



NEWS RELEASE

## Diversified Healthcare Trust Announces 2025 Dividend Allocation

2026-01-20

NEWTON, Mass.--(BUSINESS WIRE)-- Diversified Healthcare Trust (Nasdaq: DHC) today announced that the characterization of dividends for 2025 income tax reporting purposes is as follows:

### DHC Common Shares

Dividend Allocation Per Share									
Record Dates	Paid/Payable Dates	Dividends Per Share	Ordinary Income	Section 199A Dividend(1)	Qualified Dividend(2)	Total Capital Gain	Unrecaptured Section 1250 Gain(3)	Section 897 Capital Gain	Return of Capital
01/27/25	02/20/25	\$0.0100	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0100
04/22/25	05/15/25	\$0.0100	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0100
07/21/25	08/14/25	\$0.0100	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0100
10/27/25	11/13/25	\$0.0100	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0100
TOTALS:		\$0.0400	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0000	\$ 0.0400

(1) Section 199A Dividends are a subset of, and included in, the Ordinary Income amount.

(2) Qualified Dividends are a subset of, and included in, the Ordinary Income amount.

(3) Unrecaptured Section 1250 Gain is a subset of, and included in, the Total Capital Gain amount.

DHC's common share CUSIP number is 25525P107. This information represents final income allocations.

Shareholders should look to IRS Form 1099-DIV for their tax reporting. This press release is not intended to replace

the Form 1099-DIV. For additional information regarding the effect on the tax basis of DHC shares, please see Form(s) 8937 published on the DHC website: <https://www.dhcreit.com/investors/stock-information/distributions/default.aspx>

## About Diversified Healthcare Trust

DHC is a real estate investment trust focused on owning high-quality healthcare properties located throughout the United States. DHC seeks diversification across the health services spectrum by care delivery and practice type, by scientific research disciplines and by property type and location. As of September 30, 2025, DHC's approximately \$6.7 billion portfolio included 335 properties in 34 states and Washington, D.C., with more than 26,000 senior living units, approximately 6.9 million square feet of medical office and life science properties and occupied by approximately 420 tenants. DHC is managed by **The RMR Group (Nasdaq: RMR)**, a leading U.S. alternative asset management company with approximately \$39 billion in assets under management as of September 30, 2025 and more than 35 years of institutional experience in buying, selling, financing and operating commercial real estate. DHC is headquartered in Newton, MA.

A Maryland Real Estate Investment Trust with transferable shares of beneficial interest listed on the Nasdaq.

No shareholder, Trustee or officer is personally liable for any act or obligation of the Trust.

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Source: Diversified Healthcare Trust