



RLJ Lodging Trust Increases its Fourth Quarter 2012 Dividend

December 14, 2012

BETHESDA, Md.--(BUSINESS WIRE)--Dec. 14, 2012-- RLJ Lodging Trust (the "Company") (NYSE: RLJ) today announced that its Board of Trustees declared a quarterly cash dividend of \$0.205 per common share of beneficial interest. The dividend is payable on January 15, 2013, to shareholders of record as of December 31, 2012.

The Company's \$0.205 cash dividend represents an increase of \$0.04, or approximately 24%, over the prior quarter's \$0.165 cash dividend. Including the Company's fourth quarter dividend, the Company will have declared an aggregate cash dividend of \$0.70 for 2012. Based on the Company's common stock closing price of \$18.75 on December 13, 2012, the annualized dividend represents a 3.7% yield.

About Us

RLJ Lodging Trust is a self-advised, publicly traded real estate investment trust focused on acquiring premium-branded, focused service and compact full-service hotels. The Company's portfolio consists of 145 hotels in 21 states and the District of Columbia, with a total of more than 21,600 rooms. Additional information may be found on the Company's website: <http://rljlodgingtrust.com>.

Forward Looking Statements

This press release may contain forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as "may," "will," "should," "expects," "intends," "plans," "anticipates," "believes," "estimates," "predicts," or "potential" or the negative of these words and phrases or similar words or phrases which are predictions of or indicate future events or trends and which do not relate solely to historical matters. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond the Company's control, that may cause actual results to differ significantly from those expressed in any forward-looking statement, including statements related to, among other things, the timing, price or amount of purchases, if any, under the Company's common stock repurchase program, the Company's target leverage ratio, potential acquisitions or dispositions, the completion of the 2012 capital improvement plan, RevPAR growth, EBITDA growth, Hotel EBITDA margins or cash G&A expenses. All forward-looking statements reflect the Company's good faith beliefs, assumptions and expectations, but they are not guarantees of future performance. Furthermore, the Company disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes. For a further discussion of these and other factors that could cause the Company's future results to differ materially from any forward-looking statements, see the sections entitled "Risk Factors" and "Management's Discussion and Analysis of Results of Operations and Financial Condition" in the Company's Annual report on Form 10-K for the year ended December 31, 2011, and other risks described in documents subsequently filed by the Company from time to time with the Securities and Exchange Commission.

Source: RLJ Lodging Trust

RLJ Lodging Trust
Leslie D. Hale, 301-280-7707
Chief Financial Officer

For additional information or to receive press releases via email, please visit our website:
<http://rljlodgingtrust.com>