



Hospitality Properties Trust

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FOR IMMEDIATE RELEASE

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Hospitality Properties Trust Announces 2013 Dividend Allocation

Newton, MA (January 17, 2014): Hospitality Properties Trust (NYSE: HPT) today announced that the characterization of dividends for 2013 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>
				Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>		
01/10/13	01/31/13	02/22/13	\$0.47	\$0.4507	\$0.0054	\$0.0000	\$0.0000	\$0.0139	
04/10/13	04/26/13	05/24/13	\$0.47	\$0.4507	\$0.0054	\$0.0000	\$0.0000	\$0.0139	
07/10/13	07/26/13	08/23/13	\$0.47	\$0.4507	\$0.0054	\$0.0000	\$0.0000	\$0.0139	
10/10/13	10/25/13	11/22/13	<u>\$0.48</u>	<u>\$0.4603</u>	<u>\$0.0055</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0142</u>	
		TOTALS:	<u>\$1.8900</u>	<u>\$1.8124</u>	<u>\$0.0217</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0559</u>	
			100.00%	95.89%	1.15%	0.00%	0.00%	2.95%	

HPT's common share CUSIP number is 44106M102. 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>
				<u>Ordinary Income</u>	<u>Qualified Dividend</u>	<u>Capital Gain</u>	Unrecaptured <u>Section 1250 Gain</u>		
01/04/13	01/31/13	02/15/13	\$0.4375	\$0.4323	\$0.0052	\$0.0000	\$0.0000	\$0.0000	
04/01/13	04/30/13	05/15/13	\$0.4375	\$0.4323	\$0.0052	\$0.0000	\$0.0000	\$0.0000	
05/30/13	07/01/13	07/01/13	<u>\$0.4375</u>	<u>\$0.4323</u>	<u>\$0.0052</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	
		TOTALS:	<u>\$1.3125</u>	<u>\$1.2969</u>	<u>\$0.0156</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	
			100.00%	98.81%	1.19%	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>
				<u>Ordinary Income</u>	<u>Qualified Dividend</u>	<u>Capital Gain</u>	Unrecaptured <u>Section 1250 Gain</u>		
12/03/12	12/28/12	01/15/13	\$0.4453125	\$0.4400195	\$0.0052930	\$0.0000	\$0.0000	\$0.0000	
03/04/13	03/28/13	04/15/13	\$0.4453125	\$0.4400195	\$0.0052930	\$0.0000	\$0.0000	\$0.0000	
06/03/13	06/28/13	07/15/13	\$0.4453125	\$0.4400195	\$0.0052930	\$0.0000	\$0.0000	\$0.0000	
09/03/13	09/30/13	10/15/13	<u>\$0.4453125</u>	<u>\$0.4400195</u>	<u>\$0.0052930</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	
		TOTALS:	<u>\$1.7812500</u>	<u>\$1.7600780</u>	<u>\$0.0211720</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	
			100.00%	98.81%	1.19%	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 Canada. HPT is headquartered in Newton, Massachusetts.

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