



Senior Housing Properties Trust Prices Offering of 3,250,000 Common Shares

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) has priced its previously announced public offering of 3,250,000 common shares at last night's closing price of \$18.90 per share. The settlement of this sale is expected to occur on December 7, 2005. SNH intends to use the proceeds of this offering to redeem a portion of its outstanding 7.875% senior notes due in 2015, and the excess net proceeds, if any, will be used to reduce amounts outstanding under its unsecured revolving bank credit facility.

Simultaneously with this SNH offering of 3,250,000 shares, HRPT Properties Trust (NYSE: HRP) sold 950,000 common shares of SNH that it owns. HRPT has also granted the underwriters a 30 day option to buy up to 630,000 additional SNH common shares owned by HRPT to cover over allotments, if any. SNH will not receive any proceeds from the sale of the shares sold by HRPT.

The book running managers for this combined offering are UBS Investment Bank and RBC Capital Markets. The co-lead manager is Merrill Lynch & Co. Co-managers are Wachovia Securities, Ferris, Baker Watts and Stifel, Nicolaus & Company.

This communication shall not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any state in which the offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of that state. Copies of the final prospectus supplement and related prospectuses may be obtained from the offices of UBS Investment Bank, Prospectus Department, at 299 Park Avenue, New York, NY 10171 (telephone: 212-821-3000), or RBC Capital Markets, Equity Syndicate Department, at One Liberty Plaza, 165 Broadway, New York, NY 10006 (facsimile: 212-428-6260), or by contacting the co-managers.

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