



For Immediate Release

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**Horizon Bay Senior Communities to begin managing
23 retirement communities for Chartwell**

*Acquisitions will mark Horizon Bay's entrance into two states
including Louisiana and Georgia*

TAMPA, Fla., - April 2, 2007 – Horizon Bay Senior Communities, a national seniors housing operator based in Tampa, Fla., announced today that its Horizon Bay Chartwell, L.L.C. affiliate has been retained to begin managing 23 retirement communities with over 2,100 units under long term contracts beginning April 30, 2007. These communities are being acquired by Chartwell Seniors Housing Real Estate Investment Trust from Merrill Gardens, a well-respected seniors housing operator based in Seattle, Washington.

Horizon Bay will grow from managing 47 retirement communities with nearly 10,000 units, to managing 70 retirement communities nationwide located in 15 states. The new assets include independent and assisted living communities in seven states, including Arizona, Texas, Oklahoma, Louisiana, Tennessee, Georgia and Florida. This transaction marks Horizon Bay's entrance into two new states: Georgia, and Louisiana.

"We're looking forward to working with the staff members of these communities and are committed to continuing to provide excellent service to the residents. Strategically, these communities fit Horizon Bay's footprint both geographically and product mix wise. They offer both independent and assisted living services and are located in southern markets, where we already have a heavy concentration of communities," commented Thilo Best, Horizon Bay's Chairman and CEO.

With this transaction, Horizon Bay will manage over 12,000 units for institutional real estate investors. As a result, Horizon Bay's management will be

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equally balanced with approximately 6,000 units managed for Health Care Property Investors, the largest health care real estate investment trust in the U.S., and approximately 6,000 units managed for Chartwell, and its partner on previous U.S. transactions, ING Real Estate.

“This portfolio is very representative of the high quality real estate that Horizon Bay excels at managing. We appreciate the confidence the Board of Chartwell has in our ability to drive good financial results at the same time that we deliver superior service to the residents. We are one of the few companies in the seniors housing industry that understand and cater to the expectations of institutional real estate owners and look forward to working with Chartwell and other institutional investors as we continue to grow Horizon Bay,” said Best.

About Horizon Bay Senior Communities

Horizon Bay Senior Communities is a seniors housing management company focused on managing large portfolios of retirement communities for institutional real estate investors. The Horizon Bay portfolio includes independent living, assisted living and continuing care retirement communities. Horizon Bay offers specialty programs, including the *LiveWell!* Program, which focuses on resident wellness. For more information on Horizon Bay, visit: www.horizonbay.com.

About Chartwell Seniors Housing Real Estate Investment Trust

Chartwell Seniors Housing Real Estate Investment Trust is a growth-oriented investment trust, owning and managing a complete spectrum of seniors housing properties. For more information on Chartwell, visit: www.chartwellreit.ca.

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