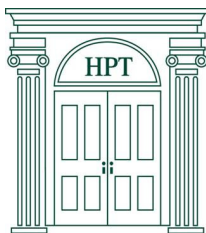


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HOSPITALITY
PROPERTIES TRUST

FOR IMMEDIATE RELEASE

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Hospitality Properties Trust Announces 2010 Dividend Allocation

Newton, MA (January 21, 2011): Hospitality Properties Trust (NYSE: HPT) today announced that the characterization of dividends for 2010 income tax reporting purposes is as follows:

Common Shares

Declaration <u>Dates</u>	Record <u>Dates</u>	Paid/Payable <u>Dates</u>	Dividends <u>Per Share</u>	Dividend Allocation Per Share					Return of <u>Capital</u>
				<u>Ordinary Income</u>	<u>Qualified Dividend</u>	<u>Capital Gain</u>	<u>Unrecaptured Section 1250 Gain</u>		
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	<u>0.4500</u>	<u>0.4500</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	
		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.

*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.*

Series B Preferred Shares

			Dividend Allocation Per Share					
Declaration	Record	Paid/Payable	Dividends	Ordinary	Qualified	Capital	Unrecaptured	Return of
<u>Dates</u>	<u>Dates</u>	<u>Dates</u>	<u>Per Share</u>	<u>Income</u>	<u>Dividend</u>	<u>Gain</u>	Section 1250	<u>Capital</u>
							<u>Gain</u>	
12/01/09	12/31/10	01/15/11	\$0.5547	\$0.5547	\$0.0000	\$0.0000	\$0.0000	\$0.0000
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
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	Record	Paid/Payable	Dividends	Ordinary	Qualified	Capital	Unrecaptured	Return of
<u>Dates</u>	<u>Dates</u>	<u>Dates</u>	<u>Per Share</u>	<u>Income</u>	<u>Dividend</u>	<u>Gain</u>	Section 1250	<u>Capital</u>
							<u>Gain</u>	
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%

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.

(end)