



# Hospitality Properties Trust

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

## FOR IMMEDIATE RELEASE

Contact:  
Timothy A. Bonang, Vice President, Investor Relations  
(617) 796-8232  
[www.hptreit.com](http://www.hptreit.com)

### Hospitality Properties Trust Announces 2014 Dividend Allocation

Newton, MA (January 16, 2015): Hospitality Properties Trust (NYSE: HPT) today announced that the characterization of dividends for 2014 income tax reporting purposes is as follows:

#### Common 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>
1/3/2014	1/13/2014	2/21/2014	\$0.4800	\$0.4800	\$0.0000	\$0.0000	\$0.0000	\$0.0000
4/8/2014	4/25/2014	5/21/2014	\$0.4900	\$0.4900	\$0.0000	\$0.0000	\$0.0000	\$0.0000
7/10/2014	7/25/2014	8/22/2014	\$0.4900	\$0.4900	\$0.0000	\$0.0000	\$0.0000	\$0.0000
10/13/2014	10/24/2014	11/21/2014	\$0.4900	\$0.4900	\$0.0000	\$0.0000	\$0.0000	\$0.0000
		TOTALS:	<u>\$1.9500</u>	<u>\$1.9500</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 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				
				<u>Ordinary Income</u>	<u>Qualified Dividend</u>	<u>Capital Gain</u>	<u>Unrecaptured Section 1250 Gain</u>	<u>Return of Capital</u>
12/3/2013	12/31/2013	1/15/2014	\$0.4453125	\$0.4453125	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000
3/3/2014	3/21/2014	4/15/2014	\$0.4453125	\$0.4453125	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000
6/2/2014	6/30/2014	7/15/2014	\$0.4453125	\$0.4453125	\$0.0000000	\$0.0000000	\$0.0000000	\$0.0000000
9/2/2014	9/30/2014	10/15/2014	<u>\$0.4453125</u>	<u>\$0.4453125</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>
		TOTALS:	<u>\$1.7812500</u>	<u>\$1.7812500</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>
			100.00%	100.00%	0.00%	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 a diverse portfolio of hotels and travel centers located in 44 states, Puerto Rico and Canada. HPT's properties are operated under long term management or lease agreements. HPT is headquartered in Newton, Massachusetts.

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