



Position Title: Director, Asset Management
Department: Asset Management (Senior Living)
Reports To: Vice President, Senior Living Asset Management
Location: 255 Washington Street, Newton, MA
FLSA Status: Exempt
Travel: 10-15%

Summary:

Diversified Healthcare Trust (Nasdaq: DHC) is a real estate investment trust (REIT) that owns approximately \$7.2 billion of high-quality healthcare properties located in 36 states and Washington, D.C. DHC seeks diversification across the health services spectrum: by care delivery and practice type, by scientific research disciplines and by property type and location. DHC's life science and medical office portfolio includes over 100 properties totaling approximately nine million square feet and is occupied by almost 500 tenants. DHC's senior living portfolio contains more than 250 communities and 27,000 senior 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.

The Director, Senior Living Asset Management supports RMR's objectives of enhancing asset value through operational asset management, partnering with operators to analyze community performance, design and implement strategic plans and prioritize capital investments. As an integral member of the Senior Living Asset Management team, the candidate must interact in a thoughtful and collaborative manner with community level and corporate management and exemplify the highest standards of honesty, respect, integrity, and discretion.

Responsibilities:

- Directly oversee a portfolio of senior living communities.
- Conduct monthly and quarterly reviews of operating statements, revenue management and sales performance for assigned communities.
- Interact with community operators and management personnel to improve performance and resolve issues, including the development of short- and long-term strategies to drive performance.
- Evaluate and challenge annual business plans and operating and capital budgets to ensure alignment with DHC's goals.
- Maintain a comprehensive understanding of market conditions affecting assigned communities.

- Evaluate and underwrite capital allocation strategies for hold/sell scenarios, community operator transition strategies and for major capital projects including redevelopments, renovations, and expansions.
- Work closely with RMR's capital project management team to ensure projects are completed on time and within approved scope.
- Conduct on-site property inspections to identify any deficiencies in property condition or management.
- Monitor operators' compliance with leases, management agreements and other legal documents.
- Collaborate with Legal, Investor Relations, Project and Portfolio Management, Acquisitions/Dispositions, Accounting, Audit, and other internal teams as needed.
- Document and communicate regularly regarding the performance of the assigned assets and/or portfolio performance.
- Mentor Asset/Assistant Asset Managers/Analysts in the Senior Living Asset Management team.
- Assist with other ad-hoc analyses, presentations, reporting and special projects.

Requirements:

- Bachelor's degree required with preferred course of study in real estate, finance, healthcare, hospitality, or business administration.
- 10+ years of experience in commercial real estate with a focus on senior living or healthcare real estate or operations. REIT or other investor experience a plus.
- Knowledge of market, feasibility, valuation and financial analysis and structures.
- Strong financial acumen and ability to understand complex pro forma models.
- Familiarity with legal documents including management agreements, tenant leases, easements, and eminent domain proceedings.
- Experience with capital expenditures and improvements.
- Excellent verbal and written communication skills. Ability to present to senior executive team and company leadership.
- Creative, innovative, and optimistic approach to problem solving and the ability to exercise sound judgment and discretion.
- Self-motivated, detail-oriented, well-organized, and results-driven professional who will go above and beyond outlined expectations.
- Ability to excel in a fast-paced, team-centered, and results-driven environment.
- Strong Microsoft-based computer skills including Word, Excel, PowerPoint, and Outlook.
- The ability to meet the national travel requirement of approximately 10 to 15%.

Company Overview:

The RMR Group (Nasdaq: RMR) is a leading U.S. alternative asset management company, unique for its focus on commercial real estate (CRE) and related businesses. RMR's vertical integration is strengthened by over 1,100 real estate professionals in more than 30 offices nationwide who manage over \$41 billion in assets under management and leverage more than 35 years of institutional experience in buying, selling, financing and operating CRE. RMR benefits from a scalable platform, a deep and experienced management team, and a diversity of real estate strategies across its clients. RMR has been recognized by The Boston Globe as a "Top Place to Work", by the Environmental Protection Agency (EPA) as an "ENERGY STAR Partner of the Year" and ranked by the Building Owners and Managers Association (BOMA) as having one of the highest number of BOMA 360 designated properties in its portfolio. RMR is headquartered in Newton, MA and was founded in 1986. For more

information, please visit www.rmrgroup.com. Follow RMR on LinkedIn and on Twitter @The_RMR_Group.

All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, citizenship, disability or protected veteran status.