NEWS RELEASE

Chiron Real Estate Inc. Announces the Declaration of its October, November and December 2026 Common Dividends and Third Quarter Series A and Series B Preferred Dividends

2026-08-18

BETHESDA, Md.--(BUSINESS WIRE)-- Chiron Real Estate Inc. (NYSE: XRN) (the "Company" or "Chiron") today announced the declaration of the Company's October, November and December 2026 common dividends and third quarter 2026 Series A and Series B preferred dividends.

Declaration of October, November and December 2026 Common Dividends

On August 18, 2026, the Board of Directors (the "Board") declared a monthly common stock cash dividend of $0.16 per share for each of October, November and December of 2026, representing an aggregate quarterly cash dividend of $0.48 per share. Details of the dividend are contained in the table below:

Record Date	Payment Date	Per Share Amount
September 21, 2026	October 16, 2026	$0.16
October 20, 2026	November 13, 2026	$0.16
November 20, 2026	December 18, 2026	$0.16

Declaration of Third Quarter Series A and Series B Preferred Stock Dividends

Series A Preferred Stock Dividend. On August 18, 2026, the Board declared a $0.46875 per share cash dividend to holders of record as of October 15, 2026, of the Company's Series A Preferred Stock, which will be paid on November 2, 2026. This dividend represents the Company's quarterly dividend on its Series A Preferred Stock for the period from July 31, 2026 through October 30, 2026.

Series B Preferred Stock Dividend. On August 18, 2026, the Board declared a $0.50 per share cash dividend to holders of record as of October 15, 2026, of the Company's Series B Preferred Stock, which will be paid on November 2, 2026. This dividend represents the Company's quarterly dividend on its Series B Preferred Stock for the period from July 31, 2026 through October 30, 2026.

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. These statements include, among others, statements regarding future dividends, financial condition, liquidity and related expectations. 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 these and other risks is included in the Company’s Annual Report on Form 10-K, Quarterly Reports on Form 10-Q and 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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Source: Chiron Real Estate Inc.