



## Senior Housing Properties Trust Closes \$58.0 Million Sale Leaseback

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that it has closed a \$58.0 million sale leaseback transaction with Five Star Quality Care, Inc. (AMEX: FVE).

Pursuant to this transaction, SNH purchased six assisted living communities located in western Pennsylvania which have a total resident licensed capacity of 654. One hundred percent (100%) of the revenues at these communities are paid for by the residents from their private resources. After this acquisition, SNH now owns 190 senior living properties with more than 23,000 living units.

Five Star has agreed to lease these six properties from SNH for rent of \$5.2 million per annum creating an initial return to SNH of 9% per annum, plus future rent escalations based upon increases in gross revenues at the facilities. These properties will be added to an existing lease with Five Star for 101 communities which has a current term ending in 2020 plus renewal options thereafter.

Senior Housing Properties Trust is a real estate investment trust, or REIT, that owns senior living properties, nursing homes and hospitals located in 32 states.

A Maryland Real Estate Trust with transferable shares of beneficial interest listed on the New York Stock Exchange.

No shareholder, Trustee or officer is personally liable for any act or obligation of the Trust.

Senior Housing Properties Trust  
Timothy A. Bonang  
617-796-8149  
Manager of Investor Relations  
[www.snhreit.com](http://www.snhreit.com)

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