NEWS RELEASE

Chartwell REIT Strengthens Presence in Southwestern Ontario

2007-02-02

MISSISSAUGA, ONTARIO--(CCNMatthews - Feb. 2, 2007) - Chartwell Seniors Housing Real Estate Investment Trust (TSX:CSH.UN) announced today the acquisition of a portfolio of four seniors housing communities located in southwestern Ontario.

Chartwell enhanced its southwestern Ontario operating platform with the purchase of 100% of a portfolio of four properties containing a total of 382 suites. Developed and operated by the Hallman family, the properties are well-maintained and modern with an average age of approximately six years. Chartwell will pay approximately $50.0 million for the four properties, including the assumption of approximately $19.0 million of mortgage debt. Additional $14.0 million of new mortgage financing is expected to be put in place later in 2007. The communities include the following:

Community	Location	Suites	Opening
Bankside Terrace	Kitchener, Ontario	91	1996
Terrace on the Square	Waterloo, Ontario	92	1999
Queen's Square Terrace	Cambridge, Ontario	83	2000
Wellington Park Terrace	Guelph, Ontario	116	2006

Total	382

"This is a highly strategic acquisition as we currently have a limited presence in these high growth retirement markets," commented Stephen Suske, Vice Chair and Co-CEO. "Looking ahead, we will build on our presence in this region through additional acquisitions, developments and internal growth projects that allow us to provide a full continuum of care to seniors in these high-demand areas."

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 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

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