



SNH Prices Offering of \$150 Million of 7.875% Senior Notes Due 2015

Newton, MA (April 11, 2003): Senior Housing Properties Trust (NYSE: SNH) today announced that it has priced an offering of \$150 million of 7.875% Senior Notes due 2015 in an underwritten public offering. The notes which are unsecured were sold at a discount so that the effective yield is 7.90%. The settlement of this sale is expected to occur on April 21, 2003. SNH intends to use the net proceeds of this offering to repay amounts outstanding on its revolving credit facility.

The offering was sole managed by UBS Warburg LLC. Copies of the Prospectus Supplement may be obtained from the offices of UBS Warburg LLC, Attention: High Yield Capital Markets, 677 Washington Boulevard, Stamford, Connecticut 06901 (203-719-1556).

This communication shall not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any state in which such offer, solicitation or sale is not permitted.