



Senior Housing Properties Trust Announces 2007 Dividend Allocation

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that the characterization of dividends for 2007 income tax reporting purposes is as follows:

Common Shares

Dividend Allocation Per Share

Declaration Dates	Record Dates	Paid/Payable Dates	Dividends Per Share	Ordinary Income	Capital Gain
01/03/07	01/19/07	02/16/07	\$0.3400	\$0.2715	\$0.0000
04/03/07	04/19/07	05/16/07	0.3400	0.2715	0.0000
07/05/07	07/19/07	08/16/07	0.3400	0.2715	0.0000
10/11/07	10/22/07	11/15/07	0.3500	0.2794	0.0000
TOTALS:			\$1.3700	\$1.0939	\$0.0000
			100.00%	79.85%	0.00%

Declaration Dates	Record Dates	Paid/Payable Dates	Return of Capital	Unrecaptured Section 1250 Gain
01/03/07	01/19/07	02/16/07	\$0.0685	\$0.0000
04/03/07	04/19/07	05/16/07	0.0685	0.0000
07/05/07	07/19/07	08/16/07	0.0685	0.0000
10/11/07	10/22/07	11/15/07	0.0706	0.0000
TOTALS:			\$0.2761	\$0.0000
			20.15%	0.00%

SNH's common share CUSIP number is 81721M109. None of the common dividends paid by the Company were Qualified Dividends. This above information represents final income allocations for 2007 income tax reporting purposes.

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