



HPT Declares Preferred Dividend

Newton, MA (November 12, 2002): Hospitality Properties Trust (NYSE: HPT) today announced that its board of trustees has declared a dividend on HPT's Series A Cumulative Redeemable Preferred Shares.

A distribution of \$0.59375 per Series A preferred share is payable on or about December 31, 2002, to holders of record at the close of business on December 13, 2002.