

ASHFORD HOSPITALITY TRUST INC  
Form 8-K  
July 15, 2008

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549  
FORM 8-K  
CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934  
Date of Report (date of earliest event reported): July 14, 2008  
(Exact name of registrant as specified in its charter)**

|   |                             |   |
|---|-----------------------------|---|
| Maryland  | 001-31775                   | 86-1062192                              |
| (State or other jurisdiction of<br>incorporation or organization) | (Commission<br>File Number) | (IRS employer<br>identification number) |
| 14185 Dallas Parkway, Suite 1100<br>Dallas, Texas                 |                             | 75254                                   |
| (Address of principal executive<br>offices)                       |                             | (Zip code)                              |

Registrant's telephone number, including area code (972) 490-9600

Check the appropriated box if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14-a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
-

**ITEM 7.01 REGULATION FD DISCLOSURE**

On July 14, 2008, Ashford Hospitality Trust, Inc. (the Company ) announced the acquisition of a mezzanine loan participation secured by interest in 681 extended-stay hotels for \$98.4 million. The investment is priced to yield approximately 23.9% based upon the purchase price discount to par and the forward LIBOR curve through the final maturity of the loan. Funding for the acquisition is being provided by ongoing asset sales. The press release is attached hereto as Exhibit 99.1.

**ITEM 9.01 FINANCIAL STATEMENTS AND EXHIBITS**

(b) Exhibits

99.1 Press Release of the Company, dated July 14, 2008, announcing the acquisition of a 98.4 million 23.9% IRR high yield mezzanine loan

---

**SIGNATURE**

Pursuant to the requirements of Section 12 of the Securities and Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Dated: July 15, 2008

ASHFORD HOSPITALITY TRUST, INC.

By: /s/ DAVID A. BROOKS

David A. Brooks  
Chief Legal Officer