



Senior Housing Properties Trust Increases Bank Facility to \$550 Million and Extends Maturity to November 30, 2009

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that it has increased and extended the maturity of its revolving bank credit facility. Prior to the changes, SNH's credit facility permitted maximum borrowings of \$250 million and had a maturity of November 30, 2005. As a result of today's amendment, the maximum borrowings are increased to \$550 million and the maturity date is extended to November 30, 2009, and SNH has an option to extend the facility for one year to November 30, 2010. The amended facility also permits a further increase to \$1.1 billion in certain circumstances.

Several additional changes were made to the terms of the facility. Interest paid on drawings under the facility was reduced from LIBOR plus 145 basis points to LIBOR plus 100 basis points, subject to adjustments based on changes to SNH's leverage ratio and credit ratings. Certain financial and other covenants in the facility were also amended to reflect current market conditions.

Wachovia Securities acted as sole Lead Arranger for the increase and extension of the bank facility. As part of the amendment to the facility, the number of participating lenders increased from eight to 19 institutions. Lenders participating in the amended credit facility are as follows:

Name of Institution	Facility Title
Wachovia Securities	Administrative Agent
ING Real Estate Finance (USA) LLC	Syndication Agent
Citizens Bank of Massachusetts	Syndication Agent
Royal Bank of Canada	Documentation Agent
Calyon	Documentation Agent
UBS Loan Finance LLC	Managing Agent
TD Banknorth, N.A.	Managing Agent
Bank of Montreal	Managing Agent
Emmigrant Savings Bank	Lender
Sumitomo Mitsui Banking Corporation	Lender
Allied Irish Banks, p.l.c.	Lender
Wells Fargo Bank, National Association	Lender
The International Commercial Bank of China	Lender
Chevy Chase Bank	Lender
Merrill Lynch Capital Corporation	Lender
Societe Generale	Lender
ChinaTrust Commercial Bank	Lender
Comerica Bank	Lender
Chiao Tung Bank Co., Ltd	Lender

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

WARNING CONCERNING FORWARD LOOKING STATEMENTS

CERTAIN STATEMENTS CONTAINED IN THIS DOCUMENT ARE FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND FEDERAL SECURITIES LAWS. THESE INCLUDE STATEMENTS REGARDING FUTURE AVAILABILITY OF BORROWINGS UNDER OUR REVOLVING CREDIT FACILITY AND A FEATURE UNDER WHICH SNH MAY EXPAND THE MAXIMUM AVAILABILITY UNDER THE CREDIT FACILITY. ACTUAL RESULTS MAY DIFFER MATERIALLY FROM THOSE CONTAINED IN OR IMPLIED BY THESE FORWARD LOOKING STATEMENTS AS A RESULT OF VARIOUS FACTORS. FOR EXAMPLE, CONTINUED AVAILABILITY OF BORROWINGS UNDER THE CREDIT FACILITY IS SUBJECT TO SNH'S SATISFYING CERTAIN FINANCIAL COVENANTS AND MEETING OTHER CUSTOMARY CONDITIONS. SIMILARLY, SNH'S INCREASING THE MAXIMUM AVAILABILITY IS SUBJECT TO

OBTAINING ADDITIONAL COMMITMENTS FROM LENDERS, WHICH COULD BE IMPACTED BY CHANGES IN OUR FINANCIAL CONDITION, THE ECONOMY OR THE CAPITAL MARKETS. MANY OF THESE FACTORS ARE BEYOND SNH'S CONTROL. FORWARD LOOKING STATEMENTS ARE NOT GUARANTEED TO OCCUR AND MAY NOT OCCUR. INVESTORS SHOULD NOT PLACE UNDUE RELIANCE UPON FORWARD LOOKING STATEMENTS. EXCEPT AS MAY BE REQUIRED BY LAW, SNH DOES NOT INTEND TO IMPLY THAT IT WILL UPDATE OR REVISE ANY FORWARD LOOKING STATEMENTS AS A RESULT OF NEW INFORMATION, FUTURE EVENTS OR OTHERWISE.

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