



SNH Buys Three Properties for \$31.2 Million

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced it has acquired three senior living properties for \$31.2 million. Simultaneously, SNH entered a long term lease arrangement with Five Star Quality Care, Inc. (AMEX: FVE) for these same properties.

The rent payable by FVE to SNH for these three communities will be \$2,621,000 per year, creating an initial return of 8.4% per annum, plus future rent escalators based upon increases in gross revenues at the facilities. These communities will be added to a combination lease for 109 communities from SNH to FVE which has a current term ending in 2020, plus tenant renewal options thereafter.

The three properties that SNH has acquired have a total of 304 living units and are summarily described as follows:

Location	Type of Property	Units				Private Pay Revenues
		IL	AL	SNF	Total	
Savannah, GA	CCRC	112	42	40	194	93%
Oxford, MS	AL	0	55	0	55	100%
Southaven, MS	AL	0	55	0	55	100%
TOTAL		112	152	40	304	

CCRC means continuing care retirement community.

IL means independent living.

AL means assisted living.

SNF means skilled nursing facility.

Private Pay Revenues means revenues which are not Medicare or Medicaid.

SNH has funded this transaction by drawing under its revolving bank credit facility and by assuming a pre-existing mortgage on the Savannah, GA property for approximately \$19 million.

Senior Housing Properties Trust is a real estate investment trust, or REIT, that owns 196 healthcare and senior living properties located in 33 states. SNH is headquartered in Newton, Massachusetts.

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