



Senior Housing Properties Trust

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Senior Housing Properties Trust Announces 2011 Dividend Allocation

Newton, MA (January 18, 2012): Senior Housing Properties Trust (NYSE: SNH) today announced that the characterization of dividends for 2011 income tax reporting purposes is as follows:

<u>Common Shares</u>								
<u>Declaration Dates</u>	<u>Record Dates</u>	<u>Paid/Payable Dates</u>	<u>Dividends Per Share</u>	<u>Ordinary Income</u>	<u>Qualified Dividend</u>	<u>Capital Gain</u>	<u>Section 1250 Gain</u>	<u>Return of Capital</u>
01/04/11	01/14/11	02/11/11	\$0.3700	\$0.2429	\$0.0000	\$0.0096	\$0.0159	\$0.1017
04/04/11	04/15/11	05/12/11	0.3700	0.2429	0.0000	0.0096	0.0159	0.1017
07/01/11	07/11/11	08/12/11	0.3700	0.2429	0.0000	0.0096	0.0159	0.1017
10/04/11	10/19/11	11/11/11	<u>0.3800</u>	<u>0.2494</u>	<u>0.0000</u>	<u>0.0098</u>	<u>0.0163</u>	<u>0.1044</u>
		TOTALS:	<u>\$1.4900</u>	<u>\$0.9781</u>	<u>\$0.0000</u>	<u>\$0.0386</u>	<u>\$0.0640</u>	<u>\$0.4095</u>
			100.00%	65.64%	0.000%	2.59%	4.29%	27.48%

SNH's common share CUSIP number is 81721M109. This information represents final income allocations.

Senior Housing Properties Trust is a real estate investment trust, or REIT, which owns independent and assisted living communities, nursing homes, rehabilitation hospitals, wellness centers and medical office buildings throughout the United States. SNH is headquartered in Newton, MA.

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