



SNH to Present at CSFB's 2004 REIT Conference

Newton, MA (January 23, 2004): Senior Housing Properties Trust (NYSE: SNH) today announced that President and Chief Operating Officer David J. Hegarty will make a presentation regarding the Company at Credit Suisse First Boston's 2004 REIT Conference in New York on Wednesday, January 28, 2004. Mr. Hegarty's presentation is scheduled to begin at 2:15 p.m. (EST).

The presentation is being audio webcast and can be accessed via a link with the Company's website at <http://www.snhreit.com>. A replay of the presentation will be archived for 30 days following the conference. The slide presentation will be available on SNH's website beginning the morning of the presentation and can be accessed at www.snhreit.com.

Senior Housing Properties Trust is a real estate investment trust headquartered in Newton, MA that has investments in 150 senior housing properties located in 31 states.

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.