



Senior Housing Properties Trust to Present at Merrill Lynch Health Services Conference

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that David Hegarty, president and chief operating officer, will be presenting at the Merrill Lynch Health Services Conference in New York City on Wednesday, November 29, 2006 at 2:30 p.m. The presentation will be broadcast live over the Internet.

To access the live webcast of the SNH presentation, participants should visit the SNH web site at www.snhreit.com at least 15 minutes prior to the broadcast to ensure that all the necessary applications are downloaded and installed.

For those unable to participate live, SNH's presentation will be archived on the company's web site immediately following the presentation. The archived webcast will be available for replay on the SNH web site for about one week after the presentation.

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 REGARDING FORWARD LOOKING STATEMENTS

THE FOREGOING PRESS RELEASE CONTAINS FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND THE FEDERAL SECURITIES LAWS. THESE FORWARD LOOKING STATEMENTS ARE BASED UPON SNH'S PRESENT BELIEFS AND EXPECTATIONS. FOR EXAMPLE, MR. HEGARTY'S PRESENTATION MAY BE RESCHEDULED TO A DIFFERENT DATE OR TIME OR CANCELLED DUE TO SCHEDULING CONFLICTS. INVESTORS ARE CAUTIONED NOT TO PLACE UNDUE RELIANCE UPON ANY FORWARD LOOKING STATEMENTS.

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