



## **HPT Announces Quarterly Common Dividend**

Newton, MA (December 18, 2003): Hospitality Properties Trust (NYSE: HPT) today announced a regular quarterly dividend of \$0.72 per common share (\$2.88 per share per year). This dividend is based upon the operating results for the quarter ending December 31, 2003. This regular quarterly dividend will be paid to common shareholders of record as of the close of business on December 31, 2003, and distributed on or about January 30, 2004.

Hospitality Properties Trust is a real estate investment trust headquartered in Newton, MA. HPT currently has investments of approximately \$3 billion in 274 hotels located in 38 states.