NEWS RELEASE

# Chiron Real Estate Appoints Philip L. Hawkins to Board of Directors

2026-11-24

BETHESDA, Md.--(BUSINESS WIRE)-- Chiron Real Estate Inc. (NYSE: XRN) (the “Company” or “Chiron”) announced today the appointment of Philip L. Hawkins to its Board of Directors (the “Board”), effective immediately. Mr. Hawkins will serve as a member of the Board’s Audit and Compensation Committees.

Mr. Hawkins brings more than 40 years of experience in real estate investment, operations, and capital allocation, including leadership roles at several of the industry’s most successful public and private real estate companies.

Mr. Hawkins previously served as Executive Chairman of Link Logistics Real Estate, Blackstone’s U.S. industrial real estate platform. Prior to that, he served as President and Chief Executive Officer of DCT Industrial Trust, which he led from its 2006 IPO, with an equity market capitalization of approximately $2.1 billion, through its 2018 sale to Prologis in an $8.4 billion transaction. During his tenure, DCT substantially outperformed the broader REIT market.

Earlier in his career, Mr. Hawkins held senior executive positions at CarrAmerica Realty Corporation, including President and Chief Operating Officer, and LaSalle Partners (now Jones Lang LaSalle). He has served on the boards of numerous public and private companies, including Welltower, Prologis, COPT Defense Properties, DCT Industrial Trust, Link Logistics, Pure Industrial, Washington Prime Group, CarrAmerica Realty Corporation, SBA Communications and Cloverleaf Cold Storage.

“Phil is a terrific addition to our Board,” said Charles P. Fitzgerald, Chairman of Chiron. “He has spent his career building great real estate businesses and creating value for shareholders. He brings a rare combination of operating experience, investment judgment and public company leadership. As we reposition Chiron, I believe his perspective and experience will be enormously valuable. We’re fortunate to have him joining us.”

“I am excited to join Chiron’s Board at this stage of the Company’s evolution,” said Mr. Hawkins. “There is a compelling opportunity to build a differentiated healthcare real estate platform, and I look forward to working with the Board and management team to execute on that opportunity and create long-term value for shareholders.”

**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 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.

**Investor Relations**
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Source: Chiron Real Estate Inc.