NEWS RELEASE

Chartwell Comments on Proposed New Long-Term Care Legislation in Ontario

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MISSISSAUGA, ONTARIO--(CCNMatthews - Feb. 13, 2006) - Chartwell Seniors Housing Real Estate Investment Trust (TSX:CSH.UN) commented today on proposed new long-term care legislation being considered in Ontario. Under the proposed new legislation, the Provincial Government is considering limiting the term of long-term care home licenses.

Currently such licenses have a one-year term and are subject to automatic renewal on an annual basis. A license can only be revoked where residents' safety is at risk, or the home is not operated with competency, honesty, integrity and concern for the health and safety of residents. The proposed legislation would limit license terms based on the age and structural classification of the home.

Chartwell, in collaboration with all other participants in the Ontario long-term care sector, have requested the Ontario Ministry of Health and Long-Term Care to consider alternatives to finite licenses and to review other options available to assist the government in meeting its goal to renew the capital stock in the Province's long-term care sector. Chartwell and all industry participants are concerned that, while it would have no near to medium term impact on revenues, a move to finite licenses could significantly reduce the valuations of long-term care facilities and the ability to obtain appropriate financing to renovate and upgrade current homes or to build new facilities.

"Chartwell is hopeful industry discussions with the Ministry will result in appropriate and positive legislation being brought forward by the government", commented Stephen Suske, Vice Chair and President.

"At Chartwell, our focus remains on the higher margin independent living and light care sectors of the seniors housing business, properties that would be unaffected by this proposed legislation. While the proposed legislation

does not pose a material risk to our cash flow, the value of our portfolio or our growth prospects, we join all industry participants in Ontario in expressing our concern about the impact this change could have on the sector."

As of December 31, 2005, only 4% of Chartwell's total beds were in the Ontario long-term care segment affected by this proposed legislation, representing under 4% of the REIT's total annual distributable income. Chartwell REIT is a growth-oriented investment trust owning and managing a complete spectrum of seniors housing properties. It is currently the second 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 facilities from Spectrum Seniors Housing Development LP, a seniors housing development company.

Chartwell's Distribution Reinvestment Plan (DRIP) allows Unitholders to have their monthly cash distributions used to purchase 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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Source: Chartwell Seniors Housing REIT