



Court Extends Injunction Prohibiting Termination of Marriott Management Contracts

Newton, MA (January 9, 2003): Five Star Quality Care, Inc. (AMEX: FVE) announced that yesterday a Montgomery County, Maryland Circuit Court extended an injunction prohibiting FVE and Senior Housing Properties Trust (NYSE: SNH) from terminating management contracts with Marriott Senior Living Services, Inc. for 31 senior living communities. The 31 senior living communities are owned by SNH, leased to FVE and managed by Marriott Senior Living Services, Inc., a 100% subsidiary of Marriott International, Inc. (NYSE: MAR). Yesterday's decision does not end this Maryland case. A trial is expected to be held during 2003 or 2004 which will finally decide the rights and obligations under the management contracts of FVE, SNH, Marriott and any Marriott transferee.

WARNING REGARDING FORWARD LOOKING STATEMENTS

THE FOREGOING PRESS RELEASE CONTAINS FORWARD LOOKING STATEMENTS WITHIN THE MEANING OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995 AND THE FEDERAL SECURITIES LAWS. FOR EXAMPLE, THE FACT THAT THE MARYLAND COURT HAS ISSUED AN ORDER WHICH PROHIBITS ACTIONS BY FVE AND SNH MAY IMPLY THAT THE FINAL OUTCOME OF THIS CASE WILL ALSO PROHIBIT THOSE ACTIONS. HOWEVER, AFTER FURTHER PROCEEDINGS THE COURT MAY REVOKE THE PRIOR ORDER OR ISSUE NEW AND DIFFERENT ORDERS. SIMILARLY, FVE IS NOW CONSIDERING WHETHER TO APPEAL YESTERDAY'S DECISION. IF AN APPEAL IS TAKEN FROM YESTERDAY'S DECISION OR FROM A FUTURE COURT DECISION, THE APPELLATE COURT MAY REVERSE OR MODIFY THE TRIAL COURT'S DECISION. THE PENDING LITIGATION MAY BE EXPENSIVE AND MIGHT HAVE UNEXPECTED OUTCOMES. INVESTORS ARE CAUTIONED NOT TO PLACE UNDUE RELIANCE UPON THESE FORWARD LOOKING STATEMENTS.

Five Star Quality Care, Inc.

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