



Senior Housing Properties Trust Announces 2001 Dividend Allocation

Newton, MA (January 10, 2002): Senior Housing Properties Trust (NYSE:SNH) today announced the income tax treatment for dividends for 2001 as follows:

Dividend Allocation Declaration					
Record Dates	Paid/Payable Dates	Dividends Dates	Ordinary Per Share	Return of Income	Capital
04/03/01	04/19/01	05/21/01	0.3000	\$0.14553	\$0.15447
07/09/01	07/23/01	08/21/01	0.3000	0.14553	0.15447
10/01/01	10/19/01	11/27/01	0.3000	0.14553	0.15447
12/06/01	12/17/01	12/31/01 (1)	0.7260	0.35219	0.37381
TOTALS:			\$1.626	\$0.78878	\$0.83722
			100.00%	48.51%	51.49%

(1) Represents distribution of shares of Five Star Quality Care, Inc. (AMEX: FVE).

SNH's CUSIP number is 81721M109. The Company did not incur any foreign taxes and this information represents final income allocations.

Senior Housing Properties Trust is a real estate investment trust headquartered in Newton, Massachusetts which has investments in senior living properties located in 23 states.