



# Hospitality Properties Trust

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## FOR IMMEDIATE RELEASE

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## Hospitality Properties Trust Announces 2012 Dividend Allocation

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Newton, MA (January 18, 2013): Hospitality Properties Trust (NYSE: HPT) today announced that the characterization of dividends for 2012 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>
01/11/12	01/27/12	02/23/12	\$0.4500	0.3956	0.0544	0.0000	0.0000	0.0000
04/09/12	04/26/12	05/24/12	\$0.4500	0.3956	0.0544	0.0000	0.0000	0.0000
07/09/12	07/27/12	08/22/12	\$0.4500	0.3956	0.0544	0.0000	0.0000	0.0000
10/09/12	10/22/12	11/21/12	<u>\$0.4700</u>	<u>0.4132</u>	<u>0.0568</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
		TOTALS:	<u>\$1.8200</u>	<u>1.6000</u>	<u>0.2200</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>
			100.00%	87.91%	12.09%	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					Return of <u>Capital</u>
				Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>		
12/1/11	12/30/11	1/17/12	<u>\$0.5547</u>	<u>0.4877</u>	<u>0.0670</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	
		TOTALS:	<u>\$0.5547</u>	<u>0.4877</u>	<u>0.0670</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	
			100.00%	87.92%	12.08%	0.00%	0.00%	0.00%	

HPT's common 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					Return of <u>Capital</u>
				Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>		
01/06/12	01/31/12	02/15/12	\$0.4375	0.3846	0.0529	0.0000	0.0000	0.0000	
04/02/12	04/30/12	05/15/12	\$0.4375	0.3846	0.0529	0.0000	0.0000	0.0000	
07/02/12	07/31/12	08/15/12	\$0.4375	0.3846	0.0529	0.0000	0.0000	0.0000	
10/1/12	10/31/12	11/15/12	<u>\$0.4375</u>	<u>0.3846</u>	<u>0.0529</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	
		TOTALS:	<u>\$1.7500</u>	<u>1.5384</u>	<u>0.2116</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	
			100.00%	87.91%	12.09%	0.00%	0.00%	0.00%	

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

### Series D Preferred 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>
				Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>		
03/01/12	03/30/12	04/16/12	\$0.4305	0.3785	0.0520	0.0000	0.0000	0.00000	
06/01/12	06/29/12	07/16/12	\$0.4453	0.3915	0.0538	0.0000	0.0000	0.0000	
09/04/12	09/28/12	10/15/12	<u>\$0.4453</u>	<u>0.3915</u>	<u>0.0538</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	
		TOTALS:	<u>\$1.3211</u>	<u>1.1615</u>	<u>0.1596</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	
			100.00%	87.92%	12.08%	0.00%	0.00%	0.00%	

HPT's Series D preferred share CUSIP number is 44106M607. This information represents final income allocations.

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

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