



Hospitality Properties Trust Announces Quarterly Dividends

NEWTON, Mass.-April 1, 2008-Hospitality Properties Trust (NYSE: HPT) today announced the following dividends:

Common Dividend

This regular quarterly dividend of \$0.77 per common share will be paid on or about May 15, 2008, with respect to the results of operations for the quarter ended March 31, 2008, to holders of record of common shares as of the close of business on April 15, 2008.

Series C Preferred Dividend

A distribution of \$0.4375 per Series C Cumulative Redeemable Preferred Share will be paid on or about May 15, 2008, to holders of record of Series C Cumulative Redeemable Preferred Shares at the close of business on May 1, 2008.

Hospitality Properties Trust is a real estate investment trust, or REIT, which owns 291 hotels and 185 travel centers located in 44 states, Puerto Rico and Canada. HPT is headquartered in Newton, Massachusetts.

A Maryland Real Estate Investment 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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