



## **Senior Housing Properties Trust Prices 6,000,000 Common Shares Offering**

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that it has priced a public follow-on offering of 6,000,000 common shares of beneficial interest at a price of \$26.49 per share. The settlement of this sale is expected to occur on Monday, February 12, 2007. SNH expects to use the proceeds of the offering to repay borrowings outstanding under its revolving credit facility and for general business purposes. The underwriters have been granted a 30-day option to purchase up to an additional 900,000 common shares to cover over-allotments, if any.

UBS Investment Bank and Morgan Stanley are the joint book-running managers for this offering. The joint lead managers for this offering are Merrill Lynch & Co., 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. The preliminary prospectus supplement relating to this offering and related prospectus have been filed with the SEC and a copy can be obtained by contacting the offices of UBS Investment Bank, Prospectus Department, 299 Park Avenue, New York, NY 10171 (telephone: 212-821-3000), or the offices of Morgan Stanley, 1585 Broadway, New York, New York 10036 (telephone: 212-761-4000) or by contacting any of the co-lead or co-managing underwriters listed above.

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