAS BEEN MADE TO HOLDERS.

IF YOU ARE A ELIGIBLE HOLDER AND WISH TO MAKE AN ELECTION AND DELIVER YOUR NOTES, PLEASE INSTRUCT VIA MASS ELECTIONS BY SELECTING 'POSITIONS' AND OPTION 1).

+ANY ELECTRONIC INSTRUCTION MAY BE DEEMED NULL AND VOID IF THE HOLDER DOES NOT SUBMIT THE REQUIRED PAPERWORK PRIOR TO THE CUTOFF TIME.

+IF YOU DO NOT WISH TO PARTICIPATE, NO INSTRUCTION IS REQUIRED. THE DEFAULT OPTION OF 'NO ACTION' WILL BE APPLIED.