HOSPITALITY PROPERTIES TRUST

Second Quarter 2010

Supplemental Operating and Financial Data

All amounts in this report are unaudited.

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WARNING REGARDING FORWARD LOOKING STATEMENTS

THIS SUPPLEMENTAL OPERATING AND FINANCIAL DATA REPORT CONTAINS STATEMENTS WHICH CONSTITUTE FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND OTHER FEDERAL SECURITIES LAWS. WHENEVER WE USE WORDS SUCH AS "BELIEVE", "EXPECT", "ANTICIPATE", "INTEND", "PLAN", "ESTIMATE", OR SIMILAR EXPRESSIONS, WE ARE MAKING FORWARD LOOKING STATEMENTS. THESE FORWARD LOOKING STATEMENTS AND THEIR IMPLICATIONS ARE BASED UPON OUR PRESENT INTENT, BELIEFS OR EXPECTATIONS, BUT FORWARD LOOKING STATEMENTS AND THEIR IMPLICATIONS ARE NOT GUARANTEED TO OCCUR AND MAY NOT OCCUR. FORWARD LOOKING STATEMENTS AND THEIR IMPLICATIONS IN THIS REPORT RELATE TO VARIOUS ASPECTS OF OUR BUSINESS, INCLUDING:

- OUR MANAGERS' OR TENANTS' ABILITY TO PAY RETURNS OR RENT TO US, INCLUDING THE ABILITY OF MARRIOTT AND CRESTLINE TO PAY THE FULL AMOUNT OF MINIMUM RETURNS OR RENTS DUE TO US IN THE FUTURE AND OUR ABILITY TO APPLY A PORTION OF MARRIOTT'S AND CRESTLINE'S SECURITY DEPOSITS WHICH WE HOLD TO COVER ANY SHORTFALLS;
- OUR ABILITY TO PAY DISTRIBUTIONS IN THE FUTURE AND THE AMOUNTS OF ANY SUCH DISTRIBUTIONS;
- OUR ABILITY TO RAISE DEBT OR EQUITY CAPITAL;
- OUR INTENT TO REFURBISH OR MAKE IMPROVEMENTS TO CERTAIN OF OUR PROPERTIES;
- THE FUTURE AVAILABILITY OF BORROWINGS UNDER OUR REVOLVING CREDIT FACILITY;
- OUR ABILITY TO RENEW OR REFINANCE OUR REVOLVING CREDIT FACILITY;
- OUR ABILITY TO PAY INTEREST AND DEBT PRINCIPAL;
- OUR POLICIES AND PLANS REGARDING INVESTMENTS AND FINANCINGS;
- OUR TAX STATUS AS A REAL ESTATE INVESTMENT TRUST, OR REIT;
- OUR ABILITY TO PURCHASE ADDITIONAL PROPERTIES;
- OUR PLANS TO PURSUE THE SALE OF FOUR HOTELS; AND
- OTHER MATTERS.

OUR ACTUAL RESULTS MAY DIFFER MATERIALLY FROM THOSE CONTAINED IN OR IMPLIED BY OUR FORWARD LOOKING STATEMENTS AS A RESULT OF VARIOUS FACTORS. FACTORS THAT COULD HAVE A MATERIAL ADVERSE EFFECT ON OUR FORWARD LOOKING STATEMENTS AND UPON OUR BUSINESS, RESULTS OF OPERATIONS, FINANCIAL CONDITION, FUNDS FROM OPERATIONS, CASH AVAILABLE FOR DISTRIBUTION, CASH FLOWS, LIQUIDITY AND PROSPECTS INCLUDE, BUT ARE NOT LIMITED TO:

- THE IMPACT OF CHANGES IN THE ECONOMY AND THE CAPITAL MARKETS ON US AND OUR TENANTS;
- ACTUAL AND POTENTIAL CONFLICTS OF INTEREST WITH OUR MANAGING TRUSTEES, TRAVELCENTERS OF AMERICA LLC, OR TA, AND REIT MANAGEMENT & RESEARCH LLC, OR RMR, AND THEIR AFFILIATES;
- LIMITATIONS IMPOSED ON OUR BUSINESS AND OUR ABILITY TO SATISFY COMPLEX RULES IN ORDER FOR US TO QUALIFY AS A REIT FOR U.S. FEDERAL INCOME TAX PURPOSES;

- COMPLIANCE WITH, AND CHANGES TO, FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS AFFECTING THE REAL ESTATE, HOTEL, TRANSPORTATION AND TRAVEL CENTER INDUSTRIES, ACCOUNTING RULES, TAX RULES AND SIMILAR MATTERS;

- COMPETITION WITHIN THE REAL ESTATE INDUSTRY OR THOSE INDUSTRIES IN WHICH OUR TENANTS OPERATE; AND

- ACTS OF TERRORISM, OUTBREAKS OF SO CALLED PANDEMICS OR OTHER MAN MADE OR NATURAL DISASTERS BEYOND OUR CONTROL.

FOR EXAMPLE:

- OUR ABILITY TO MAKE FUTURE DISTRIBUTIONS DEPENDS UPON A NUMBER OF FACTORS INCLUDING OUR FUTURE EARNINGS. OUR ASSUMPTIONS ABOUT CONTINUING PAYMENTS FROM OUR TENANTS AND MANAGERS MAY PROVE INACCURATE, AND OUR TENANTS AND MANAGERS MAY NOT PAY ALL OF THE AMOUNTS DUE TO US. WE MAY BE UNABLE TO MAINTAIN OUR CURRENT RATE OF DISTRIBUTIONS ON OUR COMMON SHARES OR PREFERRED SHARES AND FUTURE DISTRIBUTIONS MAY BE SUSPENDED OR PAID AT A LESSER RATE THAN THE DISTRIBUTIONS WE NOW PAY;

- IF THE AVAILABILITY OF DEBT CAPITAL BECOMES RESTRICTED WE MAY BE UNABLE TO RENEW, REFINANCE OR REPAY OUR REVOLVING CREDIT FACILITY OR OUR OTHER DEBT OBLIGATIONS WHEN THEY BECOME DUE OR ON TERMS WHICH ARE AS FAVORABLE AS WE NOW HAVE;

- THE MARRIOTT AND CRESTLINE SECURITY DEPOSITS WHICH WE HOLD ARE NOT IN SEGREGATED CASH ACCOUNTS OR OTHERWISE SEPARATE FROM OUR OTHER ASSETS AND LIABLITIES. ACCORDINGLY, WHEN WE RECORD INCOME BY REDUCING OUR SECURITY DEPOSIT LIABILITIES, WE DO NOT RECEIVE ANY CASH PAYMENT. BECAUSE WE DO NOT RECEIVE A CASH PAYMENT AND BECAUSE THE AMOUNT OF THE SECURITY DEPOSITS AVAILABLE FOR FUTURE USE IS REDUCED AS WE APPLY SECURITY DEPOSITS TO COVER PAYMENT SHORTFALLS, MARRIOTT'S OR CRESTLINE'S FAILURE TO PAY MINIMUM RETURNS OR RENTS DUE TO US MAY REDUCE OUR CASH FLOWS AND OUR ABILITY TO PAY DISTRIBUTIONS TO SHAREHOLDERS;

- HOTEL ROOM DEMAND IS USUALLY A REFLECTION OF GENERAL ECONOMIC ACTIVITY IN THE COUNTRY. IF HOTEL ROOM DEMAND BECOMES FURTHER DEPRESSED, THE OPERATING RESULTS OF OUR HOTELS MAY DECLINE, THE FINANCIAL RESULTS OF OUR HOTEL OPERATORS AND TENANTS MAY SUFFER AND THESE OPERATORS AND TENANTS MAY BE UNABLE TO PAY OUR RETURNS OR RENTS;

- CONTINUED DEPRESSED HOTEL OPERATING RESULTS MAY RESULT IN THE GUARANTORS OF OUR MINIMUM RETURNS OR RENTS DUE FROM OUR HOTEL INVESTMENTS BECOMING UNABLE OR UNWILLING TO MEET THEIR OBLIGATIONS OR THEIR GUARANTEES MAY BE EXHAUSTED;

- THE DESCRIPTION OF OUR ARRANGEMENT WITH TA AS A DEFERRAL AGREEMENT MAY IMPLY THAT RENT AMOUNTS WHICH ARE NOT PAID WILL BE LATER PAID. IN FACT, SINCE ITS FORMATION, TA HAS NOT PRODUCED CONSISTENT OPERATING PROFITS. IF THE U.S. ECONOMY DOES NOT IMPROVE FROM CURRENT LEVELS OF COMMERCIAL ACTIVITY IN A REASONABLE TIME PERIOD, IF THE PRICE OF DIESEL FUEL INCREASES SIGNIFICANTLY OR FOR VARIOUS OTHER REASONS, TA MAY BECOME UNABLE TO PAY THE DEFERRED RENTS DUE TO US;

- THE CURRENT DEPRESSED LEVELS OF U.S. TRUCKING ACTIVITY MAY CONTINUE FOR LONGER OR BECOME WORSE THAN WE NOW ANTICIPATE. SUCH CIRCUMSTANCES MAY FURTHER REDUCE THE DEMAND FOR GOODS AND SERVICES SOLD BY TA, OUR TRAVEL CENTERS TENANT, AND FURTHER REDUCE TA'S ABILITY TO GENERATE THE CASH FLOWS NECESSARY TO PAY OUR RENTS;
- THE PRICE WHICH TA MUST PAY TO PURCHASE DIESEL FUEL AND OTHER PRODUCTS WHICH IT SELLS MAY MATERIALLY INCREASE, AND THESE PRICE INCREASES MAY INCREASE TA's WORKING CAPITAL REQUIREMENTS MORE THAN CURRENTLY EXPECTED AND REDUCE TA's ABILITY TO PAY OUR RENTS;
- FUEL CONSERVATION EFFORTS, AN EXTENDED PERIOD OF LIMITED ACTIVITY IN THE HOUSING DEVELOPMENT INDUSTRY OR A SIGNIFICANT AND PROLONGED DECLINE IN THE IMPORT INTO THE U.S. OF CONSUMER GOODS, MAY EACH AFFECT THE DEMAND FOR TA'S GOODS AND SERVICES AND TA'S ABILITY TO PAY RENTS TO US, INCLUDING DEFERRED AMOUNTS DUE TO US;
- WE MAY BE UNABLE TO IDENTIFY PROPERTIES THAT WE WANT TO ACQUIRE OR TO NEGOTIATE ACCEPTABLE PURCHASE PRICES, ACQUISITION FINANCING TERMS, MANAGEMENT AGREEMENTS OR LEASE TERMS FOR NEW PROPERTIES; AND
- WE HAVE REDUCED THE CARRYING VALUE OF THREE HOTELS WE PLAN TO SELL TO THEIR ESTIMATED NET REALIZABLE VALUE LESS COSTS TO SELL. IN FACT, WE MAY BE UNABLE TO SELL ANY OF THE HOTELS OR MAY SELL THE HOTELS AT AN AMOUNT THAT IS LESS THAN THEIR ADJUSTED CARRYING VALUES.

THESE RESULTS COULD OCCUR DUE TO MANY DIFFERENT CIRCUMSTANCES, SOME OF WHICH ARE BEYOND OUR CONTROL, SUCH AS NATURAL DISASTERS OR CHANGES IN OUR MANAGERS' OR TENANTS' REVENUES OR COSTS, OR CHANGES IN CAPITAL MARKETS OR THE ECONOMY GENERALLY.

THE INFORMATION CONTAINED ELSEWHERE IN OUR 2009 ANNUAL REPORT AND SUBSEQUENT DOCUMENTS FILED WITH THE SEC IDENTIFIES OTHER IMPORTANT FACTORS THAT COULD CAUSE DIFFERENCES FROM OUR FORWARD LOOKING STATEMENTS. ALSO, OTHER IMPORTANT FACTORS THAT COULD CAUSE OUR ACTUAL RESULTS TO DIFFER MATERIALLY FROM THOSE IN OUR FORWARD LOOKING STATEMENTS ARE DESCRIBED MORE FULLY IN OUR 2009 ANNUAL REPORT UNDER "ITEM 1A. RISK FACTORS".

YOU SHOULD NOT PLACE UNDUE RELIANCE UPON FORWARD LOOKING STATEMENTS.

EXCEPT AS REQUIRED BY LAW, WE DO NOT INTEND TO UPDATE OR CHANGE ANY FORWARD LOOKING STATEMENTS AS A RESULT OF NEW INFORMATION, FUTURE EVENTS OR OTHERWISE.

CORPORATE INFORMATION

COMPANY PROFILE

The Company:

Hospitality Properties Trust, or HPT, we, or us, is a real estate investment trust, or REIT. As of June 30, 2010, we owned 289 hotels and 185 travel centers located in 44 states, Puerto Rico and Canada. At June 30, 2010, our properties were operated by other companies under 13 long term management or lease agreements. We are the only investment grade rated, publicly owned hospitality REIT in the country and we are currently included in a number of financial indices, including the S&P MidCap 400 Index, the Russell 1000 Index, the MSCI U.S. REIT Index, the FTSE EPRA/NAREIT United States Index and the S&P REIT Composite Index.

Management:

HPT is managed by Reit Management & Research LLC, or RMR. RMR is a real estate management company which was founded in 1986 to manage public investments in real estate. As of June 30, 2010, RMR managed one of the largest portfolios of publicly owned real estate in North America, including approximately 1,370 properties located in 45 states, Washington, D.C., Puerto Rico and Ontario, Canada. RMR has more than 600 employees in its headquarters and regional offices located throughout the U.S. In addition to managing HPT, RMR also manages CommonWealth REIT, a publicly traded REIT that primarily owns office and industrial properties, Senior Housing Properties Trust, or SNH, a publicly traded REIT that primarily owns healthcare and senior living properties, and Government Properties Income Trust, a publicly traded REIT that primarily owns buildings majority leased to government tenants located throughout the U.S. RMR also provides management services to Five Star Quality Care, Inc., a healthcare services company which is a tenant of SNH, and TravelCenters of America LLC, or TA, an operator of travel centers, which is our largest tenant. An affiliate of RMR, RMR Advisors, Inc., is the investment manager of mutual funds which principally invest in securities of unaffiliated real estate companies. The public companies managed by RMR and its affiliates had combined total gross assets of approximately $17.5 billion as of June 30, 2010. We believe that being managed by RMR is a competitive advantage for HPT because RMR provides us with a depth and quality of management and experience which may be unequaled in the real estate industry. We also believe RMR provides management services to HPT at costs that are lower than we would have to pay for similar quality services.

Strategy:

Our business strategy is to maintain and grow an investment portfolio of high quality hotels and travel centers operated by qualified managers. Our properties are managed or leased under long term agreements that provide us cash flows in the form of returns and rents. We also seek to participate in operating improvements at our properties by charging rent increases based upon percentages of gross revenue increases at our properties and participating in hotel profits in excess of the minimum returns due to us at our managed hotels. Generally, we prefer to include multiple properties in one lease or management contract because we believe a single operating agreement for multiple properties in diverse locations enhances the stability of our cash flows. When we buy individual properties we usually add those properties to a combination lease or management agreement for other properties that we own. We have in the past considered investing in other types of properties as well as other strategic initiatives; and we may do so again in the future. We believe we have a conservative capital structure and we limit the amount of debt financing we use.

Stock Exchange Listing:

New York Stock Exchange

Trading Symbols:

Common Shares -- HPT
Preferred Shares Series B -- HPT-B
Preferred Shares Series C -- HPT-C

Senior Unsecured Debt Ratings:

Standard & Poor's -- BBB

Moody's -- Baa2

Corporate Headquarters:

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Portfolio Data by Manager (as of 6/30/10):

Manager	Number of Properties	Number of Rooms/ Suites (1)	Percent of Number of Rooms/ Suites (1)	Investment (000s) (2)	Percent of Total Investment	Annualized Minimum Return / Rent (000s)	Percent of Total Minimum Return / Rent
InterContinental (3)(4)	131	20,140	47%	$ 1,793,237	28%	$ 153,681	26%
Marriott International	125	17,920	42%	1,618,717	25%	164,589	28%
Hyatt	22	2,724	6%	301,942	5%	22,037	4%
Carlson	11	2,096	5%	202,251	3%	12,920	2%
TA (5)(6)	185	N/A	N/A	2,549,815	39%	236,259	40%
Total	474	42,880	100%	$ 6,465,962	100%	$ 589,486	100%

Operating Statistics by Operating Agreement (Q2 2010):

Operating Agreement	Number of Properties	Number of Rooms/ Suites (1)	Annualized Minimum Return / Rent (000s)	Percent of Total Minimum Return / Rent	Coverage (7) Q2	Coverage (7) LTM	RevPAR Change (8) Q2	RevPAR Change (8) LTM
InterContinental (no. 1)	31	3,844	$ 37,882	6%	0.88x	0.74x	5.3%	-6.2%
InterContinental (no. 2)	76	9,220	50,000	8%	0.82x	0.65x	4.4%	-13.9%
InterContinental (no. 3) (3)	14	4,139	44,258	8%	0.89x	0.60x	5.1%	-8.6%
InterContinental (no. 4) (4)	10	2,937	21,541	4%	0.47x	0.39x	4.8%	-12.0%
Marriott (no. 1)	53	7,610	60,483	10%	1.00x	0.84x	4.7%	-11.4%
Marriott (no. 2)	18	2,178	22,048	4%	0.78x	0.70x	3.2%	-9.2%
Marriott (no. 3)	34	5,020	44,199	7%	0.78x	0.64x	-2.5%	-13.5%
Marriott (no. 4)	19	2,756	28,509	5%	0.76x	0.67x	3.9%	-12.0%
Marriott (no. 5)	1	356	9,350	2%	0.06x	-0.08x	11.0%	-17.9%
Hyatt	22	2,724	22,037	4%	0.83x	0.70x	9.5%	-2.4%
Carlson	11	2,096	12,920	2%	0.60x	0.61x	5.6%	-13.5%
TA (no. 1) (5)(6)	145	N/A	170,082	29%	1.55x	1.14x	N/A	N/A
TA (no. 2) (5)	40	N/A	66,177	11%	1.37x	0.97x	N/A	N/A
Total / Average	474	42,880	$ 589,486	100%			4.1%	-10.8%

(1) Eighteen (18) of our TA properties include hotels. The rooms associated with these hotels have been excluded from total number of rooms.

(2) Represents historical cost of properties plus capital improvements funded by us and excludes impairment writedowns and capital improvements made from FF&E reserves funded from hotel operations.

(3) A decision has been made to pursue the sale of two hotels included in our InterContintental No. 3 agreement: The Crowne Plaza® hotel in Hilton Head, SC and the Holiday Inn® hotel in Memphis, TN. Information provided in this table includes these hotels.

(4) A decision has been made to pursue the sale of two hotels included in our InterContinental No. 4 agreement: the Crowne Plaza® and the Staybridge Suites® hotels in Dallas, TX. Information provided in this table includes these hotels.

(5) Effective July 1, 2008, we entered into a rent deferral arrangement with TA which provides TA the option to defer payments of up to $5.0 million per month of rent under its two leases for the period July 1, 2008 until December 31, 2010. For the quarter and six months ended June 30, 2010, TA deferred $15.0 million and $30.0 million in rents, respectively. TA rents presented in this report represent their contractual obligation and do not reflect any rent deferral or interest on deferred rents.

(6) The amount of annual minimum rent payable to us under TA agreement no. 1 is scheduled to increase to $174.7 million and $179.8 million in February 2011 and February 2012, respectively. These represent contractual rent amounts and do not reflect any rent deferrals (see Note 2).

(7) We define coverage as combined total property sales minus all property level expenses which are not subordinated to minimum payments to us and the required FF&E reserve contributions, divided by the minimum return or minimum rent payments due to us. TA rent coverage ratios have been calculated based upon the contractual rent amounts and do not reflect the impact of any rent deferrals (see Note 2).

(8) We define RevPAR as hotel room revenue per day per available room. RevPar change is the RevPar percentage change in the periods ended June 30, 2010 over the comparable year earlier periods.

Hospitality Properties Trust
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INVESTOR INFORMATION

Board of Trustees

Senior Management

John G. Murray
President and Chief Operating Officer

Mark L. Kleifges
Treasurer and Chief Financial Officer

Ethan S. Bornstein
Senior Vice President

Contact Information

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Hospitality Properties Trust
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HPT is followed by the analysts and its publicly held debt is rated by the rating agencies listed above. Please note that any opinions, estimates or forecasts regarding HPT's performance made by these analysts or agencies do not represent opinions, forecasts or predictions of HPT or its management. HPT does not by its reference above imply its endorsement of or concurrence with any information, conclusions or recommendations provided by any of these analysts or agencies.

FINANCIAL INFORMATION

Hospitality Properties Trust
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KEY FINANCIAL DATA

(amounts in thousands, except per share data)

	As of and For the Three Months Ended				
	6/30/2010	3/31/2010	12/31/2009	9/30/2009	6/30/2009
Shares Outstanding:					
Common shares outstanding (at end of period)	123,390	123,380	123,380	123,380	111,503
Weighted average common shares outstanding - basic and diluted (1)	123,389	123,380	123,380	118,780	95,344
Common Share Data:					
Price at end of period	$ 21.10	$ 23.95	$ 23.71	$ 20.37	$ 11.89
High during period	$ 28.32	$ 25.08	$ 24.27	$ 21.36	$ 15.48
Low during period	$ 20.60	$ 21.09	$ 17.96	$ 11.59	$ 9.04
Annualized dividends declared per share (2)	$ 1.80	$ 1.80	N/A	N/A	N/A
Annualized dividend yield (at end of period) (2)	8.5%	7.5%	N/A	N/A	N/A
Book Capitalization:					
Total debt	$ 2,053,862	$ 2,194,955	$ 2,193,561	$ 2,192,181	$ 2,391,731
Plus: total shareholders' equity	3,026,010	3,068,450	3,091,931	3,067,932	2,845,651
Total book capitalization	$ 5,079,872	$ 5,263,405	$ 5,285,492	$ 5,260,113	$ 5,237,382
Total debt / total book capitalization	40.4%	41.7%	41.5%	41.7%	45.7%
Selected Balance Sheet Data:					
Total assets	$ 5,327,894	$ 5,499,826	$ 5,548,370	$ 5,520,403	$ 5,517,656
Total liabilities	$ 2,301,884	$ 2,431,376	$ 2,456,439	$ 2,452,471	$ 2,672,005
Real estate, at cost	$ 6,418,948	$ 6,437,353	$ 6,467,132	$ 6,451,733	$ 6,430,423
Total debt / real estate, at cost	32.0%	34.1%	33.9%	34.0%	37.2%
Market Capitalization:					
Total debt (book value)	$ 2,053,862	$ 2,194,955	$ 2,193,561	$ 2,192,181	$ 2,391,731
Plus: market value of preferred shares (at end of period)	370,164	371,892	353,941	328,608	263,608
Plus: market value of common shares (at end of period)	2,603,529	2,954,951	2,925,340	2,513,251	1,325,771
Total market capitalization	$ 5,027,555	$ 5,521,798	$ 5,472,842	$ 5,034,040	$ 3,981,110
Total debt / total market capitalization	40.9%	39.8%	40.1%	43.5%	60.1%
Selected Income Statement Data:					
Total revenues (3)(4)	$ 282,391	$ 254,258	$ 251,371	$ 264,451	$ 267,082
EBITDA (5)	$ 143,066	$ 139,582	$ 134,405	$ 133,866	$ 134,482
Net income available for common shareholders (3)(4)(6)(7)	$ 15,740	$ 33,395	$ 25,502	$ 40,796	$ 43,550
Funds from operations (FFO) available for common shareholders (3)(4)(8)	$ 100,024	$ 94,266	$ 85,963	$ 91,078	$ 91,610
Common distributions declared (2)	$ 55,526	$ 55,521	N/A	N/A	N/A
Per Share Data:					
Net income available for common shareholders (3)(4)(6)(7)	$ 0.13	$ 0.27	$ 0.21	$ 0.34	$ 0.46
FFO available for common shareholders (3)(4)(8)	$ 0.81	$ 0.76	$ 0.70	$ 0.77	$ 0.96
Common distributions declared (2)	$ 0.45	$ 0.45	N/A	N/A	N/A
FFO payout ratio	55.5%	58.9%	N/A	N/A	N/A
Coverage Ratios:					
EBITDA (5) / interest expense	4.1x	3.8x	3.6x	3.8x	3.8x
EBITDA (5) / interest expense and preferred distributions	3.4x	3.1x	3.0x	3.2x	3.2x

(1) We had no outstanding dilutive common share equivalents during the periods presented.

(2) On April 8, 2009, we announced the suspension of our regular quarterly common dividend for the remainder of 2009. A regular quarterly common dividend of $0.45 per share ($1.80 per share per year) has been declared and paid in each of the first two quarters of 2010.

(3) Rental income for the quarters ended June 30, 2010 and March 31, 2010 includes $3,300, or $0.03 per share, and $2,850, or $0.02 per share, of interest earned under the terms of the rent deferral agreement with TA, respectively.

(4) Includes for quarters ended June 30, 2010, March 31, 2010 and December 31, 2009, a $15,000, or $0.12 per share, rent deferral by TA. Includes for the quarter ended September 30, 2009, a $15,000, or $0.13 per share, rent deferral by TA. Includes for the quarter ended June 30, 2009, a $15,000, or $0.16 per share, rent deferral by TA. We have not recognized the deferred rent as revenue due to uncertainties regarding future payments of these amounts by TA.

(5) See page 16 for our calculation of EBITDA.

(6) Includes for the quarter ended June 30, 2010 a $6,720, or $0.05 per share, loss on extinguishment of debt relating to the purchase of our 3.8% convertible senior notes due 2027. Includes for the quarter ended September 30, 2009 a $11,209, or $0.09 per share, gain on extinguishment of debt relating to the purchase of our 3.8% convertible senior notes due 2027. Includes for the quarter ended June 30, 2009 a $13,333, or $0.14 per share, gain on extinguishment of debt relating to the purchase of our 3.8% convertible senior notes due 2027 and various issues of our senior notes.

(7) Includes for the quarter ended June 30, 2010 a $16,384, or $0.13 per share, loss on asset impairment.

(8) See page 17 for our calculation of FFO.

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CONSOLIDATED BALANCE SHEETS

(dollars in thousands, except share data)

	As of June 30, 2010	As of December 31, 2009
ASSETS		
Real estate properties, at cost:		
Land	$ 1,392,346	$ 1,392,472
Buildings, improvements and equipment	5,026,602	5,074,660
	6,418,948	6,467,132
Accumulated depreciation	(1,311,238)	(1,260,624)
	5,107,710	5,206,508
Cash and cash equivalents	3,754	130,399
Restricted cash (FF&E reserve escrow)	41,526	25,083
Other assets, net	174,904	186,380
	$ 5,327,894	$ 5,548,370
LIABILITIES AND SHAREHOLDERS' EQUITY		
Revolving credit facility	$ 38,000	$ -
Senior notes, net of discounts	1,935,589	1,934,818
Convertible senior notes, net of discounts	76,844	255,269
Mortgage payable	3,429	3,474
Security deposits	137,161	151,587
Accounts payable and other liabilities	103,219	103,678
Due to affiliate	2,888	2,859
Dividends payable	4,754	4,754
Total liabilities	2,301,884	2,456,439
Commitments and contingencies		
Shareholders' equity:		
Preferred shares of beneficial interest; no par value; 100,000,000 shares authorized:		
Series B preferred shares; 8 7/8% cumulative redeemable; 3,450,000 shares issued and outstanding, aggregate liquidation preference $86,250	83,306	83,306
Series C preferred shares; 7% cumulative redeemable; 12,700,000 shares issued and outstanding, aggregate liquidation preference $317,500	306,833	306,833
Common shares of beneficial interest, $0.01 par value; 150,000,000 shares authorized; 123,390,335 and 123,380,335 shares issued and outstanding, respectively	1,234	1,234
Additional paid in capital	3,461,434	3,462,209
Accumulated other comprehensive income (loss)	(4)	3,230
Cumulative net income	2,085,237	2,021,162
Cumulative preferred distributions	(168,461)	(153,521)
Cumulative common distributions	(2,743,569)	(2,632,522)
Total shareholders' equity	3,026,010	3,091,931
	$ 5,327,894	$ 5,548,370

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CONSOLIDATED STATEMENTS OF INCOME

(in thousands, except per share data)

	For the Three Months Ended		For the Six Months Ended	
	6/30/2010	6/30/2009	6/30/2010	6/30/2009
Revenues:				
Hotel operating revenues [1]	$ 195,967	$ 187,211	$ 365,274	$ 362,912
Rental income [1][2]	80,593	74,935	160,079	148,726
FF&E reserve income [3]	5,831	4,914	11,146	9,717
Total revenues	282,391	267,060	536,499	521,355
Expenses:				
Hotel operating expenses [1]	130,057	122,799	235,457	234,253
Depreciation and amortization	60,726	61,085	121,263	122,933
General and administrative	9,755	10,109	19,365	19,708
Total expenses	200,538	193,993	376,085	376,894
Operating income	81,853	73,067	160,414	144,461
Interest income	33	22	183	70
Interest expense (including amortization of deferred financing costs and debt discounts of $1,735, $2,949, $4,140 and $6,306, respectively)	(34,987)	(35,026)	(71,892)	(71,567)
Gain (loss) on extinguishment of debt [4]	(6,720)	13,333	(6,720)	39,888
Loss on asset impairment [5]	(16,384)	-	(16,384)	-
Income before income taxes	23,795	51,396	65,601	112,852
Income tax expense	(585)	(376)	(1,526)	(749)
Net income	23,210	51,020	64,075	112,103
Preferred distributions	(7,470)	(7,470)	(14,940)	(14,940)
Net income available for common shareholders	$ 15,740	$ 43,550	$ 49,135	$ 97,163
Weighted average common shares outstanding	123,389	95,344	123,385	94,672
Basic and diluted net income per common share:				
Net income available for common shareholders	$ 0.13	$ 0.46	$ 0.40	$ 1.03

See notes to consolidated statement of income on page 14.

NOTES TO CONSOLIDATED STATEMENTS OF INCOME

(in thousands, except per share data)

(1) At June 30, 2010, each of our 289 hotels is included in one of 11 operating agreements; and 197 of these hotels are leased to one of our taxable REIT subsidiaries and managed by independent hotel operating companies and 92 are leased to third parties. Our 185 travel centers are leased under two agreements. Our consolidated statements of income include hotel operating revenues and expenses of managed hotels and rental income from our leased hotels and travel centers. Certain of our managed hotel portfolios had net operating results that were, in the aggregate, $12,159 and $9,907 less than the minimum returns due to us in the three months ended June 30, 2010 and 2009, respectively, and $40,749 and $30,298 less than the minimum returns due to us in the six months ended June 30, 2010 and 2009, respectively. We reflect these amounts in our consolidated statements of income as a reduction to hotel operating expenses when the minimum returns were funded by the manager of these hotels under the terms of our operating agreements, or in the case of our Marriott No. 3 agreement, applied from the security deposit we hold.

(2) As permitted under the previously announced rent deferral agreement, TA, elected to defer rent of $15,000, or $0.12 per share, and $15,000, or $0.16 per share, during the three months ended June 30, 2010 and 2009, respectively. During the six months ended June 30, 2010 and 2009, TA elected to defer $30,000, or $0.24 per share, and $30,000, or $0.32 per share, respectively. As of June 30, 2010, TA has deferred rent totaling $120,000 under this agreement. We have not recognized any deferred rents as revenue due to uncertainties regarding future payments of these amounts by TA. Under the terms of the agreement, interest began to accrue on deferred amounts outstanding on January 1, 2010, at 1% per month, and we received and recorded $3,300, or $0.03 per share, and $6,150, or $0.05 per share, of income for the three and six months ended June 30, 2010, respectively, which has been reflected as rental income in our consolidated statements of income as required under generally accepted accounting principles, or GAAP.

(3) Various percentages of total sales at our hotels are escrowed as reserves for future renovations or refurbishment, or FF&E reserve escrows. We own all the FF&E escrows for our hotels. We report deposits by our third party tenants into the escrow accounts as FF&E reserve income. We do not report the amounts which are escrowed as FF&E reserves for our managed hotels as FF&E reserve income.

(4) During the second quarter of 2010, we recorded a $6,720, or $0.05 per share, non-cash loss on the extinguishment of debt relating to the purchase of $185,696 face amount of our 3.8% convertible senior notes due 2027 for an aggregate purchase price of $185,626, excluding accrued interest. The loss on extinguishment of debt is net of unamortized issuance costs and discounts of $7,260, $1,058 of the equity component of the notes and $588 of transaction costs. During the second quarter of 2009, we recorded a $13,333, or $0.14 per share, non-cash gain on the extinguishment of debt relating to our purchase of $70,671 face amount of our 3.8% convertible senior notes due 2027 and various issues of our senior notes for an aggregate purchase price of $56,292, excluding accrued interest. The gain on extinguishment of debt is net of unamortized issuance costs and discounts of $1,045. For the six months ended June 30, 2009, we recorded a $39,888, or $0.42 per share, non-cash gain on the extinguishment of debt relating to our repurchase of $192,001 face amount of our 3.8% convertible senior notes due 2027 and various issues of our senior notes for an aggregate purchase price of $143,809, excluding accrued interest. The gain on extinguishment of debt is net of unamortized issuance costs and discounts of $8,303 and a portion of the equity component of the notes of $148.

(5) In connection with a decision to pursue the sale of our Crowne Plaza® hotels in Hilton Head, SC and Dallas, TX and our Holiday Inn® hotel in Memphis, TN, we recorded a $16,384, or $0.13 per share, non-cash loss on asset impairment in the second quarter of 2010 to reduce the carrying value of these hotels to their estimated net realizable value less costs to sell. Our Staybridge Suites® hotel in Dallas, TX is also being offered for sale but we estimate the net realizable value less costs to sell of this hotel is greater than its carrying value.

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CONSOLIDATED STATEMENTS OF CASH FLOWS

(in thousands)

	For the Six Months Ended 6/30/2010	For the Six Months Ended 6/30/2009
Cash flows from operating activities:		
Net income	$ 64,075	$ 112,103
Adjustments to reconcile net income to cash provided by operating activities:		
Depreciation and amortization	121,263	122,933
Amortization of deferred financing costs and debt discounts as interest	4,140	6,306
Security deposits applied to payment shortfalls	(14,426)	(3,847)
FF&E reserve income and deposits	(29,648)	(25,183)
(Gain) loss on extinguishment of debt	6,720	(39,888)
Loss on asset impairment	16,384	-
Other non-cash (income) expense, net	(1,749)	(1,094)
Change in assets and liabilities:		
Increase in other assets	(1,824)	(1,208)
Increase (decrease) in accounts payable and other	2,539	(13,480)
Increase (decrease) in due to affiliate	27	(111)
Cash provided by operating activities	167,501	156,531
Cash flows from investing activities:		
Real estate acquisitions and improvements	(3,493)	(5,393)
FF&E reserve fundings	(16,997)	(56,375)
Investment in Affiliates Insurance Company	(43)	(5,074)
Cash used in investing activities	(20,533)	(66,842)
Cash flows from financing activities:		
Proceeds from issuance of common shares, net	-	192,398
Repurchase of convertible senior notes	(185,626)	(98,570)
Repurchase of senior notes	-	(45,239)
Draws on revolving credit facility	71,000	242,000
Repayments of revolving credit facility	(33,000)	(308,000)
Distributions to preferred shareholders	(14,940)	(14,940)
Distributions to common shareholders	(111,047)	(72,374)
Cash used in financing activities	(273,613)	(104,725)
Decrease in cash and cash equivalents	(126,645)	(15,036)
Cash and cash equivalents at beginning of period	130,399	22,450
Cash and cash equivalents at end of period	$ 3,754	$ 7,414
Supplemental cash flow information:		
Cash paid for interest	$ 70,009	$ 68,042
Cash paid for income taxes	1,596	1,770
Non-cash investing activities:		
Property managers' deposits in FF&E reserve	$ 28,008	$ 24,766
Property managers' purchases with FF&E reserve	(28,562)	(46,498)
Non-cash financing activities:		
Issuance of common shares	$ 283	$ 138

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CALCULATION OF EBITDA

(in thousands)

	For the Three Months Ended		For the Six Months Ended	
	6/30/2010	6/30/2009	6/30/2010	6/30/2009
Net income	$ 23,210	$ 51,020	$ 64,075	$ 112,103
Plus: Interest expense	34,987	35,026	71,892	71,567
Depreciation and amortization	60,726	61,085	121,263	122,933
Deferred percentage rent (1)	454	308	788	983
Income taxes	585	376	1,526	749
Loss on extinguishment of debt (2)	6,720	-	6,720	-
Loss on asset impairment (3)	16,384	-	16,384	-
Less: Gain on extinguishment of debt (2)	-	(13,333)	-	(39,888)
EBITDA	$ 143,066	$ 134,482	$ 282,648	$ 268,447

(1) In calculating net income, we recognize percentage rental income received for the first, second and third quarters in the fourth quarter, which is when all contingencies are met and the income is earned. Although we defer recognition of this revenue until the fourth quarter for purposes of calculating net income, we include these amounts in the calculation of EBITDA for each quarter of the year. The fourth quarter EBITDA calculation excludes the amounts recognized during the first three quarters.

(2) During the second quarter of 2010, we recorded a $6,720, or $0.05 per share, non-cash loss on the extinguishment of debt relating to the purchase of $185,696 face amount of our 3.8% convertible senior notes due 2027 for an aggregate purchase price of $185,626, excluding accrued interest. The loss on extinguishment of debt is net of unamortized issuance costs and discounts of $7,260, $1,058 of the equity component of the notes and $588 of transaction costs. During the second quarter of 2009, we recorded a $13,333, or $0.14 per share, non-cash gain on the extinguishment of debt relating to our purchase of $70,671 face amount of our 3.8% convertible senior notes due 2027 and various issues of our senior notes for an aggregate purchase price of $56,292, excluding accrued interest. The gain on extinguishment of debt is net of unamortized issuance costs and discounts of $1,045. For the six months ended June 30, 2009, we recorded a $39,888, or $0.42 per share, non-cash gain on the extinguishment of debt relating to the purchase of $192,001 face amount of our 3.8% convertible senior notes due 2027 and various issues of our senior notes for an aggregate purchase price of $143,809, excluding accrued interest. The gain on extinguishment of debt is net of unamortized issuance costs and discounts of $8,303 and a portion of the equity component of the notes of $148.

(3) In connection with a decision to pursue the sale of our Crowne Plaza® hotels in Hilton Head, SC and Dallas, TX and our Holiday Inn® hotel in Memphis, TN, we recorded a $16,384, or $0.13 per share, non-cash loss on asset impairment in the second quarter of 2010 to reduce the carrying value of these hotels to their estimated net realizable value less costs to sell. Our Staybridge Suites® hotel in Dallas, TX is also being offered for sale but we estimate the net realizable value less costs to sell of this hotel is greater than its carrying value.

We compute EBITDA, or earnings before interest, taxes, depreciation and amortization, as net income plus interest expense, depreciation and amortization expense, income tax expense, deferred percentage rent, loss on extinguishment of debt and loss on asset impairment, less gain on extinguishment of debt. We consider EBITDA to be an appropriate measure of our performance, along with net income and cash flow from operating, investing and financing activities. We believe EBITDA provides useful information to investors because by excluding the effects of certain historical costs, such as interest and depreciation and amortization expense, EBITDA can facilitate a comparison of our current operating performance with our past operating performance and of operating performance among REITs. However, other companies may calculate EBITDA differently than we do. Also EBITDA does not represent cash generated by operating activities in accordance with generally accepted accounting principles, or GAAP, and should not be considered an alternative to net income or cash flow from operating activities as a measure of financial performance or liquidity.

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CALCULATION OF FUNDS FROM OPERATIONS (FFO)

(in thousands, except per share data)

	For the Three Months Ended		For the Six Months Ended	
	6/30/2010	6/30/2009	6/30/2010	6/30/2009
Net income available for common shareholders	$ 15,740	$ 43,550	$ 49,135	$ 97,163
Plus: Depreciation and amortization	60,726	61,085	121,263	122,933
Deferred percentage rent [(1)]	454	308	788	983
Loss on extinguishment of debt [(2)]	6,720	-	6,720	-
Loss on asset impairment [(3)]	16,384	-	16,384	-
Less: Gain on extinguishment of debt [(2)]	-	(13,333)	-	(39,888)
FFO available for common shareholders	$ 100,024	$ 91,610	$ 194,290	$ 181,191
Weighted average shares outstanding	123,389	95,344	123,385	94,672
Net income available for common shareholders per share	$ 0.13	$ 0.46	$ 0.40	$ 1.03
FFO available for common shareholders per share	$ 0.81	$ 0.96	$ 1.57	$ 1.91

(1) In calculating net income, we recognize percentage rental income received for the first, second and third quarters in the fourth quarter, which is when all contingencies are met and the income is earned. Although we defer recognition of this revenue until the fourth quarter for purposes of calculating net income, we include these estimated amounts in the calculation of FFO for each quarter of the year. The fourth quarter FFO calculation excludes the amounts recognized during the first three quarters.

(2) During the second quarter of 2010, we recorded a $6,720, or $0.05 per share, non-cash loss on the extinguishment of debt relating to the purchase of $185,696 face amount of our 3.8% convertible senior notes due 2027 for an aggregate purchase price of $185,626, excluding accrued interest. The loss on extinguishment of debt is net of unamortized issuance costs and discounts of $7,260, $1,058 of the equity component of the notes and $588 of transaction costs. During the second quarter of 2009, we recorded a $13,333, or $0.14 per share, non-cash gain on the extinguishment of debt relating to our purchase of $70,671 face amount of our 3.8% convertible senior notes due 2027 and various issues of our senior notes for an aggregate purchase price of $56,292, excluding accrued interest. The gain on extinguishment of debt is net of unamortized issuance costs and discounts of $1,045. For the six months ended June 30, 2009, we recorded a $39,888, or $0.42 per share, non-cash gain on the extinguishment of debt relating to the purchase of $192,001 face amount of our 3.8% convertible senior notes due 2027 and various issues of our senior notes for an aggregate purchase price of $143,809, excluding accrued interest. The gain on extinguishment of debt is net of unamortized issuance costs and discounts of $8,303 and a portion of the equity component of the notes of $148.

(3) In connection with a decision to pursue the sale of our Crowne Plaza® hotels in Hilton Head, SC and Dallas, TX and our Holiday Inn® hotel in Memphis, TN, we recorded a $16,384, or $0.13 per share, non-cash loss on asset impairment in the second quarter of 2010 to reduce the carrying value of these hotels to their estimated net realizable value less costs to sell. Our Staybridge Suites® hotel in Dallas, TX is also being offered for sale but we estimate the net realizable value less costs to sell of this hotel is greater than its carrying value.

We compute FFO as shown above. Our calculation of FFO differs from the definition of FFO by the National Association of Real Estate Investment Trusts, or NAREIT, because we include deferred percentage rent (see Note 1) and exclude gain (loss) on extinguishment of debt (see Note 2) and loss on asset impairment (Note 3). We consider FFO to be an appropriate measure of performance for a real estate investment trust, or REIT, along with net income and cash flow from operating, investing and financing activities. We believe that FFO provides useful information to investors because by excluding the effects of certain historical costs, such as depreciation expense, FFO can facilitate a comparison of current operating performance among REITs. FFO does not represent cash generated by operating activities in accordance with GAAP and should not be considered an alternative to net income or cash flow from operating activities as a measure of financial performance or liquidity. FFO is one important factor considered by our Board of Trustees when determining the amount of distributions to shareholders. Other important factors include, but are not limited to, requirements to maintain our status as a REIT, limitations in our revolving credit facility and public debt covenants, the availability of debt and equity capital to us and our expectation of our future capital needs and operating performance. Also, other REIT's may calculate FFO differently than we do.

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SEGMENT INFORMATION

(in thousands)

	For the Three Months Ended June 30, 2010			
	Hotels	Travel Centers	Corporate	Consolidated
Hotel operating revenues	$ 195,967	$ -	$ -	$ 195,967
Rental income	33,228	47,365	-	80,593
FF&E reserve income	5,831	-	-	5,831
Total revenues	235,026	47,365	-	282,391
Hotel operating expenses	130,057	-	-	130,057
Depreciation and amortization expense	39,833	20,893	-	60,726
General and administrative expense	-	-	9,755	9,755
Total expenses	169,890	20,893	9,755	200,538
Operating income (loss)	65,136	26,472	(9,755)	81,853
Interest income	-	-	33	33
Interest expense	-	-	(34,987)	(34,987)
Loss on extinguishment of debt	-	-	(6,720)	(6,720)
Loss on asset impairment	(16,384)	-	-	(16,384)
Income (loss) before income taxes	48,752	26,472	(51,429)	23,795
Income tax expense	-	-	(585)	(585)
Net income (loss)	$ 48,752	$ 26,472	$ (52,014)	$ 23,210

	For the Six Months Ended June 30, 2010			
	Hotels	Travel Centers	Corporate	Consolidated
Hotel operating revenues	$ 365,274	$ -	$ -	$ 365,274
Rental income	66,142	93,937	-	160,079
FF&E reserve income	11,146	-	-	11,146
Total revenues	442,562	93,937	-	536,499
Hotel operating expenses	235,457	-	-	235,457
Depreciation and amortization expense	80,312	40,951	-	121,263
General and administrative expense	-	-	19,365	19,365
Total expenses	315,769	40,951	19,365	376,085
Operating income (loss)	126,793	52,986	(19,365)	160,414
Interest income	-	-	183	183
Interest expense	-	-	(71,892)	(71,892)
Loss on extinguishment of debt	-	-	(6,720)	(6,720)
Loss on asset impairment	(16,384)	-	-	(16,384)
Income (loss) before income taxes	110,409	52,986	(97,794)	65,601
Income tax expense	-	-	(1,526)	(1,526)
Net income (loss)	$ 110,409	$ 52,986	$ (99,320)	$ 64,075

	As of June 30, 2010			
	Hotels	Travel Centers	Corporate	Consolidated
Total assets	$ 3,070,086	$ 2,239,051	$ 18,757	$ 5,327,894

Hospitality Properties Trust
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SEGMENT INFORMATION

(in thousands)

	For the Three Months Ended June 30, 2009			
	Hotels	Travel Centers	Corporate	Consolidated
Hotel operating revenues	$ 187,211	$ -	$ -	$ 187,211
Rental income	32,385	42,550	-	74,935
FF&E reserve income	4,914	-	-	4,914
Total revenues	224,510	42,550	-	267,060
Hotel operating expenses	122,799	-	-	122,799
Depreciation and amortization expense	40,532	20,553	-	61,085
General and administrative expense	-	-	10,109	10,109
Total expenses	163,331	20,553	10,109	193,993
Operating income (loss)	61,179	21,997	(10,109)	73,067
Interest income	-	-	22	22
Interest expense	-	-	(35,026)	(35,026)
Gain on extinguishment of debt	-	-	13,333	13,333
Income (loss) before income taxes	61,179	21,997	(31,780)	51,396
Income tax expense	-	-	(376)	(376)
Net income (loss)	$ 61,179	$ 21,997	$ (32,156)	$ 51,020

	For the Six Months Ended June 30, 2009			
	Hotels	Travel Centers	Corporate	Consolidated
Hotel operating revenues	$ 362,912	$ -	$ -	$ 362,912
Rental Income	63,977	84,749	-	148,726
FF&E reserve income	9,717	-	-	9,717
Total revenues	436,606	84,749	-	521,355
Hotel operating expenses	234,253	-	-	234,253
Depreciation and amortization expense	80,940	41,993	-	122,933
General and administrative expense	-	-	19,708	19,708
Total expenses	315,193	41,993	19,708	376,894
Operating income (loss)	121,413	42,756	(19,708)	144,461
Interest income	-	-	70	70
Interest expense	-	-	(71,567)	(71,567)
Gain on extinguishment of debt	-	-	39,888	39,888
Income (loss) before income taxes	121,413	42,756	(51,317)	112,852
Income tax expense	-	-	(749)	(749)
Net income (loss)	$ 121,413	$ 42,756	$ (52,066)	$ 112,103
Total assets	$ 3,177,206	$ 2,312,844	$ 27,606	$ 5,517,656

Hospitality Properties Trust
Supplemental Operating and Financial Data
June 30, 2010

DEBT SUMMARY
(dollars in thousands)

	Interest Rate	Principal Balance	Maturity Date	Years to Maturity
Secured Fixed Rate Debt:				
Mortgage - secured by one hotel in Overland Park, KS	8.300%	$ 3,429	07/01/11	1.0
Unsecured Debt:				
Unsecured Floating Rate Debt:				
Revolving credit facility (LIBOR + 55 bps) (1)	0.900%	$ 38,000	10/24/10	0.3
Unsecured Fixed Rate Debt:				
Senior notes due 2010	9.125%	$ 50,000	07/15/10 (2)	0.0
Senior notes due 2012	6.850%	100,829	07/15/12	2.0
Senior notes due 2013	6.750%	287,000	02/15/13	2.6
Senior notes due 2014	7.875%	300,000	08/15/14	4.1
Senior notes due 2015	5.125%	280,000	02/15/15	4.6
Senior notes due 2016	6.300%	275,000	06/15/16	6.0
Senior notes due 2017	5.625%	300,000	03/15/17	6.7
Senior notes due 2018	6.700%	350,000	01/15/18	7.6
Convertible senior notes due 2027	3.800%	79,054 (3)	03/15/27 (4)	16.7
Total / weighted average unsecured fixed rate debt	6.403%	$ 2,021,883		5.5

	Interest Rate	Principal Balance	Maturity Date	Years to Maturity
Weighted average secured fixed rate debt / total	8.300%	$ 3,429		1.0
Weighted average unsecured floating rate debt / total	0.900%	38,000		0.3
Weighted average unsecured fixed rate debt / total	6.403%	2,021,883		5.5
Weighted average debt / total	6.305%	$ 2,063,312		5.4

(1) Represents amounts outstanding on our $750 million revolving credit facility at June 30, 2010. Subject to certain conditions, at our option, this facility's maturity date can be extended to October 24, 2011 upon our payment of a fee. Interest rate is as of June 30, 2010.

(2) We redeemed these notes at par plus accrued interest on July 15, 2010 using borrowings under our revolving credit facility.

(3) During the second quarter of 2010, we purchased $185.7 million of our 3.8% convertible senior notes at a total cost of $185.6 million, excluding accrued interest, using cash on hand and borrowings under our revolving credit facility.

(4) The convertible senior notes are convertible if certain conditions are met (including certain changes in control) into cash equal to the principal amount of the notes and, to the extent the market price of our common shares exceeds the initial exchange price of $50.50 per share, subject to adjustment, either cash or our common shares at our option with a value based on such excess amount. Holders of our convertible senior notes may require us to repurchase all or a portion of the notes on March 20, 2012, March 15, 2017, and March 15, 2022, or upon the occurrence of certain change in control events prior to March 20, 2012.

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DEBT MATURITY SCHEDULE

(dollars in thousands)

	Scheduled Principal Payments During Period			
Year	Secured Fixed Rate Debt	Unsecured Floating Rate Debt	Unsecured Fixed Rate Debt	Total
2010	$ 46	$ 38,000 (1)	$ 50,000 (2)	$ 88,046
2011	3,383	-	-	3,383
2012	-	-	100,829	100,829
2013	-	-	287,000	287,000
2014	-	-	300,000	300,000
2015	-	-	280,000	280,000
2016	-	-	275,000	275,000
2017	-	-	300,000	300,000
2018	-	-	350,000	350,000
2027	-	-	79,054 (3) (4)	79,054
	$ 3,429	$ 38,000	$ 2,021,883	$ 2,063,312

(1) Represents amounts outstanding on our $750 million revolving credit facility at June 30, 2010. Subject to certain conditions, at our option, this facility's maturity date can be extended to October 24, 2011 upon our payment of a fee.

(2) We redeemed these notes at par plus accrued interest on July 15, 2010 using borrowings under our revolving credit facility.

(3) During the second quarter of 2010, we purchased $185.7 million of our 3.8% convertible senior notes at a total cost of $185.6 million, excluding accrued interest, using cash on hand and borrowings under our revolving credit facility.

(4) The convertible senior notes are convertible if certain conditions are met (including certain changes in control) into cash equal to the principal amount of the notes and, to the extent the market price of our common shares exceeds the initial exchange price of $50.50 per share, subject to adjustment, either cash or our common shares at our option with a value based on such excess amount. Holders of our convertible senior notes may require us to repurchase all or a portion of the notes on March 20, 2012, March 15, 2017, and March 15, 2022, or upon the occurrence of certain change in control events prior to March 20, 2012.

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LEVERAGE RATIOS, COVERAGE RATIOS AND PUBLIC DEBT COVENANTS

	As of and For the Three Months Ended				
	6/30/2010	3/31/2010	12/31/2009	9/30/2010	6/30/2009
Leverage Ratios:					
Total debt / total assets	38.5%	39.9%	39.5%	39.7%	43.3%
Total debt / real estate assets, at cost	32.0%	34.1%	33.9%	34.0%	37.2%
Total debt / total book capitalization	40.4%	41.7%	41.5%	41.7%	45.7%
Total debt / total market capitalization	40.9%	39.8%	40.1%	43.5%	60.1%
Secured debt / total assets	0.1%	0.1%	0.1%	0.1%	0.1%
Variable rate debt / total debt	1.9%	0.0%	0.0%	0.0%	13.8%
Coverage Ratios:					
EBITDA (1) / interest expense	4.1x	3.8x	3.6x	3.8x	3.8x
EBITDA (1) / interest expense and preferred distributions	3.4x	3.1x	3.0x	3.2x	3.2x
Public Debt Covenants: (2)					
Total debt / adjusted total assets - allowable maximum 60.0%	31.8%	33.4%	33.2%	33.6%	37.0%
Secured debt / adjusted total assets - allowable maximum 40.0%	0.1%	0.1%	0.1%	0.1%	0.1%
Consolidated income available for debt service / debt service - required minimum 1.50x	3.83x	3.64x	3.57x	3.69x	3.76x
Total unencumbered assets to unsecured debt - required minimum 150% / 200%	315.1%	300.0%	301.9%	298.1%	270.1%

(1) See page 16 for our calculation of EBITDA.

(2) Adjusted total assets and unencumbered assets include original cost of real estate assets and acquisition costs less impairment write downs and exclude depreciation and amortization, accounts receivable and intangible assets. Consolidated income available for debt service is earnings from operations excluding interest expense, depreciation and amortization, loss on asset impairment, gains and losses on sales of property and amortization of deferred charges. Debt service excludes non-cash interest related to our convertible senior notes.

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FF&E RESERVE ESCROWS [1]

(dollars in thousands)

	For the Three Months Ended				
	6/30/2010	3/31/2010	12/31/2009	9/30/2009	6/30/2009
FF&E reserves (beginning of period)	$ 33,569	$ 25,083	$ 25,717	$ 23,626	$ 25,014
Manager deposits	16,487	11,521	13,425	12,952	13,091
HPT fundings [2]:					
Marriott	9,341	7,656	2,823	3,592	1,464
Hyatt	-	-	-	600	2,000
Hotel improvements	(17,871)	(10,691)	(16,882)	(15,053)	(17,943)
FF&E reserves (end of period)	$ 41,526	$ 33,569	$ 25,083	$ 25,717	$ 23,626

(1) Generally, each of our hotel operating agreements require the deposit of a percentage of gross hotel revenues into escrows to fund periodic hotel renovations, or FF&E reserves. For recently built or renovated hotels, this requirement may be deferred for a period. We own all the FF&E reserve escrows for our hotels.

(2) Represents FF&E reserve deposits not funded by hotel operations, but separately funded by us. The operating agreements for our hotels generally provide that, if necessary, we will provide FF&E funding in excess of escrowed reserves. To the extent we make such fundings, our annual minimum returns or rent generally increases by a percentage of the amounts we fund.

2010 ACQUISITIONS AND DISPOSITIONS INFORMATION

(dollars in thousands)

2010 ACQUISITIONS (through 6/30/2010):

Date Acquired	Properties	Brand	Location	Number of Rooms / Suites	Operating Agreement	Purchase Price	Purchase Price per Room / Suite

There were no acquisitions during the six months ended June 30, 2010.

2010 DISPOSITIONS (through 6/30/2010):

Date Disposed	Properties	Brand	Location	Number of Rooms / Suites	Operating Agreement	Sales Price	Sales Price per Room / Suite

There were no dispositions during the six months ended June 30, 2010.

OPERATING AGREEMENTS AND PORTFOLIO INFORMATION

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SUMMARY OF OPERATING AGREEMENTS

(dollars in thousands)

Operating Agreement	Marriott (No. 1)	Marriott (No. 2)	Marriott (No. 3)	Marriott (No. 4)	Marriott (No. 5)	InterContinental (No. 1)	InterContinental (No. 2)
Number of Properties	53	18	34	19	1	31	76
Number of Rooms / Suites	7,610	2,178	5,020	2,756	356	3,844	9,220
Property Brands	Courtyard by Marriott®	Residence Inn by Marriott®	Marriott® / Residence Inn by Marriott® / Courtyard by Marriott® / TownePlace Suites by Marriott® / SpringHill Suites by Marriott®	Residence Inn by Marriott® / Courtyard by Marriott® / TownePlace Suites by Marriott® / SpringHill Suites by Marriott®	Marriott®	Staybridge Suites®	Candlewood Suites®
Number of States	24	14	14	14	1	16	29
Manager	Subsidiary of Marriott International	Subsidiary of Marriott International	Subsidiaries of Marriott International	Subsidiaries of Marriott International	Subsidiary of Marriott International	Subsidiary of InterContinental	Subsidiary of InterContinental
Tenant	Subsidiary of Host Hotels & Resorts Subleased to Subsidiary of Barceló Crestline (1)	Subsidiary of Host Hotels & Resorts Subleased to Subsidiary of Barceló Crestline (1)	Our TRS	Subsidiary of Barceló Crestline	Subsidiary of Marriott International	Our TRS	Our TRS
Investment (2)	$606,207	$220,667	$427,543	$274,222	$90,078	$436,708	$589,280
End of Current Term	2012	2010	2019	2015	2019	2031	2028
Renewal Options (3)	3 for 12 years each (4)	(5)	2 for 15 years each	2 for 10 years each	4 for 15 years each	2 for 12.5 years each	2 for 15 years each
Annual Minimum Return / Minimum Rent (6)	$60,483	$22,048	$44,199	$28,509	$9,350	$37,882	$50,000
Additional Return (7)	--	--	$711	--	--	--	$10,000
Percentage Return / Rent (8)	5% of revenues above 1994/95 revenues	7.5% of revenues above 1996 revenues	7% of revenues above 2000/01 revenues	7% of revenues above 1999/2000 revenues	CPI based calculation	7.5% of revenues above 2004/06/08 revenues	7.5% of revenues above 2006/07 revenues
Security Deposit	$50,540	$17,220	$18,115 (9)	14,357 (10)	--	$36,872 (11)	--
Other Security Features	HPT controlled lockbox with minimum balance maintenance requirement; tenant minimum net worth requirement	HPT controlled lockbox with minimum balance maintenance requirement; tenant minimum net worth requirement		Tenant minimum net worth requirement	Marriott guarantee; parent minimum net worth requirement	Limited guarantee provided by InterContinental; parent minimum net worth requirement	Limited guarantee provided by InterContinental; parent minimum net worth requirement

(1) In July 2010, we were notified that the subleases between Host Hotels & Resorts and subsidiaries of Barceló Crestline had been terminated as a result of the failure by the Barceló Crestline subsidiaries to meet their contractual net worth requirements to us. The terms of our leases with Host for these hotels, including the annual minimum rent payable to us under the leases, did not change as a result of the sublease terminations.

(2) Represents historical cost of properties plus capital improvements funded by us and excludes impairment writedowns and capital improvements made from FF&E reserves funded from hotel operations.

(3) Renewal options may be exercised by the manager or tenant for all, but not less than all, of the properties within each combination.

(4) Although the tenant has not notified us of its intentions, it did disclose in a SEC filing its intent not to exercise its renewal option at the end of the current lease term. Under the terms of the lease, the tenant is required to provide us written notice of its renewal election no later than December 31, 2010. If the tenant elects not to renew the lease, upon expiration of the agreement on December 31, 2012, we expect to return the $50,540 security deposit to Host, to lease these hotels to one of our TRSs and to continue the existing hotel brand and management agreements with Marriott.

(5) In November 2008, we were notified by the tenant that it will not exercise its renewal option at the end of the current lease term. Upon expiration of the agreement on December 31, 2010, we expect to return the $17,220 security deposit to Host, to lease these hotels to one of our TRSs and to continue the existing hotel brand and management agreements with Marriott.

(6) Each management agreement or lease provides for payment to us of an annual minimum return or minimum rent, respectively. Management fees are generally subordinated to these minimum payment amounts and certain minimum payments are subject to full or limited guarantees.

(7) These management agreements provide for annual additional return payments in the amount listed, to the extent of available cash flow after payment of operating costs, funding of the FF&E reserve, payment of our minimum return and payment of certain management fees. These amounts are generally not guaranteed or secured by deposits.

(8) Certain of our management agreements and leases provide for payment to us of a percentage of increases in total sales over base year levels. Percentage returns under our management agreements are payable to us only to the extent of available cash flow, as defined in the agreements. The payment of percentage rent under our leases is not subject to available cash flow.

(9) The original amount of this security deposit was $36,203. As of June 30, 2010, we have applied $18,088 of the security deposit to cover deficiencies in the minimum rent paid by Marriott for this agreement. An additional $497 was applied in July and August to cover additional deficiencies in the minimum rent. As of August 8, 2010, the balance of this security deposit is $17,618.

(10) The original amount of this security deposit was $28,508. As of June 30, 2010, we have applied $14,151 of the security deposit to cover deficiencies in the minimum rent paid by Crestline for this agreement. An additional $875 was applied in July and August to cover additional deficiencies in the minimum rent and late charges. As of August 8, 2010, the balance of this security deposit is $13,482.

(11) In addition to the limited guarantee, a single $36,872 deposit secures InterContinental's obligations under the InterContinental No. 1, No. 3 and No. 4 portfolios.

SUMMARY OF OPERATING AGREEMENTS

(dollars in thousands)

Operating Agreement	InterContinental (No. 3)	InterContinental (No. 4)	Hyatt	Carlson	TA (No. 1)	TA (No. 2)	Total / Range / Average (all investments)
Number of Properties	14 [(1)]	10 [(2)]	22	11	145	40	450
Number of Rooms / Suites	4,139	2,937	2,724	2,096	[(3)]	--	42,880 [(3)]
Property Brands	InterContinental® / Crowne Plaza® / Holiday Inn® / Staybridge Suites®	Crowne Plaza® / Staybridge Suites®	Hyatt Place®	Radisson Hotels & Resorts® / Park Plaza® Hotels & Resorts / Country Inn & Suites by Carlson℠	TravelCenters of America®	Petro Stopping Centers®	16 Brands
Number of States	7 plus Ontario and Puerto Rico	5	14	7	39	25	44 plus Ontario and Puerto Rico
Manager	Subsidiaries of InterContinental	Subsidiaries of InterContinental	Subsidiary of Hyatt	Subsidiary of Carlson	TA	TA	5 Managers
Tenant	Our TRS and a subsidiary of InterContinental	Our TRS	Our TRS	Our TRS	Subsidiary of TA	Subsidiary of TA	5 Tenants
Investment [(4)]	$512,373	$254,876	$301,942	$202,251	$1,844,309	$705,506	6,465,962
End of Current Term	2029	2030	2030	2030	2022	2024	2010-2031
Renewal Options [(5)]	2 for 15 years each	2 for 15 years each	2 for 15 years each	2 for 15 years each	N/A	2 for 15 years each	
Annual Minimum Return / Minimum Rent [(6)]	$44,258	$21,541	$22,037	$12,920	$170,082 [(7)(8)]	$66,177 [(7)]	$589,486
Additional Return [(9)]	$3,458	$1,750	50% of cash flow in excess of minimum return [(10)]	50% of cash flow in excess of minimum return [(10)]	--	--	$15,919
Percentage Return / Rent [(11)]	7.5% of revenues above 2006/07 revenues	7.5% of revenues above 2007 revenues	--	--	3% of non-fuel revenues and 0.3% of fuel revenues above 2011 revenues	3% of non-fuel revenues and 0.3% of fuel revenues above 2012 revenues	
Security Deposit	$36,872 [(12)]	$36,872 [(12)]	--	--	--	--	$137,104
Other Security Features	Limited guarantee provided by InterContinental; parent minimum net worth requirement	Limited guarantee provided by InterContinental; parent minimum net worth requirement	Limited guarantee provided by Hyatt; parent minimum net worth requirement	Limited guarantee provided by Carlson; parent minimum net worth requirement	TA guarantee	TA guarantee	

(1) A decision has been made to pursue the sale of two hotels included in this operating agreement: the Crowne Plaza® hotel in Hilton Head, SC and the Holiday Inn® hotel in Memphis, TN. Information provided in this table includes these hotels.
(2) A decision has been made to pursue the sale of two hotels included in this operating agreement: the Crowne Plaza® and the Staybridge Suites® hotels in Dallas, TX. Information provided in this table includes these hotels.
(3) Eighteen (18) of our TA properties include hotels. The rooms associated with these hotels have been excluded from total hotel rooms.
(4) Represents historical cost of properties plus capital improvements funded by us and excludes impairment writedowns and capital improvements made from FF&E reserves funded from hotel operations.
(5) Renewal options may be exercised by the manager or tenant for all, but not less than all, of the properties within each combination.
(6) Each management agreement or lease provides for payment to us of an annual minimum return or minimum rent, respectively. Management fees are generally subordinated to these minimum payment amounts and certain minimum payments are subject to full or limited guarantees.
(7) Effective July 1, 2008, we entered a rent deferral arrangement with TA which provides TA the option to defer payments of up to $5,000 per month of rent under the two leases for the period July 1, 2008 until December 31, 2010. For the three and six months ended June 30, 2010, TA deferred $15,000 and $30,000 in rents, respectively. TA rents presented in this report represent their contractual obligation and do not reflect any rent deferral or interest on
(8) The amount of minimum rent payable to us by TA is scheduled to increase to $174,725 and $179,792 in February 2011 and February 2012, respectively.
(9) These management agreements provide for annual additional return payments in the amount listed, to the extent of available cash flow after payment of operating costs, funding of the FF&E reserve, payment of our minimum return and payment of certain management fees. These amounts are not guaranteed or secured by deposits.
(10) These management agreements provide for payment to us of 50% of available cash flow after payment of operating costs, funding the FF&E reserve, payment of our minimum return and reimbursement to the managers of working capital and guaranty advances, if any.
(11) Certain of our management agreements and leases provide for payment to us of a percentage of increases in total sales over base year levels. Percentage returns under our management agreements are payable to us only to the extent of available cash flow, as defined in the agreements. The payment of percentage rent under our leases is not subject to available cash flow.
(12) In addition to the limited guarantee, a single $36,872 deposit secures InterContinental's obligations under the InterContinental No. 1, No. 3 and No. 4 portfolios.

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PORTFOLIO BY OPERATING AGREEMENT, MANAGER AND BRAND

(dollars in thousands)

	Number of Properties	Percent of Number of Properties	Number of Rooms / Suites (1)	Percent of Number of Rooms / Suites (1)	Investment (2)	Percent of Investment	Investment per Room / Suite	Annual Minimum Return / Rent	Percent of Minimum Return / Rent
By Operating Agreement:									
InterContinental (no. 1)	31	7%	3,844	9%	$ 436,708	7%	$ 114	$ 37,882	6%
InterContinental (no. 2)	76	16%	9,220	21%	589,280	9%	64	50,000	8%
InterContinental (no. 3) (3)	14	3%	4,139	10%	512,373	8%	124	44,258	8%
InterContinental (no. 4) (4)	10	2%	2,937	7%	254,876	4%	87	21,541	4%
Marriott (no. 1)	53	11%	7,610	18%	606,207	9%	80	60,483	10%
Marriott (no. 2)	18	4%	2,178	5%	220,667	4%	101	22,048	4%
Marriott (no. 3)	34	7%	5,020	12%	427,543	7%	85	44,199	7%
Marriott (no. 4)	19	4%	2,756	6%	274,222	4%	100	28,509	5%
Marriott (no. 5)	1	-	356	1%	90,078	1%	253	9,350	2%
Hyatt	22	5%	2,724	6%	301,942	5%	111	22,037	4%
Carlson	11	2%	2,096	5%	202,251	3%	96	12,920	2%
TA (no. 1) (5)(6)	145	31%	N/A	N/A	1,844,309	28%	N/A	170,082	29%
TA (no. 2) (5)	40	8%	N/A	N/A	705,506	11%	N/A	66,177	11%
Total	474	100%	42,880	100%	$ 6,465,962	100%	$ 91	$ 589,486	100%

	Number of Properties	Percent of Number of Properties	Number of Rooms / Suites (1)	Percent of Number of Rooms / Suites (1)	Investment (2)	Percent of Investment	Investment per Room / Suite	Annual Minimum Return / Rent	Percent of Minimum Return / Rent
By Manager:									
InterContinental (3)(4)	131	28%	20,140	47%	$ 1,793,237	28%	$ 89	$ 153,681	26%
Marriott International	125	27%	17,920	42%	1,618,717	25%	90	164,589	28%
Hyatt	22	5%	2,724	6%	301,942	5%	111	22,037	4%
Carlson	11	2%	2,096	5%	202,251	3%	96	12,920	2%
TA (5)(6)	185	38%	N/A	N/A	2,549,815	39%	N/A	236,259	40%
Total	474	100%	42,880	100%	$ 6,465,962	100%	$ 91	$ 589,486	100%

	Number of Properties	Percent of Number of Properties	Number of Rooms / Suites (1)	Percent of Number of Rooms / Suites (1)	Investment (2)	Percent of Investment	Investment per Room / Suite
By Brand:							
Candlewood Suites®	76	16%	9,220	22%	$ 589,280	9%	$ 64
Country Inn & Suites by Carlson℠	5	1%	753	2%	75,054	1%	100
Courtyard by Marriott®	71	15%	10,281	24%	866,567	13%	84
Crowne Plaza®(3)(4)	12	3%	4,406	10%	390,055	6%	89
Holiday Inn®(3)	3	1%	697	2%	35,526	1%	51
Hyatt Place™	22	5%	2,724	6%	301,942	5%	111
InterContinental®	5	1%	1,479	3%	300,257	5%	203
Marriott Hotels®	3	1%	1,349	3%	160,425	2%	119
Park Plaza® Hotels & Resorts	1	0%	209	0%	11,042	0%	53
Radisson Hotels & Resorts®	5	1%	1,134	3%	116,155	2%	102
Residence Inn by Marriott®	37	8%	4,695	11%	466,484	8%	99
SpringHill Suites by Marriott®	2	0%	264	1%	20,897	0%	79
Staybridge Suites®(4)	35	7%	4,338	10%	478,119	7%	110
TownePlace Suites by Marriott®	12	3%	1,331	3%	104,344	2%	78
TravelCenters of America®	145	30%	N/A	N/A	1,844,309	28%	N/A
Petro Stopping Centers®	40	8%	N/A	N/A	705,506	11%	N/A
Total	474	100%	42,880	100%	$ 6,465,962	100%	$ 91

(1) Eighteen (18) of our TA properties include a hotel. The rooms associated with these hotels have been excluded from total hotel rooms.

(2) Represents historical cost of properties plus capital improvements funded by us and excludes impairment writedowns and capital improvements made from FF&E reserves funded from hotel operations.

(3) A decision has been made to pursue the sale of two hotels included in this operating agreement: the Crowne Plaza® hotel in Hilton Head, SC and the Holiday Inn® hotel in Memphis, TN. Information provided in this table includes these hotels.

(4) A decision has been made to pursue the sale of two hotels included in this operating agreement: the Crowne Plaza® and the Staybridge Suites® hotels in Dallas, TX. Information provided in this table includes these hotels.

(5) Effective July 1, 2008, we entered into a rent deferral arrangement with TA which provides TA the option to defer payments of up to $5,000 per month of rent under its two leases for the period July 1, 2008 until December 31, 2010. For the three and six months ended June 30, 2010, TA deferred $15,000 and $30,000 in rents, respectively. TA rents presented in this report represent their contractual obligation and do not reflect any rent deferral or interest on deferred rents.

(6) The amount of minimum rent payable to us by TA is scheduled to increase to $174,725 and $179,792 in February 2011 and February 2012, respectively.

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OPERATING STATISTICS BY HOTEL OPERATING AGREEMENT

	No. of Hotels	No. of Rooms / Suites	Second Quarter [1] 2010	Second Quarter [1] 2009	Second Quarter [1] Change	Year to Date [1] 2010	Year to Date [1] 2009	Year to Date [1] Change
ADR								
InterContinental (no. 1)	31	3,844	$ 94.57	$ 102.30	-7.6%	$ 95.67	$ 105.05	-8.9%
InterContinental (no. 2)	76	9,220	57.19	63.77	-10.3%	57.93	65.58	-11.7%
InterContinental (no. 3) [2]	14	4,139	120.59	123.88	-2.7%	119.68	127.01	-5.8%
InterContinental (no. 4) [3]	10	2,937	89.19	94.42	-5.5%	89.74	97.39	-7.9%
Marriott (no. 1)	53	7,610	104.85	107.94	-2.9%	105.20	112.41	-6.4%
Marriott (no. 2)	18	2,178	103.52	105.52	-1.9%	102.33	106.97	-4.3%
Marriott (no. 3)	34	5,020	96.20	100.59	-4.4%	95.46	102.28	-6.7%
Marriott (no. 4)	19	2,756	98.43	101.55	-3.1%	101.39	108.52	-6.6%
Marriott (no. 5)	1	356	171.38	194.67	-12.0%	180.83	204.58	-11.6%
Hyatt	22	2,724	85.03	90.89	-6.4%	84.30	94.20	-10.5%
Carlson	11	2,096	83.12	84.38	-1.5%	84.44	90.08	-6.3%
Total / Average	289	42,880	$ 90.50	$ 95.89	-5.6%	$ 91.05	$ 98.98	-8.0%
OCCUPANCY								
InterContinental (no. 1)	31	3,844	81.8%	71.8%	10.0 pt	76.1%	67.7%	8.4 pt
InterContinental (no. 2)	76	9,220	75.3%	64.7%	10.6 pt	69.5%	62.6%	6.9 pt
InterContinental (no. 3) [2]	14	4,139	79.6%	73.7%	5.9 pt	74.7%	70.5%	4.2 pt
InterContinental (no. 4) [3]	10	2,937	70.9%	63.9%	7.0 pt	67.7%	61.8%	5.9 pt
Marriott (no. 1)	53	7,610	66.3%	61.5%	4.8 pt	62.1%	57.7%	4.4 pt
Marriott (no. 2)	18	2,178	75.6%	71.9%	3.7 pt	71.8%	67.0%	4.8 pt
Marriott (no. 3)	34	5,020	67.4%	66.1%	1.3 pt	63.7%	61.8%	1.9 pt
Marriott (no. 4)	19	2,756	69.7%	65.0%	4.7 pt	66.8%	63.0%	3.8 pt
Marriott (no. 5)	1	356	86.5%	68.6%	17.9 pt	80.6%	71.0%	9.6 pt
Hyatt	22	2,724	80.9%	69.1%	11.8 pt	77.2%	64.9%	12.3 pt
Carlson	11	2,096	59.5%	55.5%	4.0 pt	58.8%	55.9%	2.9 pt
Total / Average	289	42,880	72.9%	66.1%	6.8 pt	68.6%	63.0%	5.6 pt
RevPAR								
InterContinental (no. 1)	31	3,844	$ 77.36	$ 73.45	5.3%	$ 72.80	$ 71.12	2.4%
InterContinental (no. 2)	76	9,220	43.06	41.26	4.4%	40.26	41.05	-1.9%
InterContinental (no. 3) [2]	14	4,139	95.99	91.30	5.1%	89.40	89.54	-0.2%
InterContinental (no. 4) [3]	10	2,937	63.24	60.33	4.8%	60.75	60.19	0.9%
Marriott (no. 1)	53	7,610	69.52	66.38	4.7%	65.33	64.86	0.7%
Marriott (no. 2)	18	2,178	78.26	75.87	3.2%	73.47	71.67	2.5%
Marriott (no. 3)	34	5,020	64.84	66.49	-2.5%	60.81	63.21	-3.8%
Marriott (no. 4)	19	2,756	68.61	66.01	3.9%	67.73	68.37	-0.9%
Marriott (no. 5)	1	356	148.24	133.54	11.0%	145.75	145.25	0.3%
Hyatt	22	2,724	68.79	62.80	9.5%	65.08	61.14	6.4%
Carlson	11	2,096	49.46	46.83	5.6%	49.65	50.35	-1.4%
Total / Average	289	42,880	$ 65.97	$ 63.38	4.1%	$ 62.46	$ 62.36	0.2%

(1) Includes data for the calendar periods indicated, except for our Marriott® branded hotels, which include data for comparable fiscal periods.

(2) A decision has been made to pursue the sale of two hotels included in this operating agreement: the Crowne Plaza® hotel in Hilton Head, SC and the Holiday Inn® hotel in Memphis, TN. Information provided in this table includes these hotels.

(3) A decision has been made to pursue the sale of two hotels included in this operating agreement: the Crowne Plaza® and the Staybridge Suites® hotels in Dallas, TX. Information provided in this table includes these hotels.

"ADR" is average daily rate; "RevPAR" is revenue per available room. All operating data presented are based upon the operating results provided by our managers and tenants for the indicated periods. We have not independently verified our managers' and tenants' operating data.

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COVERAGE BY OPERATING AGREEMENT [1]

	For the Twelve Months Ended [2]				
Operating Agreement	6/30/2010	3/31/2010	12/31/2009	9/30/2009	6/30/2009
InterContinental (no. 1)	0.74x	0.75x	0.75x	0.82x	0.93x
InterContinental (no. 2)	0.65x	0.66x	0.72x	0.88x	1.08x
InterContinental (no. 3) [3]	0.60x	0.62x	0.68x	0.80x	0.92x
InterContinental (no. 4) [4]	0.39x	0.41x	0.40x	0.51x	0.67x
Marriott (no. 1)	0.84x	0.84x	0.88x	1.02x	1.17x
Marriott (no. 2)	0.70x	0.71x	0.72x	0.84x	0.96x
Marriott (no. 3)	0.64x	0.66x	0.69x	0.82x	0.94x
Marriott (no. 4)	0.67x	0.65x	0.68x	0.81x	0.90x
Marriott (no. 5)	-0.08x	-0.07x	-0.07x	-0.02x	0.16x
Hyatt	0.70x	0.69x	0.72x	0.80x	0.88x
Carlson	0.61x	0.60x	0.66x	0.81x	0.97x
TA (no. 1) [5]	1.14x	1.04x	1.12x	1.30x	1.42x
TA (no. 2) [5]	0.97x	0.93x	1.05x	1.29x	1.50x

	For the Three Months Ended [2]				
Operating Agreement	6/30/2010	3/31/2010	12/31/2009	9/30/2009	6/30/2009
InterContinental (no. 1)	0.88x	0.64x	0.62x	0.82x	0.92x
InterContinental (no. 2)	0.82x	0.53x	0.48x	0.75x	0.87x
InterContinental (no. 3) [3]	0.89x	0.44x	0.39x	0.69x	0.97x
InterContinental (no. 4) [4]	0.47x	0.43x	0.32x	0.31x	0.58x
Marriott (no. 1)	1.00x	0.70x	0.76x	0.93x	1.01x
Marriott (no. 2)	0.78x	0.52x	0.66x	0.86x	0.84x
Marriott (no. 3)	0.78x	0.52x	0.54x	0.76x	0.86x
Marriott (no. 4)	0.76x	0.75x	0.62x	0.54x	0.71x
Marriott (no. 5)	0.06x	0.09x	-0.19x	-0.27x	0.08x
Hyatt	0.83x	0.61x	0.55x	0.82x	0.78x
Carlson	0.60x	0.57x	0.50x	0.77x	0.59x
TA (no. 1) [5]	1.55x	0.84x	0.85x	1.33x	1.17x
TA (no. 2) [5]	1.37x	0.73x	0.71x	1.07x	1.22x

(1) We define coverage as combined total property sales minus all property level expenses which are not subordinated to minimum payments to us and the required FF&E reserve contributions (which data is provided to us by our managers or tenants), divided by the minimum return or minimum rent payments due to us.

(2) Includes data for the calendar periods indicated, except for our Marriott® branded hotels, which include data for comparable fiscal periods.

(3) A decision was made to pursue the sale of our Crowne Plaza® hotel in Hilton Head, SC and our Holiday Inn® hotel in Memphis, TN. Information provided in this table includes these hotels.

(4) A decision was made to pursue the sale of our Crowne Plaza® and Staybridge Suites® hotels in Dallas, TX. Information provided in this table includes these hotels.

(5) Effective July 1, 2008, we entered a rent deferral arrangement with TA which provides TA the option to defer payments of up to $5 million per month of rent under the two leases for the period July 1, 2008 until December 31, 2010. For each of the quarters presented TA deferred $15 million in rents. TA rent coverage ratios have been calculated based upon the contractual rent amounts and do not reflect the impact of any rent deferral or interest on deferred rents.

All operating data presented are based upon the operating results provided by our managers and tenants for the indicated periods. We have not independently verified our managers' or tenants' operating data.

Hospitality Properties Trust
Supplemental Operating and Financial Data
June 30, 2010

OPERATING AGREEMENT EXPIRATION SCHEDULE

(dollars in thousands)

	Annualized Minimum Return / Rent		% of Annualized Minimum Return / Rent	Cumulative % of Annualized Minimum Return / Rent
2010	22,048	(1)	3.7%	3.7%
2011	-		-	-
2012	60,483	(2)	10.3%	14.0%
2013	-		-	14.0%
2014	-		-	14.0%
2015	28,509	(3)	4.8%	18.8%
2016	-		-	18.8%
2017	-		-	18.8%
2018 and thereafter	478,446	(3)	81.2%	100.0%
Total	$ 589,486		100.0%	

Weighted average remaining term 12.9 years

(1) In November 2008, we were notified that the tenant will not exercise its renewal option at the end of the current lease term. Upon expiration of the agreement, we expect to return the $17,220 security deposit to Host, to lease the hotels to one of our taxable REIT subsidiaries and to continue the existing the hotel brand and management agreements with Marriott.

(2) Although the tenant has not notified us of its intentions, it did disclose in a SEC filing its intent not to exercise its renewal option at the end of the current lease term. Under the terms of the lease, the tenant is required to provide us written notice of its renewal election no later than December 31, 2010. If the tenant elects not to renew the lease, upon expiration of the agreement on December 31, 2012, we expect to return the $50,540 security deposit to Host, to lease these hotels to one of our TRSs and to continue the existing hotel brand and management agreements with Marriott.

(3) During the six months ended June 30, 2010, payments we have received under our lease to Crestline which expires in 2015 ($28.5 million/year) and under our management contract to Marriott which expires in 2019 ($44,200/year) have been less than the minimum amounts due to us by $5,556 and $8,871, respectively. The deficiencies in minimum payments due have reduced the security deposits that we hold from Crestline and from Marriott for these contracts. Other than applying the security deposits to cover the deficiencies in minimum amounts due to us, we have not yet determined what additional action, if any, we may take as a result of these defaults.