



SNH to Present at UBS Global Healthcare Services Conference

Newton, MA (January 29, 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 the UBS Global Healthcare Services Conference in New York on Monday, February 2, 2004. Mr. Hegarty's presentation is scheduled to begin at 8:30 a.m. (EST).

The presentation is being audio webcast and can be accessed at <http://www.ibb.ubs.com>. A replay of the presentation will be archived for replay beginning three hours after the presentation until March 4, 2004. 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.