



Hospitality Properties Trust Announces Quarterly Common Dividend

NEWTON, Mass.--Hospitality Properties Trust (NYSE: HPT) today announced a regular quarterly common share dividend of \$0.74 per common share (\$2.96 per share per year). This regular quarterly dividend will be paid to common shareholders of record as of the close of business on January 16, 2007 and distributed on or about February 15, 2007.

Hospitality Properties Trust is a real estate investment trust headquartered in Newton, Massachusetts, which owns 310 hotels located throughout the United States, Puerto Rico and Canada.

A Maryland Real Estate Investment Trust with transferable shares of beneficial interest listed on the New York Stock Exchange.

No shareholder, Trustee or officer is personally liable for any act or obligation of the Trust.

Hospitality Properties Trust
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