

DIVERSIFIED HEALTHCARE TRUST

(Nasdaq: DHC)



DHC is a REIT focused on owning high-quality healthcare properties located throughout the United States.

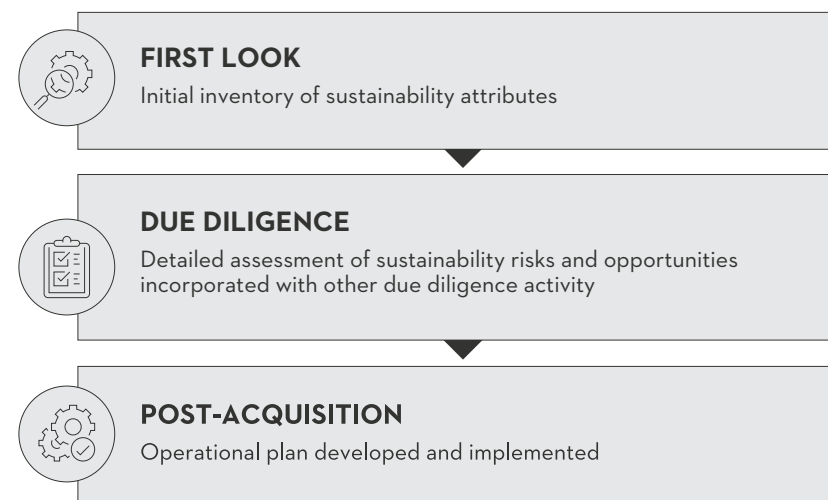
DHC owns \$7.4 billion in assets that include 390 medical office and life science properties, senior living communities and wellness centers located in 36 states and Washington, D.C.

Our business strategy for our life science and medical office portfolio (our "Office Portfolio") incorporates a focus on sustainable approaches to operating these properties in a manner that benefits our shareholders, tenants and the communities in which we are located.

Further details can be found in The RMR Group's [2021 Sustainability Report](#).

DUE DILIGENCE PROCESS

We seek to invest capital in our properties that both improves environmental performance and enhances asset value. During the acquisition of properties, RMR assesses, among other things, environmental sustainability opportunities and physical and policy driven climate-related risks as part of the due diligence process.



ENVIRONMENTAL HIGHLIGHTS

CERTIFICATIONS/AWARDS



**Green Lease
Leader Gold**



**19 Properties
2,433,843 Sq. Ft**



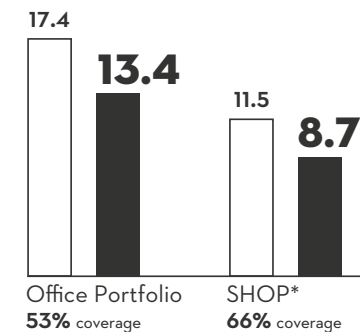
**18 Properties
1,658,489 Sq. Ft**



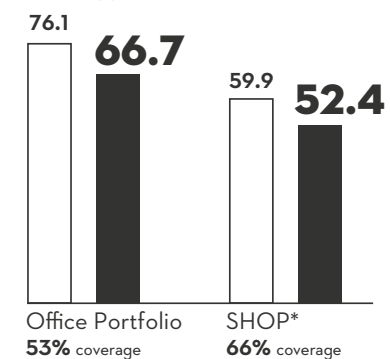
**9 Properties
887,634 Sq. Ft**

PERFORMANCE □ 2019 (baseline) ■ 2021

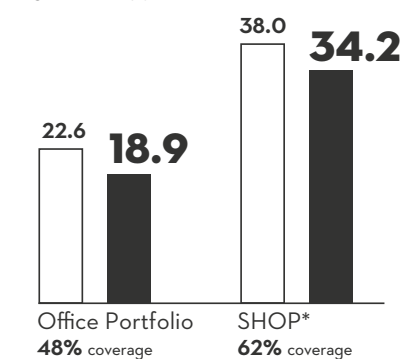
GHG Emissions Intensity *lbs. CO₂e/sq. ft.*



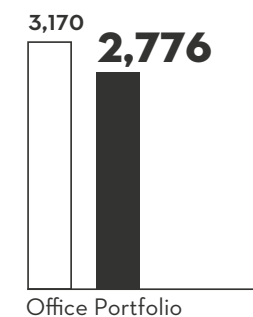
Energy Intensity *kBtu/sq. ft.*



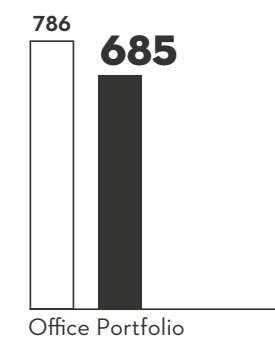
Water Intensity *gallons/sq. ft.*



Waste Generated *short tons*



Waste Diverted *short tons*



* Senior Housing Operating Portfolio

ACTIVE ENVIRONMENTAL PROGRAMS

- Zero Emissions Promise
- Real-time energy monitoring
- Annual energy competitions
- Green building certifications
- Energy/water benchmarking
- Energy efficiency and sustainable capital projects

SOCIAL HIGHLIGHTS

We have no employees of our own. We rely on our manager, RMR, to hire, train and develop a workforce that meets the needs of our business, contributes positively to our society and helps reduce our impact on the natural environment. RMR's Sustainability Report can be found [here](#).

Board diversity and company recognition highlights include the following:

14% Underrepresented Community
29% Women

DIVERSITY HIGHLIGHTS

- Woman as President and CEO
- Woman from an Underrepresented Community as Nominating and Governance Committee Chair
- Woman from an Underrepresented Community as Lead Independent Trustee

HONORS HIGHLIGHTS

- 2021 American Seniors Housing Association 50 Owners
- CEO Connection 2021 Most Influential Women of the Mid-Market - Jennifer Francis

For more information on RMR's social and environmental programs, see **THE 2021 RMR ANNUAL SUSTAINABILITY REPORT**

TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES (TCFD)

Our existing business practices are intended to align with the TCFD framework across both physical and transition risks and opportunities. For more information on our approach to climate risks and opportunities, please see the 2021 Sustainability Report of our manager, RMR LLC.

DISCLOSURE	DISCLOSURE RESPONSE
GOVERNANCE	
a) Describe the board's oversight of climate-related risks and opportunities.	Good Governance - ESG Oversight, page 11 Good Governance - Risk Management and Compliance, page 13 2022 Proxy Statement - Our Board's Role in Oversight of Risk Management, pages 4-6
b) Describe management's role in assessing and managing climate-related risks and opportunities.	Environmental Leadership - Alignment with TCFD Framework, page 24 Good Governance - ESG Oversight, page 11 Good Governance - RMR Acquisitions Sustainability Overview, page 12
STRATEGY	
a) Describe the climate-related risks and opportunities the organization has identified over the short, medium, and long term.	Physical and transitional risks vary by asset type and geographical location. Both climate events and local, state and federal policy developments are monitored for portfolio impact. Programs are deployed where risks and opportunities exist. Physical risk review is coordinated with property insurance brokers. Transition Risks: <ul style="list-style-type: none"> Energy disclosure regulations Energy and emissions regulations Water disclosure regulations Carbon pricing More stringent building codes Market-driven/tenant interests Reputational risks Physical Risks: <ul style="list-style-type: none"> Storm surge and frequency Sea level rise Hail storm Convective storm Wildfire Heat stress and drought stress Inland riverine and coastal flooding Environmental Leadership - Alignment with TCFD Framework, page 24 2021 Form 10-K Annual Report - Item 1A. Risk Factors, pages 18-27
b) Describe the impact of climate-related risks and opportunities on the organization's businesses, strategy, and financial planning.	Environmental Leadership - Alignment with TCFD Framework, page 24 2021 Form 10-K Annual Report - Item 1A. Risk Factors, pages 18-27
c) Describe the resilience of the organization's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	Environmental Leadership - Alignment with TCFD Framework, page 24 2021 Form 10-K Annual Report - Item 1A. Risk Factors, pages 18-27

DISCLOSURE	DISCLOSURE RESPONSE
RISK MANAGEMENT	
a) Describe the organization's processes for identifying and assessing climate-related risks.	Good Governance - RMR Acquisitions Sustainability Overview, page 12 Good Governance - Risk Management and Compliance, page 13 2022 Proxy Statement - Sustainability, pages 2-3
b) Describe the organization's processes for managing climate-related risks.	<ul style="list-style-type: none"> Action plans and programs are developed and implemented where risks and opportunities exist. Technology is deployed to help manage programs. Team members are trained to execute plans and track metrics and targets. Operational activities at regional and property levels keep risk and opportunity awareness high. Good Governance - Risk Management and Compliance, page 13 2022 Proxy Statement - Sustainability, pages 2-3
c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organization's overall risk management.	Good Governance - RMR Acquisitions Sustainability Overview, page 12 Good Governance - Risk Management and Compliance, page 13 Environmental Leadership - Alignment with TCFD Framework, page 24
METRICS AND TARGETS	
a) Disclose the metrics used by the organization to assess climate-related risks and opportunities in line with its strategy and risk management process.	Environmental Leadership - Greenhouse Gas Emissions and Climate Change, pages 20-21 Environmental Leadership - Energy Management, page 22 Environmental Leadership - Water and Waste Management, page 23 Appendices F to J, pages 43-49
b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks.	Appendices F to J, pages 43-49
c) Describe the targets used by the organization to manage climate-related risks and opportunities against targets.	Environmental Leadership - At a Glance, page 18 Environmental Leadership - Greenhouse Gas Emissions and Climate Change, pages 20-21

SUSTAINABILITY ACCOUNTING STANDARDS BOARD (SASB)

The following disclosures are informed by the guidance of the Sustainability Accounting Standards Board (SASB) Industry Standard for Real Estate Version 2018-10. To the extent an accounting metric, as defined by the SASB Standard, is not applicable to our portfolio or data to report on the applicable accounting metric is not available to us, we have not made any disclosure.

For the following disclosures, our properties are reported in two segments, our Office Portfolio and SHOP, and are consistent with how these properties and our operating results are presented in our other Securities and Exchange Commission (SEC) filings. The information presented is as of December 31, 2021, unless otherwise noted. Additionally, for all sustainability accounting metrics, Same Property includes properties owned continuously since January 1, 2020 and excludes properties classified as held for sale, closed or out of service undergoing redevelopment, if any, and two life science properties containing 1.1 million square feet that are owned in a joint venture arrangement in which DHC owns a 20% equity interest.

SASB CODE	TOPIC	2021 RESPONSE	
ENERGY MANAGEMENT			
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property subsector	Office Portfolio RSF SHOP	53.3% 66.4%
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity, and (3) percentage renewable, by property subsector	Office Portfolio RSF SHOP	(1) 327,468 GJ; (2) 0%; (3) 79% (1) 917,808 GJ; (2) 0%; (3) 69%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property subsector	Office Portfolio RSF SHOP	-1.9% -9.2%
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property subsector	Office Portfolio RSF SHOP	(1) 45.3%; (2) 21.4% (1) 18.1%; (2) 0.6%
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	See 2022 Proxy Statement	
WATER MANAGEMENT			
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property subsector	Office Portfolio RSF SHOP	(1) 47.8%; (2) 43.9% (1) 62.2%; (2) 74.5%
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property subsector	Office Portfolio RSF SHOP	(1) 101.62 km ³ ; (2) 34% (1) 808.2 km ⁴ ; (2) 43.7%
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property subsector	Office Portfolio RSF SHOP	-10.8% -8.5%
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	See 2022 Proxy Statement	
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS			
IF-RE-410a.3	Discussion of approach to measuring, incentivizing, and improving sustainability impacts of tenants	See 2022 Proxy Statement	
CLIMATE CHANGE ADAPTATION			
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property subsector	Office Portfolio RSF SHOP	93,963 sq. ft. 1,877,435 sq. ft.
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	See 2022 Proxy Statement	
ACTIVITY METRIC			
IF-RE-000.A	Number of assets, by property subsector	Office Portfolio RSF SHOP	116 235
IF-RE-000.B	Leasable floor area, by property subsector	Office Portfolio RSF SHOP	8,724,257 sq. ft. 24,874,080 sq. ft.
IF-RE-000.C	Percentage of indirectly managed assets, by property subsector	Office Portfolio RSF SHOP	39.4% 100%

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DHC 2021 CERTIFIED PROPERTIES

ADDRESS	SQ. FT.	LEED CERTIFIED	BOMA 360	ENERGY STAR® CERTIFIED
2200 County Road C West, Roseville, MN	23,508		BOMA 360	
1360 Upper Hembree Road, Roswell, GA	28,205		BOMA 360	ENERGY STAR
8301 Golden Valley Road, Golden Valley, MN	40,020		BOMA 360	ENERGY STAR
8501 Golden Valley Road, Golden Valley, MN	41,367		BOMA 360	ENERGY STAR
8401 Golden Valley Road, Golden Valley, MN	48,124		BOMA 360	ENERGY STAR
13215 Dotson Road, Houston, TX	63,082		BOMA 360	
1450 Busch Parkway, Buffalo Grove, IL	64,860		BOMA 360	
11855 Ulysses Street NE, Blaine, MN	76,638		BOMA 360	
5 Hampshire Street, Mansfield, MA	80,519		BOMA 360	
11209 N. Tatum Boulevard, Phoenix, AZ	97,289	GOLD	BOMA 360	ENERGY STAR
4505 Emperor Boulevard, Durham, NC	105,130		BOMA 360	
5213 South Alston Avenue, Durham, NC	126,225		BOMA 360	ENERGY STAR
21 Spurs Lane, San Antonio, TX	129,432		BOMA 360	
10800 Nuckols Road, Glen Allen, VA	135,375		BOMA 360	
28515 Westinghouse Place, Valencia, CA	146,385		BOMA 360	
12700 Whitewater Drive, Minnetonka, MN	149,719	GOLD	BOMA 360	ENERGY STAR
1100 Ward Avenue, Honolulu, HI	204,292		BOMA 360	ENERGY STAR
The Forum at Tucson, Tucson, AZ	276,567			ENERGY STAR
The Gables at Winchester, Winchester, MA	157,305			ENERGY STAR
Aspenwood Senior Living, Silver Spring, MD	130,903			ENERGY STAR
2801 North Decatur Road, Decatur, GA	51,859			ENERGY STAR
1145 19th Street NW, Washington, DC	139,749	CERTIFIED		ENERGY STAR
8631 West 3rd Street, Los Angeles, CA	165,404			ENERGY STAR
8635 West 3rd Street, Los Angeles, CA	165,488			ENERGY STAR
4411 The 25 Way, Albuquerque, NM	244,268			ENERGY STAR
1675 Lakeside Drive, Waukegan, IL	99,657	SILVER		ENERGY STAR
1615 Lakeside Drive, Waukegan, IL	98,319	GOLD	BOMA 360	ENERGY STAR
5799 Broadmoor Street, Mission, KS	116,923	GOLD		ENERGY STAR
3030 Science Park, San Diego, CA	94,457	SILVER		
3040 Science Park, San Diego, CA	36,419	SILVER		
3050 Science Park, San Diego, CA	55,102	SILVER		

	Sq. Ft.
19 ENERGY STAR® Certified Properties	2,433,843
18 BOMA 360 Certified Properties	1,658,489
9 LEED Certified Properties	887,634