



HPT Declares Series B Preferred Dividend

Newton, MA (March 3, 2003): Hospitality Properties Trust (NYSE: HPT) today announced that its board of trustees has declared a dividend on HPT's Series B Cumulative Redeemable Preferred Shares.

A distribution of \$0.7703993 per Series B preferred share is payable on or about April 15, 2003, to holders of record at the close of business on April 2, 2003.