



## Hospitality Properties Trust Announces 2010 Dividend Allocation

NEWTON, Mass.--(BUSINESS WIRE)-- Hospitality Properties Trust (NYSE: HPT) today announced that the characterization of dividends for 2010 income tax reporting purposes is as follows:

### Common Shares

Dividend Allocation Per Share								
Declaration Dates	Record Dates	Paid/Payable Dates	Dividends Per Share	Ordinary Income	Qualified Dividend	Capital Gain	Unrecaptured Section 1250 Gain	Return of Capital
01/13/10	01/25/10	02/23/10	\$0.4500	\$0.4500	\$0.0000	\$0.0000	\$0.0000	\$0.0000
04/15/10	04/30/10	05/25/10	0.4500	0.4500	0.0000	0.0000	0.0000	0.0000
07/15/10	07/30/10	08/24/10	0.4500	0.4500	0.0000	0.0000	0.0000	0.0000
10/13/10	10/29/10	11/23/10	0.4500	0.4500	0.0000	0.0000	0.0000	0.0000
TOTALS:			<u>\$1.8000</u>	<u>\$1.8000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>
			100.00%	100.00%	0.00%	0.00%	0.00%	0.00%

HPT's common share CUSIP number is 44106M102. This information represents final income allocations.

### Series B Preferred Shares

Dividend Allocation Per Share								
Declaration Dates	Record Dates	Paid/Payable Dates	Dividends Per Share	Ordinary Income	Qualified Dividend	Capital Gain	Unrecaptured Section 1250 Gain	Return of Capital
03/01/10	03/31/10	04/15/10	\$0.5547	\$0.5547	\$0.0000	\$0.0000	\$0.0000	\$0.0000
06/01/10	06/30/10	07/15/10	0.5547	0.5547	0.0000	0.0000	0.0000	0.0000
09/01/10	09/30/10	10/15/10	0.5547	0.5547	0.0000	0.0000	0.0000	0.0000
12/01/10	12/31/10	01/14/11	0.5547	0.5547	0.0000	0.0000	0.0000	0.0000
TOTALS:			<u>\$2.2188</u>	<u>\$2.2188</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>
			100.00%	100.00%	0.00%	0.00%	0.00%	0.00%

HPT's Series B preferred share CUSIP number is 44106M409. This information represents final income allocations.

### Series C Preferred Shares

Dividend Allocation Per Share								
Declaration Dates	Record Dates	Paid/Payable Dates	Dividends Per Share	Ordinary Income	Qualified Dividend	Capital Gain	Unrecaptured Section 1250 Gain	Return of Capital
01/06/10	01/29/10	02/16/10	\$0.4375	\$0.4375	\$0.0000	\$0.0000	\$0.0000	\$0.0000
04/01/10	04/30/10	05/17/10	0.4375	\$0.4375	0.0000	\$0.0000	\$0.0000	0.0000
07/01/10	07/30/10	08/16/10	0.4375	\$0.4375	0.0000	\$0.0000	\$0.0000	0.0000
10/01/10	10/29/10	11/15/10	0.4375	\$0.4375	0.0000	\$0.0000	\$0.0000	0.0000
TOTALS:			<u>\$1.7500</u>	<u>\$1.7500</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>

100.00%	100.00%	0.00%	0.00%	0.00%	0.00%
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HPT's Series C preferred share CUSIP number is 44106M508. This information represents final income allocations.

Hospitality Properties Trust is a real estate investment trust, or REIT, which owns 289 hotels and 185 travel centers located in 44 states, Puerto Rico and Canada. HPT is headquartered in Newton, Massachusetts.

*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.*

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Source: Hospitality Properties Trust

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