



NEWS RELEASE

Chiron Real Estate Inc. Accelerates Portfolio Transition via Recapitalization of IRF Assets

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-Transaction Targets Arbitrage Between Public and Private Market Valuations-

-Unlocks Proceeds to be Reinvested at Higher Returns on Capital-

BETHESDA, Md.--(BUSINESS WIRE)-- Chiron Real Estate Inc. (NYSE: XRN) (the "Company" or "Chiron"), announced today that it has completed a sale of seven inpatient rehabilitation facilities ("IRFs") to a joint venture (the "JV") between the Company and a U.S. public pension fund advised by a global real estate investment management firm.

The initial portfolio of IRFs was valued at an aggregate \$217 million. The transaction was structured through a JV in which an investor acquired an 85% equity interest. Chiron retained a 15% equity stake and is the manager of the JV, continuing to oversee asset management in exchange for a management fee.

Mark Decker, Jr., Chief Executive Officer of Chiron, stated, "Our strategy is to be a disciplined capital allocator. We intend to redeploy proceeds from these sales into higher return on capital investments while maintaining a resilient balance sheet. We will use every tool at our disposal to fulfill our mission to deliver value at the intersection of care, capital, and real estate."

Mr. Decker continued, "Our team did a fabulous job on this transaction, and we're pleased to deepen our relationship with this real estate investment firm, while establishing a new relationship within the public pension space. This vehicle is a major milestone for Chiron as we continue to position our platform for superior long-term performance."

The assets sold to the joint venture comprise an aggregate 456,000 square feet and are 100% leased with a weighted average remaining lease term of eight years.

The Company intends to utilize proceeds from this transaction to fund its pipeline of higher return on capital investments, which includes the previously announced acquisition of the Pinnacle North Bethesda (the "Pinnacle") for a purchase price of approximately \$176 million. The closing of the Pinnacle is expected to occur on or before October 2026, subject to customary closing conditions and

purchase price adjustments.

The Pinnacle is a 282,000 square foot, 175-home luxury seniors housing community with ground floor retail. Located in North Bethesda adjacent to Pike & Rose and within the new Pike District, the Pinnacle offers independent living (88 homes), assisted living (59 homes), and memory care (28 homes).

Fifth Third Securities served as financial advisor to Chiron.

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.

Investor Relations

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Source: Chiron Real Estate Inc.