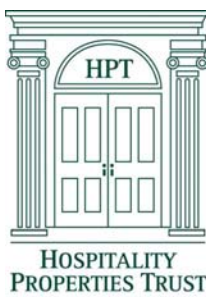


400 Centre Street, Newton, MA 02458-2076



tel: (617) 964-8389 fax: (617) 969-5730

FOR IMMEDIATE RELEASE

Contacts:

Timothy A. Bonang, Vice President, Investor Relations,
or Carlynn Finn, Manager, Investor Relations
(617) 796-8232
www.hptreit.com

Hospitality Properties Trust Announces 2009 Dividend Allocation

Newton, MA (January 15, 2010): Hospitality Properties Trust (NYSE: HPT) today announced that the characterization of dividends for 2009 income tax reporting purposes is as follows:

Common Shares

Declaration Date	Record Date	Paid/Payable Date	Dividends Per Share	Dividend Allocation Per Share				
				Ordinary Income	Qualified Dividend	Capital Gain	Unrecaptured Section 1250 Gain	Return of Capital
01/09/09	01/21/09	02/25/09	<u>\$0.7700</u>	<u>\$0.7700</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>
		TOTALS:	<u>\$0.7700</u>	<u>\$0.7700</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 <u>Dates</u>	Record <u>Dates</u>	Paid/Payable <u>Dates</u>	Dividends <u>Per Share</u>	Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured	
							Section 1250 <u>Gain</u>	Return of <u>Capital</u>
12/01/08	12/31/08	01/15/09	\$0.5547	\$0.5547	\$0.0000	\$0.0000	\$0.0000	\$0.0000
03/02/09	03/31/09	04/15/09	0.5547	0.5547	0.0000	0.0000	0.0000	0.0000
06/01/09	06/30/09	07/15/09	0.5547	0.5547	0.0000	0.0000	0.0000	0.0000
09/01/09	09/30/09	10/15/09	<u>0.5547</u>	<u>0.5547</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
		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 <u>Dates</u>	Record <u>Dates</u>	Paid/Payable <u>Dates</u>	Dividends <u>Per Share</u>	Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured	
							Section 1250 <u>Gain</u>	Return of <u>Capital</u>
01/05/09	02/02/09	02/17/09	\$0.4375	\$0.4375	\$0.0000	\$0.0000	\$0.0000	\$0.0000
04/08/09	05/01/09	05/15/09	0.4375	0.4375	0.0000	0.0000	0.0000	0.0000
07/01/09	08/03/09	08/17/09	0.4375	0.4375	0.0000	0.0000	0.0000	0.0000
10/01/09	11/02/09	11/16/09	<u>0.4375</u>	<u>0.4375</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
		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%

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

HPT is a real estate investment trust headquartered in Newton, MA.

(end)