



July 9, 2012

Senior Housing Properties Trust Announces Quarterly Dividend

NEWTON, Mass.--(BUSINESS WIRE)-- Senior Housing Properties Trust (NYSE: SNH) today announced it has declared a regular quarterly common share dividend of \$0.38 per common share (\$1.52 per share per year). The next quarterly dividend will be paid to common shareholders of record as of the close of business on July 26, 2012 and distributed on or about August 24, 2012.

Senior Housing Properties Trust is a real estate investment trust, or REIT, which owns independent and assisted living communities, medical office buildings, nursing homes, rehabilitation hospitals and wellness centers throughout the United States. SNH is 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.*

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Source: Senior Housing Properties Trust

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