



January 18, 2013

Senior Housing Properties Trust Announces 2012 Dividend Allocation

NEWTON, Mass.--(BUSINESS WIRE)-- Senior Housing Properties Trust (NYSE: SNH) today announced that the characterization of dividends for 2012 income tax reporting purposes is as follows:

Common Shares

<u>Declaration Dates</u>	<u>Record Dates</u>	<u>Paid/Payable Dates</u>	<u>Dividends Per Share</u>	<u>Ordinary Income</u>	<u>Qualified Dividend</u>	<u>Capital Gain</u>	<u>Section 1250 Gain</u>	<u>Return of Capital</u>
01/04/12	01/17/12	02/10/12	\$0.3800	\$0.2381	\$0.0000	\$0.0000	\$0.0000	\$0.1419
04/03/12	04/13/12	05/10/12	\$0.3800	\$0.2381	\$0.0000	\$0.0000	\$0.0000	\$0.1419
07/09/12	07/26/12	08/24/12	\$0.3800	\$0.2381	\$0.0000	\$0.0000	\$0.0000	\$0.1419
10/09/12	10/22/12	11/20/12	<u>\$0.3900</u>	<u>\$0.2443</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.1457</u>
TOTALS:			<u>\$1.5300</u>	<u>\$0.9586</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.5714</u>
			100.00%	62.65%	0.00%	0.00%	0.00%	37.35%

SNH's common share CUSIP number is 81721M109. This information represents final income allocations.

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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