NEWS RELEASE

Chartwell REIT to be Included in S&P/TSX Composite Index

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MISSISSAUGA, Ontario--(BUSINESS WIRE)--Sept. 14, 2005--Chartwell Seniors Housing Real Estate Investment Trust (TSX:CSH.UN) announced today that its Units would be included in the S&P/TSX Composite Index and the S&P/TSX Income Trust Index effective with the December 2005 and March 2006 quarterly rebalance dates.

Standard & Poor's is the world's foremost provider of independent credit ratings, indices, risk evaluation, investment research, data and valuations. It plays a leading role in providing investors with the independent benchmarks they need to feel more confident about their investment and financial decisions.

"We are very pleased to be included in these important and influential S&P/TSX indices," commented Stephen Suske, Vice Chair and President. "Our significant growth over the past two years has strengthened Chartwell's presence in our chosen markets and firmly established our brand as Canada's most trusted name in seniors housing."

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**.

Chartwell Seniors Housing REIT (TSX:CSH.UN)

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