

# Q1 26



Management's  
Discussion & Analysis

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First Quarter Report  
March 31, 2026





# MANAGEMENT’S DISCUSSION AND ANALYSIS OF RESULTS OF OPERATIONS AND FINANCIAL CONDITION

For the Three Months Ended March 31, 2026

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## ***About this Management's Discussion and Analysis***

Chartwell Retirement Residences (“Chartwell” or the “Trust”) has prepared the following management’s discussion and analysis (the “MD&A”) to provide information to assist its current and prospective investors’ understanding of the financial results of Chartwell for the three months ended March 31, 2026. This MD&A should be read in conjunction with Chartwell’s unaudited, condensed consolidated interim financial statements for the three months ended March 31, 2026, and the notes thereto (the “Financial Statements”), the audited consolidated financial statements for the years ended December 31, 2025 and 2024, and the notes thereto (the “2025 Financial Statements”), and the annual MD&A for the year ended December 31, 2025 (the “2025 MD&A”). This material as well as additional information about Chartwell, including our Annual Information Form for the year ended December 31, 2025, dated February 26, 2026 (the “AIF”), is available on Chartwell’s website at [www.investors.chartwell.com](http://www.investors.chartwell.com) and on the SEDAR+ website at [www.sedarplus.com](http://www.sedarplus.com).

The discussion and analysis in this MD&A is based on information available to management as of May 7, 2026.

All references to “Chartwell,” “we,” “our,” “us,” or the “Trust” refer to Chartwell Retirement Residences and its subsidiaries, unless the context indicates otherwise. For ease of reference, “Chartwell” and the “Trust” are used in reference to the ownership and the operation of retirement and long term care residences and the third-party management business of Chartwell. The direct ownership of such residences and operation of such business is conducted by subsidiaries of the Trust.

In this document we refer to joint ventures as defined by IFRS Accounting Standards in ‘IFRS 11 – Joint Arrangements’ and that are accounted for using the equity method as “Equity-Accounted JVs”.

In this document, “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; “2026” refers to the calendar year 2026; “2025” refers to the calendar year 2025; “2024” refers to the calendar year 2024; and “2023” refers to the calendar year 2023.

Unless otherwise indicated, all comparisons of results for Q1 2026 are in comparison to results from Q1 2025.

All dollar references, unless otherwise stated, are in Canadian dollars.

In this document 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 (collectively, the “Non-GAAP Measures”), to measure, compare and explain the operating results and financial performance of the Trust.

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 recommendation for calculation of Funds from Operations (“FFO”) (the “REALPAC Guidance”). Our FFO definition is substantially consistent with the definition adopted in the REALPAC Guidance. Refer to the “Additional Information on Non-GAAP Measures” section of this MD&A for details.

In this document 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 that differ from standardized meanings prescribed by GAAP. These metrics may not be comparable to similar metrics used by other issuers.

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

*Non-GAAP Financial Measures:*

FFO, FFO for Equity-Accounted JVs, including per unit amounts ("PU"), Earnings before interest, tax, depreciation and amortization ("consolidated EBITDA" or "EBITDA"), Adjusted Property Revenue, Adjusted Resident Revenue, Adjusted Other Property Revenue, Adjusted Direct Property Operating Expense ("Adjusted DOE"), Adjusted Operating Margin, Adjusted Resident Revenue per Occupied Suite ("REVPOS"), Adjusted DOE per Occupied Suite ("DOEPOS"), Adjusted Net Operating Income per Occupied Suite ("NOIPOS"), FFO Payout Ratio, 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, and Amortization of finance costs and fair value adjustments on assumed mortgages, Proforma adjustments, and Total Units Outstanding.

*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, Expected Unlevered Yield, and Coverage Ratio.

*Supplementary Financial Measures:*

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

*Capital Management Measures:*

Liquidity, Imputed Cost of Debt, Regularly Scheduled Debt Principal Payments, Consolidated Indebtedness, Secured Indebtedness, and Unsecured Indebtedness.

Refer to the "Additional Information on Non-GAAP Measures", "Results of Operations/FFO", "Significant Events/Development/Expected Unlevered Yield and Imputed Cost of Debt", "Results of Operations/Adjusted Property Revenue, Adjusted Resident Revenue, Adjusted DOE, Adjusted Operating Margin, and Adjusted NOI" and "Liquidity and Capital Resources/Debt Covenants" sections of this MD&A for details on these measures.

Certain measures presented in this MD&A, including Adjusted EBITDA, are determined in accordance with definitions contained in the Trust's credit agreements and the trust indenture governing its outstanding debentures and are used for the purposes of monitoring compliance with financial covenants. These measures are not intended to convey management's view of the Trust's financial performance and are not used by management as key performance measures.

**Risks and Uncertainties**

Refer to the "Risks and Uncertainties" section of our 2025 MD&A, as well as our AIF dated February 26, 2026, for detailed discussions of risk factors and uncertainties facing Chartwell.

**Forward-Looking Information**

This document contains forward-looking information that reflects management's current expectations, estimates, forecasts and projections about the future results, performance, achievements, prospects or opportunities for Chartwell and the seniors housing industry as of the date of this MD&A. Refer to the "Forward-Looking Information" section on page 41 of this MD&A.

## Highlights

The following highlights select metrics for Q1 2026 compared to Q1 2025. Refer to the “Results of Operations” section on page 14 of this MD&A for details.

### Q1 2026

- Property revenue increased \$59.4 million or 24.4%.
- Net income decreased \$25.2 million.
- FFO increased \$29.4 million or 52.4%, and \$0.07 per unit or 35%.
- Same property adjusted NOI increased 15.6%.
- Same property adjusted operating margin increased 230 basis points (“bps”) to 42.0%.
- Weighted average same property occupancy up 400 bps to 94.7%.
- Same property NOIPOS increased 10.7% on higher REVPOS and lower DOEPOS.

Distributions increased 2.0% effective for the March 31, 2026 distribution paid on April 15, 2026.

The following table summarizes select financial and operating performance measures:

| <i>(\$000s, except per unit amounts)</i> | Q1 2026 | Q1 2025 | Change   |
|--|---------|---------|----------|
| Property revenue                         | 302,950 | 243,568 | 59,382   |
| Direct property operating expense        | 179,211 | 150,056 | 29,155   |
| Net income                               | 7,992   | 33,194  | (25,202) |
| FFO <sup>(1)</sup>                       | 85,578  | 56,169  | 29,409   |
| FFO per unit <sup>(1)</sup>              | 0.27    | 0.20    | 0.07     |
| G&A expenses <sup>(2)</sup>              | 14,702  | 17,083  | (2,381)  |

(1) Non-GAAP; refer to the “Results of Operations/FFO” section on page 14 of this MD&A for details.

(2) Refer to the “Results of Operations/General, Administrative and Trust Expenses” section on page 18 of this MD&A for details.

The following table summarizes select non-GAAP measures for the results of our same property portfolio as at March 31, 2026. Refer to the “Results of Operations/Same Property Performance” section on page 16 of this MD&A for details:

| <i>(\$000s, except percentages and per occupied suite amounts)</i> | Q1 2026 | Q1 2025 | Change |
|--|---------|---------|--------|
| <b>Same property</b>   |         |         |        |
| Adjusted resident revenue  | 202,006 | 184,353 | 17,653 |
| Adjusted other property revenue                                    | 2,835   | 3,400   | (565)  |
| Adjusted property revenue  | 204,841 | 187,753 | 17,088 |
| Adjusted DOE   | 118,707 | 113,247 | 5,460  |
| Adjusted NOI   | 86,134  | 74,506  | 11,628 |
| Adjusted operating margin  | 42.0%   | 39.7%   | 2.3pp  |
| Weighted average occupancy rate                                    | 94.7%   | 90.7%   | 4.0pp  |
| REVPOS   | 4,825   | 4,596   | 229    |
| DOEPOS   | 2,835   | 2,823   | 12     |
| NOIPOS   | 2,057   | 1,858   | 199    |

The following table summarizes select metrics related to our liquidity and debt portfolio. Refer to the “Liquidity and Capital Resources” section on page 21 of this MD&A for details.

|   | March 31, 2026 | December 31, 2025 | December 31, 2024 |
|---|----------------|-------------------|-------------------|
| Net Debt to Adjusted EBITDA                   | 6.3x           | 6.9x              | 8.4x              |
| Interest Coverage Ratio                       | 3.7x           | 3.5x              | 2.7x              |
| Available liquidity (\$000)                   | 646,599        | 504,043           | 314,295           |
| Weighted average interest rate (consolidated) | 3.93%          | 3.92%             | 4.30%             |

## Business Overview

Chartwell is in the business of serving and caring for Canada’s seniors. We are passionate about what we do because we know we are positively impacting the lives of many people.

### Our **Vision-**

making people’s lives BETTER is the core foundation of how we run our business.

### Our **Mission-**

describes our promise to our **residents**: to create happy, healthy, meaningful lives; to their **families**: to create peace of mind; to our **employees**: to create rewarding careers; and to our **investors**: to create growing returns.

### Our **Guiding Principles-**

direct our decisions in how we deliver on our vision and mission.

**Residents First:** Serve with kindness, respect and empathy.

Bring Joy through WOW moments. **Own It:** Take personal accountability. Fix what is broken. **Be Curious:** Ask questions and seek feedback. Share knowledge. **Simplify & Innovate:** Fear inaction, not failure. Experiment, learn, repeat. **Stronger Together:** Team up. Welcome differences.



## Our Portfolio

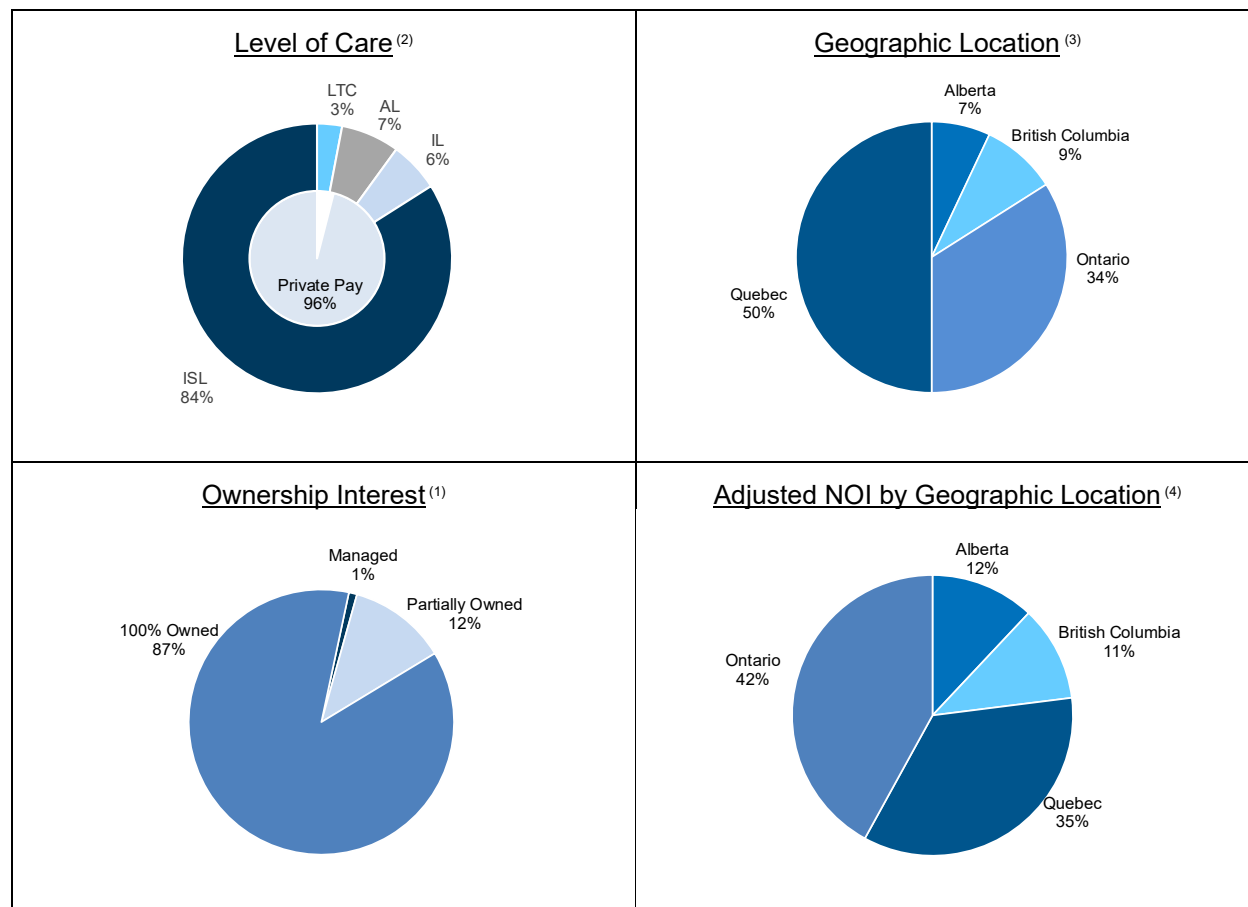
Chartwell is an open-ended real estate trust governed by the laws of the Province of Ontario. We indirectly own and operate a portfolio of seniors housing residences across the continuum of care, all of which are located in Canada.

We provide resident services and care in the following settings:

|  |  |
|--|--|
| <b>Independent Living (“IL”)</b>             | Apartments with availability of dining, life enrichment and housekeeping services.   |
| <b>Independent Supportive Living (“ISL”)</b> | Apartments and suites with availability of dining, life enrichment, housekeeping, personal assistance, and care services.  |
| <b>Assisted Living (“AL”)</b>                | Suites with a base level of personal assistance services and/or personal care services for persons with Alzheimer’s disease or other forms of dementia included in the base fee, located in a separate/secure wing, floor or building. Additional care services may be added on top of base fee. |
| <b>Long Term Care (“LTC”)</b>                | Access to 24-hour nursing care or supervision in a secure setting, assistance with daily living activities and high levels of personal care. Admission and funding are overseen by local government agencies in each province.   |

The following table and pie charts present the composition of our owned and managed portfolio of residences at March 31, 2026:

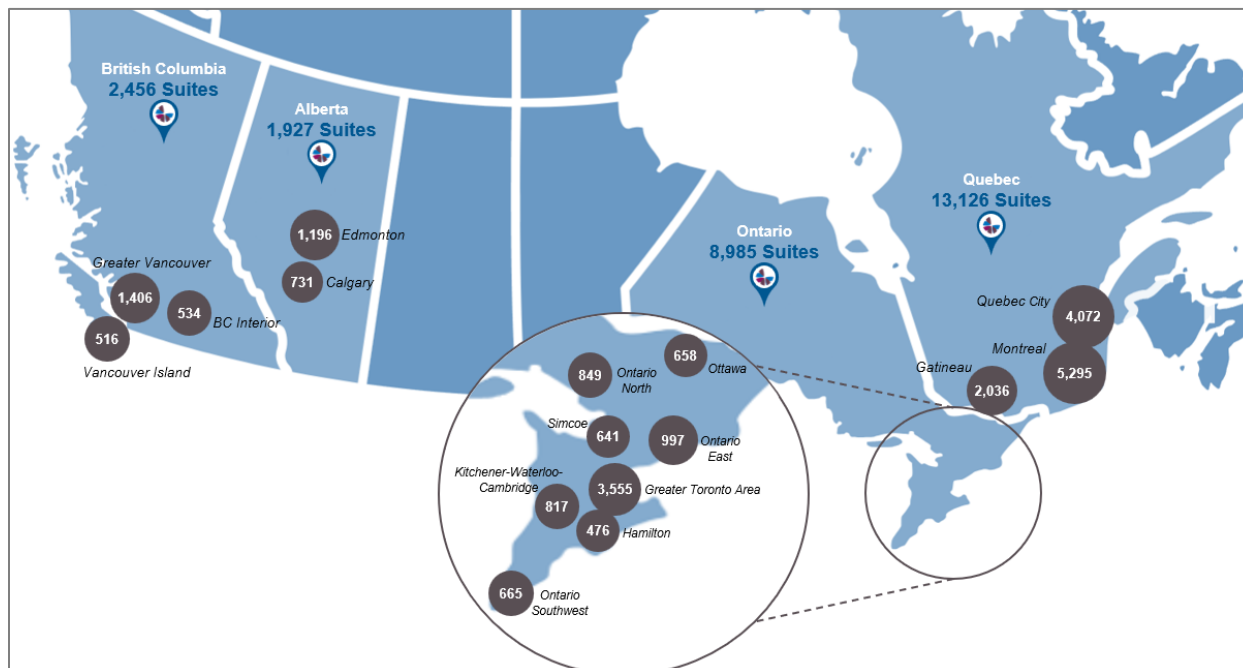
|            | 100% Owned | Partially Owned <sup>(1)</sup> | Total Owned | Total Managed | Total  |
|------------|------------|--------------------------------|-------------|---------------|--------|
| Properties | 130        | 12                             | 142         | 1             | 143    |
| Suites     | 23,080     | 3,131                          | 26,211      | 283           | 26,494 |



- (1) We have a 50% ownership interest in 10 residences (2,643 suites), a 60% ownership interest in one residence (165 suites) and an 85% ownership interest in one residence (323 suites).
- (2) Based on suites at Chartwell's share of ownership interest at March 31, 2026. 96% of our suites are private pay and 4% receive funding by local government agencies in their respective province.
- (3) Based on suites at 100% ownership interest at March 31, 2026.
- (4) Adjusted NOI % represents Chartwell's share of ownership interest for the three months ended March 31, 2026.

## Property Geographic Locations

Our properties are concentrated in Canada's four largest seniors housing markets—British Columbia, Alberta, Ontario, and Quebec. The following chart maps out our property portfolio as at March 31, 2026:



## Property Portfolio Groupings

We use groupings of our properties to evaluate and monitor our financial and operating performance including:

|                      |  |
|----------------------|--|
| <b>Same property</b> | Effective January 1, 2026, the composition of our same property portfolio includes properties that have been owned continuously and at the same ownership percentage since January 1, 2025.  |
| <b>Growth</b>        | Our growth portfolio includes properties whose previous fiscal year is not fully comparable to the current fiscal year. This includes properties that were acquired or had an ownership interest change subsequent to January 1, 2025. Additionally, our growth portfolio includes development properties that began operations after January 1, 2025. |
| <b>Repositioning</b> | Our repositioning portfolio includes properties that we expect to sell in the current fiscal year, and properties that are undergoing significant redevelopment or repositioning, including in some cases changes in capacity or use. Prior periods also include properties that have been sold.   |

The supplemental disclosures of these portfolio groupings are Non-GAAP Measures that do not have standardized meanings prescribed by GAAP and, therefore, may not be comparable to similar measures used by other issuers.

The following table summarizes the composition of each portfolio grouping as at March 31, 2026:

|                                | Composition of Suites |              |               |              |            | Total at Chartwell's Share of Ownership |               |
|--------------------------------|-----------------------|--------------|---------------|--------------|------------|---|---------------|
|                                | Properties            | IL           | ISL           | AL           | LTC        | Total                                   |               |
| <b>Same property</b>           |                       |              |               |              |            |   |               |
| 100% Owned                     | 87                    | 994          | 11,168        | 1,101        | 326        | 13,589                                  | 13,589        |
| Partially Owned <sup>(1)</sup> | 9                     | 198          | 1,982         | 131          | -          | 2,311                                   | 1,156         |
| <b>Total same property</b>     | <b>96</b>             | <b>1,192</b> | <b>13,150</b> | <b>1,232</b> | <b>326</b> | <b>15,900</b>                           | <b>14,745</b> |
| <b>Growth</b>                  |                       |              |               |              |            |   |               |
| 100% Owned                     | 28                    | 279          | 6,915         | 495          | -          | 7,689                                   | 7,689         |
| Partially Owned <sup>(2)</sup> | 1                     | -            | 332           | -            | -          | 332                                     | 166           |
| <b>Total growth</b>            | <b>29</b>             | <b>279</b>   | <b>7,247</b>  | <b>495</b>   | <b>-</b>   | <b>8,021</b>                            | <b>7,855</b>  |
| <b>Repositioning</b>           |                       |              |               |              |            |   |               |
| 100% Owned                     | 15                    | -            | 1,276         | 100          | 426        | 1,802                                   | 1,802         |
| Partially Owned <sup>(3)</sup> | 2                     | -            | 458           | 30           | -          | 488                                     | 374           |
| <b>Total repositioning</b>     | <b>17</b>             | <b>-</b>     | <b>1,734</b>  | <b>130</b>   | <b>426</b> | <b>2,290</b>                            | <b>2,176</b>  |
| <b>Total portfolio</b>         | <b>142</b>            | <b>1,471</b> | <b>22,131</b> | <b>1,857</b> | <b>752</b> | <b>26,211</b>                           | <b>24,775</b> |

(1) We own a 50% interest in nine properties.

(2) We own a 50% interest in one property.

(3) We own an 85% interest in one property and a 60% interest in one property.

## Business Strategy

### 2028 Strategy

In 2026-2028, we will generate robust **FFO per unit growth** through **exceptional resident experiences, empowered teams, a well-established agile management platform, and prominent Chartwell brand** driving **market-leading occupancies** in a **growing and renewing portfolio of community-tailored residences**.

A detailed discussion of our business strategy can be found in our 2025 MD&A. The following provides an update:

| Same Property Performance <sup>(1)</sup>     | Target      | Q1 2026 Result  |
|--|-------------|-----------------|
| Weighted average occupancy                   | > 95%       | 94.7%           |
| REVPOS growth                                | > 4%        | 5.0%            |
| DOEPOS growth                                | < 4%        | 0.4%            |
| <b>Balance Sheet</b>                         |             |                 |
| Net Debt to Adjusted EBITDA <sup>(2)</sup>   | < 7.5x      | 6.3x            |
| Interest Coverage Ratio <sup>(3)</sup>       | > 3.0x      | 3.7x            |
| FFO Payout Ratio <sup>(4)</sup>              | < 60%       | 57.9%           |
| <b>Capital</b>                               |             |                 |
| Acquisitions and Developments <sup>(5)</sup> | \$2 billion | \$435.0 million |
| Dispositions <sup>(6)</sup>                  | \$1 billion | \$49.0 million  |

(1) Non-GAAP; refer to the "Results of Operations/Same Property Performance" section on page 16 of this MD&A.

(2) Non-GAAP; refer to the "Debt Covenant Calculations/Net Debt to Adjusted EBITDA" section on page 37 of this MD&A.

(3) Non-GAAP; refer to the "Debt Covenant Calculations/Interest Coverage Ratio for Debentures" section on page 35 of this MD&A.

(4) Non-GAAP; refer to the "Additional Information on Non-GAAP Measures/FFO Payout Ratio" section on page 33 of this MD&A.

(5) Non-GAAP; refers to the cumulative aggregate purchase price of acquisitions at Chartwell's share of ownership plus adjusted development costs of completed projects for the three-year period ending December 31, 2028. Q1 2026 result includes completed acquisitions as of the date of this MD&A.

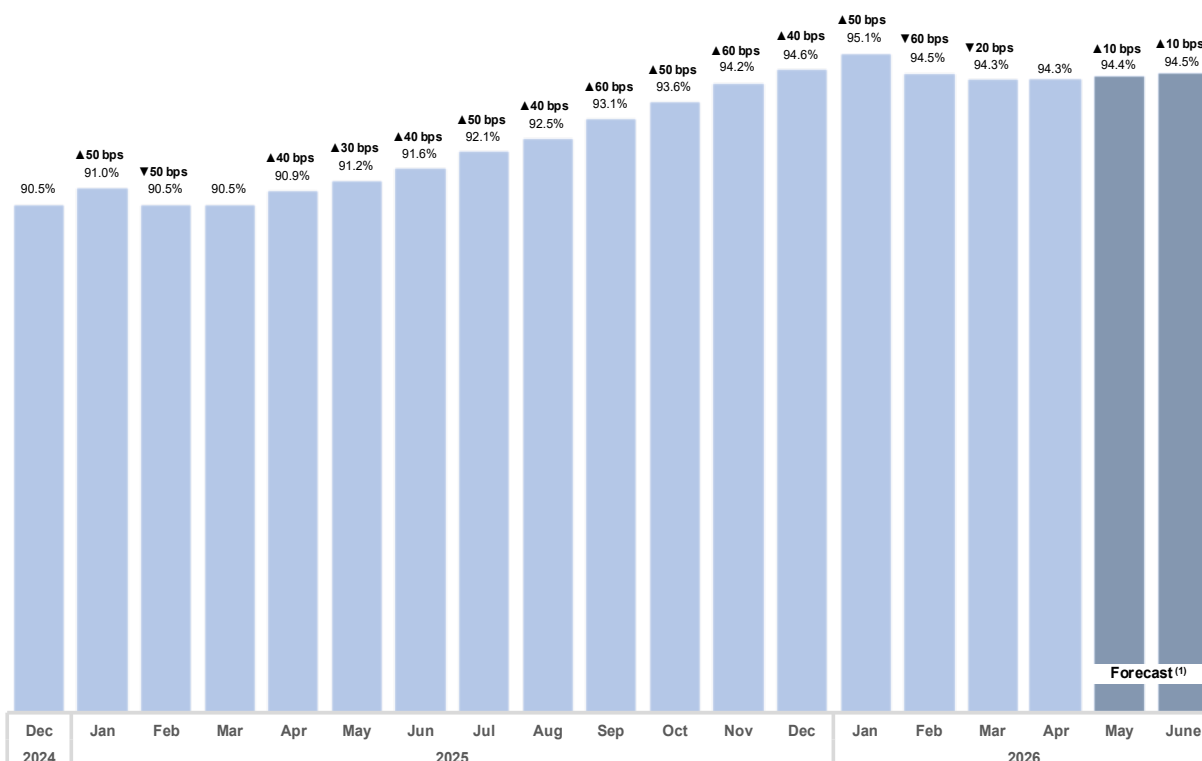
(6) Non-GAAP; refers to the cumulative aggregate gross sale price of dispositions for the three-year period ending December 31, 2028. Q1 2026 result includes completed dispositions as of the date of this MD&A.

## 2026 Outlook

Our 2025 MD&A contains a detailed discussion of our 2026 Outlook; the following provides an update.

### Operations

The following chart provides an update in respect of our same property occupancy:



(1) Forecast includes leases and notices as at April 30, 2026, and an estimate of mid-month move-ins of 30 bps for May and 50 bps for June, based on the preceding 12-month average of such activity.

We experienced a seasonal occupancy dip during the 2026 winter that was more in-line with historical periods given severe weather conditions and a more pronounced flu season. We expect to see continued strong leasing activity given the robust industry supply and demand fundamentals and expect to achieve our full year average occupancy target of 95%.

For our combined same property and growth portfolios, the annual revenue impact of a one percent change in REVPOS is estimated at approximately \$11.3 million and a one percentage point change in occupancy is estimated at \$12.1 million.

### Liquidity and Financing

As at May 7, 2026, liquidity amounted to \$581.6 million, which included \$186.7 million of cash and cash equivalents and \$394.9 million of available borrowing capacity on our Credit Facilities.

In addition, as at March 31, 2026, we could increase our debt and corresponding liquidity by \$562.2 million and remain below our 7.5x net debt to adjusted EBITDA ratio target.

We finance our operations primarily through long-term fixed-rate mortgage debt, the majority of which are insured by Canada Mortgage and Housing Corporation (“CMHC”). We maintain an investment grade credit rating which allows us to issue unsecured debentures and obtain unsecured bank financing at attractive

cost. We will continue to utilize these financing tools to balance cost, flexibility, and tenure of our debt portfolio. As of the date of this MD&A, for the remainder of 2026, our debt maturities include \$209.6 million of mortgages with a weighted average interest rate of 2.99%. As at May 7, 2026, we estimate the 10-year CMHC-insured mortgage rate to be approximately 4.13% and the five-year unsecured debenture rate to be approximately 4.44%.

## Taxation

In 2026, we expect to incur SIFT tax payable primarily driven by taxable income arising from property dispositions completed and announced during the year. This includes the sale of nine non-core properties in Ontario and the planned disposition of the Ballycliffe LTC (see the “Significant Events/Dispositions” section of this MD&A).

The expected tax reflects the impact of recapture of capital cost allowance and capital gains associated with these transactions. We continue to assess available tax planning opportunities to manage and mitigate cash taxes where appropriate.

## Significant Events

In addition to the items discussed in the “2026 Outlook” section of this MD&A, the following events have had a significant effect on our financial results to date in 2025 and/or may be expected to affect our results in the future:

## Portfolio Optimization

We continue to pursue a portfolio optimization strategy to high grade our portfolio into newer, larger, and operationally efficient seniors communities across Canada's top retirement markets to best position Chartwell for long-term sustainable NOI growth. We have invested significant financial and management capital pursuing acquisitions in line with this strategy and more recently have initiated new development projects to support a strong pipeline of future property growth. We have also identified properties within our portfolio that no longer fit this core strategic focus due to their location, size, age and/or service offering. Upon completion of announced transactions, the remaining non-core portfolio is expected to represent approximately 4,800 suites. We intend to pursue dispositions of some or all of these properties, as market conditions allow, with proceeds expected to be used to support future development and acquisition activity that is in line with Chartwell's current strategy.

## Development

### Expected Unlevered Yield

In addition to monitoring development costs measured on a GAAP basis, which includes land, hard and soft development costs, furniture, fixtures and equipment, we assess our return on investment in development activities using the non-GAAP measure ‘Expected Unlevered Yield’. Expected Unlevered Yield should not be construed as an alternative to other GAAP metrics and may not be comparable to measures used by other entities.

Expected Unlevered Yield is defined as the ratio of:

- the estimated annual NOI of a development property in the first year it achieves an expected stabilized occupancy level (“Estimated Stabilized NOI”), which varies from project to project,
- divided by the estimated adjusted development costs (the “Adjusted Development Costs”), which is the sum of:
  - development costs on a GAAP basis, plus

- an imputed cost of debt calculated by applying our estimated weighted average cost of debt to our GAAP development costs, compounded during the development of the property (the “Imputed Cost of Debt”).

We see this as a useful measure as we believe it reflects our financial returns on the total economic cost of developing a new property.

## Completed Developments

In 2025, we completed the redevelopment of Chartwell Ballycliffe LTC, located in Ajax, Ontario, expanding the home from 100 to 224 beds. As at March 31, 2026, we incurred total adjusted development costs of \$81.5 million and became eligible for an \$11.5 million grant from the Ontario Ministry of Long Term Care (the “MLTC”), resulting in a \$70.0 million net investment in the project. We expect to incur additional costs, bringing the estimated adjusted development cost to \$70.7 million. In addition, we receive an annual capital funding subsidy from the MLTC of \$1.9 million, which is expected to continue over the next 25 years. Present value of this cash flow stream of \$31.4 million was recorded as a receivable in our financial statements.

## Developments in Construction

The following table summarizes development projects that are in construction as of the date of this MD&A:

| Project                  | Location             | Suites / Beds | Suite Type | Chartwell Ownership | Estimated Development Cost <sup>(1)</sup><br>(\$ millions) | Estimated Imputed Cost of Debt <sup>(1)(2)</sup><br>(\$ millions) | Estimated Adjusted Development Costs <sup>(1)(3)</sup><br>(\$ millions) | Adjusted Development Costs <sup>(1)(2)</sup><br>incurred as at March 31, 2026<br>(\$ millions) | Expected Completion Date | Expected Stabilized Occupancy Date | Expected Stabilized Occupancy | Estimated Stabilized NOI <sup>(1)(2)</sup><br>(\$ millions) | Expected Unlevered Yield <sup>(2)</sup> |
|--------------------------|----------------------|---------------|------------|---------------------|--|---|---|--|--------------------------|------------------------------------|-------------------------------|---|---|
| Chartwell Le Prescott II | Vaudreuil-Dorion, QC | 247           | IL/ AL     | 50%                 | 47.1   | 1.0   | 48.1  | 16.9   | Q1 2027                  | Q1 2030                            | 96.5%                         | 3.6   | 7.5%                                    |
| Lib Vaudreuil-Dorion     | Vaudreuil-Dorion, QC | 187           | IL         | 50%                 | 37.9   | 0.7   | 38.6  | 15.5   | Q1 2027                  | Q2 2029                            | 97.0%                         | 1.9   | 4.9%                                    |
| Chartwell des Mille-Îles | Terrebonne, QC       | 93            | IL         | 100%                | 32.0   | 1.9   | 33.9  | 12.2   | Q4 2026                  | Q1 2028                            | 97.5%                         | 2.5   | 7.4%                                    |
|                          |                      | <b>527</b>    |            |                     | <b>117.0</b>   | <b>3.6</b>  | <b>120.6</b>  | <b>44.6</b>  |                          |                                    |                               |   |   |

(1) Calculated at Chartwell’s ownership interest in the project.

(2) Non-GAAP; refer to the preamble to this section for the definition of this metric and the discussion of its significance.

(3) Non-GAAP; represents the total of estimated Development Costs and estimated Imputed Cost of Debt.

## Development Arrangements with Third-Party Developers

In addition to development projects where we make direct equity investments, we may participate in selected development projects through arrangements with third-party developers. These arrangements are structured on a project specific basis and may include mezzanine financing, operational involvement and future acquisition rights, with or without initial equity ownership in the underlying development.

## Projects by Batimo

We have built an important pipeline of acquisition opportunities by participating in certain development projects conducted by Batimo in the province of Quebec. Batimo carries out development activities, and we provide certain operations management services to these projects and in some cases, provide mezzanine financing.

We have entered into various development arrangements with Batimo under which we participate in the development and lease-up of certain retirement residence projects. Under legacy arrangements, Batimo

has the right, upon a property achieving specified stabilized occupancy levels, to require us to acquire an 85% ownership interest in the property at a price based on fair market value, as defined in the agreements. This right is exercisable for a defined period following stabilization.

We have adopted a revised ownership structure for the Chartwell Le Prescott II project under construction. Under this framework, Chartwell and Batimo each hold a 50% interest during construction and lease-up. Upon achievement of stabilized occupancy, the parties will negotiate the terms under which our ownership interest would increase to 85%. If the parties are unable to reach an agreement, either Batimo may require Chartwell to purchase, or Chartwell may require Batimo to sell, an additional 35% interest at a price based on fair market value, as defined in the agreements. These rights are exercisable for a defined period following stabilization.

Certain other development projects with Batimo are subject to separate arrangements and are not governed by the terms described above.

Since the inception of our partnership in 2014, we have acquired interests in 11 properties (3,565 suites) from Batimo.

The following table summarizes the status of current projects by Batimo as of May 7, 2026:

| Project               | Location      | Suites | Suite Type | Current Project Status <sup>(1)</sup> | Actual / Expected Completion Date | Current Occupancy <sup>(2)</sup> | Actual / Expected Stabilized Occupancy Date |
|-----------------------|---------------|--------|------------|---------------------------------------|-----------------------------------|----------------------------------|---|
| Chartwell Le Montcalm | Candiac, QC   | 283    | ISLA       | O                                     | September 2017                    | 99.7%                            | Q4 2022                                     |
| Résidence Légende II  | Longueuil, QC | 218    | IL         | C                                     | March 2028                        | N/A                              | Q1 2030                                     |
|                       |               | 501    |            |                                       |                                   |                                  |   |

(1) Current project status is defined where 'O' means Operating, and 'C' means Construction.

(2) As of April 30, 2026.

Chartwell Le Montcalm has achieved the occupancy threshold giving effect to the Batimo put rights. We estimate the current value of this project at approximately \$86.5 million at 100% ownership interest.

## Acquisitions

On March 2, 2026, we acquired the remaining 15% ownership interest in Chartwell L'Unique, a 421-suite retirement residence in the Saint-Eustache suburb of Montreal, Quebec from Batimo for \$18.8 million before working capital adjustments and closing costs. The purchase price was partially settled through the proportionate assumption of the \$6.5 million in place mortgage, with the balance settled in cash. We now have a 100% ownership interest in this residence.

On April 2, 2026, we completed the acquisition of six seniors housing communities comprising 1,024 suites located in London, Waterloo, and Mississauga, Ontario for a total purchase price of \$416.2 million. The purchase price at closing was partially settled through the assumption of \$229.2 million of mortgages, the majority of which are CMHC-insured, with a weighted average interest rate of 4.50% and weighted average remaining term of 18.9 years. The remainder of the purchase price, subject to normal working capital and other closing adjustments was settled in cash. In addition, we entered into a forward purchase agreement to acquire 29 townhomes currently under development in London, Ontario for a purchase price of \$15.8 million subject to normal capital and other closing adjustments. This acquisition is expected to close upon construction completion which is anticipated in Q1 2027.

On April 15, 2026, we entered into a definitive agreement to acquire 100% ownership interest in Palermo Village Retirement Residence, with 116-suite retirement residence in Oakville, Ontario for \$43.0 million. This transaction is expected to close in Q2 2026.

On May 7, 2026, we entered into a definitive agreement to acquire a 30% ownership interest in the Seasons Retirement Communities portfolio through a joint arrangement with Fengate Asset Management ("Fengate"). The portfolio includes 23 senior housing communities comprising 2,943 suites in Ontario,

British Columbia and Alberta. Chartwell will manage the operations of these residences. The purchase price for Chartwell's interest is \$382.5 million and will be partially satisfied by the proportionate assumption of approximately \$195.8 million of in-place mortgages with a weighted average interest rate of 4.47% and a weighted average term to maturity of 3.7 years, and the remainder to be settled in cash. The transaction is expected to close in Q2 2026. Chartwell's agreement with Fengate provides for the opportunity to acquire a further 20% of the portfolio upon certain milestones being met.

## ***Dispositions***

On March 24, 2026, we completed the sale of one non-core property in Ottawa, Ontario for \$49.0 million.

On April 25, 2026, we entered into a definitive agreement to sell nine non-core properties in Ontario for \$117.9 million. Net proceeds are expected to be \$82.1 million, after transaction costs and repayment of \$33.7 million of mortgages with a weighted average interest rate of 3.38% and weighted average term to maturity of 4.4 years. The transaction is expected to close in Q2 2026.

On May 1, 2026, we entered into a definitive agreement to sell Chartwell Ballycliffe LTC in Ajax, Ontario for \$68.3 million. The transaction is subject to customary adjustments in accordance with the terms of the purchase and sale agreement and, subject to regulatory and other required approvals, is expected to close in Q4 2026.

## ***Repositioning***

On March 10, 2026, a property in Mission, British Columbia experienced a fire affecting a portion of the building. The unaffected portion continues to operate, while the impacted portion of the building has been vacated and is expected to be repaired. We maintain insurance coverage and expect to recover the reconstruction costs and any business losses.

During the quarter, we committed to a plan to sell one property in Ontario as part of a regulatory review process. We are actively pursuing a sale and expect to complete the transaction in due course, subject to customary conditions.

## **Financing**

### ***At-the-Market Program***

On November 6, 2025, we filed a new prospectus supplement to renew our at-the-market equity distribution program (the "2025 ATM Program") to allow us to issue up to \$500.0 million of Trust Units from treasury to the public from time to time. During the three months ended March 31, 2026, we issued an aggregate 6,755,772 Trust Units under the 2025 ATM Program at an average price of \$21.08 per Trust Unit for total gross proceeds of \$142.4 million. Commission and other costs amounted to \$2.1 million. Cumulatively, as of March 31, 2026, we had issued and sold approximately \$382.4 million of Trust Units under the 2025 ATM program.

On May 7, 2026, we filed a new final base shelf prospectus and a new prospectus supplement for the ATM Program (the "2026 ATM Program") to allow us to issue up to an additional \$500.0 million of Trust Units. The 2026 ATM Program is expected to remain in place until June 7, 2029, unless terminated prior to such date by Chartwell or otherwise in accordance with the terms of the Equity Distribution Agreement which sets out the terms of the sale of Trust Units under the 2026 ATM Program.

## Joint Arrangements

'IFRS 11 – Joint Arrangements' classifies joint arrangements either as a joint operation or as a joint venture. Joint operations are joint arrangements in which the parties that have joint control have rights to the assets and obligations for the liabilities relating to the arrangement. Joint operations are accounted for using proportionate consolidation. Joint ventures are joint arrangements in which the parties have rights to the net assets relating to the arrangement. Generally, where the party holds its interest in the joint arrangement through a separate legal entity, the joint arrangement will be classified as a joint venture. Joint ventures are accounted for using the equity method of consolidation. Chartwell does not independently control its joint arrangements which are accounted for using the equity method, and Chartwell's proportionate share of the financial position and results of operations of its investment in such joint arrangements, where presented and discussed in this MD&A using the proportionate consolidation method, does not necessarily represent Chartwell's legal claim to such items.

The following table summarizes the classification of properties which are owned through our joint arrangements, or which are partially owned, as at March 31, 2026:

| Joint Arrangements                             | # of Properties | Suites/Beds | Chartwell Ownership | Joint Arrangement Type | Consolidation Method |
|--|-----------------|-------------|---------------------|------------------------|----------------------|
| <b>Held directly:</b>                          |                 |             |                     |                        |                      |
| Chartwell-Champlain Landlord ("CCL")           | 5               | 1,807       | 50%                 | Joint operation        | Proportionate        |
| The Sumach by Chartwell                        | 1               | 332         | 50%                 | Joint operation        | Proportionate        |
| Chartwell Le Prescott                          | 1               | 323         | 85%                 | Joint operation        | Proportionate        |
| Chartwell Riverside Retirement Residence       | 1               | 138         | 50%                 | Joint operation        | Proportionate        |
| Chartwell Churchill House Retirement Residence | 1               | 98          | 50%                 | Joint operation        | Proportionate        |
| Chartwell Le Prescott II                       | 1               | -           | 50%                 | Joint operation        | Proportionate        |
| Lib Vaudreuil-Dorion                           | 1               | -           | 50%                 | Joint operation        | Proportionate        |
| <b>Held through separate legal entities:</b>   |                 |             |                     |                        |                      |
| Chartwell-Champlain Operator                   | 1               | Same as CCL | Same as CCL         | Joint venture          | Equity               |
| Chartwell Oakville Retirement Residence        | 1               | 147         | 50%                 | Joint venture          | Equity               |
| Chartwell Thornhill Retirement Residence       | 1               | 121         | 50%                 | Joint venture          | Equity               |
| Kingsbridge Retirement Community               | 1               | 165         | 60%                 | Joint venture          | Equity               |

# Results of Operations

## Net Income/(Loss)

The following table summarizes select financial measures:

| <i>(\$000s)</i>                   | Q1 2026 | Q1 2025 | Change   |
|-----------------------------------|---------|---------|----------|
| Property revenue                  | 302,950 | 243,568 | 59,382   |
| Direct property operating expense | 179,211 | 150,056 | 29,155   |
| Net income                        | 7,992   | 33,194  | (25,202) |

For Q1 2026, property revenue increased \$59.4 million or 24.4%, and direct property operating expense increased \$29.2 million or 19.4%. Refer to the “Adjusted Property Revenue, Adjusted DOE, Adjusted Operating Margin, and Adjusted NOI” section on page 15 of this MD&A for details.

For Q1 2026, net income was \$8.0 million compared to \$33.2 million in Q1 2025 that included the gain on sale of \$60.3 million due to the completed Welltower Transaction. The remaining differences are primarily due to:

- higher direct property operating expense,
- higher depreciation of PP&E,
- lower lease revenue from joint ventures, and
- lower management and other fees,

partially offset by:

- higher property revenue,
- lower current income taxes,
- lower negative changes in fair value of financial instruments,
- lower transaction costs related to dispositions, and
- lower G&A expenses.

## FFO

FFO, a non-GAAP financial measure, should not be construed as an alternative to net earnings or cash flow from operating activities as determined by GAAP. FFO as presented may not be comparable to similar measures used by other issuers. We present FFO substantially consistent with the definition adopted in the REALPAC Guidance. This definition is included in the “Additional Information on Non-GAAP Measures” section on page 30 of this MD&A.

We believe that the use of FFO, combined with the required primary GAAP presentations, is beneficial to the users of financial information, improving their understanding of our operating results. FFO is considered a meaningful measure for reviewing our operating and financial performance because it excludes several items that can vary among owners of identical assets in similar conditions based on historical cost accounting and useful life estimates. These items include real estate asset depreciation, amortization of intangible assets, transaction costs from business acquisitions and dispositions, impairment of PP&E, distributions on Class B Units of Chartwell Master Care LP recorded as interest expense, changes in the fair value of financial instruments, deferred income tax expense/benefit, remeasurement gains, gains/losses on asset disposals, and adjustments for Equity-Accounted JVs. By excluding these items, FFO helps users compare the financial and operating performance of our real estate portfolio across different financial reporting periods.

Refer to the “Additional Information on Non-GAAP Measures” section on page 30 of this MD&A for the reconciliation of net income/(loss), the most closely comparable GAAP measure, to FFO and FFO per unit (“FFOPU”) amounts.

The following table presents FFO, FFOPU and weighted average number of units:

| <i>(\$000s, except per unit amounts and number of units)</i> | <b>Q1 2026</b> | Q1 2025 | Change |
|--|----------------|---------|--------|
| FFO <sup>(1)</sup>   | 85,578         | 56,169  | 29,409 |
| FFOPU <sup>(2)</sup>   | 0.27           | 0.20    | 0.07   |
| Weighted average number of units (000) <sup>(3)</sup>        | 320,375        | 277,943 | 42,432 |

(1) Non-GAAP; refer to the “Additional Information on Non-GAAP Measures/FFO” section on page 30 of this MD&A for a discussion of the nature of various adjustments made in FFO calculations.

(2) Non-GAAP; refer to the “Additional Information on Non-GAAP Measures/Per Unit Amounts” section on page 35 of this MD&A for a discussion of the calculation of the per unit amounts.

(3) Non-GAAP; refer to “Weighted Average Number of Units” section on page 35 of this MD&A.

For Q1 2026, FFO was \$85.6 million or \$0.27 per unit, compared to \$56.2 million or \$0.20 per unit for Q1 2025. FFO does not include \$3.3 million or \$0.01 per unit of income guarantees related to recently acquired properties. The change in FFO was primarily due to:

- higher adjusted NOI of \$27.8 million, and
  - lower G&A expenses of \$2.4 million,
- partially offset by:
- lower management fees of \$1.0 million.

## **Adjusted Property Revenue, Adjusted Resident Revenue, Adjusted DOE, Adjusted Operating Margin, and Adjusted NOI**

The tables on the following pages of this section summarize our adjusted property revenue, adjusted resident revenue, adjusted DOE, adjusted operating margin, and adjusted NOI, which are each non-GAAP measures, and also include supplemental disclosures of our same property portfolio, our growth portfolio, and our repositioning portfolio. The supplemental disclosure of our same property portfolio, our growth portfolio, and our repositioning portfolio are non-GAAP measures and should not be construed as an alternative to GAAP measures. We use these groupings of properties to evaluate and monitor our financial and operating performance, and we believe that this additional disclosure enhances the ability to understand and assess our results of operations and compare such results from period to period. Definitions for each of these portfolio groupings as well as the composition of the portfolio included in the respective grouping for the current reporting period are provided in the “Business Overview” section on page 5 of this MD&A.

The measure of profit or loss is adjusted NOI which is adjusted property revenue less adjusted DOE. Adjusted property revenue is property revenue plus Chartwell’s proportionate share of its joint ventures’ property revenue less property revenue from non-controlling interest. Adjusted property revenue is comprised of adjusted resident revenue and adjusted other property revenue. Adjusted DOE is direct property operating expense plus Chartwell’s proportionate share of its joint ventures’ direct property operating expense less direct operating expense from non-controlling interest. Refer to the “Additional Information on Non-GAAP measures” section on page 30 of this MD&A for the reconciliation of property revenue and direct property operating expense from our financial statements to adjusted property revenue and adjusted DOE, and from NOI to adjusted NOI.

## Total Portfolio Performance

The following table summarizes the results of our total property portfolio as at March 31, 2026:

| (\$000s, except percentages)                   | Q1 2026 | Q1 2025 | Change |
|--|---------|---------|--------|
| <b>Total portfolio</b>                         |         |         |        |
| Adjusted resident revenue <sup>(1)</sup>       | 310,466 | 259,196 | 51,270 |
| Adjusted other property revenue <sup>(1)</sup> | 4,180   | 4,757   | (577)  |
| Adjusted property revenue <sup>(1)</sup>       | 314,646 | 263,953 | 50,693 |
| Adjusted DOE <sup>(1)</sup>                    | 185,842 | 162,939 | 22,903 |
| Adjusted NOI <sup>(1)</sup>                    | 128,804 | 101,014 | 27,790 |
| Adjusted operating margin <sup>(1)</sup>       | 40.9%   | 38.3%   | 2.7pp  |
| Weighted average occupancy rate                | 93.4%   | 89.5%   | 3.9pp  |

(1) Non-GAAP; refer to the preamble in this section for explanations of 'adjusted property revenue', 'adjusted resident revenue', 'adjusted DOE', 'adjusted NOI', and 'adjusted operating margin' for the significance of these metrics.

For Q1 2026, adjusted property revenue increased 19.2% primarily due to:

- higher same property adjusted property revenue of 9.1%, and
  - higher revenue from our growth portfolio,
- partially offset by:
- lower revenue from our repositioning portfolio.

For Q1 2026, adjusted DOE increased 14.1% primarily due to:

- higher same property adjusted DOE of 4.8%, and
  - additional adjusted DOE in our growth portfolio,
- partially offset by:
- lower adjusted DOE from our repositioning portfolio.

As a result, for Q1 2026, adjusted NOI increased \$27.8 million or 27.5%.

## Same Property Performance

The following table summarizes the results of our same property portfolio as at March 31, 2026:

| (\$000s, except percentages)                   | Q1 2026 | Q1 2025 | Change |
|--|---------|---------|--------|
| <b>Same property <sup>(1)</sup></b>            |         |         |        |
| Adjusted resident revenue <sup>(2)</sup>       | 202,006 | 184,353 | 17,653 |
| Adjusted other property revenue <sup>(2)</sup> | 2,835   | 3,400   | (565)  |
| Adjusted property revenue <sup>(2)</sup>       | 204,841 | 187,753 | 17,088 |
| Adjusted DOE <sup>(2)</sup>                    | 118,707 | 113,247 | 5,460  |
| Adjusted NOI <sup>(2)</sup>                    | 86,134  | 74,506  | 11,628 |
| Adjusted operating margin <sup>(2)</sup>       | 42.0%   | 39.7%   | 2.3pp  |
| Weighted average occupancy rate                | 94.7%   | 90.7%   | 4.0pp  |
| REVPOS <sup>(3)</sup>                          | 4,825   | 4,596   | 229    |
| DOEPOS <sup>(3)</sup>                          | 2,835   | 2,823   | 12     |
| NOIPOS <sup>(3)</sup>                          | 2,057   | 1,858   | 199    |

(1) Non-GAAP; refer to the "Property Portfolio Groupings" section on page 5 of this MD&A for explanation of 'Same property' and the significance of this metric.

(2) Non-GAAP; refer to the preamble in this section for explanations of 'adjusted property revenue', 'adjusted resident revenue', 'adjusted DOE', 'adjusted NOI', and 'adjusted operating margin' for the significance of these metrics.

(3) Non-GAAP; refer to the "Additional Information on Non-GAAP Measures/Per Occupied Suite" section on page 35 of this MD&A for details.

For Q1 2026, same property adjusted resident revenue increased 9.6% primarily due to higher occupancy and a 5.0% increase in REVPOS. Included in Q1 2026 adjusted resident revenue was \$1.4 million of government funding in Western Canada related to prior periods.

For Q1 2026, same property adjusted DOE increased 4.8% primarily due to higher staffing costs, office and general expenses, food costs, and management costs.

As a result, for Q1 2026, same property adjusted NOI increased \$11.6 million or 15.6%. Same property adjusted operating margin also increased to 42.0% in Q1 2026 from 39.7% in Q1 2025.

The following identifies same property adjusted NOI trends by platform for Q1 2026:

- Our Western Canada platform same property adjusted NOI increased \$4.9 million or 22.7%.
- Our Ontario platform same property adjusted NOI increased \$4.1 million or 10.7%.
- Our Quebec platform same property adjusted NOI increased \$2.6 million or 18.1%.

The following table summarizes our quarterly weighted average occupancy rates in our same property portfolio:

|                         | Q1 2026 | Q1 2025 | Change | Q4 2025 | Change |
|-------------------------|---------|---------|--------|---------|--------|
| Western Canada          | 95.1%   | 92.3%   | 2.8pp  | 94.9%   | 0.2pp  |
| Ontario                 | 93.7%   | 89.5%   | 4.2pp  | 93.0%   | 0.7pp  |
| Quebec                  | 95.4%   | 90.9%   | 4.5pp  | 95.1%   | 0.3pp  |
| Same property portfolio | 94.7%   | 90.7%   | 4.0pp  | 94.2%   | 0.5pp  |

In Q1 2026, weighted average occupancy in our same property portfolio was 94.7%, compared to 90.7% in Q1 2025, an increase of 4.0 percentage points. All platforms experienced occupancy gains in Q1 2026 compared to Q1 2025 and compared to Q4 2025. Q1 2026 same property portfolio occupancy increased 0.5 percentage points from Q4 2025.

## Growth and Repositioning Performance

The following table summarizes the results of our growth portfolio and repositioning portfolio as at March 31, 2026:

| <i>(\$000s, except percentages)</i>            | Q1 2026       | Q1 2025       | Change         |
|--|---------------|---------------|----------------|
| <b>Growth</b> <sup>(1)</sup>                   |               |               |                |
| Adjusted resident revenue <sup>(2)</sup>       | 75,829        | 38,722        | 37,107         |
| Adjusted other property revenue <sup>(2)</sup> | 1,071         | 672           | 399            |
| Adjusted property revenue <sup>(2)</sup>       | 76,900        | 39,394        | 37,506         |
| Adjusted DOE <sup>(2)</sup>                    | 42,710        | 23,255        | 19,455         |
| Adjusted NOI <sup>(2)</sup>                    | <b>34,190</b> | <b>16,139</b> | <b>18,051</b>  |
| Adjusted operating margin <sup>(2)</sup>       | 44.5%         | 41.0%         | 3.5pp          |
| Weighted average occupancy rate                | 91.8%         | 89.3%         | 2.5pp          |
| <b>Repositioning</b> <sup>(1)</sup>            |               |               |                |
| Adjusted resident revenue <sup>(2)</sup>       | 32,631        | 36,121        | (3,490)        |
| Adjusted other property revenue <sup>(2)</sup> | 274           | 685           | (411)          |
| Adjusted property revenue <sup>(2)</sup>       | 32,905        | 36,806        | (3,901)        |
| Adjusted DOE <sup>(2)</sup>                    | 24,425        | 26,437        | (2,012)        |
| Adjusted NOI <sup>(2)</sup>                    | <b>8,480</b>  | <b>10,369</b> | <b>(1,889)</b> |
| Adjusted operating margin <sup>(2)</sup>       | 25.8%         | 28.2%         | (2.4pp)        |
| Weighted average occupancy rate                | 90.5%         | 86.2%         | 4.3pp          |

(1) Non-GAAP; refer to the "Property Portfolio Groupings" section on page 5 of this MD&A for explanation of 'Same property' and the significance of this metric.

(2) Non-GAAP; refer to the preamble in this section for explanations of 'adjusted property revenue', 'adjusted resident revenue', 'adjusted DOE', 'adjusted NOI', and 'adjusted operating margin' for the significance of these metrics.

## Management and Other Fees

| (\$000s)                        | Q1 2026 | Q1 2025 | Change  |
|---------------------------------|---------|---------|---------|
| Welltower                       | -       | 611     | (611)   |
| Others                          | 823     | 1,258   | (435)   |
| Total management and other fees | 823     | 1,869   | (1,046) |

Management and other fees decreased \$1.0 million in Q1 2026, primarily due to the completion of the Welltower Transaction in Q1 2025. The decrease also reflects lower fees from Batimo managed properties following the acquisition of certain Batimo properties in 2025.

## Interest Income

| (\$000s)                            | Q1 2026 | Q1 2025 | Change |
|-------------------------------------|---------|---------|--------|
| Interest income on loans receivable | 403     | 1,162   | (759)  |
| Other interest income               | 1,662   | 253     | 1,409  |
| Total interest income               | 2,065   | 1,415   | 650    |

Interest income on loans receivable decreased \$0.8 million in Q1 2026, primarily due to lower average loan balances. This includes income from one mezzanine loan bearing an interest rate of 13% as well as vendor take back loans bearing interest at rates ranging from 6% to 10%.

Other interest income increased due to higher average cash balances during the period.

## General, Administrative and Trust Expenses

| (\$000s)     | Q1 2026 | Q1 2025 | Change  |
|--------------|---------|---------|---------|
| G&A expenses | 14,702  | 17,083  | (2,381) |

G&A expenses decreased \$2.4 million in Q1 2026 compared to the prior year. The decrease was primarily due to a \$1.3 million reduction in unit-based compensation costs due to the decrease in value of our Trust Units, \$1.0 million lower marketing costs related to the timing of initiatives, and \$0.4 million lower severance costs. These decreases were partially offset by a \$0.7 million increase in technology platform investments.

## Finance Costs

| (\$000s)  | Q1 2026 | Q1 2025 | Change  |
|---|---------|---------|---------|
| Contractual interest expense on mortgages   | 20,233  | 18,432  | 1,801   |
| Comprised of:   |         |         |         |
| Same property <sup>(1)</sup>  | 13,613  | 12,556  | 1,057   |
| Growth <sup>(1)</sup>   | 5,098   | 4,162   | 936     |
| Repositioning <sup>(1)</sup>  | 1,522   | 1,714   | (192)   |
| Interest expense on Debentures <sup>(2)</sup>                                     | 9,346   | 8,046   | 1,300   |
| Interest expense on Credit Facilities   | 300     | 1,669   | (1,369) |
| Interest expense on Loans Payable <sup>(3)</sup>                                  | -       | 1,374   | (1,374) |
|   | 29,879  | 29,521  | 358     |
| Amortization of finance costs and mark-to-market adjustments on assumed mortgages | 1,409   | 1,675   | (266)   |
|   | 31,288  | 31,196  | 92      |
| Interest capitalized to properties under development                              | (366)   | (816)   | 450     |
| Distributions on Class B Units recorded as interest expense                       | 223     | 228     | (5)     |
| Total finance costs   | 31,145  | 30,608  | 537     |

(1) Non-GAAP; refer to the "Property Portfolio Groupings" section on page 5 of this MD&A for explanations of 'Same property', 'Growth', and 'Repositioning' and the significance of these metrics.

(2) "Debentures" refers collectively to the "Series B Debentures", the "Series C Debentures", the "Series D Debentures", the "Series E Debentures", and the "Series F Debentures". Refer to the "Liquidity and Capital Resources/Debt/Debentures" section on page 24 of this MD&A for details.

(3) "Loans Payable" refers collectively to the 'unsecured term loan', the 'Welltower Loan 1', and the 'Welltower Loan 2'. Refer to the "Liquidity and Capital Resources/Debt/Loans Payable" section on page 24 of this MD&A for details.

Contractual interest expense on mortgages increased \$1.8 million in Q1 2026, primarily due to higher balances outstanding during the period. Refer to the “Liquidity and Capital Resources/Debt/Mortgage Debt” section on page 22 of this MD&A for details.

Interest expense on Debentures increased \$1.3 million in Q1 2026, primarily due to a full quarter of interest recognized in Q1 2026 on new instruments issued in March 2025, compared to only partial period in Q1 2025. Refer to the “Liquidity and Capital Resources/Debt/Debentures” section on page 24 of this MD&A for details.

Interest expense on Credit Facilities decreased \$1.4 million in Q1 2026, primarily due to lower balances outstanding. Refer to the “Liquidity and Capital Resources/Debt/Credit Facilities” section on page 24 of this MD&A for details.

Interest expense on Loans Payable decreased \$1.4 million in Q1 2026, primarily due to the repayment of the outstanding term loan and Welltower loans. Refer to the “Liquidity and Capital Resources/Debt/Loans Payable” section on page 24 of this MD&A for details.

The following table provides supplemental information related to finance costs for our Equity-Accounted JVs:

| (\$000s)                                  | Q1 2026    | Q1 2025    | Change    |
|---|------------|------------|-----------|
| Contractual interest expense on mortgages | 586        | 606        | (20)      |
| Comprised of:                             |            |            |           |
| Same property <sup>(1)</sup>              | 230        | 232        | (2)       |
| Repositioning <sup>(1)</sup>              | 356        | 374        | (18)      |
| Amortization of finance costs             | 45         | 9          | 36        |
| <b>Total finance costs</b>                | <b>631</b> | <b>615</b> | <b>16</b> |

(1) Non-GAAP; refer to the “Property Portfolio Groupings” section on page 5 of this MD&A for explanations of ‘Same property’ and ‘Growth’ and the significance of these metrics.

## Other Income/(Expense)

| (\$000s)                                  | Q1 2026      | Q1 2025       | Change          |
|---|--------------|---------------|-----------------|
| Transaction costs arising on dispositions | (304)        | (4,458)       | 4,154           |
| Other expense                             | (1,447)      | -             | (1,447)         |
| Gain on disposal of assets                | 2,421        | 60,253        | (57,832)        |
| Other income                              | 1,690        | 19            | 1,671           |
| <b>Total other income/(expense)</b>       | <b>2,360</b> | <b>55,814</b> | <b>(53,454)</b> |

Transaction costs arising on dispositions are expensed as incurred and fluctuate from period to period based on the timing and volume of transactions.

Gain on disposal of assets decreased \$57.8 million in Q1 2025 primarily due to the completion of the Welltower Transaction in Q1 2025.

Other expenses of \$1.4 million and other income \$1.7 million in Q1 2026 primarily relates to the fire incident at our Mission, BC property, including associated losses and insurance recoverables.

## Other Items

| (\$000s)   | Q1 2026  | Q1 2025  | Change   |
|--|----------|----------|----------|
| Depreciation of PP&E and amortization of intangible assets | (67,532) | (53,158) | (14,374) |
| Change in fair value of financial instruments              | (444)    | (5,479)  | 5,035    |
| Current income tax benefit/(expense)                       | -        | (8,125)  | 8,125    |
| Deferred income tax benefit/(expense)                      | (11,386) | (11,617) | 231      |

Depreciation of PP&E and amortization of intangible assets increased \$14.4 million in Q1 2026, primarily due to acquisitions.

Change in fair value of financial instruments is primarily a result of changes in the market value of the underlying financial instruments. These amounts are expected to fluctuate from period to period due to changes in financial markets.

Current tax benefit/(expense) changed by \$8.1 million, primarily due to the estimated tax payable on the completed Welltower Transaction in Q1 2025.

Deferred income tax benefit/(expense) decreased by \$0.2 million in Q1 2026, primarily due to the reversal of temporary differences on PP&E.

## Cash Flow Analysis

The following table summarizes the significant changes in our operating, financing, and investing cash flows between Q1 2026 and Q1 2025 using our consolidated statements of cash flows:

| Cash Provided by<br>(Used in): | Increase<br>(Decrease)<br><i>(\$millions)</i> | Explanation   |
|--------------------------------|---|---|
| Operating activities           | (7.8)   | Change in cash flows from operating activities is primarily due to: <ul style="list-style-type: none"> <li>• changes in working capital,</li> </ul> partially offset by: <ul style="list-style-type: none"> <li>• higher NOI and,</li> <li>• higher interest income.</li> </ul>   |
| Financing activities           | (63.1)  | Change in cash flows from financing activities is primarily due to: <ul style="list-style-type: none"> <li>• no proceeds from senior unsecured debentures in Q1 2026 as compared to proceeds from senior unsecured debentures in Q1 2025, and</li> <li>• higher distributions due to additional Trust Units issued.</li> </ul> partially offset by: <ul style="list-style-type: none"> <li>• no repayments of loans payable in Q1 2026 as compared to repayments of loans payable in Q1 2025,</li> <li>• no repayments of our credit facilities in Q1 2026 as compared to repayments of our credit facilities in Q1 2025,</li> <li>• lower mortgage repayments, and</li> <li>• higher proceeds from the ATM Program.</li> </ul> |
| Investing activities           | 169.0   | Change in cash flows from investing activities is primarily due to: <ul style="list-style-type: none"> <li>• lower acquisitions of assets,</li> <li>• higher repayments of loans receivables, and</li> <li>• no contribution to joint ventures in Q1 2026 as compared to contributions to joint ventures in Q1 2025,</li> </ul> partially offset by: <ul style="list-style-type: none"> <li>• lower proceeds from disposition of PP&amp;E,</li> <li>• higher additions to PP&amp;E and intangible assets, and</li> <li>• lower distributions received from joint ventures.</li> </ul>   |

# Liquidity and Capital Resources

## Liquidity

Our liquidity and capital resources are used to fund capital investments in our properties, development and acquisition activities, servicing of our debt obligations, and distributions to our unitholders. Our principal source of liquidity is net operating income generated from our property operations. We also finance our business, subject to market conditions, through the use of property-specific mortgages, secured and unsecured credit facilities, secured and unsecured term loans, senior unsecured debentures and equity financing.

At March 31, 2026, our liquidity was \$646.6 million as presented in the following table:

| (\$000s)   | March 31, 2026 | December 31, 2025 |
|--|----------------|-------------------|
| Cash and cash equivalents                        | 251,688        | 109,132           |
| Available under Credit Facilities <sup>(1)</sup> | 394,911        | 394,911           |
| Total  | 646,599        | 504,043           |

(1) Refer to the "Credit Facilities" section on page of this MD&A for the determination and calculation of this amount.

In addition, at March 31, 2026, our share of cash and cash equivalents held in our Equity-Accounted JVs was \$4.3 million.

As at March 31, 2026, our current liabilities were \$832.3 million, exceeding our current assets of \$371.8 million, resulting in a working capital deficiency of \$460.5 million. Current liabilities include \$294.2 million of mortgages payable, \$249.8 million of senior unsecured debentures, and \$22.3 million of liabilities related to assets held for sale. We expect to refinance or repay this maturing debt and meet all of our other obligations as they become due. Excluding current mortgages payable and current senior unsecured debentures, Chartwell's working capital deficiency is \$83.5 million.

We may utilize some or all of the following sources of liquidity, subject to market conditions:

- (i) cash flow generated from our operations,
- (ii) proceeds from non-core asset sales,
- (iii) property-specific mortgages,
- (iv) secured and unsecured credit facilities,
- (v) secured and unsecured loans,
- (vi) debentures, and
- (vii) new equity financing.

## Debt

Our debt portfolio currently consists of property-specific mortgages, Credit Facilities, Loans Payable, and Debentures. Our debt management objective is to maximize financial flexibility, maintain a strong balance sheet and stagger our maturities by:

- accessing low-cost, long term, fixed-rate debt and short-term, variable-rate financing,
- managing interest rate risk by spreading debt maturities over time,
- proactively managing our short-term maturities and where appropriate, refinancing maturing mortgages with long term debt, and
- growing our unencumbered asset pool.

The following table summarizes the components of the principal balance of our debt at March 31, 2026 and December 31, 2025:

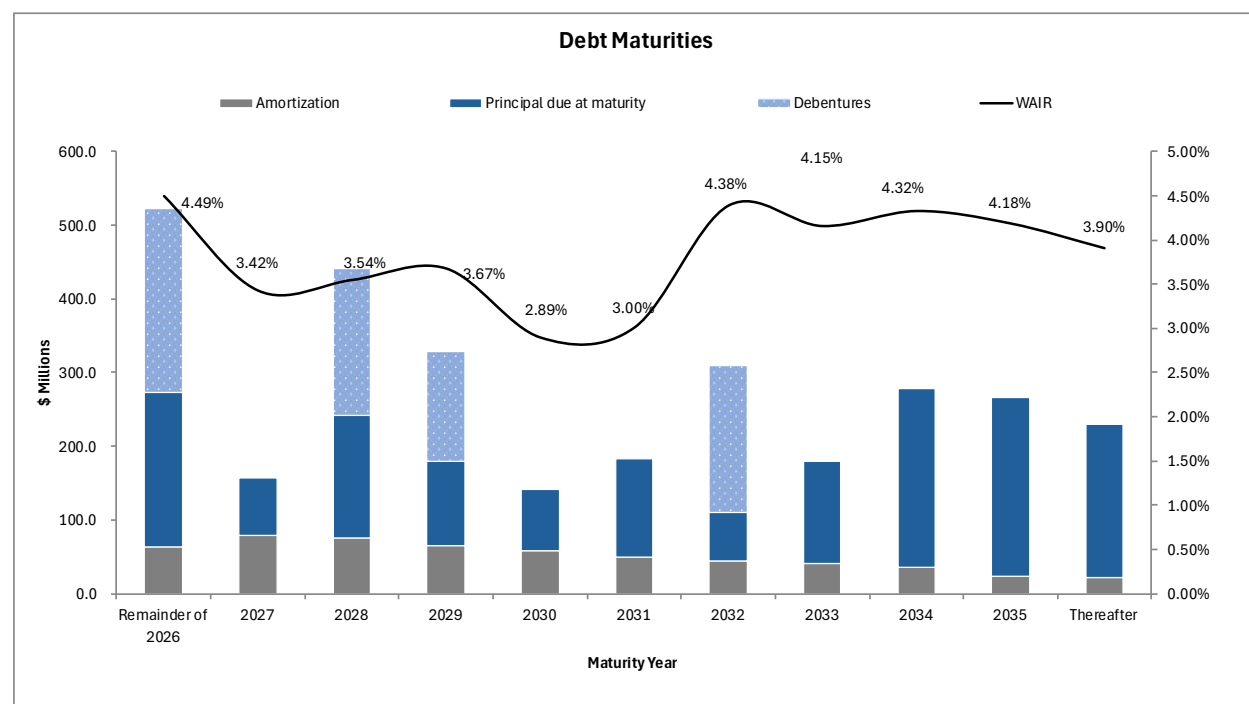
| (\$000s)             | March 31, 2026   | December 31, 2025 |
|----------------------|------------------|-------------------|
| Mortgages payable    | 2,237,824        | 2,272,320         |
| Debtentures          |                  |                   |
| Series C Debtentures | 250,000          | 250,000           |
| Series D Debtentures | 150,000          | 150,000           |
| Series E Debtentures | 200,000          | 200,000           |
| Series F Debtentures | 200,000          | 200,000           |
| <b>Total</b>         | <b>3,037,824</b> | <b>3,072,320</b>  |

The following table summarizes the scheduled principal maturity and weighted average interest rates for our debt portfolio at March 31, 2026:

| (\$000s)          | Amortizing Principal Payments | Principal Due at Maturity | Total Mortgages  | Weighted Average Interest Rate <sup>(1)</sup> | Credit Facilities | Weighted Average Interest Rate | Debtentures    | Weighted Average Interest Rate | Total            | Consolidated Weighted Average Interest Rate |
|-------------------|-------------------------------|---------------------------|------------------|---|-------------------|--------------------------------|----------------|--------------------------------|------------------|---|
| Remainder of 2026 | 63,094                        | 209,576                   | 272,670          | 3.10%   | -                 | -                              | 250,000        | 6.00%                          | 522,670          | 4.49%                                       |
| 2027              | 78,882                        | 77,749                    | 156,631          | 3.42%   | -                 | -                              | -              | -                              | 156,631          | 3.42%                                       |
| 2028              | 75,649                        | 166,074                   | 241,723          | 3.46%   | -                 | -                              | 200,000        | 3.65%                          | 441,723          | 3.54%                                       |
| 2029              | 65,755                        | 113,230                   | 178,985          | 3.06%   | -                 | -                              | 150,000        | 4.40%                          | 328,985          | 3.67%                                       |
| 2030              | 58,525                        | 82,278                    | 140,803          | 2.89%   | -                 | -                              | -              | -                              | 140,803          | 2.89%                                       |
| 2031              | 50,214                        | 133,360                   | 183,574          | 3.00%   | -                 | -                              | -              | -                              | 183,574          | 3.00%                                       |
| 2032              | 44,478                        | 65,133                    | 109,611          | 4.17%   | -                 | -                              | 200,000        | 4.50%                          | 309,611          | 4.38%                                       |
| 2033              | 39,989                        | 139,948                   | 179,937          | 4.15%   | -                 | -                              | -              | -                              | 179,937          | 4.15%                                       |
| 2034              | 36,077                        | 242,295                   | 278,372          | 4.32%   | -                 | -                              | -              | -                              | 278,372          | 4.32%                                       |
| 2035              | 22,785                        | 242,821                   | 265,606          | 4.18%   | -                 | -                              | -              | -                              | 265,606          | 4.18%                                       |
| Thereafter        | 21,692                        | 208,220                   | 229,912          | 3.90%   | -                 | -                              | -              | -                              | 229,912          | 3.90%                                       |
| <b>Total</b>      | <b>557,140</b>                | <b>1,680,684</b>          | <b>2,237,824</b> | <b>3.63%</b>                                  | <b>-</b>          | <b>-</b>                       | <b>800,000</b> | <b>4.74%</b>                   | <b>3,037,824</b> | <b>3.93%</b>                                |

(1) For variable rate instruments, the weighted average interest rate in 2026 is based on the 2026 weighted average interest rate.

The following chart provides a breakdown of our debt maturities at March 31, 2026:



## Mortgage Debt

We generally have access to low-cost mortgage financing insured by CMHC. As of March 31, 2026, approximately 96% of our mortgage debt was CMHC insured. We intend to continue financing our properties through this program including, for those properties operating at high occupancy levels, converting conventional mortgages to CMHC debt and placing mortgages on certain currently unencumbered properties.

The following table summarizes the changes in the principal balance of our mortgage debt portfolio in Q1 2026:

|   | Balance<br>(\$000s) | Weighted<br>Average<br>Term to Maturity<br>(Years) | Weighted<br>Average<br>Interest Rate | % CMHC<br>Insured |
|---|---------------------|--|--------------------------------------|-------------------|
| Principal balance at December 31, 2025          | 2,272,320           | 6.5  | 3.63%                                | 95%               |
| Mortgages on assets held for sale               | (21,542)            | 3.0  | 3.13%                                | 100%              |
| Payouts and matured in the period               | (1,208)             | N/A  | N/A                                  | N/A               |
| Assumed mortgages                               | 6,449               | 8.7  | 4.75%                                | 100%              |
| New mortgage financing                          | 1,808               | 3.0  | 5.55%                                | -                 |
| Amortizing principal payments                   | (20,003)            | N/A  | N/A                                  | N/A               |
| Principal balance at March 31, 2026             | 2,237,824           | 6.38   | 3.63%                                | 96%               |
| Mark-to-market adjustments on assumed mortgages | 341                 |  |                                      |                   |
| Finance costs                                   | (91,469)            |  |                                      |                   |
| Mortgages payable at March 31, 2026             | 2,146,696           |  |                                      |                   |

Assumed mortgages includes a \$6.4 million CMHC-insured mortgage related to the acquisition of a 15% interest in one property.

New mortgage financing includes refinancing on two construction loans each bearing interest at 5.55%, maturing in 2028 and 2029, respectively.

The following table provides select financial statistics for our mortgage debt portfolio:

|                                  | At March 31, 2026 |               |           | At December 31, 2025 |  |
|----------------------------------|-------------------|---------------|-----------|----------------------|--|
|                                  | Fixed Rate        | Variable Rate | Total     | Total                |  |
| Principal amount (\$000s)        | 2,213,556         | 24,268        | 2,237,824 | 2,272,320            |  |
| Weighted average interest rate   | 3.62%             | 4.93%         | 3.63%     | 3.63%                |  |
| Average term to maturity (years) | 6.44              | 1.53          | 6.38      | 6.5                  |  |

The following tables are supplemental information and summarize the components of our mortgage debt portfolio for our Equity-Accounted JVs:

| (\$000s)                               | March 31, 2026 | December 31, 2025 |
|--|----------------|-------------------|
| Principal balance of mortgages payable | 48,306         | 48,385            |
| Finance costs                          | (25)           | (71)              |
| Mortgages payable                      | 48,281         | 48,314            |

| (\$000s) | Amortizing Principal Payments | Principal Due at Maturity | Total Principal Balance of Mortgages Payable | Weighted Average Interest Rate |
|----------|-------------------------------|---------------------------|--|--------------------------------|
| 2026     | 188                           | 48,118                    | 48,306                                       | 4.93%                          |

## Credit Facilities

The following table summarizes the available borrowing capacity and borrowings on our Credit Facilities at March 31, 2026:

| (\$000s)                                 | Maximum Capacity | Available Capacity | Utilized for Letters of Credit | Net Available Capacity | Borrowed | Available Borrowing Capacity | Maturity Date |
|--|------------------|--------------------|--------------------------------|------------------------|----------|------------------------------|---------------|
| Secured credit facility <sup>(1)</sup>   | 300,000          | 300,000            | (5,089)                        | 294,911                | -        | 294,911                      | May 29, 2029  |
| Unsecured credit facility <sup>(2)</sup> | 100,000          | 100,000            | -                              | 100,000                | -        | 100,000                      | May 29, 2029  |
| <b>Total Credit Facilities</b>           | <b>400,000</b>   | <b>400,000</b>     | <b>(5,089)</b>                 | <b>394,911</b>         | <b>-</b> | <b>394,911</b>               |               |

(1) Available capacity is determined based on a formula that considers the lending value of the properties included in the secured asset pool. The factors impacting the lending value formula include property valuations, the mortgageability amount determined on the basis of NOI for the previous four quarters, and the secured collateral.

(2) An option to increase borrowing capacity by an additional \$50.0 million is available, subject to certain conditions.

The cost of our Credit Facilities was amended on June 3, 2025. At the current BBB(low) rating by DBRS, last confirmed by DBRS on September 30, 2025, amounts borrowed under the secured credit facility bear interest at the banks' prime rate ("Prime") plus 55 bps or CORRA plus 155 bps plus credit spread adjustment, and amounts borrowed under the unsecured credit facility bear interest at Prime plus 70 bps or CORRA plus 170 bps plus credit spread adjustment. The secured credit facility is secured by first and second ranked charges on specific properties. The cost of our Credit Facilities is based on our credit rating.

## Debentures

The following tables summarize our Debentures outstanding as at March 31, 2026 and December 31, 2025:

| <b>March 31, 2026</b> | Outstanding Principal (\$000s) | Financing Costs, Net (\$000s) | Carrying Value (\$000s) | Interest rate | Maturity date    |
|-----------------------|--------------------------------|-------------------------------|-------------------------|---------------|------------------|
| Series C Debentures   | 250,000                        | (226)                         | 249,774                 | 6.000%        | December 8, 2026 |
| Series D Debentures   | 150,000                        | (820)                         | 149,180                 | 4.400%        | November 5, 2029 |
| Series E Debentures   | 200,000                        | (690)                         | 199,310                 | 3.650%        | May 6, 2028      |
| Series F Debentures   | 200,000                        | (834)                         | 199,166                 | 4.500%        | March 6, 2032    |
| <b>Total</b>          | <b>800,000</b>                 | <b>(2,570)</b>                | <b>797,430</b>          |               |                  |

| <b>December 31, 2025</b> | Outstanding Principal (\$000s) | Financing Costs, Net (\$000s) | Carrying Value (\$000s) | Interest rate | Maturity date    |
|--------------------------|--------------------------------|-------------------------------|-------------------------|---------------|------------------|
| Series C Debentures      | 250,000                        | (311)                         | 249,689                 | 6.000%        | December 8, 2026 |
| Series D Debentures      | 150,000                        | (879)                         | 149,121                 | 4.400%        | November 5, 2029 |
| Series E Debentures      | 200,000                        | (772)                         | 199,228                 | 3.650%        | May 6, 2028      |
| Series F Debentures      | 200,000                        | (870)                         | 199,130                 | 4.500%        | March 6, 2032    |
| <b>Total</b>             | <b>800,000</b>                 | <b>(2,832)</b>                | <b>797,168</b>          |               |                  |

## Debt Covenants

Our Credit Facilities, Loans Payable, and Debentures contain numerous financial covenants that include maintaining certain leverage and debt service ratios (collectively, our “Debt Covenants”). Management monitors these ratios on an ongoing basis to ensure compliance. As of March 31, 2026, we were in compliance with all of our Debt Covenants.

The following table summarizes our compliance with the leverage and coverage ratios as they relate to our Debentures, and other key debt metrics:

|  | Covenant                  | March 31, 2026 | December 31, 2025 |
|--|---------------------------|----------------|-------------------|
| Interest Coverage Ratio <sup>(1)</sup>     | minimum of 1.65x          | 3.7x           | 3.5x              |
| Indebtedness Percentage <sup>(2)</sup>     | less than or equal to 65% | 43.1%          | 45.3%             |
| Coverage Ratio <sup>(3)</sup>              | not less than 1.3x        | 2.7x           | 2.6x              |
| Debt Service Coverage Ratio <sup>(4)</sup> | minimum of 1.40x          | 2.2x           | 2.0x              |
| Net Debt to Adjusted EBITDA <sup>(5)</sup> | n/a                       | 6.3x           | 6.9x              |

(1) Calculated based on 12 months ended March 31, 2026; and 12 months ended December 31, 2025. Refer to the “Debt Covenant Calculations/ Interest Coverage Ratio for Debentures” section on page 35 of this MD&A.

(2) Refer to the “Debt Covenant Calculations/Indebtedness Percentage for Debentures” section on page 36 of this MD&A.

(3) Refer to the “Debt Covenant Calculations/Unsecured Debt Coverage Ratio for Debentures” section on page 36 of this MD&A.

(4) Calculated based on 12 months ended March 31, 2026; and 12 months ended December 31, 2025. Refer to the “Debt Covenant Calculations/Debt Service Coverage Ratio for Credit Facilities and Loans Payable” section on page 36 of this MD&A.

(5) Refer to the “Debt Covenant Calculations/Net Debt to Adjusted EBITDA” section on page 37 of this MD&A.

## Total Units Outstanding and Distributions

The following table summarizes changes in the number of outstanding units during Q1 2026:

|   | Trust Units | Trust Units under EUPP | Class B Units | DTUs     | Total Units Outstanding <sup>(1)</sup> |
|---|-------------|------------------------|---------------|----------|--|
| Balance December 31, 2025   | 314,637,189 | 1,801,375              | 1,454,410     | 807,695  | 318,700,669                            |
| Trust Units issued pursuant to Distribution Reinvestment Program (“DRIP”) | 655,444     | -                      | -             | -        | 655,444                                |
| Trust Units issued under the ATM program                                  | 6,755,772   | -                      | -             | -        | 6,755,772                              |
| Trust Units issued under EUPP   | -           | 132,772                | -             | -        | 132,772                                |
| Trust Units released on settlement of EUPP receivable                     | 77,474      | (77,474)               | -             | -        | -                                      |
| Exchange of Class B Units into Trust Units                                | 6,500       | -                      | (6,500)       | -        | -                                      |
| DTUs issued   | -           | -                      | -             | 11,105   | 11,105                                 |
| Distributions on DTUs   | -           | -                      | -             | 5,835    | 5,835                                  |
| Exchange of DTUs into Trust Units   | 12,000      | -                      | -             | (12,000) | -                                      |
| Balance March 31, 2026  | 322,144,379 | 1,856,673              | 1,447,910     | 812,635  | 326,261,597                            |

(1) Non-GAAP; includes Class B Units and DTUs which are classified as liabilities in our Financial Statements.

As of May 7, 2026, the Trust has 324,211,401 Trust Units outstanding, and Chartwell Master Care LP has 1,447,910 Class B Units outstanding which are exchangeable for 1,447,910 Trust Units.

## Distributions

The following table summarizes distributions declared on Trust Units in Q1 2026, 2025, and 2024 in relation to cash flows from operating activities and net income/(loss):

| (\$000s)   | Q1 2026  | 2025      | 2024      |
|--|----------|-----------|-----------|
| Cash flows from operating activities   | 63,912   | 329,931   | 200,850   |
| Net income attributable to Unitholders   | 7,992    | 29,413    | 22,408    |
| Finance costs included in cash flow from financing activities  | (2,291)  | (40,388)  | (19,491)  |
| Distributions declared on Trust Units  | 49,081   | 178,797   | 158,516   |
| Excess/(deficit) of cash flows from operating activities over distributions declared on Trust Units  | 14,831   | 151,134   | 42,334    |
| Excess/(deficit) of cash flows from operating activities less finance costs included in cash flow from financing activities over distributions declared on Trust Units | 12,540   | 110,746   | 22,843    |
| Deficit of net income attributable to unitholders over distributions declared on Trust Units   | (41,089) | (149,384) | (136,108) |

The declaration and payment of future distributions is at the discretion of the Board of Trustees of Chartwell (the "Trustees"). The Trustees rely upon forward-looking cash flow information including forecasts and budgets, results of operations, requirements for capital expenditures and working capital, future financial prospects of the Trust, debt covenants and obligations, and any other factors considered relevant by them in setting the distribution rate. The Trustees do not use net income/(loss) as determined in accordance with GAAP as the basis for establishing the level of distributions to unitholders as it includes items that we do not believe are informative or reflective of the factors described above that are used in and considered relevant in setting the distribution rate. The items that are included in net income/(loss) and are not used or considered relevant include, among other items, distributions on Class B Units which are recorded as interest expense, non-cash depreciation and amortization, changes in fair values of certain liabilities and impairment losses. We believe that, with the appropriate level of capital reinvestment in our properties, their income-generating potential does not generally diminish over time.

We achieved positive operating cash flows after distributions and finance costs in both 2025 and 2024, reflecting the success of our operational sales, marketing, and portfolio optimization strategies.

On February 26, 2026, the Trustees approved an increase in our monthly distributions from \$0.051 per unit (\$0.612 annualized) to \$0.052 per unit (\$0.624 annualized) effective for the March 31, 2026 distribution paid on April 15, 2026.

Unitholders who are Canadian residents are eligible to participate in our DRIP, which allows reinvestment of their distributions into new units of Chartwell, including a 3% bonus distribution with no commissions. This facilitates unitholders' ability to realize the benefits of compound growth in their investment. Unitholders can enroll in our DRIP by contacting their investment advisor. In Q1 2026, our average DRIP participation was 28.7% compared to 27.2% participation in Q1 2025.

## Capital Investments

In normal circumstances, we regularly reinvest capital in our owned property portfolio with the goal of growing our property NOI and protecting and maintaining our properties.

The following table summarizes our capital investments in Q1 2026 and Q1 2025:

| <i>(\$000s)</i>                          | Q1 2026 | Q1 2025 |
|--|---------|---------|
| Building improvements                    | 6,257   | 11,906  |
| Mechanical and electrical                | 4,958   | 5,899   |
| Suite improvements and upgrades          | 7,167   | 5,153   |
| Interior improvements and upgrades       | 2,021   | 1,453   |
| Furniture, fixtures and equipment        | 3,317   | 2,770   |
| Communications and information systems   | 330     | 408     |
| Properties under development             | 24,050  | 27,589  |
| Total capital investments <sup>(1)</sup> | 11,971  | 5,469   |
|  | 36,021  | 33,058  |

(1) Includes 142 properties (24,775 suites) at Chartwell's share of ownership for Q1 2026, and 141 properties (22,549 suites) at Chartwell's share of ownership for Q1 2025.

The following table is supplemental information and summarizes capital investments in our Equity-Accounted JVs in Q1 2026 and Q1 2025 not included in the table above:

| <i>(\$000s)</i>                             | Q1 2026 | Q1 2025 |
|---|---------|---------|
| Capital investments in Equity-Accounted JVs | 249     | 291     |

### **Building Improvements**

This category primarily includes investments in facades, balconies, garages, elevators and parking lots. In addition to preserving the existing revenue generating capacity and value of our properties, these investments support occupancy growth due to improved physical appearance of the property, growth in ancillary property revenues (e.g., parking rates) and operating cost savings (e.g., energy efficient windows and doors, improved building insulation).

For Q1 2026, we completed 22 major building improvement projects valued over \$50,000 each, totalling \$5.5 million (Q1 2025 – 26 projects totalling \$9.9 million).

### **Mechanical and Electrical**

This category primarily includes investments in heating, air conditioning and ventilation systems, fire safety systems, including sprinklers and lighting systems. These investments are generally expected to result in energy cost savings and lower equipment maintenance costs over time.

For Q1 2026, we completed 21 major mechanical and electrical projects valued over \$50,000 each, totalling \$2.8 million (Q1 2025 – 19 projects totalling \$4.2 million).

### **Suite Improvements and Upgrades**

This category includes capital investments in resident suites. We have developed and implemented a program of strategic capital allocation to resident suite upgrades. These discretionary investments are made to improve the competitive position of our properties in the market and to allow for higher rental rate increases on suite turnover. In most cases, in addition to regular painting, resident suite upgrades include flooring upgrades and/or full renovations of bathrooms and kitchens.

For Q1 2026, we invested in strategic suite upgrade programs in 24 properties (Q1 2025 – 13 properties).

### ***Interior Improvements and Upgrades***

This category includes investments in common areas of our properties that are made primarily to improve their marketability and improved functionality for our residents. These investments include upgrades to property resident amenity areas, such as hallways, dining rooms, lounges, theatres, etc.

For Q1 2026, we invested in strategic common area upgrade programs in four properties (Q1 2025 – three properties).

### ***Furniture, Fixtures and Equipment***

This category primarily includes investments in resident common area and model suite furnishings and equipment, including upgrades to commercial kitchens and investments in resident transportation programs. These investments are primarily made to improve the competitiveness of our properties and to provide enhanced services to our residents.

### ***Communication and Information Services***

This category includes investments in telecommunication systems, including emergency call systems and computer hardware.

## **Balance Sheet Analysis**

The following table summarizes the significant changes in assets, liabilities, and equity for March 31, 2026 compared to December 31, 2025.

|                   | <b>Increase<br/>(Decrease)</b><br><i>(Millions)</i> | <b>Explanation</b>   |
|-------------------|---|--|
| Total assets      | 96.1  | Total assets increased primarily due to increases in cash, assets held for sale, trade and other receivables, other assets, investment in joint ventures and intangible assets partially offset by decreases in PP&E, loans receivables and capital funding receivables.                 |
| Total liabilities | (20.0)  | Total liabilities decreased primarily due to decreases in mortgages payable, accounts payable, other liabilities and lease obligations partially offset by liabilities related to assets held for sale, deferred tax liabilities, distributions payable and senior unsecured debentures. |
| Equity            | 116.0   | The increase in equity is primarily due to the issuance of Trust Units under the ATM program, DRIP and net income for the period, partially offset by distributions and issuance costs, net of tax.  |

## Commitments and Contingencies

### Contractual Obligations and Guarantees

Details of our contractual obligations and guarantees are outlined in our 2025 MD&A. There were no significant changes in our contractual obligations and guarantees in Q1 2026 which are outside the ordinary course of business.

### Litigation, Claims and Contingencies

#### ***Class Action***

On June 1, August 14, and October 5, 2020, Chartwell was served with three different statements of claims (the “Claims”) that were filed in the Ontario Superior Court of Justice, all seeking an order certifying the Claims as class actions pursuant to the *Class Proceedings Act (Ontario)*. In January 2022, the Court consolidated the Claims into one proceeding (the “Consolidated Claim”). The Consolidated Claim alleges, among other things, gross negligence, breach of the Canadian Charter of Rights and Freedom, breach of contract and breach of fiduciary duty in respect of Chartwell’s response to the pandemic. The plaintiffs are seeking \$100.0 million in general damages and \$10.0 million in aggravated, punitive and/or exemplary damages. We do not believe that the Claims or the damages sought have merit.

On November 20, 2020, the Ontario government enacted the *Supporting Ontario’s Recovery Act* (the “Recovery Act”). Under the Recovery Act, which is retroactive to March 17, 2020, proceedings are barred and dismissed without costs if they allege injury by COVID-19 if the defendant made good faith efforts to follow public health guidance and COVID-19 related laws and did not act with gross negligence. On March 7, 2024, the Consolidated Claim was certified, but pursuant to the Recovery Act, only gross negligence claims survive the cause of action test. The litigation is currently in the documentary discovery process. We do not believe the outcome will have a material adverse impact on our business, results of operations or financial condition and believe that any potential liability would be resolved within the limits of our insurance coverage.

#### ***Pay Equity***

Certain Ontario LTC homes achieved pay equity by 2005 under a sector framework that used the “proxy” method, with the Ontario government directly funding the related obligations. In subsequent litigation commenced in 2010, unions asserted that additional adjustments were required to maintain pay equity. Although the Ontario Pay Equity Tribunal (the “Tribunal”) found generally in favour of the participating LTC homes, appellate courts later found in favour of unions and directed the Tribunal. The Supreme Court of Canada denied leave to appeal on October 14, 2021, thereby upholding the appellate court decision.

Chartwell owns or previously owned four Ontario LTC homes that are respondents to this decision and previously owned seven additional Ontario LTC homes that also used the proxy method and could also be affected. Although Chartwell completed the sale of its LTC operations in 2023, it continues to participate in sector discussions with unions, other LTC homes and the Ontario government regarding an appropriate pay equity maintenance framework.

There are significant uncertainties regarding how the decision will be implemented, including the scope of any required pay equity adjustments, the methodology and timing for implementation, and the ultimate financial impact on Chartwell. Discussions among the affected parties have not meaningfully progressed. As a result, Chartwell cannot currently reliably estimate any potential liability. Chartwell expects that any required pay equity adjustments will be fully funded by the Ontario government; however there is no assurance that such funding will be provided in full or on a timely basis. No liability for potential pay equity adjustments, or related recovery from the Ontario government, has been recognized in Chartwell’s financial statements. Any requirement to fund pay equity adjustments, in whole or in part, could increase Chartwell’s labour costs and adversely affect its financial condition and results of operations.

## Summary of Select Financial Information

### Quarterly Financial Information

The following table summarizes our quarterly unaudited financial information:

| (\$000s, except per unit amounts<br>and number of units) | 2026      |           | 2025      |           |           | 2024      |           |           |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
|  | Q1        | Q4        | Q3        | Q2        | Q1        | Q4        | Q3        | Q2        |
| Revenues   | 309,365   | 300,287   | 282,174   | 273,158   | 252,898   | 232,699   | 220,464   | 202,401   |
| Direct property operating<br>expense                     | (179,211) | (174,944) | (165,393) | (159,683) | (150,056) | (138,707) | (128,389) | (120,709) |
| Depreciation and<br>amortization                         | (67,532)  | (72,092)  | (61,865)  | (60,133)  | (53,158)  | (49,710)  | (43,530)  | (39,369)  |
| Share of net income/(loss)<br>from joint ventures        | 687       | 525       | 294       | 146       | 608       | 3,214     | 2,946     | 1,939     |
| G&A expenses   | (14,702)  | (12,714)  | (12,678)  | (14,126)  | (17,083)  | (10,334)  | (11,731)  | (12,924)  |
| Other income/(expense)                                   | 2,360     | 11,817    | 571       | 173       | 55,814    | (2,036)   | 54,152    | (2,112)   |
| Finance costs  | (31,145)  | (32,150)  | (31,339)  | (31,859)  | (30,608)  | (28,820)  | (28,351)  | (26,359)  |
| Changes in fair value of<br>financial instruments        | (444)     | (4,528)   | (6,733)   | (7,608)   | (5,479)   | 1,660     | (14,998)  | (3,252)   |
| Current income tax<br>benefit/(expense)                  | -         | 2,535     | 4,367     | 157       | (8,125)   | 2,744     | (2,840)   | -         |
| Deferred income tax<br>benefit/(expense)                 | (11,386)  | (11,492)  | (14,604)  | (5,962)   | (11,617)  | (7,166)   | (24,120)  | (2,413)   |
| Net income/(loss) for the<br>period                      | 7,992     | 7,244     | (5,206)   | (5,737)   | 33,194    | 3,544     | 23,603    | (2,798)   |
| <i>Comprised of:</i>                                     |           |           |           |           |           |           |           |           |
| Unitholders  | 7,992     | 7,244     | (5,240)   | (5,769)   | 33,178    | 3,539     | 23,638    | (2,798)   |
| Non-controlling interest                                 | -         | -         | 34        | 32        | 16        | 5         | (35)      | -         |
| Net income/(loss) for the<br>period                      | 7,992     | 7,244     | (5,206)   | (5,737)   | 33,194    | 3,544     | 23,603    | (2,798)   |
| FFO <sup>(1)</sup>                                       | 85,578    | 81,241    | 73,058    | 67,553    | 56,169    | 57,663    | 55,861    | 44,698    |
| FFOPU <sup>(1)</sup>                                     | 0.27      | 0.26      | 0.24      | 0.24      | 0.20      | 0.21      | 0.20      | 0.18      |
| Weighted average number<br>of units (000) <sup>(2)</sup> | 320,375   | 310,769   | 298,507   | 285,514   | 277,943   | 275,494   | 274,318   | 246,121   |

(1) Non-GAAP; refer to the "Additional Information on Non-GAAP Measures" section below of this MD&A.

(2) Non-GAAP; refer to the "Weighted Average Number of Units" section on page 35 of this MD&A.

Our results for the past eight quarters have primarily been affected by:

- acquisitions, dispositions, and developments of properties as described in the "Significant Events" section on page 9 of this MD&A, and the "2026 Outlook" section in our 2025 MD&A,
- changes in fair value of financial instruments,
- deferred income taxes,
- current income taxes, and
- impairment charges and reversal of impairment charges.

The effect of seasonal factors on our quarterly results is primarily related to outbreaks and weather patterns which affect both direct operating expenses, primarily utilities, staffing and maintenance cost trends, and also revenue due to changes in occupancy based on new resident move-in trends.

## Additional Information on Non-GAAP Measures

Throughout this MD&A, there are references to certain Non-GAAP Measures. As described in the relevant sections of this MD&A, where a Non-GAAP Measure is discussed for the first time, we have described why we believe it is useful to investors and how management uses the Non-GAAP Measure. Non-GAAP Measures do not have any standardized meaning prescribed by GAAP and therefore, are unlikely to be comparable to similar financial measures used by other issuers. The following provides detailed definitions and reconciliations to the most closely comparable GAAP measure for any Non-GAAP Measure that has not been provided elsewhere in this MD&A.

## Adjusted Property Revenue, Adjusted Resident Revenue, Adjusted DOE, Adjusted Operating Margin, and Adjusted NOI

The following table reconciles property revenue and direct property operating expense from our financial statements to adjusted property revenue and adjusted DOE, and NOI to adjusted NOI, and identifies contributions from our same property, growth, and repositioning portfolios:

| (\$000s, except occupancy rates)                      | Q1 2026        | Q1 2025        | Change        |
|---|----------------|----------------|---------------|
| <b>Property revenue</b>                               | <b>302,950</b> | <b>243,568</b> | <b>59,382</b> |
| <i>Add (Subtract):</i>                                |                |                |               |
| Share from joint ventures <sup>(1)</sup>              | 11,696         | 21,629         | (9,933)       |
| Share from non-controlling interest <sup>(2)</sup>    | -              | (1,244)        | 1,244         |
| <b>Adjusted property revenue <sup>(3)</sup></b>       | <b>314,646</b> | <b>263,953</b> | <b>50,693</b> |
| <i>Comprised of:</i>                                  |                |                |               |
| Same property <sup>(3)</sup>                          | 204,841        | 187,753        | 17,088        |
| Growth <sup>(3)</sup>                                 | 76,900         | 39,394         | 37,506        |
| Repositioning <sup>(3)</sup>                          | 32,905         | 36,806         | (3,901)       |
| <b>Adjusted property revenue <sup>(3)</sup></b>       | <b>314,646</b> | <b>263,953</b> | <b>50,693</b> |
| <b>Resident revenue</b>                               | <b>298,878</b> | <b>239,039</b> | <b>59,839</b> |
| <i>Add (Subtract):</i>                                |                |                |               |
| Share from joint ventures <sup>(1)</sup>              | 11,588         | 21,385         | (9,797)       |
| Share from non-controlling interest <sup>(2)</sup>    | -              | (1,228)        | 1,228         |
| <b>Adjusted resident revenue <sup>(3)</sup></b>       | <b>310,466</b> | <b>259,196</b> | <b>51,270</b> |
| <i>Comprised of:</i>                                  |                |                |               |
| Same property <sup>(3)</sup>                          | 202,006        | 184,353        | 17,653        |
| Growth <sup>(3)</sup>                                 | 75,829         | 38,722         | 37,107        |
| Repositioning <sup>(3)</sup>                          | 32,631         | 36,121         | (3,490)       |
| <b>Adjusted resident revenue <sup>(3)</sup></b>       | <b>310,466</b> | <b>259,196</b> | <b>51,270</b> |
| <b>Other property revenue</b>                         | <b>4,072</b>   | <b>4,529</b>   | <b>(457)</b>  |
| <i>Add (Subtract):</i>                                |                |                |               |
| Share from joint ventures <sup>(1)</sup>              | 108            | 244            | (136)         |
| Share from non-controlling interest <sup>(2)</sup>    | -              | (16)           | 16            |
| <b>Adjusted other property revenue <sup>(3)</sup></b> | <b>4,180</b>   | <b>4,757</b>   | <b>(577)</b>  |
| <i>Comprised of:</i>                                  |                |                |               |
| Same property <sup>(3)</sup>                          | 2,835          | 3,400          | (565)         |
| Growth <sup>(3)</sup>                                 | 1,071          | 672            | 399           |
| Repositioning <sup>(3)</sup>                          | 274            | 685            | (411)         |
| <b>Adjusted other property revenue <sup>(3)</sup></b> | <b>4,180</b>   | <b>4,757</b>   | <b>(577)</b>  |
| <b>Direct property operating expense</b>              | <b>179,211</b> | <b>150,056</b> | <b>29,155</b> |
| <i>Add (Subtract):</i>                                |                |                |               |
| Share from joint ventures <sup>(4)</sup>              | 6,631          | 13,509         | (6,878)       |
| Share from non-controlling interest <sup>(5)</sup>    | -              | (626)          | 626           |
| <b>Adjusted DOE <sup>(3)</sup></b>                    | <b>185,842</b> | <b>162,939</b> | <b>22,903</b> |
| <i>Comprised of:</i>                                  |                |                |               |
| Same property <sup>(3)</sup>                          | 118,707        | 113,247        | 5,460         |
| Growth <sup>(3)</sup>                                 | 42,710         | 23,255         | 19,455        |
| Repositioning <sup>(3)</sup>                          | 24,425         | 26,437         | (2,012)       |
| <b>Adjusted DOE <sup>(3)</sup></b>                    | <b>185,842</b> | <b>162,939</b> | <b>22,903</b> |
| <b>NOI</b>  | <b>123,739</b> | <b>93,512</b>  | <b>30,227</b> |
| <i>Add (Subtract):</i>                                |                |                |               |
| Share from joint ventures                             | 5,065          | 8,120          | (3,055)       |
| Share from non-controlling interest                   | -              | (618)          | 618           |
| <b>Adjusted NOI <sup>(3)</sup></b>                    | <b>128,804</b> | <b>101,014</b> | <b>27,790</b> |
| <i>Comprised of:</i>                                  |                |                |               |
| Same property <sup>(3)</sup>                          | 86,134         | 74,506         | 11,628        |
| Growth <sup>(3)</sup>                                 | 34,190         | 16,139         | 18,051        |
| Repositioning <sup>(3)</sup>                          | 8,480          | 10,369         | (1,889)       |
| <b>Adjusted NOI <sup>(3)</sup></b>                    | <b>128,804</b> | <b>101,014</b> | <b>27,790</b> |

(1) Non-GAAP; represents Chartwell's proportionate share of the property revenue of our Equity-Accounted JVs as referenced in the notes to our Financial Statements and as described in the "Joint Arrangements" section on page 13 of this MD&A.

(2) Non-GAAP; represents Chartwell's proportionate share of the property revenue of our non-controlling interest as referenced in the notes to our Financial Statements.

(3) Non-GAAP; refer to the preamble to this table for explanations and discussion of the significance of these metrics.

(4) Non-GAAP; represents Chartwell's proportionate share of the direct property operating expense of our Equity-Accounted JVs as referenced in the notes to our Financial Statements and as described in the "Joint Arrangements" section on page 13 of this MD&A.

(5) Non-GAAP; represents Chartwell's proportionate share of the direct property operating expense of our non-controlling interest as referenced in the notes to our Financial Statements.

## Funds from Operations

### *FFO*

We present FFO substantially consistent with the definition adopted by REALPAC in the REALPAC Guidance where FFO is defined as follows:

Profit or loss per GAAP Statement of Comprehensive Income adjusted for:

- A. Unrealized changes in the fair value of investment properties.
- B. Depreciation of depreciable real estate assets including depreciation for components relating to capitalized leasing costs, capitalized tenant allowances treated as capital improvements and lease-related items ascribed in a business combination.
- C. Amortization of tenant allowances and landlord's work spent for the fit-out of tenant improvements and amortized as a reduction to revenue.
- D. Amortization of tenant/customer relationship intangibles or other intangibles arising from a business combination.
- E. Gains or losses from sales of investment properties and owner-occupied properties, including the gain or loss included within discontinued operations (if applicable).
- F. Tax on profits or losses on disposals of properties.
- G. Deferred taxes.
- H. Impairment losses or reversals recognized on land and depreciable real estate properties, excluding those relating to properties used exclusively for administrative purposes.
- I. Revaluation gains or losses recognized in profit or loss on owner-occupied properties, excluding those relating to properties used exclusively for administrative purposes.
- J. Transaction costs expensed as a result of the purchase of a property being accounted for as a business combination.
- K. Foreign exchange gains or losses on monetary items not forming part of a net investment in a foreign operation.
- L. Gain or loss on the sale of an investment in a foreign operation.
- M. Changes in the fair value of financial instruments which are economically effective hedges but do not qualify for hedge accounting.
- N. Negative goodwill or goodwill impairment.
- O. Effects of puttable instruments classified as financial liabilities.
- P. Results of discontinued operations.
- Q. Adjustments for equity-accounted entities.
- R. Incremental leasing costs.
- S. Property taxes accounted for under IFRIC 21.
- T. Operational revenue and expenses from Right of Use assets.
- U. Non-controlling interest.

## FFO Payout Ratio

FFO payout ratio is a Non-GAAP Financial Measure used to evaluate management performance and does not have a standardized meaning prescribed by IFRS; therefore, it is not comparable to similar measures presented by other income trusts or other companies. FFO payout ratio is calculated as the declared distributions to unitholders for the period as a percentage of FFO.

The following table provides a reconciliation of net income/(loss) to FFO:

| <i>(\$000s, except per unit amounts, number of units, and payout ratio)</i>  | Q1 2026 | Q1 2025  | Change   |
|--|---------|----------|----------|
| Net income/(loss)  | 7,992   | 33,194   | (25,202) |
| <i>Add (Subtract):</i>   |         |          |          |
| B Depreciation of PP&E   | 67,154  | 52,692   | 14,462   |
| D Amortization of limited life intangible assets   | 378     | 466      | (88)     |
| 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 | (993)   | (879)    | (114)    |
| E Loss/(gain) on disposal of assets  | (2,421) | (60,253) | 57,832   |
| J Transaction costs arising on dispositions  | 304     | 4,458    | (4,154)  |
| F Tax on gains or losses on disposal of properties   | -       | 8,125    | (8,125)  |
| G Deferred income tax  | 11,386  | 11,617   | (231)    |
| O Distributions on Class B Units recorded as interest expense  | 223     | 228      | (5)      |
| M Changes in fair value of financial instruments   | 444     | 5,479    | (5,035)  |
| Q FFO adjustments for Equity-Accounted JVs <sup>(1)</sup>  | 1,111   | 1,130    | (19)     |
| U Non-controlling interest <sup>(1)</sup>  | -       | (88)     | 88       |
| FFO <sup>(2)</sup>   | 85,578  | 56,169   | 29,409   |
| Weighted average number of units (000) <sup>(6)</sup>  | 320,375 | 277,943  | 42,432   |
| FFOPU <sup>(7)</sup>   | 0.27    | 0.20     | 0.07     |
| Distributions declared on Trust Units  | 49,081  | 42,268   | 6,813    |
| FFO Payout Ratio <sup>(5)</sup>  | 57.4%   | 75.3%    | (17.9pp) |

(1) Non-GAAP; see reconciliation table following for the calculation of these amounts.

(2) Non-GAAP; refer to the preamble to this table and to the "Results of Operations/FFO" section on page 14 of this MD&A for a discussion of the significance of this metric.

(3) Non-GAAP; refer to the "Significant Events/Development/Expected Unlevered Yield and Imputed Cost of Debt" section on page 9 of this MD&A. Includes Chartwell's proportionate share of Equity-Accounted JVs.

(4) Non-GAAP; refer to the preamble to this table. Includes Chartwell's proportionate share of Equity-Accounted JVs.

(5) Non-GAAP; refer to the preamble to this table.

(6) Non-GAAP; refer to the "Weighted Average Number of Units" section on page 35 of this MD&A.

(7) Non-GAAP; refer to the "Per Unit Amounts" section on page 35 of this MD&A for a discussion of the calculation of the per unit amounts.

The following table provides supplemental information in respect of the adjustment to FFO for Equity-Accounted JVs:

| (\$000s)   | Q1 2026 | Q1 2025 | Change |
|--|---------|---------|--------|
| B Depreciation of PP&E and amortization of intangible assets | 990     | 957     | 33     |
| M Change in fair value of financial instruments              | 121     | 173     | (52)   |
| Q FFO adjustments for Equity-Accounted JVs <sup>(1)</sup>    | 1,111   | 1,130   | (19)   |

(1) Non-GAAP; refer to the preamble to this section.

The following table provides supplemental information in respect of the FFO for non-controlling interest:

| (\$000s)   | Q1 2026 | Q1 2025 | Change |
|--|---------|---------|--------|
| Net income/(loss)  | -       | (16)    | 16     |
| B Depreciation of PP&E and amortization of intangible assets | -       | (72)    | 72     |
| U Non-controlling interest <sup>(1)</sup>                    | -       | (88)    | 88     |

(1) Non-GAAP; refer to the preamble to this section.

The following table provides a quarterly reconciliation of net income/(loss) to FFO:

| (\$000s, except per unit amounts and number of units)  | 2026    |          | 2025    |         |          |         | 2024     |         |  |
|--|---------|----------|---------|---------|----------|---------|----------|---------|--|
|  | Q1      | Q4       | Q3      | Q2      | Q1       | Q4      | Q3       | Q2      |  |
| Net income/(loss)  | 7,992   | 7,244    | (5,206) | (5,737) | 33,194   | 3,544   | 23,603   | (2,798) |  |
| <i>Add (Subtract):</i>   |         |          |         |         |          |         |          |         |  |
| B Depreciation of PP&E   | 67,154  | 71,693   | 61,430  | 59,694  | 52,692   | 49,225  | 43,009   | 38,795  |  |
| D Amortization of limited life intangible assets   | 378     | 399      | 435     | 439     | 466      | 485     | 521      | 574     |  |
| 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 | (993)   | (1,039)  | (874)   | (833)   | (879)    | (1,125) | (974)    | (941)   |  |
| E Loss/(gain) on disposal of assets  | (2,421) | (1,128)  | (1,288) | (249)   | (60,253) | 941     | (55,850) | 1,584   |  |
| J Transaction costs arising on dispositions  | 304     | 266      | 322     | 1,674   | 4,458    | 491     | 2,507    | 528     |  |
| H Impairment losses/(reversals)  | -       | (11,000) | -       | (1,963) | -        | -       | -        | -       |  |
| F Tax on gains or losses on disposal of properties   | -       | (2,535)  | (4,367) | (157)   | 8,125    | (2,744) | 2,840    | -       |  |
| G Deferred income tax  | 11,386  | 11,492   | 14,604  | 5,962   | 11,617   | 7,166   | 24,120   | 2,413   |  |
| O Distributions on Class B Units recorded as interest expense  | 223     | 223      | 223     | 224     | 228      | 231     | 231      | 232     |  |
| M Changes in fair value of financial instruments   | 444     | 4,528    | 6,733   | 7,608   | 5,479    | (1,660) | 14,998   | 3,252   |  |
| Q FFO adjustments for Equity-Accounted JVs <sup>(1)</sup>  | 1,111   | 1,098    | 1,130   | 973     | 1,130    | 1,196   | 900      | 1,059   |  |
| U Non-controlling interest <sup>(1)</sup>  | -       | -        | (84)    | (82)    | (88)     | (87)    | (44)     | -       |  |
| FFO <sup>(2)</sup>   | 85,578  | 81,241   | 73,058  | 67,553  | 56,169   | 57,663  | 55,861   | 44,698  |  |
| Weighted average number of units (000) <sup>(6)</sup>  | 320,375 | 310,769  | 298,507 | 285,514 | 277,943  | 275,494 | 274,318  | 246,121 |  |
| FFOPU <sup>(7)</sup>   | 0.27    | 0.26     | 0.24    | 0.24    | 0.20     | 0.21    | 0.20     | 0.18    |  |

(1) Non-GAAP; refer to the preceding reconciliation tables for the calculation of these amounts.

(2) Non-GAAP; refer to the preamble to this table and to the "Results of Operations/FFO" section on page 14 of this MD&A for a discussion of the significance of this metric.

(3) Non-GAAP; refer to the "Significant Events/Development/Expected Unlevered Yield and Imputed Cost of Debt" section on page 9 of this MD&A. Includes Chartwell's proportionate share of Equity-Accounted JVs.

(4) Non-GAAP; refer to the preamble to this table. Includes Chartwell's proportionate share of Equity-Accounted JVs.

(5) Non-GAAP; refer to the preamble to this table.

(6) Non-GAAP; refer to the "Weighted Average Number of Units" section on page 35 of this MD&A.

(7) Non-GAAP; refer to the "Per Unit Amounts" section on page 35 of this MD&A for a discussion of the calculation of the per unit amounts.

## Per Unit Amounts

In our calculations of FFOPU, we add the weighted average Class B Units to the weighted average Trust Units as the Class B Units are exchangeable into Trust Units at any time at the option of the unitholder. In addition, we add Trust Units issued under EUPP and DTUs.

### Weighted Average Number of Units

The following table provides details of the weighted average number of units outstanding:

| <i>(000s)</i>                                   | Q1 2026 | Q1 2025 | Change |
|---|---------|---------|--------|
| Weighted average number of units <sup>(1)</sup> | 320,375 | 277,943 | 42,432 |

(1) Includes Trust Units, Class B Units, Trust Units issued under EUPP and DTUs.

## Per Occupied Suite

REVPOS is adjusted resident revenue divided by the weighted average number of occupied suites for the applicable period. Previously, REVPOS was reported as adjusted property revenue divided by the weighted average number of occupied suites for the applicable period. DOEPOS is adjusted DOE divided by the weighted average number of occupied suites for the applicable period. NOIPOS is adjusted NOI divided by the weighted average number of occupied suites for the applicable period. Such measures are used by management and are useful to investors for the same purposes as adjusted property revenue, adjusted resident revenue, adjusted DOE and adjusted NOI.

In our calculations of REVPOS, DOEPOS, and NOIPOS we use the same property weighted average number of occupied suites for the applicable period.

|  | Q1 2026 | Q1 2025 | Change |
|--|---------|---------|--------|
| Weighted average number of occupied suites | 13,956  | 13,369  | 587    |

## Debt Covenant Calculations

### Interest Coverage Ratio for Debentures

We are required at all times to maintain an Interest Coverage Ratio for Debentures of not less than 1.65x on a proforma basis and calculated based on the definitions for the Debentures.

| <i>(\$000s, except ratio)</i>                               | 12 months<br>March 31, 2026 | 12 months<br>December 31, 2025 |
|---|-----------------------------|--------------------------------|
| Consolidated EBITDA for Debentures <sup>(1)</sup>           | 456,227                     | 437,807                        |
| Consolidated interest expense for Debentures <sup>(2)</sup> | 124,144                     | 125,812                        |
| Interest Coverage Ratio for Debentures                      | 3.7x                        | 3.5x                           |

(1) Refer to the "Supporting Covenant Calculations/1. Consolidated EBITDA for Credit Facilities, Loans Payable, and Debentures" section on page 37 of this MD&A for the calculation of consolidated EBITDA for Debentures.

(2) Refer to the "Supporting Covenant Calculations/2. Consolidated Interest Expense for Credit Facilities, Loans Payable, and Debentures" section on page 38 of this MD&A for the calculation of consolidated interest expense for Debentures.

## Indebtedness Percentage for Debentures

We are required to maintain a ratio of consolidated indebtedness to aggregate adjusted assets of less than or equal to 65%.

| <i>(\$000s, except indebtedness percentage)</i>         | <b>March 31, 2026</b> | December 31, 2025 |
|---|-----------------------|-------------------|
| Consolidated indebtedness for Debentures <sup>(1)</sup> | 2,859,552             | 3,014,705         |
| Aggregate adjusted assets for Debentures <sup>(2)</sup> | 6,642,046             | 6,650,709         |
| Indebtedness percentage for Debentures                  | 43.1%                 | 45.3%             |

- (1) Refer to the “Supporting Covenant Calculations/4. Consolidated Indebtedness for Credit Facilities, Loans Payable, and Debentures” section on page 38 of this MD&A for the calculation of consolidated indebtedness for Debentures.
- (2) Refer to the “Supporting Covenant Calculations/5. Adjusted Consolidated Gross Book Value of Assets for Credit Facilities and Loans Payable and Aggregate Adjusted Assets for Debentures” section on page 39 of this MD&A for the calculation of aggregate adjusted assets for Debentures.

## Unsecured Debt Coverage Ratio for Debentures

We are required to maintain a ratio of unencumbered aggregate adjusted assets to the aggregate principal amount of outstanding consolidated unsecured indebtedness of not less than 1.3x on a proforma basis giving effect to the transactions completed to the date of this MD&A and calculated based on the definition in the Supplemental Trust Indentures.

| <i>(\$000s, except ratio)</i>  | <b>March 31, 2026</b> | December 31, 2025 |
|--|-----------------------|-------------------|
| Unencumbered aggregate adjusted assets for Debentures <sup>(1)</sup> | 2,194,650             | 2,062,550         |
| Unsecured indebtedness for Debentures <sup>(2)</sup>                 | 807,890               | 808,079           |
| Coverage ratio for Debentures  | 2.7x                  | 2.6x              |

- (1) Includes 41 properties valued at \$2,194.7 million as of March 31, 2026 (39 properties valued at \$2,062.6 million as of December 31, 2025). The property values are based on third-party appraisals that are dated no longer than two years from the applicable determination date.
- (2) Refer to the “Supporting Covenant Calculations/4. Consolidated Indebtedness for Credit Facilities, Loans Payable, and Debentures” section on page 38 of this MD&A for the calculation of unsecured indebtedness for the Debentures.

## Debt Service Coverage Ratio for Credit Facilities and Loans Payable

We are required to maintain a minimum debt service coverage ratio of 1.40x on a rolling 12-month basis.

| <i>(\$000s, except ratio)</i>   | <b>12 months<br/>March 31, 2026</b> | 12 months<br>December 31, 2025 |
|---|-------------------------------------|--------------------------------|
| Consolidated EBITDA for Credit Facilities and Loans Payable <sup>(1)</sup>                                      | 439,752                             | 409,477                        |
| Consolidated interest expense for Credit Facilities and Loans Payable <sup>(2)</sup>                            | 124,241                             | 123,903                        |
| Consolidated regularly scheduled debt principal payments for Credit Facilities and Loans Payable <sup>(3)</sup> | 79,955                              | 79,350                         |
| Consolidated debt service payments for Credit Facilities and Loans Payable                                      | 204,196                             | 203,253                        |
| Debt service coverage ratio for Credit Facilities and Loans Payable   | 2.2x                                | 2.0x                           |

- (1) Refer to the “Supporting Covenant Calculations/1. Consolidated EBITDA for Credit Facilities, Loans Payable, and Debentures” section on page 37 of this MD&A for the calculation of consolidated EBITDA for Credit Facilities and Loans Payable.
- (2) Refer to the “Supporting Covenant Calculations/2. Consolidated Interest Expense for Credit Facilities, Loans Payable, and Debentures” section on page 38 of this MD&A for the calculation of consolidated interest expense for Credit Facilities and Loans Payable.
- (3) Refer to the “Supporting Covenant Calculations/3. Regularly Scheduled Debt Principal Payments for Credit Facilities” section on page 38 of this MD&A for the calculation of consolidated regularly scheduled debt principal payments for Credit Facilities and Loans Payable.

## Net Debt to Adjusted EBITDA

In addition to the financial covenants related to our Credit Facilities and Debentures, we internally monitor the Net Debt to Adjusted EBITDA ratio as calculated based on the definitions of Consolidated Indebtedness and Consolidated EBITDA contained in the trust indentures for our Debentures for the purpose of ensuring compliance.

| <i>(\$000s, except ratio)</i>                           | <b>March 31, 2026</b> | December 31, 2025 |
|---|-----------------------|-------------------|
| Consolidated Indebtedness for Debentures <sup>(1)</sup> | 2,859,552             | 3,014,705         |
| Consolidated EBITDA for Debentures <sup>(2)</sup>       | 456,227               | 437,807           |
| Net Debt to Adjusted EBITDA ratio                       | 6.3x                  | 6.9x              |

(1) Refer to the "Supporting Covenant Calculations/4. Consolidated Indebtedness for Credit Facilities, Loans Payable, and Debentures" section on page 38 of this MD&A for the calculation of this amount.

(2) Refer to the "Supporting Covenant Calculations/1. Consolidated EBITDA for Credit Facilities, Loans Payable, and Debentures" section on page 37 of this MD&A for the calculation of this amount.

The Net Debt to Adjusted EBITDA ratio has improved primarily due to higher NOI and continuous occupancy growth. Additionally, financing of certain acquisitions and development projects in lease-up which have not yet achieved their expected stabilized EBITDA contribution also impacted this ratio.

## Supporting Covenant Calculations

### 1. Consolidated EBITDA for Credit Facilities, Loans Payable, and Debentures

The following table provides the calculation of consolidated EBITDA for the Credit Facilities, Loans Payable, and Debentures and is measured for debt compliance reporting purposes.

| <i>(\$000s)</i>  | <b>12 months<br/>December 31,<br/>2025</b> | <i>Subtract:</i><br>2025 YTD | <i>Add:</i><br>2026 YTD | 12 months<br>March 31,<br>2026 |
|--|--|------------------------------|-------------------------|--------------------------------|
| Net income   | 29,413                                     | 33,178                       | 7,992                   | 4,227                          |
| Gain on disposal of assets <sup>(1)</sup>  | (62,923)                                   | (60,253)                     | (2,421)                 | (5,091)                        |
| Transaction costs <sup>(1)</sup>   | 6,719                                      | 4,458                        | 304                     | 2,565                          |
| Impairment expense/(reversal)  | (12,963)                                   | -                            | -                       | (12,963)                       |
| Non-cash change in fair value of financial instruments <sup>(1)</sup>                  | 24,950                                     | 5,651                        | 565                     | 19,864                         |
| Consolidated net income/(loss) for Credit Facilities and Loans Payable                 | (14,804)                                   | (16,966)                     | 6,440                   | 8,602                          |
| Consolidated finance costs <sup>(1)</sup>  | 128,436                                    | 31,223                       | 31,776                  | 128,989                        |
| Consolidated depreciation of PP&E and amortization of intangible assets <sup>(1)</sup> | 250,812                                    | 54,043                       | 68,522                  | 265,291                        |
| Consolidated income tax expense/(benefit)  | 44,741                                     | 19,742                       | 11,386                  | 36,385                         |
| Principal portion of capital funding   | 292  | -                            | 193                     | 485                            |
| <b>Consolidated EBITDA for Credit Facilities and Loans Payable</b>                     | <b>409,477</b>                             | <b>88,042</b>                | <b>118,317</b>          | <b>439,752</b>                 |
| Proforma adjustments <sup>(2)</sup>  | 28,330                                     |                              |                         | 16,475                         |
| <b>Consolidated EBITDA for Debentures</b>  | <b>437,807</b>                             |                              |                         | <b>456,227</b>                 |

(1) Non-GAAP; includes Chartwell's proportionate share of Equity-Accounted JVs.

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

## 2. Consolidated Interest Expense for Credit Facilities, Loans Payable, and Debentures

The following table provides the calculation of consolidated interest expense for Credit Facilities, Loans Payable, and Debentures.

| (\$000s)   | 12 months<br>December 31,<br>2025 | Subtract:<br>2025 YTD | Add:<br>2026 YTD | 12 months<br>March 31,<br>2026 |
|--|-----------------------------------|-----------------------|------------------|--------------------------------|
| Interest on mortgages <sup>(1)</sup>   | 82,349                            | 19,038                | 20,819           | 84,130                         |
| Interest on Debentures   | 37,032                            | 8,046                 | 9,346            | 38,332                         |
| Interest on Credit Facilities  | 3,090                             | 1,669                 | 300              | 1,721                          |
| Interest on Loans Payable  | 1,432                             | 1,374                 | -                | 58                             |
| <b>Consolidated interest expense for Credit Facilities and Loans Payable</b> | <b>123,903</b>                    | <b>30,127</b>         | <b>30,465</b>    | <b>124,241</b>                 |
| Proforma adjustments <sup>(2)</sup>  | 1,909                             |                       |                  | (97)                           |
| <b>Consolidated interest expense for Debentures</b>                          | <b>125,812</b>                    |                       |                  | <b>124,144</b>                 |

(1) Non-GAAP; includes Chartwell's proportionate share of Equity-Accounted JVs.

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

## 3. Regularly Scheduled Debt Principal Payments for Credit Facilities and Loans Payable

The following table summarizes regularly scheduled principal debt payments for the Credit Facilities and Loans Payable.

| (\$000s)   | 12 months<br>December 31,<br>2025 | Subtract:<br>2025 YTD | Add:<br>2026 YTD | 12 months<br>March 31,<br>2026 |
|--|-----------------------------------|-----------------------|------------------|--------------------------------|
| Regularly scheduled debt principal payments per Financial Statements                       | 79,041                            | 19,401                | 20,003           | 79,643                         |
| Regularly scheduled debt principal payments for equity-accounted entities                  | 309                               | 76                    | 79               | 312                            |
| <b>Regularly scheduled debt principal payments for Credit Facilities and Loans Payable</b> | <b>79,350</b>                     | <b>19,477</b>         | <b>20,082</b>    | <b>79,955</b>                  |

## 4. Consolidated Indebtedness for Credit Facilities, Loans Payable, and Debentures

The following table provides the calculation of consolidated indebtedness for Credit Facilities, Loans Payable, and Debentures.

| (\$000s)  | March 31,<br>2026 | December 31,<br>2025 |
|---|-------------------|----------------------|
| Principal balance of mortgages payable  | 2,237,824         | 2,272,320            |
| Principal balance of mortgages payable related to assets held for sale          | 21,543            | -                    |
| Principal balance of mortgages payable related to Equity-Accounted JVs          | 48,306            | 48,385               |
| <b>Secured indebtedness for the unsecured credit facility and Loans Payable</b> | <b>2,307,673</b>  | <b>2,320,705</b>     |
| Principal balance of Debentures   | 800,000           | 800,000              |
| Capital lease obligations <sup>(1)</sup>  | 7,890             | 8,079                |
| <b>Unsecured indebtedness for Debentures</b>                                    | <b>807,890</b>    | <b>808,079</b>       |
| Outstanding letters of credit   | 5,089             | 5,089                |
| <b>Unsecured indebtedness for Credit Facilities and Loans Payable</b>           | <b>812,979</b>    | <b>813,168</b>       |
| Consolidated indebtedness for Credit Facilities and Loans Payable               | 3,120,652         | 3,133,873            |
| <i>Add (Subtract):</i>  |                   |                      |
| Outstanding letters of credit   | (5,089)           | (5,089)              |
| Cash and cash equivalents   | (251,688)         | (109,132)            |
| Cash and cash equivalents of Equity-Accounted JVs                               | (4,323)           | (4,947)              |
| Consolidated indebtedness for Debentures  | 2,859,552         | 3,014,705            |

(1) Includes capital lease obligations related to joint ventures of \$0.04 million at March 31, 2026 (\$nil at December 31, 2025).

## 5. Adjusted Consolidated Gross Book Value of Assets for Credit Facilities and Loans Payable and Aggregate Adjusted Assets for Debentures

The following table provides the calculations of both the adjusted consolidated gross book value of assets for Credit Facilities and Loans Payable and the aggregate adjusted assets for Debentures.

| (\$000s)  | March 31,<br>2026 | December 31,<br>2025 |
|---|-------------------|----------------------|
| Book value of assets <sup>(1)</sup>   | 5,179,136         | 5,086,007            |
| Gross book value adjustment on IFRS transition  | 116,426           | 116,426              |
| Adjustment for accumulated depreciation and amortization for Credit Facilities and Loans Payable <sup>(2)</sup> | 1,602,495         | 1,562,355            |
| <b>Adjusted consolidated gross book value of assets for Credit Facilities and Loans Payable</b>                 | <b>6,898,057</b>  | <b>6,764,788</b>     |
| <i>Add (Subtract):</i>  |                   |                      |
| Cash and cash equivalents   | (251,688)         | (109,132)            |
| Cash and cash equivalents of Equity-Accounted JVs   | (4,323)           | (4,947)              |
| <b>Aggregate adjusted assets for Debentures</b>   | <b>6,642,046</b>  | <b>6,650,709</b>     |

(1) Non-GAAP; includes Chartwell's proportionate share of Equity-Accounted JVs.

(2) Includes accumulated depreciation of PP&E and amortization of intangible assets for Equity-Accounted JVs of \$21.9 million at March 31, 2026 (\$21.0 million at December 31, 2025) and fully amortized assets of \$252.4 million at March 31, 2026 (\$254.7 million at December 31, 2025).

## Critical Accounting Policies and Estimates

### Critical Accounting Judgments, Estimates and Assumptions in Applying Accounting Policies

In our 2025 MD&A as well as in our 2025 Financial Statements, we identified the material accounting policies and estimates that are critical to the understanding of our business operations and our results of operations. There were no significant changes to our critical accounting judgments, estimates and assumptions in Q1 2026 or following the date of our 2025 Financial Statements.

### Changes in Accounting Estimates and Changes in Accounting Policies

Our material accounting policies are described in Note 3 of our Financial Statements. Note 3(m) outlines future accounting policy changes. There were no significant changes to our accounting policies following the date of our 2025 Financial Statements except for the adoption of IFRS 9 Financial Instruments and IFRS 7 Financial Instruments Disclosure.

## Related Party Transactions

In the normal course of operations, Chartwell enters into various transactions with related parties. A summary of related party transactions can be found in Note 11 of our Financial Statements.

## **Controls and Procedures**

We are committed to maintaining effective disclosure controls and procedures and internal controls over financial reporting. We continue to invest in improvements to our information systems and financial processes to further strengthen our internal controls. A control system, no matter how well conceived and operated, can provide only reasonable, and not absolute, assurance that its objectives are met. As a result of the inherent limitations in all control systems, no evaluation of controls can provide absolute assurance that all control issues, including instances of fraud, if any, have been detected. These inherent limitations include, among other items: (i) that management's assumptions and judgments could ultimately prove to be incorrect under varying conditions and circumstances; and (ii) the impact of isolated errors. Additionally, controls may be circumvented by the unauthorized acts of individuals, by the collusion of two or more people or by management override. The design of any system of controls is also based, in part, upon certain assumptions about the likelihood of future events, and there can be no assurance that any design will succeed in achieving its stated goals under all potential conditions.

## **Evaluation of Disclosure Controls and Procedures, and Internal Control over Financial Reporting**

The Chief Executive Officer and the Chief Financial Officer have evaluated, or caused an evaluation under their direct supervision of, the design of disclosure controls and procedures and internal controls over financial reporting (as defined in National Instrument 52-109, Certification of Disclosure in Issuers' Annual and Interim Filings) as at March 31, 2026. Based on this evaluation, we have concluded that we have a) designed disclosure controls and procedures to provide reasonable assurance that (i) material information relating to Chartwell is made known to the Chief Executive Officer and the Chief Financial Officer by others, particularly during the period in which the interim filings are being prepared and (ii) information required to be disclosed by Chartwell in its various reports filed or submitted under securities legislation is recorded, processed, summarized and reported within time periods specified in securities legislation; and b) designed internal controls over financial reporting to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with IFRS.

There were no material changes in our internal controls over financial reporting that occurred during the period ended March 31, 2026 that have significantly affected or are reasonably likely to significantly affect our internal control over financial reporting.

# Risks and Uncertainties and Forward-Looking Information

## Risks and Uncertainties

Our AIF dated February 26, 2026, and our 2025 MD&A contain detailed discussions of risk factors and uncertainties facing Chartwell.

## Forward-Looking Information

This MD&A 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. The words “plans”, “expects”, “is expected”, “budget”, “scheduled”, “estimates”, “intends”, “anticipates”, “projects”, “believes”, “timeline”, “forecast”, “outlook”, “potential”, “prospects”, “strategy”, “target”, “maintain” or positive or negative variations of such words and phrases or statements to the effect that certain actions, events or results “may”, “will”, “could”, “should”, “would”, “might”, “occur”, “be achieved” or “continue” and similar expressions, identify forward-looking statements.

Examples of such forward-looking information in this document include but are not limited to the following, each of which is subject to significant risks and uncertainties and is based on a number of assumptions which may prove to be incorrect:

- statements regarding our business strategies, operational sales, marketing strategies, including our 2028 Strategy targets and objectives, rental and service rate increases, reduction in use of target incentives, and the expected results of such strategies,
- statements and forecasts regarding occupancy trends and growth including statements regarding expected occupancy levels, move-in activity, and achievement of occupancy targets,
- statements and forecasts regarding our portfolio optimization strategies including our ability to achieve acquisition, development investment and divestiture targets outlined in our 2028 Strategy.
- statements regarding our ability to achieve improvements in our cash flows, improved operating margins, and operating efficiencies,
- our predictions and expectations with respect to industry trends including growth in the senior population and the pace of new construction starts,
- our expectations regarding our ability to meet our obligations as they become due utilizing our sources of liquidity,
- our expectations regarding achievement of certain occupancy levels and projected earnings generated therefrom,
- our expectations of adjusted operating margin,
- statements regarding employee engagement and resident satisfaction targets,
- our expectations with respect to potential expansion projects and development projects on new sites and our owned lands,
- information related to the expected completion and expected stabilized occupancy dates of properties under development,
- the expected closings and closing dates of, taxes, proceeds and expected use of proceeds from, acquisitions and dispositions,
- our expectations with respect to the balance and associated interest rates of certain mortgage debt,
- our ability to realize expected unlevered yields, occupancy rates and net operating income on our development projects,
- our expectations with respect to refinancing activities, including our ability to renew maturing debt and to obtain new financings in due course,
- our intention and ability to access low-cost mortgage financing insured by CMHC,
- the sustainability of our current distributions and plans to increase the current level of distributions,
- our expectations regarding future development and acquisition opportunities, including but not limited

to those with Batimo,

- our expectations with respect to future disposition and asset repositioning opportunities,
- statements regarding the impact of certain litigation,
- our expectations regarding continued funding of our programs by government agencies due to impact of new laws and regulations in Canada,
- expectations with respect to the funding of pay equity adjustments,
- statements regarding the income-generating potential of our properties,
- our expectations regarding the tax classification of future distributions,
- our expectations with respect to the fluctuation in the market and fair value of our financial instruments,
- our expectations regarding our SIFT status and taxes that are expected to be payable in the current and future years under the SIFT Rules, and
- our expectations regarding future demand for retirement suites and services in the provinces in which we operate.

Forward-looking statements are based upon a number of estimates and 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. These estimates and assumptions include, but are not limited to, expected growth, results of operations, performance and business prospects and opportunities. In addition, certain specific assumptions were made in preparing forward-looking information including growth in revenue and service fees, growth in occupancy rates due to industry demand, continued growth in labour costs as a result of labour shortages and market conditions, continued access to Canada Mortgage and Housing Corporation's mortgages at competitive rates, continued access to capital markets which will continue to provide us with access to equity and/or debt at reasonable rates to meet financial and operating needs, no unforeseen changes to tax laws and our ability to maintain our status as a mutual fund trust.

While we anticipate that subsequent events and developments may cause our views to change, we do not intend to update this forward-looking information, except as required by applicable securities laws. This forward-looking information represents our views as of the date of this MD&A and such information should not be relied upon as representing our views as of any date subsequent to the date of this document. We have attempted to identify important factors that could cause actual results, performance or achievements to vary from those current expectations or estimated expressed or implied by the forward-looking information. However, there may be other factors that cause results, performance or achievements not to be as expected or estimated and that could cause actual results, performance or achievements to differ materially from current expectations. **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 statement. Accordingly, readers should not place undue reliance on forward-looking information.** These factors are not intended to represent a complete list of the factors that could affect us. See risk factors highlighted in materials filed with the securities regulatory authorities in Canada from time to time, including but not limited to our most recent AIF.