

**FOR IMMEDIATE RELEASE**

Contact:  
 Timothy A. Bonang, Vice President, Investor Relations  
 (617) 796-8234  
[www.snhreit.com](http://www.snhreit.com)

### Senior Housing Properties Trust Announces 2009 Dividend Allocation

---

Newton, MA (January 15, 2010): Senior Housing Properties Trust (NYSE: SNH) today announced that the characterization of dividends for 2009 income tax reporting purposes is as follows:

<u>Declaration Dates</u>	<u>Record Dates</u>	<u>Paid/Payable Dates</u>	<u>Dividends Per Share</u>	<u>Dividend Allocation Per Share</u>				
				<u>Ordinary Income</u>	<u>Qualified Dividend</u>	<u>Capital Gain</u>	<u>Unrecaptured Section 1250 Gain</u>	<u>Return of Capital</u>
01/07/09	01/22/09	02/13/09	\$0.3500	\$0.2665	\$0.0000	\$0.0000	\$0.0000	\$0.0835
04/07/09	04/17/09	05/15/09	0.3500	0.2665	0.0000	0.0000	0.0000	0.0835
07/01/09	07/10/09	08/14/09	0.3600	0.2741	0.0000	0.0000	0.0000	0.0859
10/05/09	10/15/09	11/17/09	<u>0.3600</u>	<u>0.2741</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0859</u>
		<b>TOTALS:</b>	<u>\$1.4200</u>	<u>\$1.0812</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.3388</u>
			100.00%	76.14%	0.00%	0.00%	0.00%	23.86%

SNH's common share CUSIP number is 81721M109. This information represents final income allocations.

SNH is a real estate investment trust headquartered in Newton, MA.

(end)