



HPT Announces Quarterly Common Dividend

Newton, MA (April 3, 2003): Hospitality Properties Trust (NYSE: HPT) today announced a regular quarterly dividend of \$0.72 per common share (\$2.88 per share per year). This dividend is based upon the operating results for the quarter ended March 31, 2003. This regular quarterly dividend will be paid to common shareholders of record as of the close of business on April 23, 2003, and distributed on or about May 22, 2003.

Hospitality Properties Trust is a real estate investment trust headquartered in Newton, MA. HPT currently has investments of approximately \$2.8 billion in 251 hotels located in 37 states.