



Senior Housing Properties Trust Prices Announces Underwriters' Partial Exercise of Over-Allotment Option

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that the underwriters of its recent equity offering have partially exercised their over-allotment option to purchase 609,357 shares of common stock. The sale price of these additional shares will be \$21.85 per share, less underwriting discounts and commissions of \$0.98325 per share. The net proceeds from the additional shares will be approximately \$12.7 million. The sale of the additional shares and the sale of the shares sold in the original public offering are expected to close today, February 26, 2008.

The joint book-running managers of this offering were UBS Investment Bank, Merrill Lynch & Co. and Morgan Stanley & Co. Incorporated. The lead manager of this offering was RBC Capital Markets. The co-managing underwriters for this offering were Robert W. Baird & Co. Incorporated, Ferris, Baker Watts Incorporated, Janney Montgomery Scott LLC, Morgan Keegan & Company, Inc., Oppenheimer & Co., Raymond James, and Stifel Nicolaus.

This press release is not an offer to sell nor a solicitation of an offer to buy shares, 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. Copies of the prospectus supplement and related prospectus may be obtained from the offices of UBS Investment Bank, Prospectus Department, 299 Park Avenue, New York, NY 10171 (telephone: 888-827-7275), the offices of Merrill Lynch & Co., 4 World Financial Center, New York, New York 10080 (telephone: 212-449-1000), the offices of Morgan Stanley & Co. Incorporated, Attn: Prospectus Department, 180 Varick Street, 2nd Floor, New York, New York 10014 (telephone: 866-718-1649; email: prospectus@morganstanley.com) or by contacting any of the co-managing underwriters.

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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