



HPT Announces Closing Of New Bank Revolving Credit Facility

Newton, MA (March 27, 2002). Hospitality Properties Trust (NYSE: HPT) today announced the closing of a new revolving credit facility, on the following terms:

Amount:	\$350 million; with an option to increase to \$700 million in certain circumstances.
Maturity:	June 30, 2005; with a borrower's option to extend for one year to June 30, 2006.
Interest on drawings:	LIBOR plus 135 basis points per annum.
Fees:	Not disclosed.

This new revolving credit facility is being provided by the following banks:

Financial Institution	Title
First Union Securities, Inc.	Lead Arranger
Dresdner Bank Real Estate	Co-Lead Arranger
First Union National Bank	Administrative Agent
Dresdner Bank, AG	Syndication Agent
ING (U.S.) Capital, LLC	Syndication Agent
CIBC World Markets Corp.	Documentation Agent
Societe Generale	Documentation Agent
PNC Bank, N.A.	Managing Agent
Wells Fargo, N.A.	Managing Agent
Credit Lyonnais	Managing Agent
AmSouth Bank	Lender
Bank of Montreal	Lender
Allied Irish Banks, p.l.c.	Lender

This new revolving credit facility replaces a similar facility for \$300 million which matured in March 2002. Approximately 51% of the commitments to the new facility are from banks which participated in the expired facility.

Commenting upon this announcement, John Murray, President of HPT issued the following statement:

"HPT is pleased that its bank credit facility has been renewed in the ordinary course of its business despite the well publicized challenges currently facing the hotel industry. We are especially pleased about two features in this new credit facility which may not be typical in REIT credit facilities: (i) the extension option at the end of the initial three year term; and (ii) the accordion feature which may allow HPT to double available borrowings to undertake large transactions in certain circumstances."

Hospitality Properties Trust is a real estate investment trust headquartered in Newton, MA. HPT owns 230 hotels located throughout the United States.

THIS PRESS RELEASE CONTAINS FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995. THESE FORWARD LOOKING STATEMENTS INCLUDE REFERENCES TO HPT'S POSSIBLY DOUBLING ITS BORROWING CAPACITY UNDER ITS NEW REVOLVING BANK CREDIT FACILITY AND TO HPT'S UNDERTAKING LARGE TRANSACTIONS. HPT MAY BE UNABLE TO IDENTIFY ANY TRANSACTIONS OF ANY SIZE AND IT MAY BE UNABLE TO BORROW UNDER THE CREDIT FACILITY FOR ANY INCREASED AMOUNTS OR FOR ANY AMOUNTS BECAUSE IT FAILS TO MEET CERTAIN COVENANTS IN THE FACILITY, BECAUSE LENDERS ARE UNAVAILABLE TO

PROVIDE THE REQUESTED FUNDING OR FOR OTHER REASONS. INVESTORS ARE CAUTIONED NOT TO PLACE UNDUE RELIANCE UPON THESE FORWARD LOOKING STATEMENTS.