



Senior Housing Properties Trust Announces Quarterly Dividend of \$0.35 per Share

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today declared its regular quarterly common share dividend of \$0.35/share (\$1.40/share per year). This regular quarterly dividend will be paid to shareholders of record as of the close of share trading on April 18, 2008 and distributed on or about May 15, 2008.

Senior Housing Properties Trust is a real estate investment trust, or REIT, which primarily owns senior living properties throughout the United States. SNH is headquartered in Newton, Massachusetts.

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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