



Hospitality Properties Trust

Two Newton Place, 255 Washington Street, Newton, Massachusetts 02458-1634
(617) 964-8389 tel (617) 969-5730 fax www.hptreit.com

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Contacts:

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

Hospitality Properties Trust Announces 2011 Dividend Allocation

Newton, MA (January 18, 2012): Hospitality Properties Trust (NYSE: HPT) today announced that the characterization of dividends for 2011 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				
				Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>	Return of <u>Capital</u>
01/14/11	01/28/11	02/23/11	\$0.4500	\$0.4500	0.000	0.000	0.000	0.000
04/15/11	04/29/11	05/24/11	\$0.4500	\$0.4500	0.000	0.000	0.000	0.000
07/01/11	07/11/11	08/24/11	\$0.4500	\$0.4500	0.000	0.000	0.000	0.000
10/12/11	10/26/11	11/23/11	<u>\$0.4500</u>	<u>\$0.4500</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
		TOTALS:	<u>\$1.8000</u>	<u>\$1.8000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</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

Declaration <u>Dates</u>	Record <u>Dates</u>	Paid/Payable <u>Dates</u>	Dividends <u>Per Share</u>	Dividend Allocation Per Share				
				Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>	Return of <u>Capital</u>
12/01/10	12/30/10	01/14/11	\$0.5547	\$0.5547	0.0000	0.0000	0.0000	0.0000
03/01/11	03/31/11	04/15/11	\$0.5547	\$0.5547	0.0000	0.0000	0.0000	0.0000
06/02/11	06/30/11	07/15/11	\$0.5547	\$0.5547	0.0000	0.0000	0.0000	0.0000
09/01/11	09/30/11	10/17/11	<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>\$1.6641</u>	<u>\$1.6641</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

Declaration <u>Dates</u>	Record <u>Dates</u>	Paid/Payable <u>Dates</u>	Dividends <u>Per Share</u>	Dividend Allocation Per Share				
				Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>	Return of <u>Capital</u>
01/05/11	01/31/11	02/15/11	\$0.4375	\$0.4375	0.0000	0.0000	0.0000	0.0000
04/01/11	04/29/11	05/16/11	\$0.4375	\$0.4375	0.0000	0.0000	0.0000	0.0000
07/01/11	07/29/11	08/15/11	\$0.4375	\$0.4375	0.0000	0.0000	0.0000	0.0000
10/03/11	10/31/11	11/15/11	<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.

Hospitality Properties Trust is a real estate investment trust, or REIT, headquartered in Newton, Massachusetts, which owns 288 hotels and 185 travel centers located in 44 states, Puerto Rico and Ontario, Canada.

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