

Investor Presentation

Q3 2022

November 9, 2022



Cautionary Statements

This presentation contains forward-looking information that reflects the current expectations, estimates and projections of management about the future results, performance, achievements, prospects or opportunities for Chartwell and the seniors housing industry. Forward-looking statements are based upon a number of assumptions and are subject to a number of known and unknown risks and uncertainties, many of which are beyond our control, and that could cause actual results to differ materially from those that are disclosed in or implied by such forward-looking statements. There can be no assurance that forward-looking information will prove to be accurate, as actual results and future events could differ materially from those expected or estimated in such statements. Accordingly, readers should not place undue reliance on forward-looking information. These factors are more fully described in the "COVID-19 Business Impacts and Related Risks" and the "Risks and Uncertainties and Forward-Looking Information" sections of our Management's Discussion & Analysis for the year ended December 31, 2021 (the "2021 MD&A"), and in materials filed with the securities regulatory authorities in Canada from time to time, including but not limited to our most recent Annual Information Form.

In this presentation "Q1" refers to the three-month period ended March 31; "Q2" refers to the three-month period ended June 30; "Q3" refers to the three-month period ended September 30; "Q4" refers to the three-month period ended December 31; "2022" refers to the calendar year 2022; "2021" refers to the calendar year 2021; and "YTD" means year to date.

In this presentation we use a number of performance measures that are not defined in generally accepted accounting principles ("GAAP") which follow the disclosure requirements established by National Instrument 52-112 Non-GAAP and Other Financial Measures Disclosures, to measure, compare and explain the operating results and financial performance of the Trust (collectively, the "Non-GAAP Measures").

These Non-GAAP Measures do not have standardized meanings prescribed by GAAP and, therefore, may not be comparable to similar measures used by other issuers. The Real Property Association of Canada ("REALPAC") issued white papers with recommendations for calculations of Funds from Operations ("FFO") and Adjusted Funds from Operations ("AFFO") (the "REALPAC Guidance"). Our FFO definition is substantially consistent with the definition adopted by REALPAC. Please refer to the "Additional Information on Non-GAAP Measures" section of our MD&A for details. As part of our financial covenants reporting, we present AFFO in accordance with the definitions used in our credit agreements. This definition differs from the definition in the REALPAC Guidance.

In this presentation we use various financial metrics and ratios in our disclosure of financial covenants. These metrics are calculated in accordance with the definitions contained in our credit agreements and the trust indenture governing our outstanding debentures and may be described using terms which differ from standardized meanings prescribed by GAAP. These metrics may not be comparable to similar metrics used by other issuers.

Specified financial measures are categorized as non-GAAP financial measures, non-GAAP ratios, supplementary financial measures, and capital management measures as follows:

Non-GAAP Financial Measures

Funds from Operations ("FFO"), FFO for continuing operations, FFO for total operations, FFO from LTC Discontinued Operations, FFO for Equity-Accounted JVs, and Internal Funds from Operations, ("IFFO"), IFFO for continuing operations, IFFO for total operations, IFFO from LTC Discontinued Operations, Adjusted Funds from Operations ("AFFO") including per unit amounts ("PU"), Earnings before interest, tax, depreciation and amortization ("consolidated EBITDA" or "EBITDA"), Adjusted Resident Revenue, Adjusted Direct Property Operating Expense, Consolidated Interest Expense, Adjusted Consolidated Gross Book Value of Assets, Book value of assets, Gross book value adjustment on IFRS transition, Adjustment for accumulated depreciation and amortization, Aggregate Adjusted Assets, Payment of cash distributions and Amortization of finance costs and fair value adjustments on assumed mortgages, Finance cost reserve and Proforma adjustments.

Non-GAAP Ratios

Debt Service Coverage Ratio, Interest Coverage Ratio, Total Leverage Ratio, Adjusted Consolidated Unitholders' Equity Ratio, Secured Indebtedness Ratio, Unencumbered Property Asset Ratio, Consolidated EBITDA to Consolidated Interest Expense Ratio, Indebtedness Percentage, Net Debt to Adjusted EBITDA Ratio, Payment of Cash Distributions, Expected Unlevered Yield, and Coverage ratio.

Supplementary Financial Measures

Net Operating Income ("NOI"), Adjusted NOI, Adjusted Development Costs, Lease-up-Losses, Estimated Stabilized NOI, Unencumbered Property Asset Value and Unencumbered Aggregate Adjusted Assets

Capital Management Measures

Liquidity, Imputed Cost of Debt, Total Equity, Regularly Scheduled Debt Principal Payments, Consolidated Indebtedness, Secured Indebtedness, Unsecured Indebtedness, Investment restrictions

Please refer to the "Additional Information on Non-GAAP Measures", "Consolidated Results of Operations – FFO", "Significant Events – Development – Expected Unlevered Yield, Development Lease-up-Losses and Imputed Cost of Debt", "Consolidated Results of Operations – Adjusted Resident Revenue, Adjusted Property Operating Expenses and Adjusted NOI" and "Liquidity and Capital Resources – Financial Covenants" sections of our Q3 2022 MD&A for details on these measures.

Due to rounding, numbers presented throughout this presentation may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures.

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Chartwell at-a-Glance

Unique Value Proposition Exceptional resident experience that is personalized, memorable, and feels like home	Growth - Development & Acquisitions Pipelines - Strategic partner relationships	Execution Capabilities Fully-Integrated National Operating Platform	ESG - Positive societal impact - Leader in corporate governance - Diversity and inclusion	Large Employer ~16,000 Dedicated Employees
Scale and Focus 197 Residences ⁽¹⁾ 30,807 Suites/Beds ⁽¹⁾ - Upscale, Mid-market, Urban, Suburban	Revenue ⁽²⁾ \$777M	making people's lives BETTER	Adjusted EBITDA ⁽³⁾ \$233M	Occupancy ⁽⁴⁾ 77.6%
Market Capitalization ⁽⁵⁾ \$2B	Liquidity ⁽⁶⁾ \$152M	 CHARTwell retirement residences	Net Debt to Adjusted EBITDA ⁽⁷⁾ 11.2	Interest Coverage Ratio ⁽⁷⁾ 2.6

⁽¹⁾ As at September 30, 2022. Includes owned operating, development properties, properties and developments under management, and LTC Discontinued Operations.

⁽²⁾ Rolling 12 months ended September 30, 2022, including adjustments related to our equity-accounted joint ventures and other income; excludes LTC Discontinued Operations.

⁽³⁾ Rolling 12 months ended September 30, 2022, including proforma adjustments. Refer to the "Supplemental Information" section on page 28 of this presentation.

⁽⁴⁾ Same property portfolio for the three months ended September 30, 2022.

⁽⁵⁾ Trust Unit price \$9.29 at September 30, 2022.

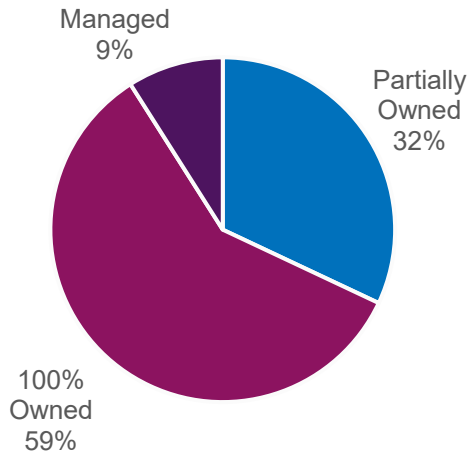
⁽⁶⁾ Includes cash and available credit facilities at September 30, 2022.

⁽⁷⁾ Rolling 12 months ended September 30, 2022, including proforma adjustments.

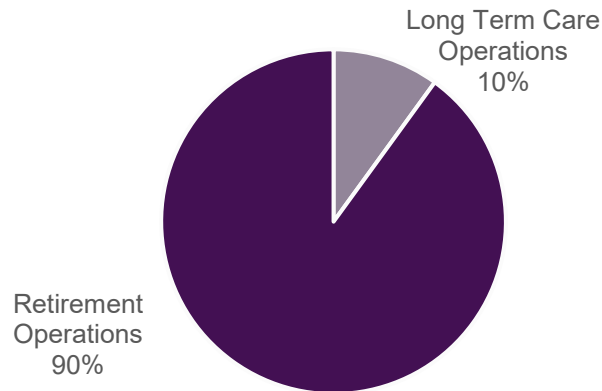
Chartwell at-a-Glance

Portfolio Composition

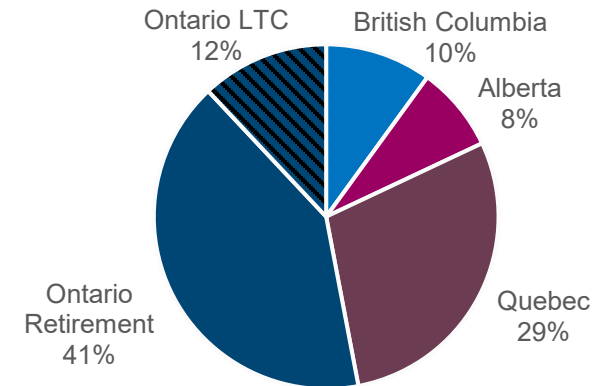
Ownership Interest⁽¹⁾



Adjusted NOI by Operating Segment⁽²⁾⁽³⁾



Geographic Location⁽³⁾⁽⁴⁾



- Urban and Suburban
- Upscale and Mid-Market
- Own, Operate, Build
- Market leader in four most populous provinces

Leader in each of its markets⁽⁵⁾

Province	Share of Market
Ontario	16%
Alberta	11%
Quebec	7%
British Columbia	7%

(1) Based on number of suites/beds as at September 30, 2022, excluding development properties and development properties by Batimo. Minimum ownership of partially-owned properties is 42.5%.

(2) Adjusted NOI % represents Chartwell's share of ownership interest for the rolling 12 months ended September 30, 2022.

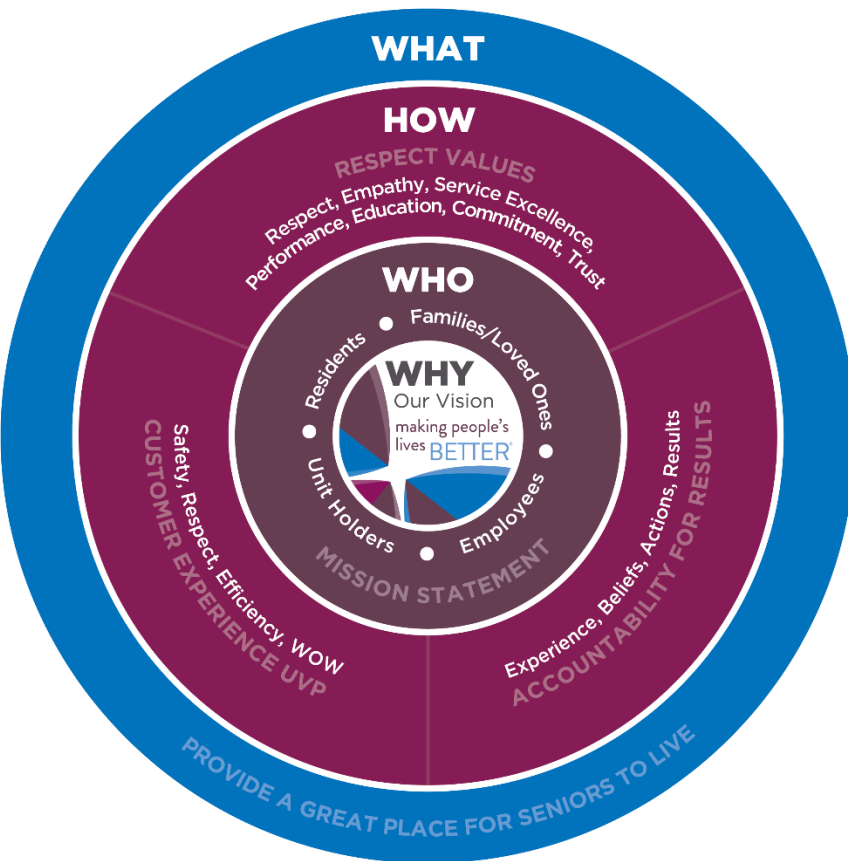
(3) Effective March 31, 2022, our Long Term Care Operations segment was reclassified as discontinued operations.

(4) Based on number of suites/beds as at September 30, 2022, at Chartwell's share of ownership interest. Excluding development properties and development properties by Batimo.

(5) Ratio of Chartwell-operated suites to total retirement suites inventory as reported by CMHC in their Seniors' Housing Survey (2021).

Why Chartwell?

Our Why



Why Chartwell?

Strategy

Chartwell's Strategy Statement

In 2025, we will achieve
Employee Engagement of 55% (highly engaged),
Resident Satisfaction of 67% (very satisfied),
and same property
Occupancy of 95% to drive strong **IFFOPU** growth by providing **exceptional resident experiences** through **personalized services** in our **upscale** and **mid-market** residences in **urban and suburban** locations.

Employee Engagement – Only highly engaged employees go above and beyond to deliver exceptional resident experiences fulfilling our vision of Making People's Lives Better and driving high resident satisfaction scores.

Resident Satisfaction – Very satisfied residents are more likely to be ambassadors and recommend their residence to their friends.

Occupancy – High employee engagement, resident satisfaction, and positive industry fundamentals will drive growth in same property occupancy to 95% in 2025.

IFFOPU ⁽¹⁾ – Occupancy growth will translate to IFFOPU growth.

Exceptional Resident Experience – We achieve our goals by providing personalized services in line with our standards of Safety, Respect, Efficiency and WOW.

Personalized Services – We treat each resident as a unique individual, we get to know them even before they come to live with us, and we tailor our service offering to their preferences and needs.

Upscale and Mid-market – We will not operate residences with no or very limited services, nor those with premium upscale service levels.

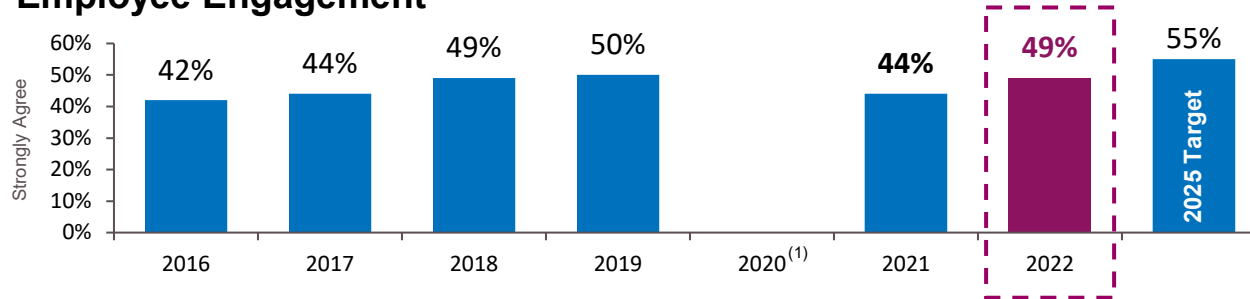
Urban and Suburban – We only operate residences in areas with populations over 25,000 within a 10km radius and stabilized annual Net Operating Income of over \$1M.

(1) IFFOPU = Internal Funds from Operations per Trust Unit.

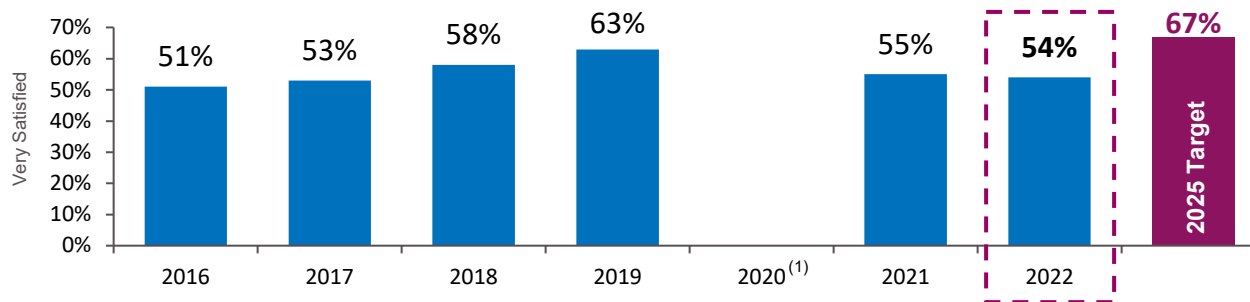
Why Chartwell?

Strategy Scorecard – Retirement Operations

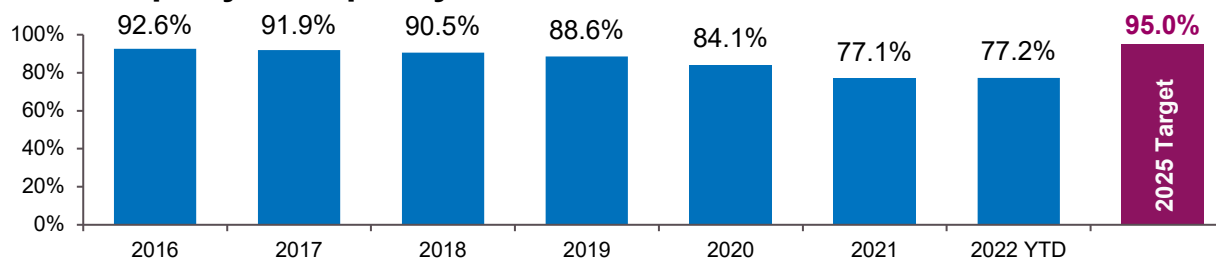
Employee Engagement



Resident Satisfaction



Same Property Occupancy⁽²⁾



1 pp ↑ in
occupancy
=
\$9.2M or
4.0¢ per unit
of
incremental
revenue

(1) In 2020, a modified survey was conducted and results are not comparable to prior periods; therefore, they are not presented.

(2) Same property as defined in each year.

Why Chartwell?

Execution



INSPIRE



Why Chartwell?

Leadership & Governance



Huw Thomas
February 2012

- Independent
- **Chair of the Board**



Sharon Sallows
August 2010

- Independent
- **Chair of the CG&N Committee**
- Member of the Investment Committee



André Kuzmicki
May 2005

- Independent
- **Chair of the Investment Committee**



V. Ann Davis
May 2017

- Independent
- **Chair of the Audit Committee**
- Member of the CG&N Committee



Jamie Scarlett
May 2019

- Independent
- Member of the Audit Committee
- Member of the CG&N Committee



W. Brent Binions
March 2020

- Non-Independent
- Member of the Investment Committee
- Board member from 2003–2020 as Chartwell's co-founder and senior executive



Valérie Pisano
May 2022

- Independent
- Member of the CG&N Committee
- Member of the Investment Committee



Gary Whitelaw
May 2022

- Independent
- Member of the Audit Committee
- Member of the Investment Committee



Vlad Volodarski
March 2020

- Chartwell's Chief Executive Officer (see next page)

Note: Tenure on Chartwell's Board as non-management director, excludes Vlad Volodarski.

Why Chartwell?

Chartwell's Executive Team



Vlad Volodarski⁽¹⁾
Chief Executive Officer

Tenure with Chartwell: 19 yrs
Industry Experience: 19 yrs



Karen Sullivan
President and Chief Operating Officer

Tenure with Chartwell: 14 yrs
Industry Experience: 35 yrs



Jonathan Boulakia
*Chief Investment Officer and
Chief Legal Officer*

Tenure with Chartwell: 14 yrs
Industry Experience: 14 yrs



Sheri Harris
Chief Financial Officer

Tenure with Chartwell: 15 yrs
Industry Experience: 23 yrs

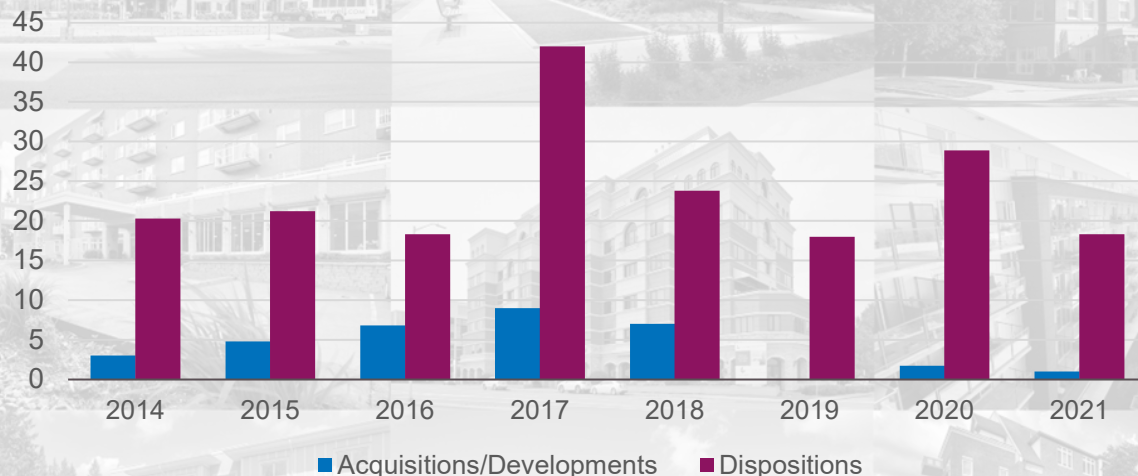
- Over 75 Years of Collective Industry Experience

(1) Also on the Board of Directors since March 2020.

Why Chartwell?

Real Estate

Average Age of Assets Acquired/Developed vs. Sold ⁽¹⁾



- Since 2014, the average age of assets **acquired/developed** is 4.1 years ⁽¹⁾
- Since 2014, the average age of assets **sold** is 23.8 years ⁽¹⁾

Number of Suites:	2014	2015	2016	2017	2018	2019	2020	2021
Acquisitions / Developments	539	1,637	461	1,305	937	995	549	529
Sold	1,957	5,537	400	250	609	178	905	302

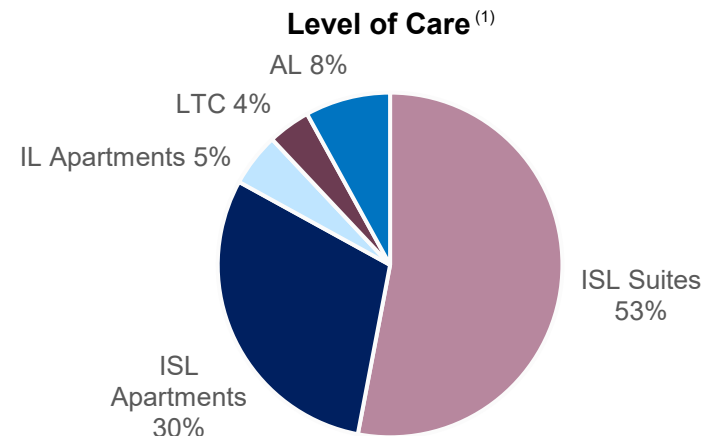
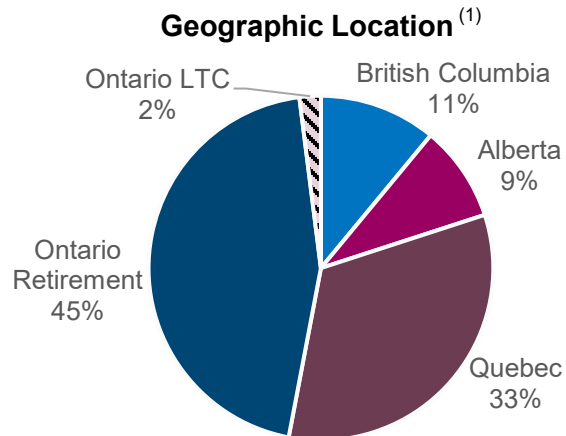
- Improving portfolio by selling older assets and buying/building newer, high-quality assets
- On March 31, 2022, we entered into agreements to sell our Ontario Long Term Care portfolio (2,418 beds)
- On April 1, 2022, we acquired three recently-developed retirement residences in Ontario (467 suites)
- On August 12, 2022, we entered into agreements to sell two BC Long Term Care homes (264 beds)

⁽¹⁾ On the date of acquisition or sale, as applicable.

Why Chartwell?

Executing on Portfolio Optimization Strategy

- Exiting Long Term Care business in Ontario



- Enhancing focus on growing Retirement business

Acquired Three Retirement Residences in Ontario



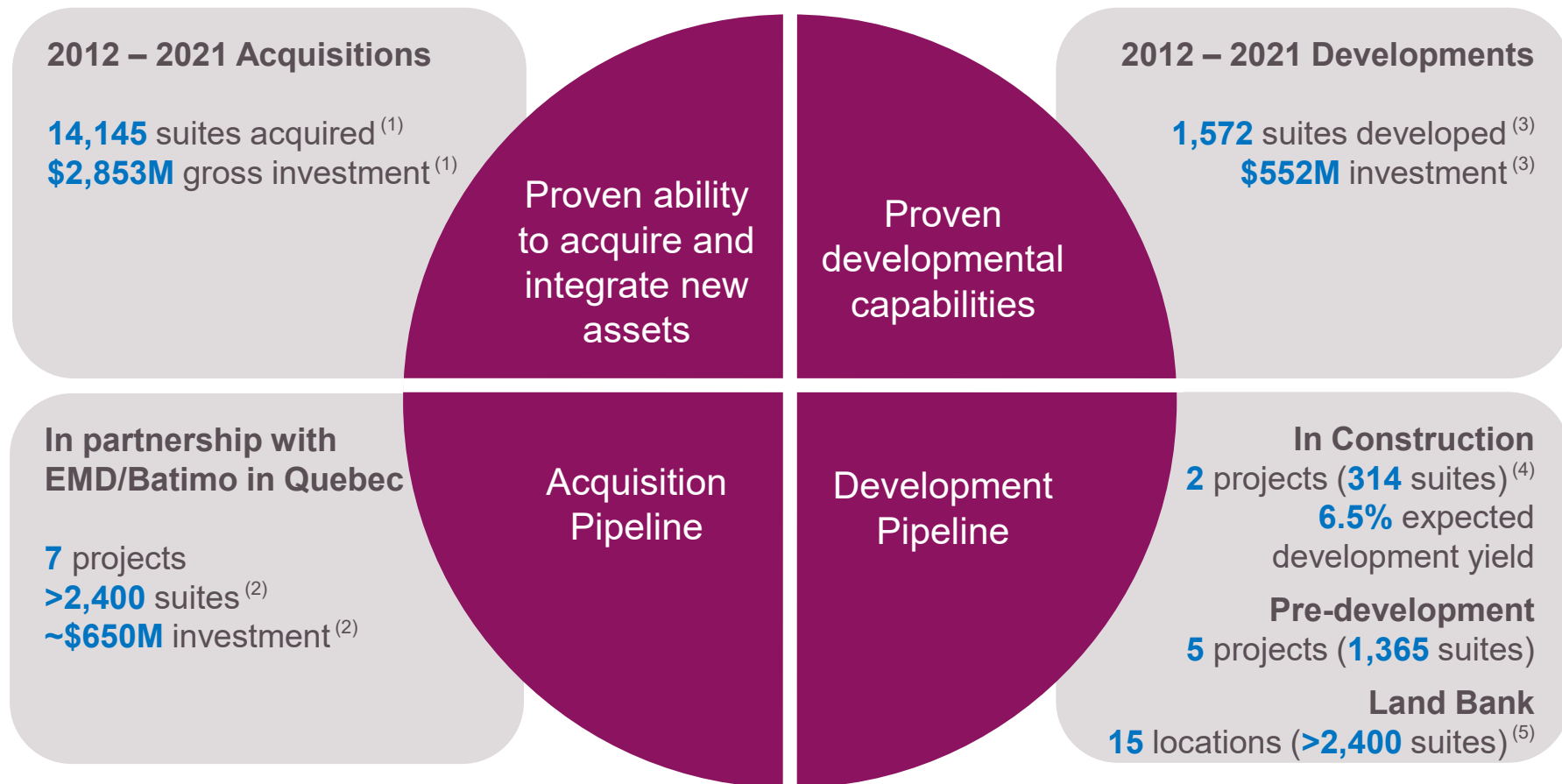
467 Suites, \$228M, 6.4% Stabilized NOI Yield



(1) Portfolio composition based on number of suites/beds as at September 30, 2022, at Chartwell's share of ownership interest. Excludes development properties, development properties by Batimo and LTC Discontinued Operations.

Why Chartwell?

Growth



(1) Chartwell's share ownership = 9,714 suites, \$2,237M.

(2) Chartwell's expected share ownership = 1,898 suites, \$516M. Purpose-built, no competition, acquired on stabilization at 99% of fair market price.

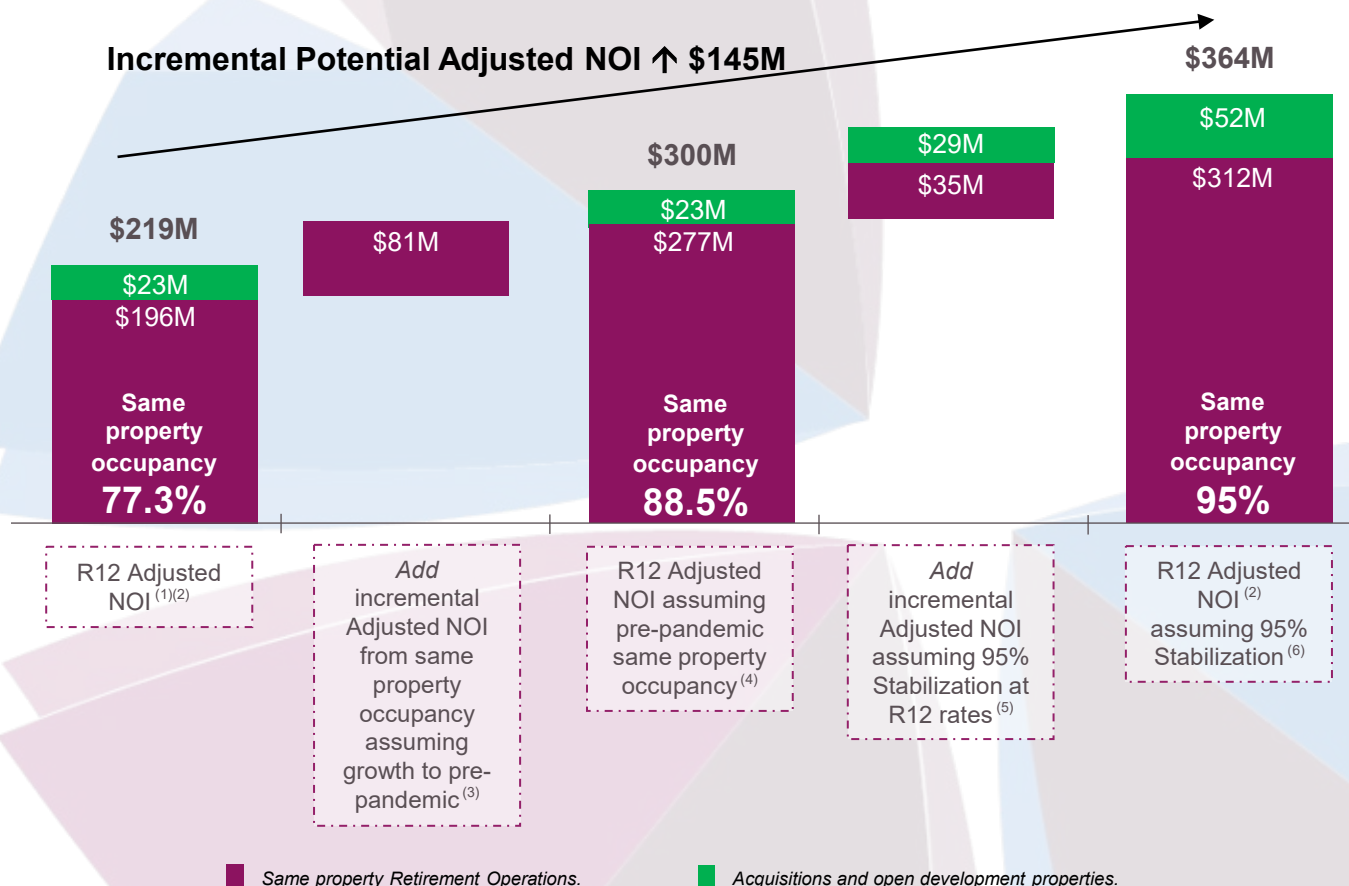
(3) Chartwell's share ownership = 1,222 suites, \$421M.

(4) Includes one project (224 suites) subject to forward sale contract once completed.

(5) Includes land at one location (108 suites) related to LTC Discontinued Operations.

Why Chartwell?

Embedded Potential Value



This slide contains forward-looking information that reflects the current expectations, estimates and projections of management about the future results, performance, achievements, prospects or opportunities for Chartwell and the seniors housing industry. Forward-looking statements are based upon a number of assumptions and are subject to a number of known and unknown risks and uncertainties, many of which are beyond our control, and that could cause actual results to differ materially from those that are disclosed in or implied by such forward-looking statements. There can be no assurance that forward-looking information will prove to be accurate, as actual results and future events could differ materially from those expected or estimated in such statements. Accordingly, readers should not place undue reliance on forward-looking information. These factors are more fully described in the "COVID-19 Business Impacts and Related Risks" and the "Risks and Uncertainties and Forward-Looking Information" sections of our 2021 MD&A, and in materials filed with the securities regulatory authorities in Canada from time to time, including but not limited to our most recent Annual Information Form.

(1) "R12" = Rolling 12 months as at September 30, 2022.

(2) R12 Adjusted NOI for same property, acquisitions and open development properties. Excludes properties classified as disposition, repositioning and other portfolio.

(3) Incremental Adjusted same property NOI at pre-pandemic (Q4 2019) occupancy of 88.5% calculated at R12 average rental rate of \$3,945 per month and pre-pandemic margin.

(4) R12 Adjusted NOI for same property at pre-pandemic (Q4 2019) occupancy of 88.5% calculated at R12 average rental rate of \$3,945 per month and pre-pandemic margin and R12 Adjusted NOI for acquisitions and open development properties.

(5) Incremental Adjusted NOI for same property, acquisitions and open development properties to 95%.

(6) R12 Adjusted NOI for same property, acquisitions and open development properties at 95% stabilization.

Industry Fundamentals

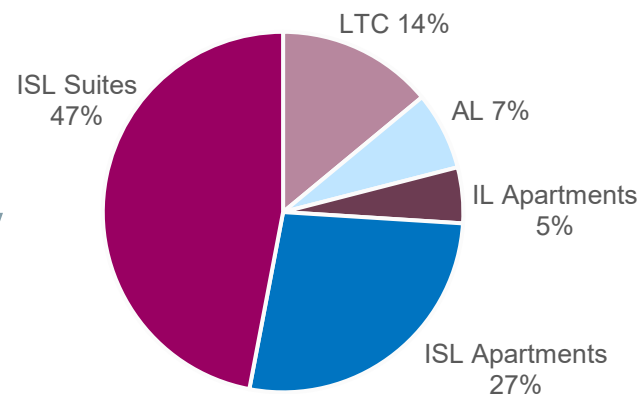
Care Levels

	Independent Supportive Living (ISL) & Independent Living (IL)	Assisted Living (AL) & Memory Care (MC)	Long Term Care (LTC)
Level of Care	Low to medium	Medium to high	Very high
Target Resident	More active, healthy seniors	Seniors with some physical and/or cognitive impairments	Seniors with acute cognitive and/or physical impairments requiring higher levels of daily personal care
Service Offering	Availability of meals, activities, transportation, security, housekeeping, basic assistance with daily living	ISL/IL services + Care services and specific MC, cognitive programming included	24-hour registered nursing care or supervision
Funding	Predominantly private pay	Mix of government funded and private pay	Predominantly government funded
Regulations	Mostly consumer protection	Mostly consumer protection	Heavily regulated

making people's
lives **BETTER**

- Providing much needed care and services to Canadians

Chartwell's Portfolio by Level of Care ⁽¹⁾⁽²⁾



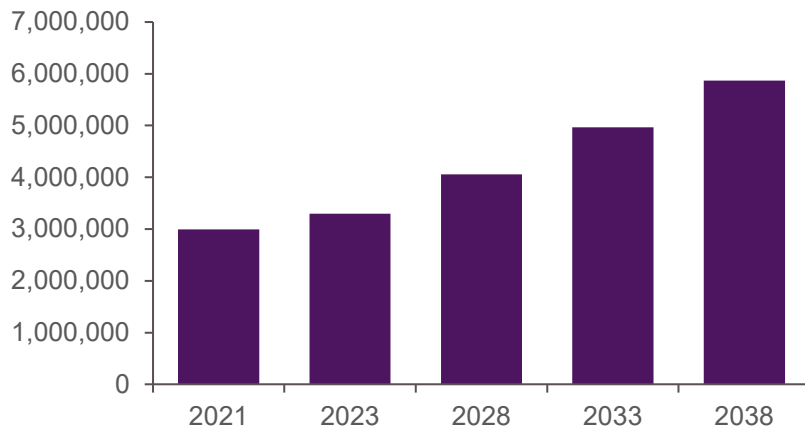
(1) Represents composition of suites/beds at Chartwell's share of ownership interest at September 30, 2022.

(2) Effective March 31, 2022, our Long Term Care Operations segment was reclassified as discontinued operations.

Industry Fundamentals

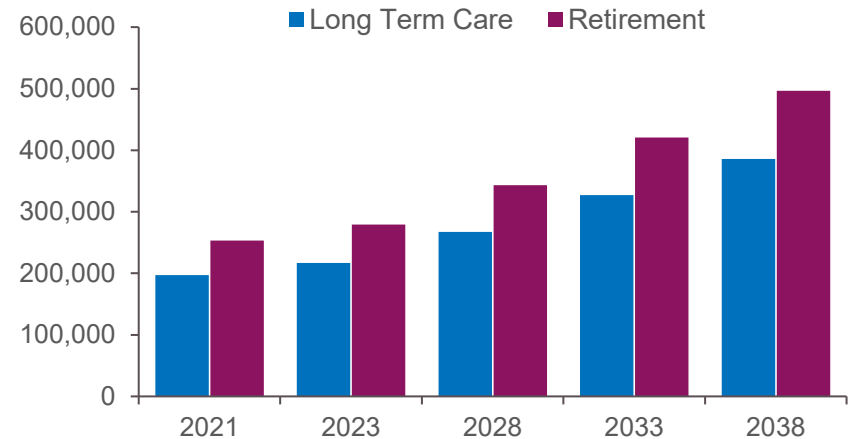
Demand

**Projected Aged 75 and over Population
2021-2038, Canada ⁽¹⁾**



Required Annual Supply ⁽²⁾

Total Supply



- Current supply of retirement and long term care is ~ 450,000 suites
- ~ 430,000 new suites are required by 2038

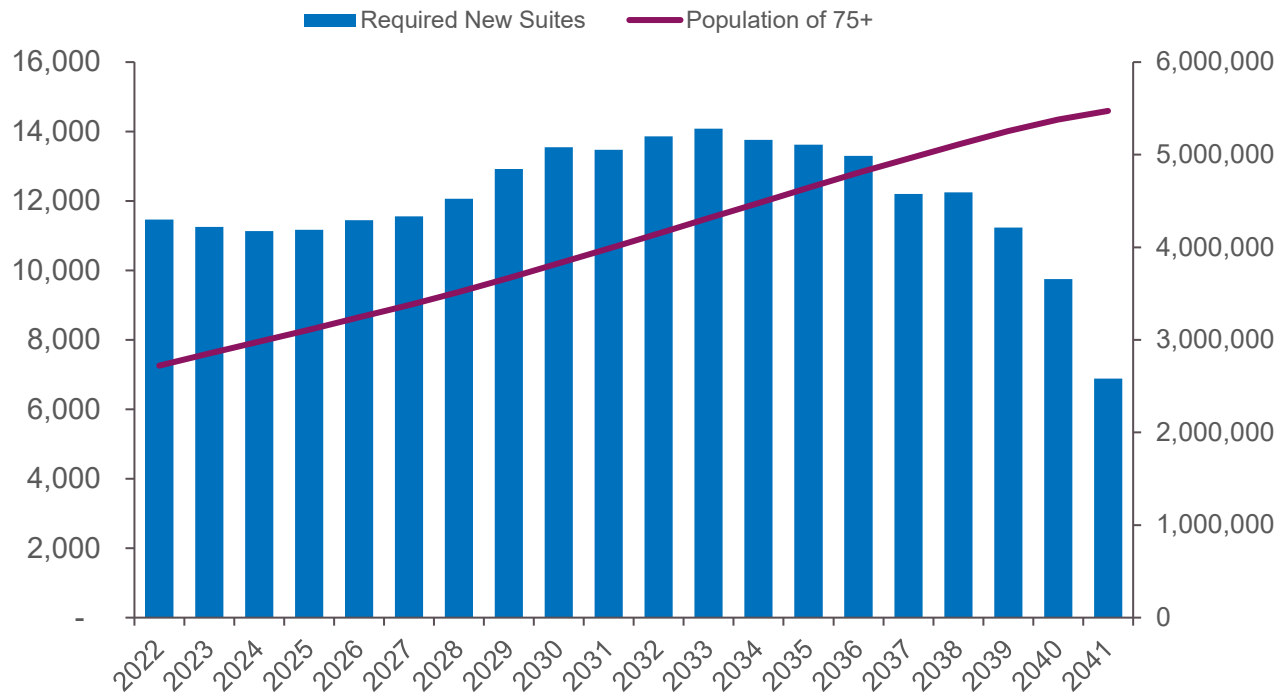
(1) Source: Statistics Canada. Table 17-10-0057-01 Projected population, by projection scenario, age and sex, as of July 1, 2021 (x 1,000).

(2) Retirement demand is estimated by applying the current national penetration rate of 8.46% (CMHC Seniors Housing Report Canada) to 75+ population as reported by Statistics Canada. LTC demand is estimated based on 65.81 beds per 1,000 people aged 75 and over. This estimate represents the LTC Beds/Population ratios reported by Statistics Canada.

Industry Fundamentals

Demand

Incremental Annual Retirement Suites Demand in Chartwell's Markets ⁽¹⁾



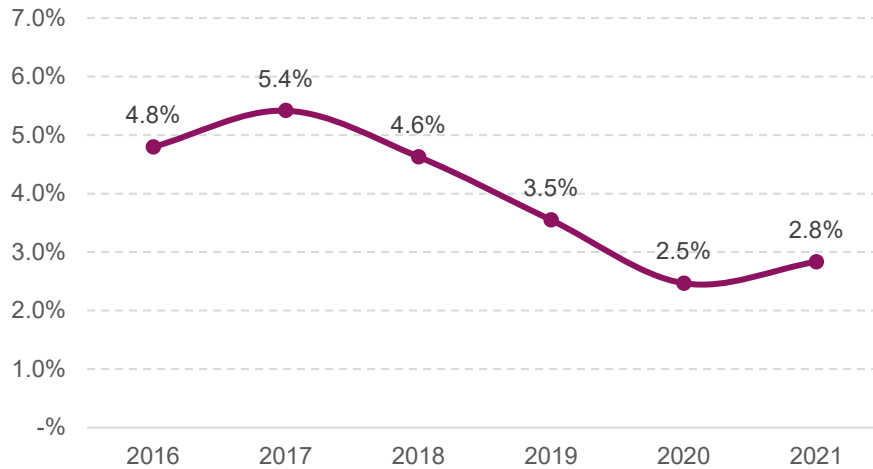
- Total incremental suites required by 2041 = 241,011

(1) Additional annual demand for retirement suites in Ontario, Quebec, British Columbia, Alberta.

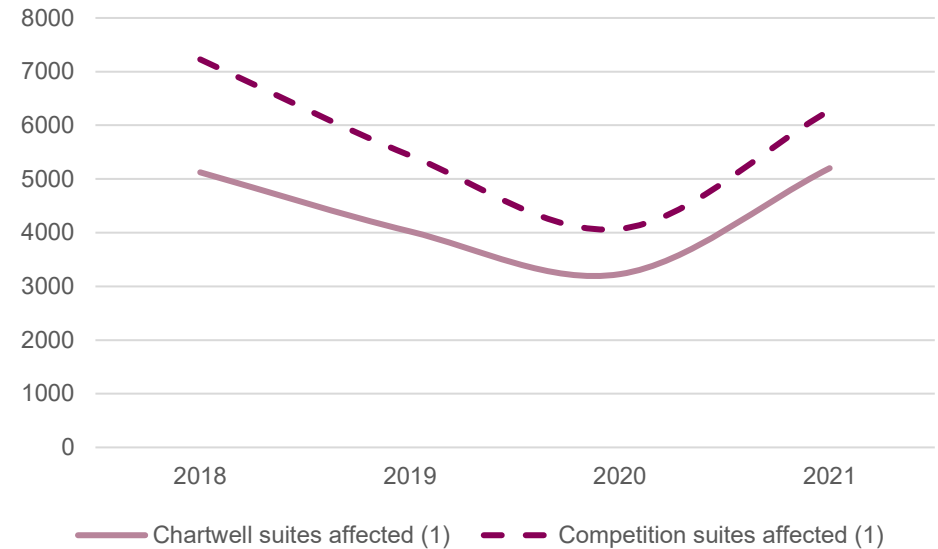
Industry Fundamentals

Supply and Competition

Construction Starts



Chartwell Competition



Source – Cushman and Wakefield ULC

- Overall construction starts remain at historically low levels with a slight increase to 2.8% of inventory in 2021 compared to 2.5% of inventory in 2020
- New construction in Chartwell's core markets increased in 2021 primarily due to larger developments in Ottawa, Quebec City, Durham and York regions of Ontario. Development activity in all other large Chartwell markets remained muted

(1) Competing properties in construction within 5 kms from Chartwell's properties in its top 15 markets, by concentration of suites. As of December 31, of each year. Refer to our MD&As for years ended December 31, 2018, December 31, 2019, December 31, 2020, and December 31, 2021, for details.

Industry Fundamentals

Concentration

Largest Retirement Operators		No. of Properties Operated ⁽¹⁾⁽²⁾	No. of Suites Operated ⁽³⁾
1	 Chartwell Retirement Residences ⁽⁴⁾	170	26,452
2	Revera Inc.	97	11,890
3	Sélection Retraite	43	11,653
4	Cogir Management Corporation	42	11,077
5	Le Groupe Maurice	33	9,981
6	Résidences Soleil	14	5,646
7	All Seniors Care	33	5,196
8	Verve Senior Living	30	4,288
9	Amica Senior Lifestyles	31	4,167
10	Sienna Senior Living	36	4,104
11	Résidences Bâtisseurs	17	3,783
12	Atria Senior Living	29	3,372
13	Schlegel Villages	9	2,555
14	Seasons Retirement Communities	22	2,554
15	Shannex Inc.	15	2,480
15 Largest Operators' Share of Total Suites ⁽⁵⁾			39.9%
Source: Cushman & Wakefield ULC and Company Reports			

(1) Suite counts strictly as at December 31, 2021, except where indicated.

(2) Excludes properties under development,
Includes properties managed for third parties, and
Excludes holdings if any, in the United States.

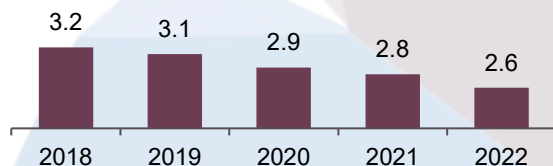
(3) Includes only IL, ISL, AL and MC suites within the noted properties.

(4) Based on number of suites/beds as at September 30, 2022.

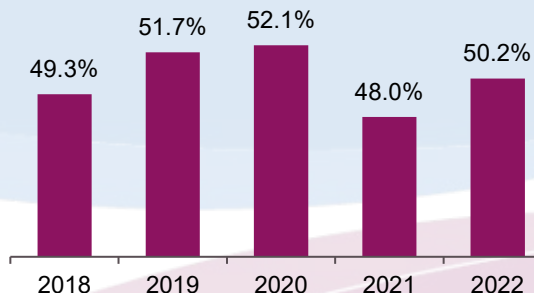
(5) Share of total percentage based on CHMC's universe, June 2021.

Historical Performance

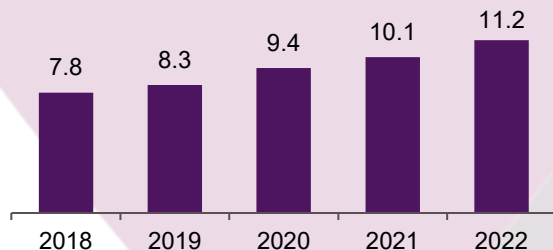
Interest Coverage Ratio ⁽¹⁾



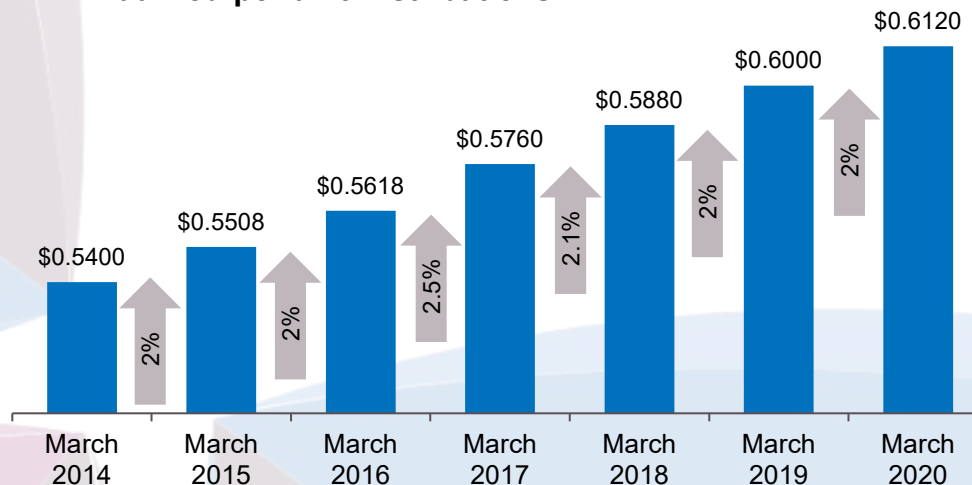
Debt to Gross Book Value ⁽²⁾



Net Debt to Adjusted EBITDA ⁽¹⁾



Annualized per unit Distributions



DRIP ⁽³⁾ Participation 24.8% ⁽⁴⁾

BBB(low) rated by DBRS, confirmed April 2022

(1) Rolling 12 months ended September 30, 2022, and 12 months ended December 31 for periods 2018-2021.

(2) As at the end of September for 2022 and as at the end of December for periods 2018-2021.

(3) Distribution Reinvestment Plan ("DRIP") allows unitholders to reinvest their distributions into new units of Chartwell, including a 3% bonus distribution and with no commissions.

(4) Average DRIP participation for the three months ended September 30, 2022.

Financial Position

- At November 9, 2022

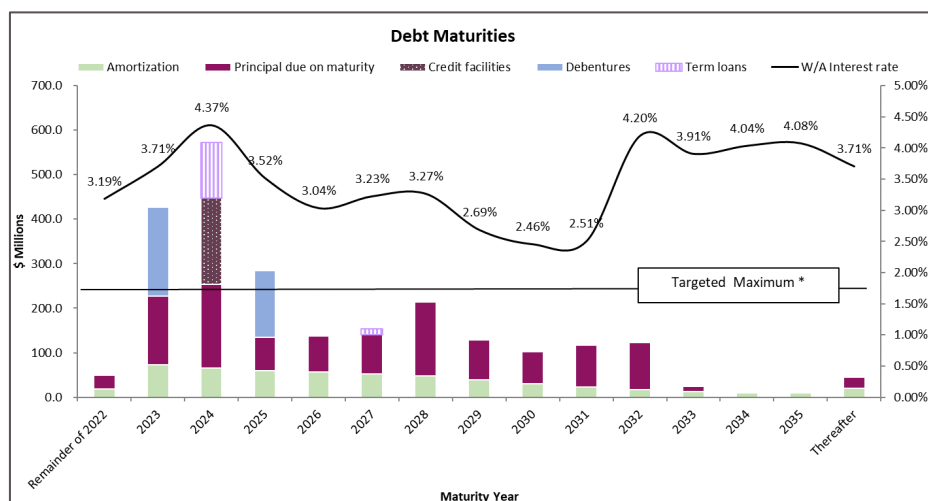
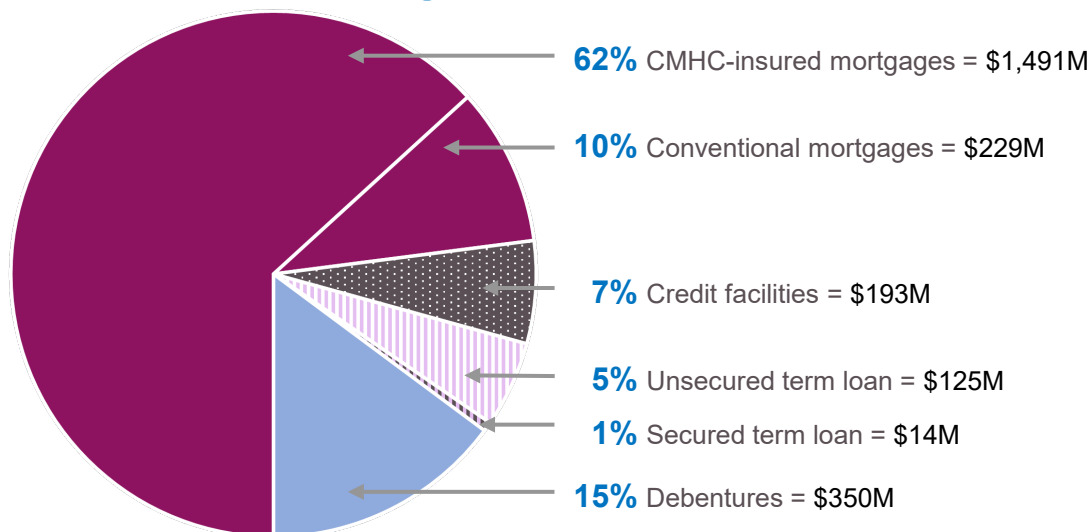
\$182M
Liquidity

\$25M
cash

\$157M
available credit
facilities

Financial Position

Debt Portfolio – Continuing Operations



* 10% of total debt = \$240.2M

Mortgage Portfolio	At September 30, 2022			At December 31, 2021
	Fixed Rate	Variable Rate	Total	Total
Principal amount	\$1,687M	\$33M	\$1,720M	\$1,904M
Weighted average interest rate	3.14%	4.65%	3.17%	3.27%
Average term to maturity	6.4 years	0.2 years	6.2 years	6.3 years

Current Period Financial Results

Q3 2022 Summary

	Q3 2022	Q3 2021	Change
Net income/(loss) ⁽¹⁾	\$4.3M	\$0.9M	\$3.4M
FFO ⁽²⁾			
Continuing operations	\$28.3M	\$28.8M	(\$0.5M)
Total	\$31.9M	\$33.9M	(\$2.0M)
FFOPU ⁽²⁾			
Continuing operations	\$0.12	\$0.13	(\$0.01)
Total	\$0.13	\$0.15	(\$0.02)
Average occupancy – same property	77.6%	77.1%	0.5pp
Adjusted NOI ⁽³⁾ – same property	\$50.4M	\$50.9M	(\$0.5M)

(1) Includes net income from LTC Discontinued Operations.

(2) Refer to the "Supplemental Information" section on page 30 of this presentation.

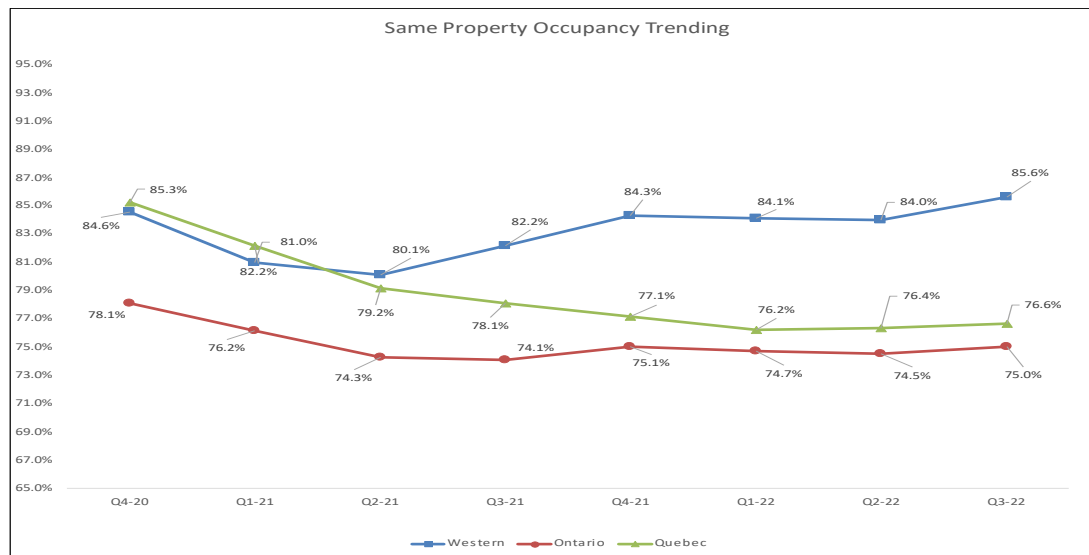
(3) Refer to the "Supplemental Information" section on page 29 of this presentation.

- Annual and market rental and service rate increases.
- Occupancy 0.5 percentage points higher.
- Higher pandemic-related expenses.
- Higher agency and staffing costs, food, and utilities expenses.

Current Period Financial Results

Q3 2022 Adjusted NOI and Occupancy

(\$M, except Occupancy)	Same Property					
	Adjusted NOI				Occupancy	
	Q3 2022	Q3 2021	Inc/(Dec) \$ %		Q3 2022	Q3 2021 Change
Retirement:						
Western Canada	14.1	13.0	1.1	8.9%	85.6%	82.2% 3.4pp
Ontario	26.8	27.6	(0.8)	(3.0%)	75.0%	74.1% 0.9pp
Quebec	9.5	10.3	(0.8)	(8.3%)	76.6%	78.1% (1.5pp)
Total Retirement	50.4	50.9	(0.5)	(1.1%)	77.6%	77.1% 0.5pp



Same property retirement adjusted NOI:

- higher net pandemic expense of \$3.7M,
- higher agency and staffing costs, food and utilities expenses,

partially offset by

- higher revenue from regular annual market-based rental and service rate increases, and
- higher occupancy.

Same property retirement occupancy increased 0.5 percentage points.

Additional platform-specific trends:

- Western Canada - strong occupancy recovery; limited agency staffing pressure.
- Quebec - lower occupancy.
- In Q3 2022, all platforms increased occupancy from Q2 2022.

Current Period Financial Results

Occupancy and Rent Update

Retirement Operations	One month ended July 31, 2022	One month ended August 30, 2022	One month ended September 30, 2022	One month ended October 31, 2022	Forecast One month ending November 30, 2022 ⁽¹⁾	Forecast One month ending December 31, 2022 ⁽¹⁾
Weighted average occupancy rate - same property portfolio	77.6%	77.5%	77.7%	78.1%	78.2%	78.2%
<i>Change from the previous month</i>		(0.1pp)	0.2pp	0.4pp	0.1pp	-

(1) Forecast includes leases and notices as at October 31, 2022.

- Our properties in 11 of our top 15 markets, experienced average occupancy increases of 2.8 percentage points from April to September 2022; Ottawa, Durham, Calgary, and Quebec City, experienced average occupancy declines of 1.3 percentage points in the same period.
- Same property retirement occupancy increased 0.4 percentage points in October.
- Same property retirement occupancy is forecast to increase 0.1 percentage point in November and remain flat in December, based on known leases and notices as at October 31, 2022.
- We have consistently experienced mid-month move ins, particularly in our Ontario platform. These mid-month move-ins are not accounted for in our forecasts.
- Due to inflationary conditions, combined rental and service rate increases 75 basis points higher than previous expectation of approximately 3.0%.

ESG Report - 2022



Find the Full Report at investors.chartwell.com/company-profile

Diversity Of Chartwell Employees

Chartwell employees represent various cultures, life experiences, identities and backgrounds. This rich diversity is a huge asset to Chartwell as it helps us to think differently and create an environment more conducive to innovation, which is especially critical in our ever-evolving and complex world.

Chartwell has established a Diversity and Inclusion Leadership Council (DILC), comprised of a diverse group of employees from the corporate office and our residences. The DILC advises and supports Chartwell in the development and implementation of its diversity and inclusion strategies.

“Diversity and inclusion is fundamental to our culture. Our staff, residents and unitholders benefit from Chartwell being a diverse and inclusive organization that values and celebrates our differences. This focus allows us to attract top talent, drive innovation and growth, and contributes to our vision of **Making People's Lives BETTER**. I am proud of our current progress and excited by the steps we continue to take in developing a welcoming, respectful and inclusive culture for all.”
- Jonathan Boulakia, Chair, DILC
Chief Investment Officer and Chief Legal Officer

The DILC is responsible for the implementation of Chartwell's Diversity and Inclusion Framework which sets the direction for Chartwell's priorities and objectives with respect to Diversity and Inclusion.

Embodying varied perspectives, life experiences, cultures and ways of looking at the world to generate insight and better results, Chartwell is committed to:

- Strengthening a culture of inclusion and addressing barriers to career advancement.
- Enabling learning through diversity and inclusion, including addressing unconscious bias and fostering inclusive leadership.
- Enabling and promoting work practices that foster diversity of thought.
- Recruiting, developing and advancing persons from groups that have been historically disadvantaged in Canada including Indigenous peoples, women, visible minorities, religious minorities, persons with disabilities and persons of minority sexual orientations and gender identities.

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In 2021, Chartwell affiliated with **One Tree Planted**, a leader in global reforestation. Through this partnership Chartwell will specify where, globally, we will support reforestation with measurable outcomes.

For all new Chartwell developments, Chartwell will donate .1% of total project costs to **One Tree Planted** or others to support sustainable projects.

In December 2021, Chartwell donated \$35,400 to One Tree Planted on behalf of the Chartwell Ridgeway Retirement Residence expansion project. This donation will fund reforestation of approximately 34 acres of land or 28,000 trees. Once planted in British Columbia, these trees will offset approximately 280 tonnes of CO₂ annually. This donation will additionally support the creation of local jobs for the reforestation project and benefit local biodiversity.

Of particular local impact, One Tree Planted is currently supporting the Forest Fire Recovery of 1342 acres of the burned-out Okanagan Valley in British Columbia. The Chartwell donation will support approximately 3% of that initiative.

QUANTIFIABLE IMPACT ON THE ENVIRONMENT



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2021 was the first year we asked demographics questions from our employees and we will continue surveying our employees in subsequent years. We also asked our employees how they feel about our handling of issues relating to Diversity and Inclusion and will continue to do so in future surveys.

DEMOGRAPHICS AT CHARTWELL RESIDENCES

ETHNIC MINORITIES



LGBTQ+¹



DEMOGRAPHICS AT CHARTWELL CORPORATE OFFICES

ETHNIC MINORITIES



LGBTQ+¹



¹Statistics based on Chartwell's 2021 Diversity Survey, where participating employees self-disclosed their status.

1.Lesbian, Gay, Bisexual, Transgender, Transsexual, 2/Two-Spirit, Queer, Intersex, Asexual

Chartwell is focused on ensuring its numerous recruitment, retention, development and promotion initiatives are accessible to people of diverse backgrounds.

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We will engage sustainability consultants for all future development projects, performing Life Cycle Assessments – a methodology for assessing the environmental aspects associated with the development over its life cycle – and applying a meaningful carbon offset contribution through donation to One Tree Planted.



A Life Cycle Assessment of the Ridgeway project was completed in December 2021, quantifying the carbon emissions created from the construction and full life cycle of the building. The Ridgeway expansion project is estimated to create approximately 870 tonnes of carbon emissions. Over the course of 20 years, the 28,000 trees planted are estimated to absorb approximately 5,600 tonnes of carbon emissions, offsetting the build emission and contributing thereafter to overall carbon emission reduction.

ENVIRONMENTAL POLICIES AND LEGAL COMPLIANCE

We have implemented development policies to foster sustainable practices in construction and renovation and minimize the direct and indirect environmental impact of our construction sites. These policies encourage use of green materials, implementation of efficiency measures and equipment with respect to emissions, energy, water and waste, proximity to pedestrian, bicycle and mass transit networks, and the protection and conservation of natural habitats.

Pursuant to Chartwell's Environmental Policy, Chartwell conducts thorough due diligence, including third party environmental reports and studies, on existing or new land it acquires and Chartwell undertakes remediation efforts for material issues affecting the land and/or the environment.

We also strive to comply with Federal, provincial and local climate and energy-related regulations. There were no material environmental compliance violations reported in 2021.

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Supplemental Information

Reconciliation Table – Adjusted EBITDA

	Rolling 12 months September 30, 2022
(\$000s)	
Net income	20,800
Gain on disposal of assets ⁽¹⁾	(39,510)
Transaction costs	1,747
Impairment losses	850
Non-cash change in fair value of financial instruments and foreign exchange loss/(gain) ⁽¹⁾	(24,334)
Finance costs ⁽¹⁾	91,860
Depreciation of PP&E and amortization of intangible assets ⁽¹⁾	167,339
Income tax expense/(benefit)	1,628
Principal portion of capital funding	6,705
EBITDA	227,085
Proforma adjustments ⁽²⁾	5,462
Adjusted EBITDA	232,547

(1) Non-GAAP; includes Chartwell's proportionate share of equity-accounted joint ventures and LTC Discontinued Operations.

(2) Adjusted to reflect a full-year impact of acquisitions and dispositions completed during the reporting period, on a proforma basis.

Supplemental Information

Reconciliation Table – Adjusted NOI

(\$000s)	Q3 2022	Q3 2021	Change
Resident revenue	168,758	156,430	12,328
Add:			
Share of resident revenue from joint ventures ⁽¹⁾	29,192	27,152	2,040
Resident revenue from LTC Discontinued Operations ⁽²⁾	60,121	55,106	5,015
Adjusted resident revenue	258,071	238,688	19,383
Comprised of:			
Same property	159,866	152,593	7,273
Acquisitions and development	20,078	10,319	9,759
Dispositions, repositioning, and other	78,127	75,776	2,351
Adjusted resident revenue	258,071	238,688	19,383
Direct property operating expense	117,811	107,374	10,437
Add:			
Share of direct property operating expense from joint ventures ⁽¹⁾	20,413	18,800	1,613
Direct property operating expense from LTC Discontinued Operations ⁽²⁾	54,732	48,259	6,473
Adjusted direct property operating expense	192,956	174,433	18,523
Comprised of:			
Same property	109,505	101,694	7,811
Acquisitions and development	12,658	7,550	5,108
Dispositions, repositioning, and other	70,793	65,189	5,604
Adjusted direct property operating expense	192,956	174,433	18,523
NOI	50,947	49,056	1,891
Add:			
Share of NOI from joint ventures	8,779	8,352	427
Adjusted NOI from continuing operations	59,726	57,408	2,318
Add:			
NOI from LTC Discontinued Operations	5,389	6,847	(1,458)
Adjusted NOI	65,115	64,255	860
Comprised of:			
Same property	50,361	50,899	(538)
Acquisitions and development	7,420	2,769	4,651
Dispositions, repositioning, and other	7,334	10,587	(3,253)
Adjusted NOI	65,115	64,255	860

(1) Non-GAAP; represents Chartwell's proportionate share of the results related to our equity-accounted joint ventures.

(2) Represents the results related to LTC Discontinued Operations.

Supplemental Information

Reconciliation Table – FFO and FFOPU

(\$000s, except number of units and per unit amounts)	Continuing Operations			Total Operations		
	Q3 2022	Q3 2021	Change	Q3 2022	Q3 2021	Change
Net income/(loss)	750	(1,839)	2,589	4,278	917	3,361
<i>Add (Subtract):</i>						
B Depreciation of PP&E	38,958	36,966	1,992	38,958	39,109	(151)
D Amortization of limited life intangible assets	809	862	(53)	809	1,072	(263)
B Depreciation of PP&E and amortization of intangible assets used for administrative purposes included in depreciation of PP&E and amortization of intangible assets above	(1,186)	(1,416)	230	(1,186)	(1,416)	230
E Loss/(gain) on disposal of assets	(656)	(149)	(507)	(655)	(151)	(504)
J Transaction costs arising on dispositions	122	420	(298)	183	420	(237)
G Deferred income tax	(2,248)	(2,724)	476	(2,248)	(2,724)	476
O Distributions on Class B Units recorded as interest expense	234	234	-	234	234	-
M Changes in fair value of financial instruments and foreign exchange loss/(gain)	(9,054)	(4,274)	(4,780)	(9,054)	(4,274)	(4,780)
Q FFO adjustments for Equity-Accounted JVs	561	750	(189)	561	750	(189)
FFO	28,290	28,830	(540)	31,880	33,937	(2,057)
Weighted average number of units (000s)	237,837	225,074	12,763	237,837	225,074	12,763
FFOPU	0.12	0.13	(0.01)	0.13	0.15	(0.02)



CHARTwell
retirement residences