

CHARTWELL SENIORS HOUSING REAL ESTATE INVESTMENT TRUST

**Unitholder Distributions
Year Ended December 31, 2008**

No. of Units Outstanding Record Date	Total Distributed	Record Date	Payment Date	Capital Gain (Box 21)		Taxable Capital Gain (Box 21 x 50%)		Actual Amount of Dividends (Box 23)		Other Taxable Income (Box 26)		Foreign Non-Business Income (Box 25)		Foreign Non-Business Income Tax Paid (Box 34)		Return of Capital (Box 42)		Total Taxable Income Per Unit	Total Non-Taxable		Total Distribution Per Unit
				Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%	Per Unit	%		Amount Per Unit	%	
94,238,455	8,363,663	31-Jan-08	15-Feb-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.088750000	100.00000	\$ -	\$ 0.088750000	100.00000	\$ 0.08875
94,363,404	8,374,752	29-Feb-08	17-Mar-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.088750000	100.00000	\$ -	\$ 0.088750000	100.00000	\$ 0.08875
95,034,890	5,860,802	31-Mar-08	15-Apr-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
95,125,789	5,866,407	30-Apr-08	15-May-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
95,217,522	5,872,065	31-May-08	16-Jun-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
98,309,114	6,062,723	30-Jun-08	16-Jul-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
98,373,592	6,066,699	31-Jul-08	15-Aug-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
98,483,653	6,073,487	29-Aug-08	15-Sep-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
98,496,325	6,074,268	30-Sep-08	15-Oct-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
98,624,823	6,082,193	31-Oct-08	17-Nov-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
98,882,990	6,098,114	28-Nov-08	15-Dec-08	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
99,049,617	6,108,390	31-Dec-08	15-Jan-09	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	\$ -	0.00000	0.061670000	100.00000	\$ -	\$ 0.061670000	100.00000	\$ 0.06167
Total Per Unit				<u>\$ -</u>	<u>0.00000</u>	<u>\$ -</u>	<u>0.00000</u>	<u>\$ -</u>	<u>0.00000</u>	<u>\$ -</u>	<u>0.00000</u>	<u>\$ -</u>	<u>0.00000</u>	<u>\$ -</u>	<u>0.00000</u>	<u>\$ 0.794200000</u>	<u>100.00000</u>	<u>\$ -</u>	<u>\$ 0.794200000</u>	<u>100.00000</u>	<u>\$ 0.79420</u>
Total Amount	<u>\$ 76,903,563</u>			<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>	<u>\$ 76,903,563</u>	<u>100.000%</u>	<u>\$ -</u>	<u>\$ 76,903,562</u>	<u>100.000%</u>		