



## **SNH to Present at UBS Warburg Global Healthcare Services Conference**

Newton, MA (January 27, 2003): Senior Housing Properties Trust (NYSE: SNH) today announced that President and COO David J. Hegarty will make a presentation regarding the Company at the UBS Warburg Global Healthcare Services Conference in New York on Tuesday, February 4, 2003. Mr. Hegarty's presentation is scheduled to begin at 11:30 a.m. (EST).

The Presentation is being audio webcast and can be accessed via the [www.ubswarburg.com](http://www.ubswarburg.com) website and clicking on "Conferences". A replay of the presentation will be available beginning three hours after the presentation and will be available until March 5, 2003. The slide presentation will be available on SNH's website beginning the morning of the presentation and can be accessed at [www.snhreit.com](http://www.snhreit.com).

Senior Housing Properties Trust is a real estate investment trust headquartered in Newton, MA which owns 119 senior living properties, including independent living apartments, assisted living facilities, nursing homes and hospitals located in 29 states which are leased to various health care and senior living operating companies.

### **WARNING REGARDING FORWARD LOOKING STATEMENTS**

THE FOREGOING PRESS RELEASE CONTAINS FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND THE FEDERAL SECURITIES LAWS. THESE FORWARD LOOKING STATEMENTS ARE BASED UPON SNH'S PRESENT BELIEFS AND EXPECTATIONS, BUT THEY ARE NOT GUARANTEED TO OCCUR. FOR EXAMPLE, MR. HEGARTY'S PRESENTATION MAY BE RESCHEDULED TO A DIFFERENT DATE OR TIME OR CANCELLED DUE TO SCHEDULING CONFLICTS. INVESTORS ARE CAUTIONED NOT TO PLACE UNDUE RELIANCE UPON FORWARD LOOKING STATEMENTS.