



Hospitality Properties Trust

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Hospitality Properties Trust Announces 2015 Dividend Allocation

Newton, MA (January 19, 2016): Hospitality Properties Trust (NYSE: HPT) today announced that the characterization of dividends for 2015 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		Return of <u>Capital</u>
							Section 1250 <u>Gain</u>		
1/12/2015	1/23/2015	2/24/2015	\$0.4900	\$0.4443	\$0.0037	\$0.0000	\$0.0000		\$0.0420
4/13/2015	4/24/2015	5/21/2015	\$0.5000	\$0.4534	\$0.0037	\$0.0000	\$0.0000		\$0.0429
7/13/2015	7/24/2015	8/20/2015	\$0.5000	\$0.4534	\$0.0037	\$0.0000	\$0.0000		\$0.0429
10/13/2015	10/23/2015	11/19/2015	\$0.5000	\$0.4534	\$0.0037	\$0.0000	\$0.0000		\$0.0429
11/16/2015	11/27/2015	12/14/2015 ⁽¹⁾	\$0.1974	\$0.1790	\$0.0015	\$0.0000	\$0.0000		\$0.0169
		TOTALS:	<u>\$2.1874</u>	<u>\$1.9834</u>	<u>\$0.0164</u>	<u>\$0.0000</u>	<u>\$0.0000</u>		<u>\$0.1860</u>

- (1) Represents the distribution of shares of The RMR Group (NASDAQ: RMR). The distribution was paid to HPT's common shareholders of record as of the close of business on November 27, 2015 and distributed on December 14, 2015. Each common shareholder of HPT entitled to receive RMR shares in the distribution received 0.0166 of a share of Class A Common Stock of RMR for each common share of beneficial interest of HPT held and each registered shareholder and Depository Trust Company participant received cash, without interest, in lieu of any fractional RMR share that it was otherwise entitled to receive as a result of the distribution.

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				
				Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>	Return of <u>Capital</u>
12/4/2014	12/31/2014	1/15/2015	\$0.4453125	\$0.4416757	\$0.0036368	\$0.0000000	\$0.0000000	\$0.0000000
3/16/2015	3/31/2015	4/15/2015	\$0.4453125	\$0.4416757	\$0.0036368	\$0.0000000	\$0.0000000	\$0.0000000
6/1/2015	6/30/2015	7/15/2015	\$0.4453125	\$0.4416757	\$0.0036368	\$0.0000000	\$0.0000000	\$0.0000000
9/1/2014	9/30/2015	10/15/2015	<u>\$0.4453125</u>	<u>\$0.4416757</u>	<u>\$0.0036368</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>
		TOTALS:	<u>\$1.7812500</u>	<u>\$1.7667028</u>	<u>\$0.0144472</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>	<u>\$0.0000000</u>

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 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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