



Senior Housing Properties Trust to Present at the UBS 2007 Leveraged Finance Conference on May 10th

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that David Hegarty, president and chief operating officer, will be presenting at the UBS 2007 Leveraged Finance Conference at the Wynn Las Vegas in Las Vegas, Nevada on Thursday, May 10th at 10:00 a.m. Eastern Time. The presentation will be broadcast live over the Internet.

A live audio webcast of the presentation will be available in a listen only mode on the company's web site, which is located at www.snhreit.com. Participants wanting to access the webcast should visit the company's web site about five minutes before the presentation. The archived webcast will be available for replay on the company's web site for approximately one week after the call.

Senior Housing Properties Trust is a real estate investment trust, or REIT, which 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.

A Maryland Real Estate Investment 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.

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