



Senior Housing Properties Trust Announces 2008 Dividend Allocation

NEWTON, Mass., Jan 12, 2009 (BUSINESS WIRE) --

Senior Housing Properties Trust (NYSE: SNH) today announced that the characterization of dividends for 2008 income tax reporting purposes is as follows:

Common Shares

Declaration Dates	Record Dates	Paid/Payable Dates	Dividend Allocation Per Share				Unrecaptured Section 1250 Gain	Return of Capital
			Dividends Per Share	Ordinary Income	Qualified Dividend	Capital Gain		
01/09/08	01/22/08	02/15/08	\$0.3500	\$0.2857	\$0.0073	\$0.0004	\$0.0009	\$0.0557
04/03/08	04/18/08	05/15/08	0.3500	0.2857	0.0073	0.0004	0.0009	0.0557
07/08/08	07/18/08	08/14/08	0.3500	0.2857	0.0073	0.0004	0.0009	0.0557
10/01/08	10/17/08	11/14/08	0.3500	0.2857	0.0073	0.0004	0.0009	0.0557
TOTALS:			\$1.4000	\$1.1428	\$0.0292	\$0.0016	\$0.0036	\$0.2228
			100.00%	81.63%	2.09%	0.11%	0.26%	15.91%

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.

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.

SOURCE: Senior Housing Properties Trust

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