



Senior Housing Properties Trust Announces Proposed Public Offering of 10,000,000 Common Shares

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that it has commenced a proposed public offering of 10,000,000 common shares. SNH expects to use the net proceeds to repay debt and for general business purposes, including funding acquisitions. It is contemplated that the underwriters will also be granted a 30-day option to purchase up to an additional 1,500,000 shares to cover over allotments, if any.

UBS Investment Bank, Merrill Lynch & Co. and Morgan Stanley are the bookrunning managers for this offering. Citi and RBC Capital Markets are the co-lead managers for this offering. The co-managing underwriters for this offering are Robert W. Baird, Janney Montgomery Scott LLC, Keefe Bruyette & Woods, Morgan Keegan & Company, Inc., Oppenheimer & Co. 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 is expected to be filed with the SEC and a copy can be obtained from the offices of UBS Investment Bank, Attention: Prospectus Department, at 299 Park Avenue, New York, NY, 10171 (telephone: 212-821-3000), from the offices of Merrill Lynch & Co., 4 World Financial Center, New York, New York 10080 (telephone: 212-449-1000) from the offices of Morgan Stanley, 180 Varick St., 2nd Floor, New York, New York, Attention: Prospectus Department or by email at prospectus@morganstanley.com, or by contacting any of the other managing underwriters.

WARNING REGARDING FORWARD LOOKING STATEMENTS

THIS 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 EXPECTATIONS, BUT THESE STATEMENTS ARE NOT GUARANTEED. FOR EXAMPLE, ALTHOUGH THIS PRESS RELEASE REFERS TO AN OFFERING OF 10,000,000 COMMON SHARES, MORE OR LESS THAN 10,000,000 COMMON SHARES MAY BE SOLD OR THIS OFFERING MAY BE WITHDRAWN. INVESTORS SHOULD NOT PLACE UNDUE RELIANCE UPON ANY FORWARD LOOKING STATEMENT.

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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