



Hospitality Properties Trust

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FOR IMMEDIATE RELEASE

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Hospitality Properties Trust Announces 2016 Dividend Allocation

Newton, MA (January 17, 2017): Hospitality Properties Trust (Nasdaq: HPT) today announced that the characterization of dividends for 2016 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>	Qualified <u>Dividend</u>	Dividend Allocation Per Share			Return of <u>Capital</u>
						Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>		
01/11/16	01/22/16	02/23/16	\$0.5000	\$0.4662	\$0.0030	\$0.0000	\$0.0000	\$0.0308	
04/13/16	04/25/16	05/19/16	\$0.5100	\$0.4755	\$0.0030	\$0.0000	\$0.0000	\$0.0315	
07/12/16	07/22/16	08/18/16	\$0.5100	\$0.4755	\$0.0030	\$0.0000	\$0.0000	\$0.0315	
10/11/16	10/21/16	11/17/16	<u>\$0.5100</u>	<u>\$0.4755</u>	<u>\$0.0030</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0315</u>	
		TOTALS:	<u>\$2.0300</u>	<u>\$1.8927</u>	<u>\$0.0121</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.1252</u>	
			100.00%	93.23%	0.600%	00.00%	00.00%	06.17%	

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 <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>
12/01/15	12/31/15	01/15/16	\$0.4453	\$0.4427	\$0.0027	\$0.0000	\$0.0000	\$0.0000
03/01/16	03/31/16	04/15/16	\$0.4453	\$0.4427	\$0.0027	\$0.0000	\$0.0000	\$0.0000
06/01/16	06/30/16	07/15/16	\$0.4453	\$0.4427	\$0.0027	\$0.0000	\$0.0000	\$0.0000
09/01/16	09/30/16	10/17/16	<u>\$0.4453</u>	<u>\$0.4427</u>	<u>\$0.0027</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>
		TOTALS:	<u>\$1.7813</u>	<u>\$1.7706</u>	<u>\$0.0106</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>
			100.00%	99.40%	0.600%	00.00%	00.00%	00.00%

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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