



Senior Housing Properties Trust

Two Newton Place, 255 Washington Street, Newton, Massachusetts 02458-1634
(617) 796-8350 tel (617) 796-8349 fax www.snhreit.com

FOR IMMEDIATE RELEASE

Contacts:

Timothy A. Bonang, Vice President, Investor Relations, or
Elisabeth A. Heiss, Manager, Investor Relations
(617) 796-8234
www.snhreit.com

Senior Housing Properties Trust Announces 2012 Dividend Allocation

Newton, MA (January 18, 2013): Senior Housing Properties Trust (NYSE: SNH) today announced that the characterization of dividends for 2012 income tax reporting purposes is as follows:

Common Shares

| <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> |
|--------------------------|---------------------|---------------------------|----------------------------|------------------------|---------------------------|---------------------|--------------------------|--------------------------|
| 01/04/12 | 01/17/12 | 02/10/12 | \$0.3800 | \$0.2381 | \$0.0000 | \$0.0000 | \$0.0000 | \$0.1419 |
| 04/03/12 | 04/13/12 | 05/10/12 | \$0.3800 | \$0.2381 | \$0.0000 | \$0.0000 | \$0.0000 | \$0.1419 |
| 07/09/12 | 07/26/12 | 08/24/12 | \$0.3800 | \$0.2381 | \$0.0000 | \$0.0000 | \$0.0000 | \$0.1419 |
| 10/09/12 | 10/22/12 | 11/20/12 | <u>\$0.3900</u> | <u>\$0.2443</u> | <u>\$0.0000</u> | <u>\$0.0000</u> | <u>\$0.0000</u> | <u>\$0.1457</u> |
| | | TOTALS: | <u>\$1.5300</u> | <u>\$0.9586</u> | <u>\$0.0000</u> | <u>\$0.0000</u> | <u>\$0.0000</u> | <u>\$0.5714</u> |
| | | | 100.00% | 62.65% | 0.00% | 0.00% | 0.00% | 37.35% |

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, medical office buildings, nursing homes, rehabilitation hospitals and wellness centers throughout the United States. SNH is headquartered in Newton, MA.

(end)