NEWS RELEASE

Chiron Real Estate Inc. Appoints Matthew Whitlock as Chief Investment Officer

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BETHESDA, Md.--(BUSINESS WIRE)-- Chiron Real Estate Inc. (NYSE: XRN) (the “Company” or “Chiron”), today announced the appointment of Matthew Whitlock as Chief Investment Officer, effective August 3, 2026. Mr. Whitlock will lead the Company's investment activities, with responsibility for sourcing, structuring, and executing senior housing investments, cultivating strategic partnerships, and helping guide the continued growth of Chiron's senior housing platform.

“We are excited to welcome Matthew to Chiron as our Chief Investment Officer,” said Mark Decker, Jr., Chief Executive Officer and President. “Matthew has spent three decades in senior housing and has built deep relationships with many of the leading owners, operators, developers, and capital providers across the industry. Just as importantly, he understands the business from virtually every angle, including acquisitions, development, debt, equity, and the capital markets. Matthew's relationships, institutional knowledge, judgment, and experience will be invaluable as we position Chiron for our next phase of growth. I am incredibly excited to have his insight at our Company and the opportunity to work with him as we build this business.”

“I am thrilled to join Chiron and help build what I believe can become one of the premier senior housing investment platforms in the industry,” said Matthew Whitlock. “Opportunities to build both a portfolio and an organization from the ground up are rare. Chiron has assembled an outstanding foundation of people, relationships, and capital, and I believe the Company is uniquely positioned to create value through disciplined investing and true alignment with its operating partners.”

In connection with Mr. Whitlock’s appointment, the Company’s current Chief Investment Officer, Alfonzo Leon, has transitioned to the role of Strategic Advisor through December 31, 2026.

About Mr. Whitlock

Mr. Whitlock brings more than 30 years of senior housing investment and capital markets experience spanning acquisitions, development, investment sales, and debt capital markets. Over the course of his career, he has been involved in more than $20 billion of senior housing transactions, ranging from individual assets to large multi-asset portfolios. His appointment further strengthens Chiron’s senior leadership team as the Company continues to build the capabilities necessary to invest with discipline

across a broad range of senior housing opportunities.

Mr. Whitlock joins Chiron from Berkshire Residential Investments, where he served as Managing Director and Chief Investment Officer of Senior Housing Investments. In that role, he was responsible for sourcing senior housing acquisitions and joint venture partnerships, managing the firm's senior housing investment activities, and creating new debt and equity investment products. He also served on Berkshire's Investment Committee. Prior to joining Berkshire in 2019, Mr. Whitlock spent more than a decade at CBRE, where he served as Vice Chairman and co-led the firm's Senior Housing Platform. Earlier in his career, he held senior positions at MMA and Glaser Financial and served as Senior Vice President and Director of Acquisitions at Brookdale Living Communities.

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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