



Hospitality Properties Trust Raises Quarterly Common Dividend

NEWTON, Mass.--Hospitality Properties Trust (NYSE: HPT) today announced it has raised its regular quarterly common share dividend by \$0.02 to \$0.76 per common share (\$3.04 per share per year). This regular quarterly dividend will be paid to common shareholders of record as of the close of business on April 16, 2007 and distributed on or about May 17, 2007.

Hospitality Properties Trust is a real estate investment trust, or REIT, which owns 310 hotels and 146 travel centers located in 44 states, Puerto Rico and Canada. HPT is headquartered in Newton, Massachusetts.

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