



Senior Housing Properties Trust Prices Offering of 5,000,000 Common Shares

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that it has priced a public follow-on offering of 5,000,000 common shares of beneficial interest at a price of \$22.06 per share. The settlement of this sale is expected to occur on Friday, November 17, 2006. SNH expects to use the proceeds of the offering to repay borrowings outstanding under its revolving credit facility. The underwriters have been granted a 30-day option to purchase up to an additional 750,000 common shares to cover over-allotments, if any.

The joint book-running managers of this offering are UBS Investment Bank and Merrill Lynch & Co. The joint lead managers for this offering are Morgan Stanley, RBC Capital Markets and Wachovia Securities. The co-managing underwriters for this offering are 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 preliminary 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
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