



Senior Housing Properties Trust Announces Underwriters' Exercise of Over-Allotment Option

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that the underwriters of its recent equity offering have exercised their over-allotment option in full to purchase 750,000 additional shares of common stock. The sale price of these additional shares will be \$22.06 per share, less underwriting discounts and commissions of \$1.02 per share. This sale of the additional shares is expected to close on November 21, 2006. The original public offering of 5,000,000 common shares closed today, November 17, 2006.

The joint book-running managers of this offering were UBS Investment Bank and Merrill Lynch & Co. The joint lead managers for this offering were Morgan Stanley, RBC Capital Markets and Wachovia Securities. The co-managing underwriters for this offering were Ferris, Baker Watts Incorporated, Janney Montgomery Scott LLC, Morgan Keegan & Company, Inc., Oppenheimer & Co., Raymond James and Stifel Nicolaus.

This press release is not an offer to sell nor a solicitation of an offer to buy shares, nor shall there be any sale of these securities in any state or jurisdiction in which the offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such state or jurisdiction. Copies of the prospectus supplement and related prospectus may be obtained from the offices of UBS Investment Bank, Prospectus Department, 299 Park Avenue, New York, NY 10171 (telephone: 212-821-3000), or the offices of Merrill Lynch & Co., 4 World Financial Center, New York, New York 10080 (telephone: 212-449-1000) or by contacting any of the co-managing underwriters.

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.

Senior Housing Properties Trust
Timothy A. Bonang
617-796-8149
Manager of Investor Relations
www.snhreit.com

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