NEWS RELEASE

Chiron Real Estate Inc. Announces Employee Inducement Awards Under NYSE Rule 303A.08

2026-08-03

BETHESDA, Md.--(BUSINESS WIRE)-- Chiron Real Estate Inc. (NYSE: XRN) (the “Company” or “Chiron”), today announced that it issued inducement awards to three new executive officers.

Effective August 3, 2026, in connection with commencing employment with Chiron, and as a material inducement to their acceptance of employment with the Company, Aaron Roseth, Chief Operating Officer, Robert H. Zeiller, Chief Development Officer and Head of Seniors Housing, and Matthew Whitlock, Chief Investment Officer, were granted employment inducement awards of LTIP units of Chiron’s operating partnership, consisting of 7,418 LTIP units granted to Mr. Roseth, 7,418 LTIP units granted to Mr. Zeiller and 9,442 LTIP units granted to Mr. Whitlock. The LTIP units will vest in three equal annual installments on each of the first, second and third anniversaries of the grant date, subject to the applicable executive’s continued service with the Company through each vesting date and subject to the terms and conditions of the applicable award agreements. Each of these LTIP unit awards will generally have other terms and conditions similar to LTIP units granted under Chiron’s shareholder approved plan (the “Equity Plan”), but such inducement awards were granted outside of the Equity Plan reserve. The awards were approved by the independent Compensation Committee of the Board of Directors of Chiron and were granted as stand-alone, one-time employment inducement awards outside of the Equity Plan in reliance on the employment inducement exemption under New York Stock Exchange Rule 303A.08, which requires public announcement of inducement awards.

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, any statements regarding the timing, nature, scope, responsibilities, expected impact or effectiveness of the Company’s executive officer appointments and positions, and any statements regarding future economic conditions or performance 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.

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.

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