NEWS RELEASE

Chiron Real Estate Appoints Charles P. Fitzgerald Chairman of the Board

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BETHESDA, Md.--(BUSINESS WIRE)-- Chiron Real Estate Inc. (NYSE: XRN) (the “Company” or “Chiron”) announced today that its Board of Directors has appointed Charles P. Fitzgerald as Chairman of the Board, effective immediately. Jeffrey Busch, the Company’s founder and outgoing Chairman, will remain a director following this transition.

Mr. Fitzgerald has served as a director of Chiron since May 2026 and is the Founder and Managing Partner of Maewyn Capital Partners LLC (“Maewyn”), a Dallas-based investment firm focused on unlocking value across markets and cycles through both private real estate opportunities and select public real estate investments. In May 2026, Maewyn and its investment partners made a $100 million strategic investment in Chiron through a convertible perpetual preferred security designed to provide the Company with long-duration capital to support its growth and strategic transformation.

Mr. Fitzgerald brings nearly three decades of experience investing in public real estate securities. Prior to founding Maewyn in 2025, he was the Founder, Managing Partner and Co-Portfolio Manager of V3 Capital Management. Earlier in his career, he held investment and portfolio management positions at High Rise Capital Management, J.P. Morgan Investment Management, and Prudential Real Estate Investors. His investment approach has consistently emphasized fundamental real estate analysis, disciplined capital allocation, shareholder alignment and long-term partnerships with management teams and boards. He currently serves on the board of FrontView REIT (NYSE : FVR).

“Charles has been an important partner to Chiron since joining the Board, and his perspective as both a significant investor and an experienced public real estate investor has been invaluable as we execute our strategy,” said Mark Decker Jr., President and Chief Executive Officer of Chiron. “His appointment as Chairman reflects the Board’s continued focus on shareholder alignment, disciplined capital allocation and execution. I look forward to working closely with Charles and the entire board as we continue Chiron’s transformation and build a differentiated senior housing and healthcare real estate platform.”

“I am honored to serve as Chairman at an important point in Chiron’s evolution,” said Mr. Fitzgerald. “When Maewyn and our partners invested in the Company earlier this year, we did so because we saw a compelling opportunity to transform Chiron into a higher-growth, higher-return real estate platform. Mark and the team have moved with purpose to reposition the portfolio, recycle capital, and

significantly expand Chiron's senior housing capabilities."

"Our overriding objective is to compound long-term value for our shareholders on a per-share basis. Maewyn and our partners have significant capital invested alongside our fellow shareholders, and that alignment is central to how we approach every decision. I look forward to working with Mark, the management team and my fellow directors as we continue to build Chiron for the long term."

In connection with this leadership transition, the Board determined that a separate Lead Independent Director position is no longer necessary.

About Chiron

Chiron is a real estate investment trust ("REIT") focused on investing in the future of healthcare. At Chiron we strive to deliver value at the intersection of care, capital and real estate. Additional information about Chiron can be obtained on its website at www.chironre.com.

Forward-Looking Statements

Certain statements contained herein may be considered "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995, and it is the Company's intent that any such statements be protected by the safe harbor created thereby. These forward-looking statements are identified by their use of terms and phrases such as "anticipate," "believe," "could," "estimate," "expect," "intend," "may," "should," "plan," "predict," "project," "will," "continue" and other similar terms and phrases, including references to assumptions and forecasts of future results. Except for historical information, the statements set forth herein including, but not limited to, the timing and/or successful completion of any acquisitions or the future performance of any such acquisitions, are forward-looking statements. These forward-looking statements are based on our current expectations, estimates and assumptions and are subject to certain risks and uncertainties. Although the Company believes that the expectations, estimates and assumptions reflected in its forward-looking statements are reasonable, actual results could differ materially from those projected or assumed in any of the Company's forward-looking statements. Additional information concerning us and our business, including additional factors that could materially and adversely affect our financial results, include, without limitation, the risks described under Part I, Item 1A - Risk Factors, in our Annual Report on Form 10-K, our Quarterly Reports on Form 10-Q, and in our other filings with the SEC. You are cautioned not to place undue reliance on forward-looking statements. The Company does not intend, and undertakes no obligation, to update any forward-looking statement.

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