



Senior Housing Properties Trust Prices \$200 Million 6.75% Senior Notes Due 2020

NEWTON, Mass., Apr 06, 2010 (BUSINESS WIRE) -- Senior Housing Properties Trust (NYSE: SNH) today announced that it has priced an underwritten public offering of \$200 million of 6.75 % unsecured Senior Notes due April 2020.

The settlement of this sale is expected to occur on April 9, 2010. SNH intends to use the net proceeds of this offering to fund the redemption of the approximately \$97.5 million aggregate principal outstanding amount of its 7 7/8% senior notes due 2015, to repay approximately \$58.0 million in borrowings under its revolving bank credit facility and for general business purposes.

The joint book-running managers for this offering are UBS Securities LLC, Banc of America Securities LLC, Jefferies & Company, Inc. and Wells Fargo Securities, LLC. The joint lead managers for this offering are Citigroup Global Markets Inc., Morgan Keegan & Company, Inc., Morgan Stanley & Co., Incorporated and RBC Capital Markets Corporation. The co-managing underwriters for this offering are: BMO Capital Markets Corp., BNY Mellon Capital Markets, LLC, Capital One Southcoast, Inc., Comerica Securities, Inc., Credit Agricole Securities (USA) Inc., Daiwa Capital Markets America Inc., ING Financial Markets, LLC, PNC Capital Markets, LLC, RBS Securities Inc., Scotia Capital (USA) Inc., SunTrust Robinson Humphrey, Inc., TD Securities (USA) LLC and U.S. Bancorp Investments, Inc.

This press release is not an offer to sell, nor a solicitation of an offer to buy securities, 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 that state or jurisdiction. Copies of the prospectus supplement and the accompanying prospectus may be obtained from the office of UBS Securities LLC, Attention: Prospectus Specialist, 299 Park Avenue, New York, New York 10171, (877) 827-6444 ext. 561-3884, from the offices of Banc of America Securities LLC, 100 W. 33rd Street, 3rd Floor, New York, New York 10001, Attention: Prospectus Department, (800) 294-1322, from the offices of Jefferies & Company, Inc., 520 Madison Avenue, New York, New York 10022. (877)877-0696) or from the offices of Wells Fargo Securities, LLC, Attention: Syndicate Operations, 1525 West W.T. Harris Blvd., Charlotte, North Carolina 28262, at (800) 326-5897 or email a request to prospectus.specialrequests@wachovia.com.

Senior Housing Properties Trust is a real estate investment trust which owns independent and assisted living communities, nursing homes, rehabilitation hospitals, wellness centers and medical office buildings throughout the United States. SNH is headquartered in Newton, MA.

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 OTHER FEDERAL SECURITIES LAWS. THESE FORWARD LOOKING STATEMENTS ARE BASED UPON SNH'S PRESENT EXPECTATIONS, BUT THESE STATEMENTS AND THE IMPLICATIONS OF THESE STATEMENTS MAY NOT OCCUR. FOR EXAMPLE, THIS PRESS RELEASE STATES THAT THE SETTLEMENT OF THE SALE OF SENIOR NOTES IS EXPECTED TO OCCUR ON APRIL 9, 2010. IN FACT, THE SETTLEMENT OF THIS OFFERING IS SUBJECT TO VARIOUS CONDITIONS AND CONTINGENCIES AS ARE CUSTOMARY IN UNDERWRITING AGREEMENTS IN THE UNITED STATES. IF THESE CONDITIONS ARE NOT SATISFIED OR THE SPECIFIED CONTINGENCIES OCCUR, THIS OFFERING MAY NOT CLOSE. FOR THESE REASONS, AMONG OTHERS, INVESTORS SHOULD NOT PLACE UNDUE RELIANCE UPON 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.

SOURCE: Senior Housing Properties Trust

Senior Housing Properties Trust

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