



Senior Housing Properties Trust Acquires 5 Senior Living Properties for \$61.5 Million

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced it has acquired five (5) senior living properties for \$61.5 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 five communities will be \$5,073,750 per year, creating an initial return of 8.25% 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 104 communities from SNH to FVE which has a current term ending in 2020, plus tenant renewal options thereafter.

The five communities that SNH has acquired have a total of 783 units and are summarily described as follows:

Type of	Units	Private				Total	Pay
		Property	IL	AL	SNF		
San Bernadino, CA		IL	131	0	0	131	100%
Springfield, IL		IL	110	0	0	110	100%
Frankfort, KY		IL	103	0	0	103	100%
Naples, FL		AL	0	144	0	144	100%
Pompano Beach, FL		CCRC	190	45	60	295	70%
TOTAL			416	189	60	783	

These properties have been purchased free and clear of all mortgage debt. SNH has funded this transaction by drawing under its unsecured revolving bank credit facility.

Senior Housing Properties Trust is a real estate investment trust, or REIT, that owns 193 senior living properties located in 32 states. SNH is headquartered in Newton, Massachusetts.

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