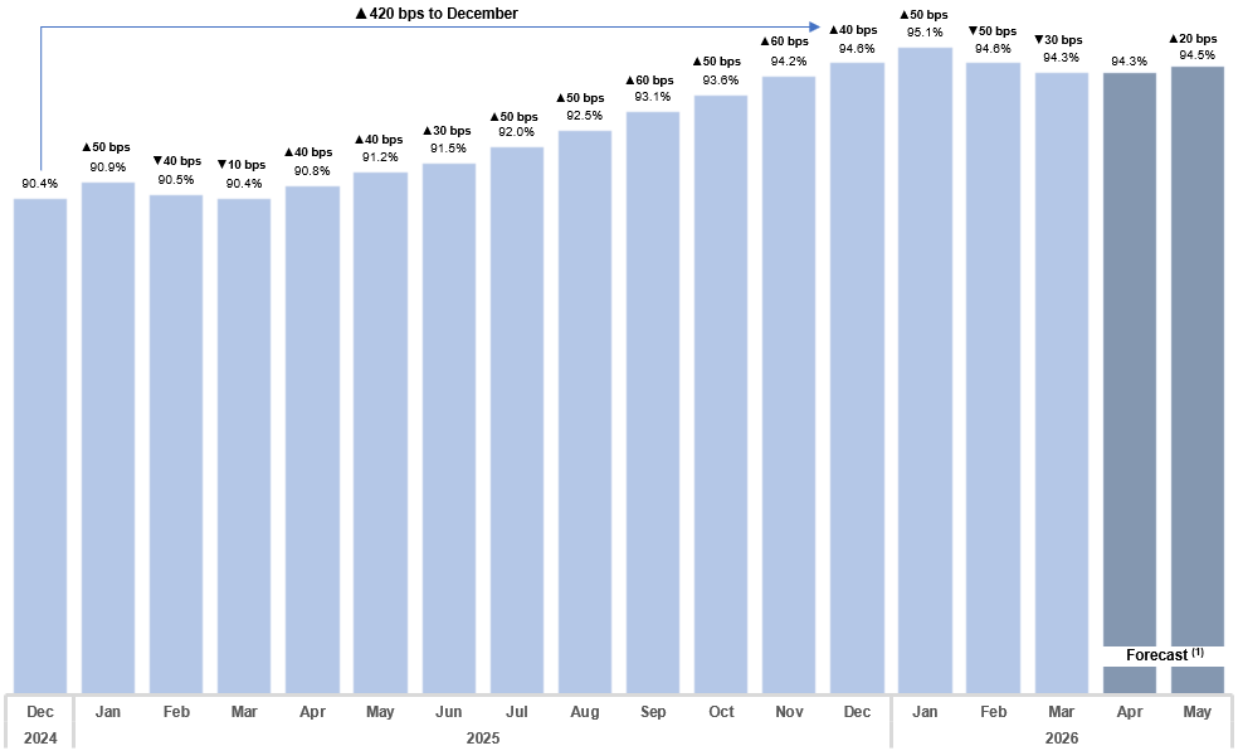
Chartwell Announces April 2026 Distribution and Provides Update on Same Property Occupancy and Portfolio Composition

MISSISSAUGA, ON – April 15, 2026 – Chartwell Retirement Residences ("Chartwell") (TSX: CSH.UN) announced today a cash distribution of $0.052 per Trust Unit. The cash distribution will be payable on May 15, 2026, to unitholders of record on April 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.

Update on Same Property Occupancy and Portfolio Composition

The chart included (Figure 1) summarizes Chartwell's same property monthly weighted average occupancy rates for the months ended December 31, 2024, through to March 31, 2026, and provides forecasts for same property weighted average occupancy for the months ending April 30, 2026 and May 31, 2026.



(1) Forecast includes leases and notices as at March 31, 2026 and an estimate of mid-month move-ins of 20 bps for April and 50 bps for May, based on the preceding 12 months average of such activity.

(Figure 1)

Effective March 2026, three properties comprising 596 suites at an average occupancy of 98.1% were removed from Chartwell's same property portfolio as a result of the following transactions: (i) a British Columbia residence was transferred to the repositioning portfolio following a fire; (ii) an Ontario residence classified as assets held for sale was transferred to the repositioning portfolio; and (iii) a Quebec residence, in which Chartwell acquired incremental ownership, was transferred to the growth portfolio. Prior period occupancy data has been restated to reflect these reclassifications.

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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, 2025 (the "2025 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 2025 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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