



Senior Housing Properties Trust Announces 2005 Dividend Allocation

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that the characterization of dividends for 2005 income tax reporting purposes is as follows:

Dividend Allocation Per Share						
Declaration Dates	Record Dates	Paid/Payable Dates	Dividends Per Share	Ordinary Income	Capital Gain	Return of Capital
01/06/05	01/21/05	02/22/05	\$0.3200	\$0.1905	\$0.0156	\$0.1139
04/04/05	04/20/05	05/20/05	0.3200	0.1905	0.0156	0.1139
07/05/05	07/20/05	08/19/05	0.3200	0.1905	0.0156	0.1139
10/06/05	10/20/05	11/18/05	0.3200	0.1905	0.0156	0.1139
TOTALS:			\$1.2800	\$0.7620	\$0.0624	\$0.4556
			100.00%	59.53%	4.88%	35.59%

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.

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.

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