



Hospitality Properties Trust

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FOR IMMEDIATE RELEASE

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Hospitality Properties Trust Announces 2018 Dividend Allocation

Newton, MA (January 15, 2019): Hospitality Properties Trust (Nasdaq: HPT) today announced that the characterization of dividends for 2018 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>	Ordinary <u>Income</u>	Dividend Allocation Per Share				
					Section 199A <u>Dividend⁽¹⁾</u>	Qualified <u>Dividend⁽²⁾</u>	Total Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain⁽³⁾</u>	Return of <u>Capital</u>
01/19/18	01/29/18	02/22/18	\$0.5200	\$0.5200	\$0.5159	\$0.0041	\$0.0000	\$0.0000	\$0.0000
04/19/18	04/30/18	05/17/18	\$0.5300	\$0.5300	\$0.5258	\$0.0042	\$0.0000	\$0.0000	\$0.0000
07/19/18	07/30/18	08/16/18	\$0.5300	\$0.5300	\$0.5258	\$0.0042	\$0.0000	\$0.0000	\$0.0000
10/18/18	10/29/18	11/15/18	<u>\$0.5300</u>	<u>\$0.5300</u>	<u>\$0.5258</u>	<u>\$0.0042</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>
		TOTALS:	<u>\$2.1100</u>	<u>\$2.1100</u>	<u>\$2.0933</u>	<u>\$0.0167</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>
			100.00%	100.00%			0.0000%		0.0000%

HPT's common share CUSIP number is 44106M102. This information represents final income allocations.

(1) Section 199A Dividends are a subset of, and included in, the Ordinary Income amount.

(2) Qualified Dividends are a subset of, and included in, the Ordinary Income Amount.

(3) Unrecaptured Section 1250 Gain is a subset of, and included in, the Total Capital Gain Amount.

Shareholders should look to IRS Form 1099-DIV for their tax reporting. This press release is not intended to replace the Form 1099-DIV.

Hospitality Properties Trust is a real estate investment trust, or REIT, which owns a diverse portfolio of hotels and travel centers located in 45 states, Puerto Rico and Canada. HPT's properties are operated under long term management or lease agreements. HPT is managed by the operating subsidiary of The RMR Group Inc. (Nasdaq: RMR), an alternative asset management company that is headquartered in Newton, Massachusetts.

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