(Last)

(Street) ATLANTA

(City)

FORM 4

(First)

GA

(State)

1843 W. WESLEY ROAD NW

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington,	D.C.	20549
vvasinigton,	D.O.	20040

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL OMB Number: 3235-0287 Estimated average burden hours per response: 0.5

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).	Filed pursuar	The CHANGES IN BENEFICIAL OWN Into Section 16(a) of the Securities Exchange Act of 1934 tion 30(h) of the Investment Company Act of 1940
1. Name and Address of Reporting Person* PRATHER ROBERT S JR		er Name and Ticker or Trading Symbol an <u>Hospitality Properties</u> , <u>Inc.</u> [RHP]

		or Sec	tion 30(n) of the inv	estment Co	mpany Act of 1	940							
erson [*]			er Name and Ticker an <u>Hospitality</u>			(Checl	5. Relationship of Reporting Person(s) to Iss (Check all applicable)						
<u>IX</u>				` `	X	Director	10% Owner						
(Middle)		3. Date 04/15/	of Earliest Transac 2024	ction (Month	/Day/Year)		Officer (give title below)	Other below	(specify)				
, i		4. If Am	endment, Date of	Original File	d (Month/Day/Y	6. Indi	6. Individual or Joint/Group Filing (Check Applicable Line)						
							X	Form filed by On	e Reporting Per	son			
30327	30327							Form filed by More than One Reporting Person					
(Zip)		Rule	10b5-1(c) 7	ransac	tion Indica	ation	,						
			eck this box to indicatisfy the affirmative de		et, instruction or writter 10.	n plan that is inten	ded to						
Table I - Non	-Deriva	tive Se	ecurities Acqu	ıired, Dis	posed of, o	r Bene	eficially	Owned					
	2. Transaction Date (Month/Day/Year)		2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)				5. Amount of Securities Beneficially Owned Following Reported	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)			

]				Date	Transaction ate Execution Date, if any (Month/Day/Year)				Transaction Dispose Code (Instr. 5)			securities Acquired (A) or posed Of (D) (Instr. 3, 4 and			es ally Following	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership	
									Code	v .	Amount	(A) o	Price	Reporte Transac (Instr. 3	tion(s)		(Instr. 4)	
	Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)																	
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deem Execution if any (Month/Da	med on Date,	4. Transactio Code (Inst 8)		5. Number of		6. Date Exercisable Expiration Date (Month/Day/Year)			7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number derivative Securities Beneficially Owned Following Reported Transaction (Instr. 4)	Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	Beneficial Ownership (Instr. 4)	
					Code	v	(A) (D		Date Exercisable		oiration e	Amount or Number of Shares						
Restricted Stock Units	\$0								(1)		(1)	Common Stock	4,856		4,856 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	5,524		5,524 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	5,160		5,160 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	2,521		2,521 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	2,293		2,293 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	1,924		1,924 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	1,992		1,992 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	1,542		1,542 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	1,409		1,409 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	1,335		1,335 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	2,636		2,636 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	1,480		1,480 ⁽²⁾	D		
Restricted Stock Units	\$0								(1)		(1)	Common Stock	1,491		1,491 ⁽²⁾	D		

	Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)														
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transa Code (8)		5. Number of Expiration Date (Month/Day/Year) Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)				7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
Restricted Stock Units	\$0							(1)	(1)	Common Stock	1,311		1,311 ⁽²⁾	D	

Explanation of Responses:

- 1. Director has deferred vesting of these restricted stock units until termination of his service as a director.
- 2. In accordance with the terms of the reporting person's outstanding restricted stock unit awards, as a result of the \$1.10 dividend per share of outstanding common stock paid by the issuer on April 15, 2024, the reporting person received additional restricted stock units in an amount based on the amount of the dividend per share and the closing price of the issuer's common stock traded on the NYSE on March 29, 2024.

Scott J. Lynn, Attorney-in Fact

04/15/2024

** Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.