



Senior Housing Properties Trust Announces 2003 Dividend Allocation

Newton, MA (January 8, 2004): Senior Housing Properties Trust (NYSE:SNH) today announced that the characterization of common dividends for 2003 income tax reporting purposes is as follows:

Declaration Dates	Record Dates	Paid/Payable Dates	Dividend Allocation		
			Dividends Per Share	Ordinary Income	Per Share Return of Capital
01/06/03	01/23/03	02/21/03	\$0.3100	\$0.1631	\$0.1469
04/03/03	04/22/03	05/21/03	0.3100	0.1631	0.1469
07/01/03	07/22/03	08/22/03	0.3100	0.1631	0.1469
10/01/03	10/22/03	11/20/03	0.3100	0.1632	0.1468
		TOTALS:	\$1.2400	\$0.6525	\$0.5875
			100.00%	52.62%	47.38%

SNH's CUSIP number is 81721M109. The Company reported that no portion of its dividends are eligible for the reduced rates on dividends under the Jobs and Growth Tax Reconciliation Act of 2003. The Company did not incur any foreign taxes and had no capital gains. This information represents final income allocations.

SNH is a real estate investment trust headquartered in Newton, MA, which owns 150 senior living properties located throughout the United States.