



Senior Housing Properties Trust Prices 17,000,000 Common Shares Offering

NEWTON, Mass.--Senior Housing Properties Trust (NYSE: SNH) today announced that it has priced a public offering of 17,000,000 common shares of beneficial interest at a price of \$21.09 per share. The settlement of this sale is expected to occur on Friday, June 6, 2008. SNH expects to use the net proceeds to repay borrowings under its revolving credit facility and for general business purposes, including funding acquisitions. The underwriters have been granted a 30-day option to purchase up to an additional 2,550,000 shares to cover over allotments, if any. The offering size has been increased from the previously announced 10,000,000 share offering.

The joint book-running managers for this offering are UBS Investment Bank, Merrill Lynch & Co. and Morgan Stanley. The co-lead managers for this offering are Citi and RBC Capital Markets. The co-managers for this offering are Robert W. Baird, Janney Montgomery Scott LLC, Keefe Bruyette & Woods, Morgan Keegan & Company, Inc., Oppenheimer & Co., and Stifel Nicolaus.

This press release shall not constitute 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, Attention: Prospectus Department, at 299 Park Avenue, New York, NY, 10171 (telephone: 212-821-3000), from the offices of Merrill Lynch & Co., 4 World Financial Center, New York, New York 10080 (telephone: 212-449-1000) from the offices of Morgan Stanley, 180 Varick St., 2nd Floor, New York, New York, Attention: Prospectus Department or by email at prospectus@morganstanley.com, or by contacting any of the other 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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