NEWS RELEASE

Acquisition Strengthens Chartwell's Long-Term Care Portfolio

2007-02-26

MISSISSAUGA, ONTARIO--(CCNMatthews - Feb. 26, 2007) - Chartwell Seniors Housing Real Estate Investment Trust (TSX:CSH.UN) announced today the acquisition of the Trilogy Long-Term Care residence in Scarborough, Ontario. The total purchase price was approximately $27.7 million, including the assumption of a $17.6 million mortgage and $10.1 million of the price satisfied by the issuance of Chartwell Class B Units.

Opened in the summer of 2003, Trilogy is a seven-storey class "A" facility containing a total of 197 well appointed primarily private suites. The residence is fully occupied with a strong reputation for providing high quality care and service. The property is adjacent to major transportation routes and a newly constructed retirement residence. There is strong demand for long-term care beds in the area, with most residences having extensive waiting lists.

"With the recent growth in our LTC portfolio through the acquisition of the Regency Care portfolio, the Trilogy acquisition will be immediately accretive as we will not have to incur any additional overhead costs to manage the property," commented Stephen Suske, Vice Chair and Co-CEO.

Chartwell REIT is a growth-oriented investment trust owning and managing a complete spectrum of seniors housing communities. It is now the largest participant in the Canadian seniors housing business with a growing presence in the United States. Chartwell will capitalize on the strong demographic trends present in its markets to grow internally and through accretive acquisitions. Chartwell REIT also has an exclusive option to purchase stabilized communities from Spectrum Seniors Housing Development LP, Canada's largest and fastest growing seniors housing development company.

Chartwell's Distribution Reinvestment Plan (DRIP) allows Unitholders to have their monthly cash distributions used

to purchase Trust Units without incurring commission or brokerage fees, and receive bonus Units equal to 3% of their monthly cash distributions. More information can be obtained at **www.chartwellreit.ca**.

Certain statements contained in this news release may include forward-looking information with respect to Chartwell Seniors Housing Real Estate Investment Trust's operations and future financial results. Such statements are based on current expectations, are subject to a number of uncertainties and risks, and actual results may differ materially from those contained in such statements. These uncertainties and risks include, but are not limited to, availability of resources, competitive pressures, changes in market activity and regulatory requirements. Further information can be found in the disclosure documents filed by Chartwell Seniors Housing Real Estate Investment Trust with the securities regulatory authorities, available at **www.sedar.com**.

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