



Senior Housing Properties Trust Prices \$250 Million 4.30% Senior Notes Due 2016

NEWTON, Mass.--(BUSINESS WIRE)-- Senior Housing Properties Trust (NYSE: SNH) today announced that it has priced an underwritten public offering of \$250 million aggregate principal amount of 4.30% unsecured Senior Notes due January 15, 2016. The settlement of this offering is expected to occur on January 13, 2011. SNH intends to use the net proceeds of this offering to repay borrowings under its revolving credit facility and for general business purposes, which may include funding possible future acquisitions of properties.

The joint book-running managers for this offering are UBS Securities LLC, Citigroup Global Markets Inc., RBC Capital Markets, LLC and Wells Fargo Securities, LLC. The joint lead managers for this offering are Jefferies & Company, Inc., Merrill Lynch, Pierce, Fenner & Smith Incorporated, Morgan Keegan & Company, Inc. and Morgan Stanley & Co., Incorporated. The co-managing underwriters for this offering are BB&T Capital Markets, a division of Scott & Stringfellow, LLC, BBVA Securities Inc., 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, Macquarie Capital (USA) Inc., Mitsubishi UFJ Securities (USA), Inc., PNC Capital Markets LLC, RBS Securities Inc., Scotia Capital (USA) Inc., Santander Investment Securities Inc., TD Securities (USA) LLC and U.S. Bancorp Investments, Inc.

This communication shall not constitute an offer to sell or a solicitation of an offer to buy, 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 by calling UBS Securities LLC toll-free at (877) 827-6444, ext. 561-3884, Citigroup Global Markets Inc. toll-free at (877) 858-5407, RBC Capital Markets, LLC at (212) 618-2205 or Wells Fargo Securities, LLC toll-free at (800) 326-5897.

Senior Housing Properties Trust is a real estate investment trust, or REIT, 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 EXPECTATION, 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 JANUARY 13, 2011. IN FACT, THE SETTLEMENT OF THE 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 BE COMPLETED.

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.*

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Source: Senior Housing Properties Trust

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