



Senior Housing Properties Trust Amends \$550 Million Bank Facility

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that it has amended and extended the maturity of its \$550 million revolving bank credit facility. As a result of today's amendment, the maturity date is extended to December 31, 2010, with a borrower's option to extend the facility for one year to December 31, 2011.

Interest paid on drawings under the facility was reduced to LIBOR plus 80 basis points, and certain financial and other covenants in the facility were also amended to reflect current market conditions.

Wachovia Securities acted as Lead Arranger and Administrative Agent for the amendment and extension of the bank facility. ING Real Estate and Citizens Bank acted as Co-Syndication Agents, and RBC Capital Markets and Calyon Securities acted as Co-Documentation Agents.

There are 18 institutions that participated in the amendment to the facility. Other participating banks included the following: UBS, Banknorth, Wells Fargo Bank, Chevy Chase Bank, Mega ICBC - Los Angeles, Mega ICBC - New York, Merrill Lynch, United Overseas, Chang Hwa, Chinatrust, Comerica, Morgan Stanley and Bank of Communications.

Senior Housing Properties Trust is a real estate investment trust, or REIT, that owns 196 senior living properties located in 32 states. SNH is headquartered in Newton, Massachusetts.

WARNING CONCERNING FORWARD LOOKING STATEMENTS

CERTAIN STATEMENTS CONTAINED IN THIS DOCUMENT ARE FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND FEDERAL SECURITIES LAWS. THESE INCLUDE STATEMENTS REGARDING FUTURE AVAILABILITY AND COST OF BORROWINGS UNDER OUR REVOLVING CREDIT FACILITY. ACTUAL RESULTS MAY DIFFER MATERIALLY FROM THOSE CONTAINED IN OR IMPLIED BY THE FORWARD LOOKING STATEMENTS AS A RESULT OF VARIOUS FACTORS. FOR EXAMPLE, THE COST AND CONTINUED AVAILABILITY OF BORROWINGS UNDER THE CREDIT FACILITY ARE SUBJECT TO SNH'S SATISFYING CERTAIN FINANCIAL COVENANTS AND MEETING OTHER CUSTOMARY CONDITIONS, WHICH COULD BE IMPACTED BY CHANGES IN OUR FINANCIAL CONDITION, THE ECONOMY OR THE CAPITAL MARKETS. MANY OF THESE FACTORS ARE BEYOND SNH'S CONTROL. FORWARD LOOKING STATEMENTS ARE NOT GUARANTEED TO OCCUR AND MAY NOT OCCUR. INVESTORS SHOULD NOT PLACE UNDUE RELIANCE UPON FORWARD LOOKING STATEMENTS. EXCEPT AS MAY BE REQUIRED BY LAW, SNH DOES NOT INTEND TO IMPLY THAT IT WILL UPDATE OR REVISE ANY FORWARD LOOKING STATEMENTS AS A RESULT OF NEW INFORMATION, FUTURE EVENTS OR OTHERWISE.

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