Chartwell filing facts | Peralta reconstruction

CAD unless stated. Exact source locations and publisher URLs appear in support/source-ledger.md.

Q01 Q3 2026 property revenue C$321.073m; direct property expense C$183.230m.
Q3 MD&A p5; Q3 FS physical p3

Q02 Q3 2026 FFO C$100.815m or C$0.30 per economic unit.
Q3 MD&A physical pp5,17

Q03 9M 2026 FFO C$276.917m or C$0.85 per economic unit.
Q3 MD&A physical pp5,17

Q04 Q3 2026 adjusted NOI C$148.933m: same C$90.221m, growth C$46.493m, repositioning C$12.219m.
Q3 MD&A physical pp18-20

Q05 9M 2026 adjusted NOI C$417.551m includes equity-accounted JV NOI C$22.842m.
Q3 MD&A physical pp18,34

Q06 Q3 2026 same-property occupancy 94.8%; growth 91.6%; repositioning 97.0%; total 93.9%.
Q3 MD&A physical pp18-20

Q07 Q3 same-property resident revenue C$205.374m, other C$2.593m, expense C$117.746m.
Q3 MD&A physical p19

Q08 Q3 growth resident revenue C$99.713m, other C$1.313m, expense C$54.533m.
Q3 MD&A physical p20

Q09 Q3 repositioning resident revenue C$37.939m, other C$0.340m, expense C$26.060m.
Q3 MD&A physical p20

Q10 Chartwell owned 164 properties and 29,865 physical suites at September 30 2026.
Q3 MD&A physical p7

Q11 Ownership-share suites were 26,233; 96% were private pay; Ontario 38%, Quebec 44% by suite.
Q3 MD&A physical p7

Q12 Same-property December 2026 occupancy forecast 96.0%, based on October 31 leases/notices and midmonth est
Q3 MD&A physical p10

Q13 A 1pp occupancy move in same plus growth portfolios changes annual revenue about C$13.0m.
Q3 MD&A physical p11

Q14 9M CFO C$281.123m; financing-classified cash finance costs C$20.538m.
Q3 MD&A physical p29; Q3 FS physical p6

Q15 9M distributions declared C$150.978m; cash paid C$106.455m; DRIP issued C$43.825m.
Q3 MD&A physical p29; Q3 FS physical pp4,6

Q16 9M owned-property capital investments C$98.111m, development C$64.797m, land C$2.297m.
Q3 MD&A physical p30

Q17 9M suite improvements C$22.811m; building C$34.250m; mechanical and electrical C$20.965m.
Q3 MD&A physical p30

Q18 9M equity-accounted JV capital investments at Chartwell share C$1.576m.
Q3 MD&A physical p30

Q19 September 30 mortgage principal C$2,607.054m; debenture principal C$800.000m.
Q3 MD&A physical pp25-26

Q20 September 30 equity-accounted JV mortgage share C$254.982m.
Q3 MD&A physical p26

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Q21 September 30 cash C$72.252m and JV cash share about C$6.7m.
Q3 MD&A physical p24; Q3 FS physical p2

Q22 September 30 consolidated lease obligations C$8.632m; loans receivable C$9.154m.
Q3 FS physical pp2,17

Q23 September 30 total economic units 331.116821m, including Class B, EUPP and DTUs.
Q3 MD&A physical p29

Q24 November 5 Trust units 329.070235m plus 1.438910m exchangeable Class B units.
Q3 MD&A physical p29

Q25 9M 2026 ATM issued 10.099311m units and DRIP issued 2.133097m units.
Q3 MD&A physical p29

Q26 Monthly distribution increased to C$0.052, or C$0.624 annualized, from March 2026.
Q3 MD&A physical p29

Q27 2025 property revenue C$1,079.035m; FFO C$278.020m or C$0.95 per unit.
FY2025 results release pp1-2; FY2025 FS physical pp8-9

Q28 2025 adjusted NOI C$449.449m, versus C$339.661m in 2024.
FY2025 results release pp7-8

Q29 September 30 2026 assets C$5,653.023m, liabilities C$3,726.514m, equity C$1,926.509m.
Q3 FS physical p2

Q30 September 30 2026 PP&E C$5,212.624m and equity-accounted JV investment C$191.852m.
Q3 FS physical p2

Q31 Q3 2026 net income C$114.960m included C$113.3m asset disposal gain.
Q3 MD&A physical pp5,16

Q32 9M 2026 net income C$121.613m; 9M 2025 net income C$22.251m.
Q3 FS physical p3

Q33 September 30 net debt to adjusted EBITDA 6.8x; interest coverage 3.5x.
Q3 MD&A physical pp5,28

Q34 2025 audited PP&E impairment test cited rent, occupancy and capitalization rates as key judgments.
FY2025 FS physical pp3-4

Q35 November 24 TSX CSH.UN regular close C$21.31; XIC close C$54.34.
TSX history via StockAnalysis/Yahoo, November 24 2026

Q36 November 16 Series G C$250m 4.3% debentures reportedly closed; Series C C$250m 6.0% redemption scheduled
Canadian Lawyer deal report; issuer November 9 release

Q37 November 16 distribution announcement confirmed C$0.052 per Trust unit.
Chartwell issuer release via Canada Newswire

Q38 FY2025 G&A was C$56.601m; 9M 2026 G&A was C$42.010m.
FY2025 audited FS physical p9; Q3 FS physical p3

Q39 Q3 2026 1pp occupancy sensitivity is C$13m annual revenue before marginal costs.
Q3 MD&A physical p11

Q40 September 30 reported mortgage carrying value C$2,502.661m differs from C$2,607.054m principal.
Q3 MD&A physical p26

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Q41 Sienna Q3 2026 AFFO C$0.325/share; November 24 TSX close C$20.54.
Sienna issuer Q3 release; FT SIA quote

Q42 Welltower Q3 2026 normalized FFO US$1.67/share; November 24 NYSE close US$245.03.
Welltower issuer Q3 release; ChartExchange quote

Q43 October 1 sales: Victoriaville C$8.0m + Kitchener C$41.8m = C$49.8m total.
Q3 MD&A physical p14; total is Peralta arithmetic

Q44 Q3 2026 Chartwell same-property REVPOS C$5,019/month and DOEPOS C$2,878/month.
Q3 MD&A physical p19

Q45 FY2024 property revenue C$799.923m, FFO C$197.462m, G&A C$49.460m.
FY2025 audited FS physical p9; FY2025 release pp1-2

Q46 FY2024 assets C$4,087.069m, PP&E C$3,628.030m, cash C$20.048m, equity C$1,073.381m.
FY2025 audited FS physical p7

Q47 FY2025 assets C$5,044.977m, PP&E C$4,790.319m, cash C$109.132m, equity C$1,693.584m.
FY2025 audited FS physical p7

Q48 FY2024 CFO C$200.850m; distributions C$158.516m. FY2025 CFO C$329.931m; distributions C$178.797m.
Q3 2026 MD&A physical p29; FY2025 audited FS physical p11

Q49 9M 2025 CFO C$238.548m, cash interest in CFO C$86.702m, financing-classified finance cost C$24.515m.
Q3 2026 FS physical p6

Q50 FY2025 wages and benefits were C$457.344m, the largest expense-by-nature class.
FY2025 audited FS physical p85

Q51 9M 2025 property capital investment C$84.224m versus 9M 2026 C$98.111m.
Q3 2026 MD&A physical p30

Q52 2027 scheduled amortizing mortgage principal payments C$86.055m.
Q3 2026 MD&A physical p25

Q53 9M 2026 JV operator lease expense C$8.209m equals JV landlord lease revenue C$8.209m, at Chartwell owners
Q3 2026 FS physical p23, Note 12

Q54 9M 2026 JV finance costs at Chartwell share C$4.941m; Q3 amount C$2.646m.
Q3 2026 FS physical p23, Note 12

Q55 9M owned upkeep categories: building C$34.250m, mechanical C$20.965m, suite C$22.811m, interior C$6.434m,
Q3 2026 MD&A physical p30

Q56 Q3 2026 consolidated cash interest paid C$29.214m in operating and net additions to finance costs C$9.740
Q3 2026 FS physical p6