



SNH to Present at UBS Global Healthcare Services Conference on February 14

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that David J. Hegarty, president and chief operating officer, and John Hoadley, chief financial officer, will be presenting at the UBS Global Healthcare Services Conference in New York City on Monday, February 14, 2005 at 1:00 p.m. Eastern Time. The presentation will be broadcast live over the Internet.

To access the live webcast of the SNH presentation, participants should visit the UBS website at least 15 minutes prior to the broadcast to ensure that all the necessary applications are downloaded and installed. The link to UBS' website is www.ibb.ubs.com, click on "Conferences" and then select the link for Global Healthcare Services Conference.

For those unable to participate live, SNH's webcast will be archived on UBS' events web site immediately following the presentation. In addition, a PowerPoint version of the presentation, excluding narrative, will be available at SNH's website, <http://www.snhreit.com/>, beginning at 12:00 noon ET on February 14, 2005. The presentation will be available to users for a limited time on both the UBS and SNH websites.

Senior Housing Properties Trust is a real estate investment trust, or REIT, that owns senior living properties located in 32 states. SNH is headquartered in Newton, Massachusetts.

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. FOR EXAMPLE, MR. HEGARTY AND MR. HOADLEY'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.

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