



## **Hospitality Properties Trust Declares Preferred Dividend**

NEWTON, Mass.--Hospitality Properties Trust (NYSE: HPT) today announced that its board of trustees has declared the regular quarterly dividend on HPT's Series B Cumulative Redeemable Preferred Shares.

A distribution of \$0.5546875 per Series B preferred share is payable on or about January 16, 2007, to holders of record at the close of business on December 29, 2006.

A Maryland Real Estate Trust with transferable shares of beneficial interest listed on the New York Stock Exchange.

No shareholder, Trustee or officer is personally liable for any act or obligation of the Trust.

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