



Senior Housing Properties Trust

NEWS RELEASE

Senior Housing Properties Trust Announces Alpharetta Medical Center Achieves BOMA 360 Designation

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NEWTON, Mass.--(BUSINESS WIRE)-- **Senior Housing Properties Trust (Nasdaq: SNH)** today announced that its Alpharetta Medical Center property, located at 1360 Upper Hembree Road, Roswell, Georgia, has been designated as a 360 Performance Building by the Building Owners and Managers Association (BOMA) International Program Council.

The BOMA 360 Performance Program® sets standards that are often referred to in the market for operational best practices in the commercial real estate industry. Earning the BOMA 360 label indicates that BOMA believes the building is outperforming the competition with regard to its operations and management.

Alpharetta Medical Center is a 28,205 square foot, medical office building situated approximately 30 miles north of Atlanta. The property is managed by The RMR Group LLC, which manages Senior Housing Properties Trust and is the majority owned operating subsidiary of The RMR Group Inc. (Nasdaq: RMR). The RMR Group LLC is responsible for providing all aspects of property management services to more than 700 buildings with over 75 million square feet of commercial office, industrial, medical office, life science and retail space.

About Senior Housing Properties Trust

SNH is a real estate investment trust, or REIT, that owns medical office and life science properties, senior living communities and wellness centers throughout the United States. SNH is managed by the operating subsidiary of

The RMR Group Inc. (Nasdaq: RMR).

About The RMR Group Inc.

The RMR Group Inc. is a holding company and substantially all of its business is conducted by its majority owned operating subsidiary, The RMR Group LLC. The RMR Group LLC is an alternative asset management company that primarily provides management services to publicly traded REITs and real estate related operating companies. As of December 31, 2018, The RMR Group LLC had approximately \$29.7 billion of total assets under management, including more than 1,500 properties, and employed almost 600 real estate professionals in more than 30 offices throughout the United States; the companies managed by The RMR Group LLC collectively had over 50,000 employees. The RMR Group Inc. is headquartered in Newton, Massachusetts.

A Maryland Real Estate Investment Trust with transferable shares of beneficial interest listed on the Nasdaq.

No shareholder, Trustee or officer is personally liable for any act or obligation of the Trust.

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Brad Shepherd, Senior Director, Investor Relations

(617) 796-8234

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