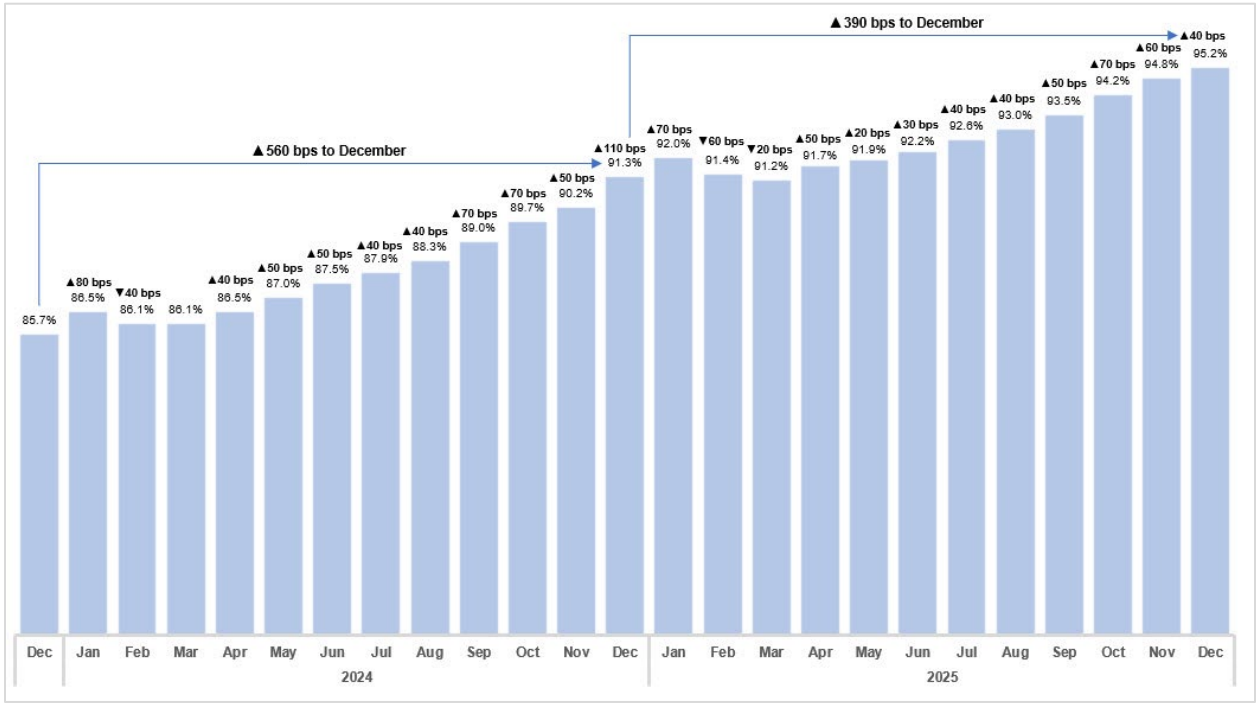
Chartwell Announces January 2026 Distribution and Provides Occupancy Update

MISSISSAUGA, ON – January 15, 2026 – Chartwell Retirement Residences ("Chartwell") (TSX: CSH.UN) announced today a cash distribution of $0.051 per Trust Unit. The cash distribution will be payable on February 17, 2026, to unitholders of record on January 30, 2026.

Unitholders can participate in Chartwell's Distribution Reinvestment Plan ("DRIP"). Eligible investors registered in the DRIP will have their monthly cash distributions used to purchase Trust Units and will also receive bonus units equal to 3% of their monthly cash distributions. DRIP offers unitholders the opportunity to steadily increase their ownership in Chartwell without incurring any commission or brokerage fees. Complete details of the DRIP are available on Chartwell's website at investors.chartwell.com or from a unitholder's investment advisor.

Same Property Occupancy Update

The chart included (Figure 1) summarizes Chartwell's same property monthly weighted average occupancy rates for the months ended December 31, 2023, through to December 31, 2025.



(Figure 1)

2026 Same Property Portfolio and Occupancy Forecast:

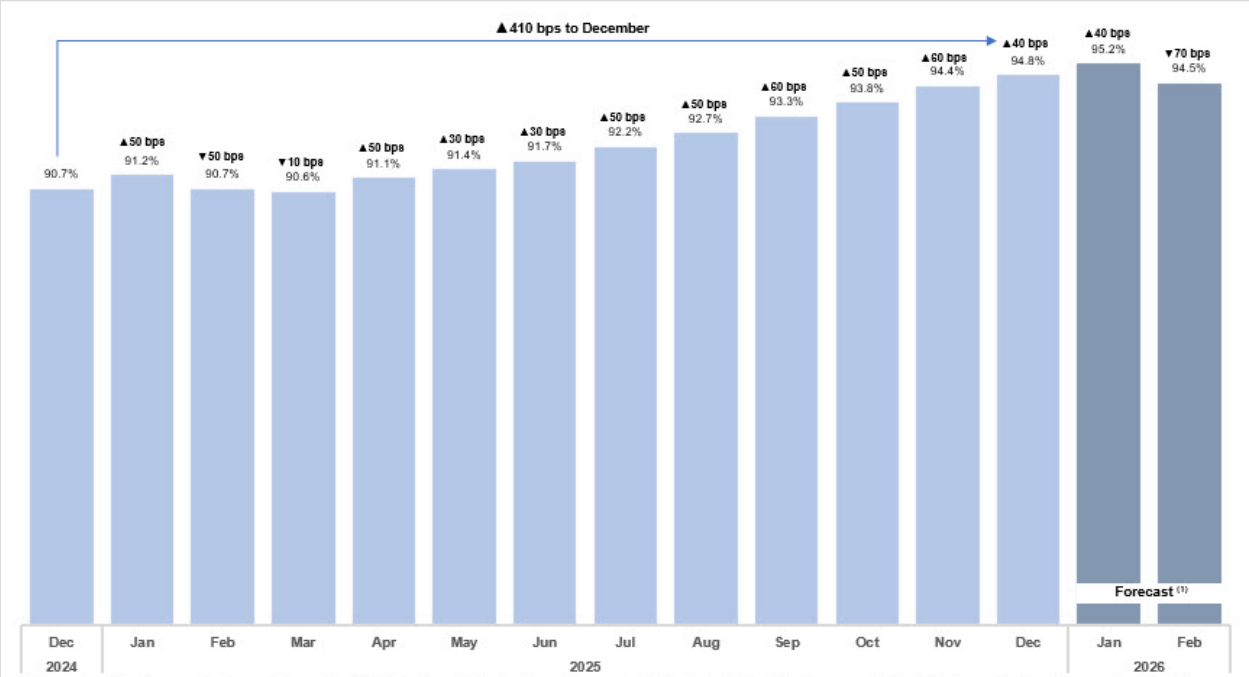
Effective January 1, 2026 the composition of our same property portfolio changed to include properties that have been owned continuously and at the same ownership percentage since January 1, 2025. Same property portfolio excludes properties that are expected to be undergoing significant redevelopment, repositioning or are to be sold in the current year.

The following table summarizes the changes in composition of our same property portfolio as reported in 2025 and to be reported in 2026:

			At Chartwell's share of ownership	
	Properties	**Suites**	**Suites**	**Occupancy[(1)]**
Same property as reported in 2025	86	12,888	12,573	95.2%
Add: moved from Growth	11	3,239	2,336	92.2%
Add: moved from Repositioning	2	439	439	97.1%
Same property portfolio for 2026 reporting	99	16,566	15,347	94.8%

(1) Same property weighted average occupancy for the month ending December 31, 2025.

The following chart (Figure 2) summarizes Chartwell's same property monthly weighted average occupancy rates for the months ended December 31, 2024, through to December 31, 2025, and provides forecasts for same property weighted average occupancy for the months ending January 31, 2026 and February 28, 2026.



(Figure 2)

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About Chartwell
Chartwell is in the business of serving and caring for Canada's seniors, committed to its vision of Making People's Lives BETTER and to providing a happier, healthier, and more fulfilling life experience for its residents. Chartwell is an unincorporated, open-ended real estate trust which indirectly owns and operates a complete range of seniors housing communities, from independent living through to assisted living and long-term care. Chartwell is one of the largest operators in Canada, serving approximately 25,000 residents in four provinces across the country. For more information, visit www.chartwell.com.

Forward-Looking Information
This press release contains forward-looking information that reflects the current expectations, estimates and projections of management about the future results, performance, achievements, prospects or opportunities for Chartwell and the seniors housing industry. Forward-looking statements are based upon a number of assumptions and are subject to a number of known and unknown risks and uncertainties, many of which are beyond our control, and that could cause actual results to differ materially from those that are disclosed in or implied by such forward-looking statements. Examples of forward-looking information in this document include, but are not limited to, statements regarding our business strategies, including targets, and the expected results of such strategies, predictions and expectations with respect to industry trends regarding senior population growth, long term care bed shortages and the slowdown of new construction starts, and occupancy rate forecasts. There can be no assurance that forward-looking information will prove to be accurate, as actual results and future events could differ materially from those expected or estimated in such statements. Accordingly, readers should not place undue reliance on forward-looking information. These factors are more fully described in the "Risks and Uncertainties and Forward-Looking Information" section in our Management's Discussion and Analysis for the year ended December 31, 2024 (the "2024 MD&A"), and in materials filed with the securities regulatory authorities in Canada from time to time, including but not limited to our Annual Information Form (the "AIF"). A copy of the 2024 MD&A, the AIF and Chartwell's other publicly filed documents can be accessed under Chartwell's profile on SEDAR+ at www.sedarplus.com. Except as required by law, Chartwell does not intend to update or revise any forward-looking statements, whether as a result of new information, future events or for any other reason.

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