

FOR IMMEDIATE RELEASE

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Diversified Healthcare Trust Announces Quarterly Dividend on Common Shares

Newton, MA (January 16, 2020): [Diversified Healthcare Trust \(Nasdaq: DHC\)](http://www.dhcreit.com) today announced a regular quarterly cash distribution on its common shares of \$0.15 per common share (\$0.60 per share per year). This quarterly dividend will be paid to common shareholders of record as of the close of business on January 27, 2020 and distributed on or about February 20, 2020.

Diversified Healthcare Trust is a Real Estate Investment Trust, or REIT, which owns medical office and life science properties, senior living communities and wellness centers throughout the United States. DHC is managed by the operating subsidiary of The RMR Group Inc. (Nasdaq: RMR), an alternative asset management company that is headquartered in Newton, MA.

WARNING REGARDING FORWARD LOOKING STATEMENTS

This press release contains forward looking statements within the meaning of the Private Securities Litigation Reform Act of 1995 and other securities laws. These forward looking statements are based upon DHC's present beliefs and expectations, but these statements and the implications of these statements are not guaranteed to occur and may not occur for various reasons, some of which are beyond DHC's control. For example, this press release states that DHC's dividend rate will be \$0.15/share per quarter or \$0.60/share per year. A possible implication of this statement is that DHC will continuously pay quarterly dividends of \$0.15/share per quarter or \$0.60/share per year in the future. DHC's dividend rates are set and reset from time to time by DHC's Board of Trustees. The DHC Board considers many factors when setting dividend rates including DHC's historical and projected income, normalized funds from operations attributable to common shareholders, cash available for distribution, the then current and expected needs and availability of cash to pay DHC's obligations and fund DHC's investments, distributions which may be required to be paid to maintain DHC's tax status as a real estate investment trust and other factors deemed relevant by DHC's Board of Trustees in its discretion. Accordingly, future dividend rates may be increased

or decreased and there is no assurance as to the rate at which future dividends will be declared and paid. For these reasons, among others, investors are cautioned not to place undue reliance upon any forward looking statements in this press release. Except as required by law, DHC does not intend to update or change any forward looking statements as a result of new information, future events or otherwise.

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