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NEWS RELEASE

The RMR Group Announces Execution of 16,283 Square Feet of New and Renewal Leases in 2019 at 4001 Fair Ridge Drive in Fairfax, VA

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NEWTON, Mass.--(BUSINESS WIRE)-- **The RMR Group Inc. (Nasdaq: RMR)** today announced the execution of six new and renewal leases totaling 16,283 square feet of medical office space during 2019 at 4001 Fair Ridge Drive in Fairfax, Virginia.

This press release features multimedia. View the full release here:
<https://www.businesswire.com/news/home/20200123005110/en/>

The property is a multi-tenant, three-story medical office building with 46,903 square feet of leasable space, with onsite radiology and lab testing services providing good synergy for the medical practices situated in the building. Approximately two miles from INOVA Hospital, 4001 Fair Ridge Drive also offers tenants and their employees and patients close proximity to Interstate 66, US Route 50 and Dulles International Airport.

The property is owned by Diversified Healthcare Trust (Nasdaq: DHC) and managed by The RMR Group LLC, which manages DHC and is the majority owned operating subsidiary of The RMR Group Inc. The RMR Group LLC is responsible for providing all aspects of management services and strategy for more than 1,400 properties with over 97 million square feet of commercial office, industrial, medical office, life science and retail space.

The RMR Group Inc. worked with Nick Zuppas and Andrew Papantoniou of Gittleson Zuppas Medical Realty on the leasing efforts. Tenants, which included specialist medical practices were represented by Adrian Dominguez of Gittleson Zuppas Medical Realty, Leonard Brown of Meridian Property, Inc. and Esther Plotkin of Total Office

Planning Solutions.

About The RMR Group Inc.

The RMR Group Inc. is a holding company and substantially all of its business is conducted by its majority owned operating subsidiary, The RMR Group LLC. The RMR Group LLC is an alternative asset management company that primarily provides management services to publicly traded REITs and real estate related operating companies. As of September 30, 2019, The RMR Group LLC had \$32.8 billion of total assets under management, including more than 2,200 properties, and employed nearly 600 real estate professionals in more than 30 offices throughout the United States; the companies managed by The RMR Group LLC collectively had nearly 50,000 employees. The RMR Group Inc. is headquartered in Newton, Massachusetts.

About Diversified Healthcare Trust

Diversified Healthcare Trust is a real estate investment trust (REIT) focused on owning high-quality, private-pay healthcare properties located throughout the United States. DHC seeks diversification across the health services spectrum: by care delivery and practice types, by research science disciplines, by location and by financial profile. As of September 30, 2019, DHC's \$8.6 billion portfolio included more than 430 properties in 42 states, occupied by more than 600 tenants, and totaling more than 12.0 million square feet of medical office and life science properties and 32,000 living units. 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. To learn more about DHC, visit www.dhcreit.com.

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Source: The RMR Group Inc.