



Senior Housing Properties Trust Announces 2004 Dividend Allocation

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that the characterization of dividends for 2004 income tax reporting purposes is as follows:

Decla- ration Dates	Record Dates	Paid/ Payable Dates	Dividend Allocation Per Share				
			Divi- dends Per Share	Or- dinary Income	Unrecap Sec. 1250 Gain	Capital Gain	Return of Capital
01/06/04	01/16/04	02/20/04	\$0.3100	\$0.2036	\$0.0015	\$0.0037	\$0.1012
04/01/04	04/20/04	05/20/04	0.3100	0.2036	0.0015	0.0037	0.1012
07/01/04	07/20/04	08/20/04	0.3100	0.2036	0.0015	0.0037	0.1012
10/04/04	10/21/04	11/22/04	0.3200	0.2103	0.0015	0.0038	0.1044
TOTALS:			\$1.2500	\$0.8211	\$0.0060	\$0.0149	\$0.4080
			=====	=====	=====	=====	=====
			100.00%	65.69%	0.48%	1.19%	32.64%

SNH's common share CUSIP number is 81721M109. The Company did not incur any foreign taxes. None of the common dividends paid by the Company were Qualified Dividends. This information represents final income allocations.

Senior Housing Properties Trust is a real estate investment trust headquartered in Newton, Massachusetts which has investments in senior living properties located in 32 states.

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