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Senior Housing Properties Trust Announces 2010 Dividend Allocation

Newton, MA (January 18, 2011): Senior Housing Properties Trust (NYSE: SNH) today announced that the characterization of dividends for 2010 income tax reporting purposes is as follows:

Common Shares

Declaration <u>Dates</u>	Record <u>Dates</u>	Paid/Payable <u>Dates</u>	Dividends <u>Per Share</u>	Dividend Allocation Per Share				
				Ordinary <u>Income</u>	Qualified <u>Dividend</u>	Capital <u>Gain</u>	Unrecaptured Section 1250 <u>Gain</u>	Return of <u>Capital</u>
01/07/10	01/19/10	02/16/10	\$0.3600	\$0.2460	\$0.0000	\$0.0000	\$0.0000	\$0.1140
04/01/10	04/15/10	05/14/10	0.3600	0.2460	0.0000	0.0000	0.0000	0.1140
07/02/10	07/15/10	08/13/10	0.3600	0.2460	0.0000	0.0000	0.0000	0.1140
10/04/10	10/15/10	11/12/10	<u>0.3700</u>	<u>0.2528</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.0000</u>	<u>0.1172</u>
TOTALS:			<u>\$1.4500</u>	<u>\$0.9908</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.0000</u>	<u>\$0.4592</u>
			100.00%	68.33%	0.00%	0.00%	0.00%	31.67%

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, nursing homes, rehabilitation hospitals, wellness centers and medical office buildings throughout the United States. SNH is headquartered in Newton, MA.

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