



Senior Housing Properties Trust

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Senior Housing Properties Trust Announces Distribution of Shares of The RMR Group Inc.

NEWTON, Mass.--(BUSINESS WIRE)-- Senior Housing Properties Trust (NYSE: SNH) today announced the declaration of a pro rata distribution of approximately half of the shares of Class A Common Stock of The RMR Group Inc. ("RMR") owned by SNH to holders of SNH's common shares of beneficial interest.

The distribution will be paid to SNH's common shareholders of record as of the close of business on November 27, 2015 and distributed on or about December 14, 2015. Each common shareholder of SNH entitled to receive RMR shares in the distribution will receive 0.0111 of a share of Class A Common Stock of RMR for each common share of beneficial interest of SNH it holds and each registered shareholder and Depositary Trust Company participant will receive cash, without interest, in lieu of any fractional RMR share that it would be otherwise entitled to receive as a result of the distribution.

A registration statement filed by RMR relating to SNH's distribution of shares of Class A Common Stock of RMR was declared effective by the Securities and Exchange Commission on November 16, 2015. The distribution is subject to the registration statement remaining effective and to the RMR shares remaining listed on The NASDAQ Stock Market LLC (NASDAQ) through the distribution date. This press release is neither an offer to sell nor a solicitation of an offer to buy shares of Class A Common Stock of RMR, 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.

WARNING CONCERNING FORWARD LOOKING STATEMENTS

THIS PRESS RELEASE CONTAINS STATEMENTS THAT CONSTITUTE FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND OTHER SECURITIES LAWS. ALSO, WHENEVER SNH USES WORDS SUCH AS "BELIEVE", "EXPECT", "ANTICIPATE", "INTEND", "PLAN", "ESTIMATE" OR SIMILAR EXPRESSIONS, SNH IS MAKING FORWARD LOOKING STATEMENTS. THESE FORWARD LOOKING STATEMENTS ARE BASED UPON SNH'S PRESENT INTENT, BELIEFS OR EXPECTATIONS, BUT FORWARD LOOKING STATEMENTS ARE NOT GUARANTEED TO OCCUR AND MAY NOT OCCUR. ACTUAL RESULTS MAY DIFFER MATERIALLY FROM THOSE CONTAINED IN OR IMPLIED BY THESE FORWARD LOOKING STATEMENTS AS A RESULT OF VARIOUS FACTORS. FOR EXAMPLE, SNH EXPECTS TO PAY THE DISTRIBUTION ON OR ABOUT DECEMBER 14, 2015. THE DISTRIBUTION IS SUBJECT TO THE CONTINUED EFFECTIVENESS OF THE REGISTRATION STATEMENT COVERING THE RMR SHARES OF CLASS A STOCK TO BE DISTRIBUTED AND THE CONTINUED LISTING OF THE RMR SHARES ON THE NASDAQ. THESE CONDITIONS MAY NOT BE SATISFIED AND, AS A RESULT, THE DISTRIBUTION MAY BE DELAYED, MAY NOT OCCUR OR THE TERMS MAY CHANGE.

YOU SHOULD NOT PLACE UNDUE RELIANCE UPON FORWARD LOOKING STATEMENTS.

EXCEPT AS REQUIRED BY LAW, SNH DOES NOT INTEND TO UPDATE OR CHANGE ANY FORWARD LOOKING STATEMENTS AS A RESULT OF NEW INFORMATION, FUTURE EVENTS OR OTHERWISE.

*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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