



Hospitality Properties Trust

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FOR IMMEDIATE RELEASE

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Hospitality Properties Trust Announces 2017 Dividend Allocation

Newton, MA (January 16, 2018): Hospitality Properties Trust (Nasdaq: HPT) today announced that the characterization of dividends for 2017 income tax reporting purposes is as follows:

Common Shares

Declaration	Record	Paid/Payable	Dividends	Ordinary	Qualified	Dividend Allocation		Return of
						Per Share		
<u>Dates</u>	<u>Dates</u>	<u>Dates</u>	<u>Per Share</u>	<u>Income</u>	<u>Dividend⁽¹⁾</u>	<u>Capital</u>	<u>Section 1250</u>	<u>Capital</u>
01/13/17	01/23/17	02/21/17	\$0.5100	\$0.4829	\$0.0037	\$0.0047	\$0.0047	\$0.0224
04/11/17	04/21/17	05/18/17	\$0.5200	\$0.4924	\$0.0038	\$0.0048	\$0.0048	\$0.0228
07/12/17	07/24/17	08/17/17	\$0.5200	\$0.4924	\$0.0038	\$0.0048	\$0.0048	\$0.0228
10/12/17	10/23/17	11/16/17	<u>\$0.5200</u>	<u>\$0.4924</u>	<u>\$0.0038</u>	<u>\$0.0048</u>	<u>\$0.0048</u>	<u>\$0.0228</u>
		TOTALS:	<u>\$2.0700</u>	<u>\$1.9601</u>	<u>\$0.0151</u>	<u>\$0.0191</u>	<u>\$0.0191</u>	<u>\$0.0908</u>
			100.00%	94.69%		0.92%		4.39%

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>	Ordinary <u>Income</u>	Qualified <u>Dividend⁽¹⁾</u>	Dividend Allocation		Return of <u>Capital</u>
						Per Share		
						Total <u>Capital Gain</u>	Unrecaptured Section 1250 <u>Gain⁽²⁾</u>	
12/01/16	12/31/16	01/17/17	<u>\$0.4453</u>	<u>\$0.4412</u>	<u>\$0.0032</u>	<u>\$0.0041</u>	<u>\$0.0041</u>	<u>\$0.0000</u>
		TOTALS:	<u>\$0.4453</u>	<u>\$0.4412</u>	<u>\$0.0032</u>	<u>\$0.0041</u>	<u>\$0.0041</u>	<u>\$0.0000</u>
			100.00%	99.08%		0.92%		0.00%

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

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

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

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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