NEWS RELEASE

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

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BETHESDA, Md.--(BUSINESS WIRE)-- Chiron Real Estate Inc. (NYSE: XRN) (the "Company" or "Chiron") today announced that it granted employment inducement awards to three executive officers who joined the Company in 2026.

The awards will be issued on August 27, 2026 and, as previously approved in connection with each executive's commencement of employment with Chiron and as a material inducement to acceptance of employment with the Company, will consist of an aggregate of 80,000 stock options granted to Aaron Roseth, Chief Operating Officer, Robert H. Zeiller, Chief Development Officer and Head of Seniors Housing, and Matthew Whitlock, Chief Investment Officer.

The stock options have an exercise price of $60.00 per share and a ten-year term and will vest in three equal annual installments on each of the first, second and third anniversaries of the grant date, subject to each executive's continued employment with the Company through the applicable vesting date and the terms and conditions of the applicable award agreements. The options generally have terms and conditions substantially similar to option awards to be granted under the Company's shareholder-approved equity incentive plan, but were granted outside of the 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 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 statements regarding the future vesting of the awards, are forward-looking statements. These forward-looking statements are based on the Company's current expectations, estimates and assumptions and are subject to risks and uncertainties that could cause actual results to differ materially from those projected or assumed. Additional information concerning the Company and its business, including factors that could materially and adversely affect its financial results, is contained in the risks described under Part I, Item 1A - Risk Factors in the Company's Annual Report on Form 10-K, Quarterly Reports on Form 10-Q and other filings with the Securities and Exchange Commission. Readers are cautioned not to place undue reliance on forward-looking statements. The Company undertakes no obligation to update any forward-looking statement except as required by law.

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 found at www.chironre.com.

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