



Senior Housing Properties Trust Announces 2006 Dividend Allocation

NEWTON, Mass.--Senior Housing Properties Trust (NYSE:SNH) today announced that the characterization of dividends for 2006 income tax reporting purposes is as follows:

Common Shares

Dividend Allocation Per Share

Declara- tion Dates	Record Dates	Paid/ Payable Dates	Dividends Per Share	Ordinary Income	Capital Gain	Return of Capital	Unrecapt- ured Section 1250 Gain
01/09/06	01/20/06	02/21/06	\$0.3200	\$0.1904	\$0.0000	\$0.1296	\$0.0000
04/04/06	04/20/06	05/18/06	0.3200	0.1904	0.0000	0.1296	0.0000
07/06/06	07/20/06	08/18/06	0.3300	0.1964	0.0000	0.1336	0.0000
10/06/06	10/20/06	11/17/06	0.3300	0.1964	0.0000	0.1336	0.0000
TOTALS:			\$1.3000	\$0.7736	\$0.0000	\$0.5264	\$0.0000
			100.00%	59.51%	0.00%	40.49%	0.00%

SNH's common share CUSIP number is 81721M109. None of the common dividends paid by the Company were Qualified Dividends. This information represents final income allocations.

SNH is a real estate investment trust headquartered in Newton, MA.

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