



Hospitality Properties Trust Declares Preferred Dividend

NEWTON, Mass.-December 3, 2007-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 15, 2008, to holders of record at the close of business on December 31, 2007.

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