

**Seven Hills Realty Trust - Rights Distribution****DESCRIPTION:**

Seven Hills Realty Trust (SEVN) has declared a Rights distribution to SEVN Common Shareholders, as described below:

Rights terms: Two (2) rights entitle the holder to purchase one (1) additional share of common stock at a subscription price of \$8.65 per share.

Price: \$8.65 per whole SEVN share

Distribution Ratio: 1 transferable Right per 1 SEVN Common Share

Record Date: November 10, 2025

Expiration: December 4, 2025 at 5:00 p.m., New York City Time, unless extended

Depository: Equiniti Trust Company

Guaranty Period: Second business day after the expiration date of the rights offering

Seven Hills Realty Trust Rights will begin trading on the NASDAQ stock market on November 10, 2025, under the trading symbol "SEVNR".

Further Contract Adjustment

When the Rights expire, adjusted SEVN1 options will be further adjusted to no longer call for the delivery of the Rights. No adjustment will be made to the adjusted contracts to compensate for any in-the-money value the SEVN Rights may have at the time of their expiration.

Exercise Considerations

The Rights are to be suspended from trading after the close on December 2, 2025, and are expected to expire at 5:00 p.m., New York City Time on December 4, 2025. Record date shareholders who fully exercise all rights issued to them are entitled to subscribe for additional common shares, at the same subscription price per share, that were not subscribed for by other shareholders. Call option holders who wish to exercise their adjusted options to obtain the Rights for subsequent exercise, sale or other purposes bear sole responsibility for determining when to exercise their options as well as complying with all terms and conditions of the Rights offering applicable to Rights exercise or delivery.

Contract Adjustments:

Pursuant to the By-Laws of the Options Clearing Corporation ("OCC"), the below options will be adjusted as follows.

Adjustment Date: November 10, 2025

Option Symbol: SEVN becomes SEVN1

Underlying Security: SEVN remains SEVN

Contract Multiplier: 1

Strike Divisor: 1

Multiplier: 100

Settlement Allocation: 5%, 95%

CUSIP: 81784E119, 81784E101

Deliverable/Contract: 100 Seven Hills Realty Trust Rights (SEVNR)
100 Seven Hills Realty Trust (SEVN) Common Shares

Pricing Considerations: The underlying price of SEVN1 will be determined as follows:
 $SEVN1 = SEVN + SEVNR$

Additional Exchange Info: Any resting orders in the above options in the BOX order book will be cancelled by the BOX Market Operations Center after the close on November 7, 2025.

Old Option Symbol	Old PutCall Code	Old Strike Price	Old Contract Date	New Option Symbol	New PutCall Code	New Strike Price	New Contract Date
SEVN	C/P	2.50	11/21/2025	SEVN1	C/P	2.50	11/21/2025
SEVN	C/P	5.00	11/21/2025	SEVN1	C/P	5.00	11/21/2025
SEVN	C/P	7.50	11/21/2025	SEVN1	C/P	7.50	11/21/2025
SEVN	C/P	10.00	11/21/2025	SEVN1	C/P	10.00	11/21/2025
SEVN	C/P	12.50	11/21/2025	SEVN1	C/P	12.50	11/21/2025
SEVN	C/P	15.00	11/21/2025	SEVN1	C/P	15.00	11/21/2025
SEVN	C/P	17.50	11/21/2025	SEVN1	C/P	17.50	11/21/2025
SEVN	C/P	20.00	11/21/2025	SEVN1	C/P	20.00	11/21/2025
SEVN	C/P	2.50	12/19/2025	SEVN1	C/P	2.50	12/19/2025
SEVN	C/P	5.00	12/19/2025	SEVN1	C/P	5.00	12/19/2025
SEVN	C/P	7.50	12/19/2025	SEVN1	C/P	7.50	12/19/2025
SEVN	C/P	10.00	12/19/2025	SEVN1	C/P	10.00	12/19/2025
SEVN	C/P	12.50	12/19/2025	SEVN1	C/P	12.50	12/19/2025
SEVN	C/P	15.00	12/19/2025	SEVN1	C/P	15.00	12/19/2025
SEVN	C/P	17.50	12/19/2025	SEVN1	C/P	17.50	12/19/2025
SEVN	C/P	20.00	12/19/2025	SEVN1	C/P	20.00	12/19/2025
SEVN	C/P	2.50	01/16/2026	SEVN1	C/P	2.50	01/16/2026
SEVN	C/P	5.00	01/16/2026	SEVN1	C/P	5.00	01/16/2026
SEVN	C/P	7.50	01/16/2026	SEVN1	C/P	7.50	01/16/2026
SEVN	C/P	10.00	01/16/2026	SEVN1	C/P	10.00	01/16/2026
SEVN	C/P	12.50	01/16/2026	SEVN1	C/P	12.50	01/16/2026
SEVN	C/P	15.00	01/16/2026	SEVN1	C/P	15.00	01/16/2026
SEVN	C/P	17.50	01/16/2026	SEVN1	C/P	17.50	01/16/2026
SEVN	C/P	20.00	01/16/2026	SEVN1	C/P	20.00	01/16/2026
SEVN	C/P	22.50	01/16/2026	SEVN1	C/P	22.50	01/16/2026
SEVN	C/P	25.00	01/16/2026	SEVN1	C/P	25.00	01/16/2026
SEVN	C/P	2.50	04/17/2026	SEVN1	C/P	2.50	04/17/2026

Old Option Symbol	Old PutCall Code	Old Strike Price	Old Contract Date	New Option Symbol	New PutCall Code	New Strike Price	New Contract Date
SEVN	C/P	5.00	04/17/2026	SEVN1	C/P	5.00	04/17/2026
SEVN	C/P	7.50	04/17/2026	SEVN1	C/P	7.50	04/17/2026
SEVN	C/P	10.00	04/17/2026	SEVN1	C/P	10.00	04/17/2026
SEVN	C/P	12.50	04/17/2026	SEVN1	C/P	12.50	04/17/2026
SEVN	C/P	15.00	04/17/2026	SEVN1	C/P	15.00	04/17/2026
SEVN	C/P	17.50	04/17/2026	SEVN1	C/P	17.50	04/17/2026
SEVN	C/P	20.00	04/17/2026	SEVN1	C/P	20.00	04/17/2026

Disclaimer:

This Information Memo summarizes corporate events affecting listed options. No warranty of accuracy or completeness is given with respect to the summary. Option series information is based on series existing at OCC at the time this Memo was generated.

Contact Information:

Questions regarding this memo can be addressed to the BOX Market Operations Center at 617-235-2291 or toll free at 1-866-768-8845 or emailed to boxmoc@boxoptions.com.