



NEWS RELEASE

Chiron Real Estate Inc. Completes Acquisition of Inaugural SHOP Communities

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-Inaugural Senior Housing Investments Position Company for Growth-

BETHESDA, Md.--(BUSINESS WIRE)-- Chiron Real Estate Inc. (NYSE: XRN) (the "Company" or "Chiron"), announced today that it has completed the previously announced acquisition of The Landing (the "Landing") and The Riviera (the "Riviera"), two premier senior living communities located in the Washington, DC MSA, from affiliates of Silverstone Senior Living ("Silverstone") for an aggregate purchase price of \$249 million.

"Crossing the finish line on this transaction represents a significant milestone for Chiron as we successfully enter the senior housing space," said Mark Decker, Jr., Chief Executive Officer of Chiron Real Estate Inc. "The Landing and Riviera form an exceptional community in a high-barrier sub-market, and we are excited to partner with Greystone and Silverstone to deliver an elevated living experience. For our investors, we believe that this transaction exemplifies the disciplined capital deployment principles that will shape our next chapter of growth."

The Landing and Riviera comprise a combined 292 homes, including a mix of independent living (169 homes), assisted living (89 homes), and memory care (34 homes). The Landing and Riviera are neighboring communities that will be operated as a unified campus, driving a superior resident experience.

In conjunction with the closing, Chiron has entered into a management agreement with an affiliate of Greystone Communities ("Greystone") to continue to operate the Landing and Riviera as seniors housing operating communities ("SHOP"). Chiron has also entered into a consulting agreement with an affiliate of Silverstone to continue to play an active oversight role in the operations of the communities, positioning all parties to maximize operational efficiency in an aligned fashion.

The acquisition was funded through a combination of cash on hand, available capacity under the Company's revolving credit facility, and the utilization of a recently secured strategic equity investment led by affiliates of Maewyn Capital Partners.

Following this acquisition, SHOP investments represent approximately 14% of Chiron's portfolio as a

percentage of gross real estate assets. Assuming consummation of the previously announced pending acquisition of The Pinnacle and approximately \$200 million of sales subject to executed letters of intent, that figure would increase to approximately 25%.

The Pinnacle, a newly developed luxury senior housing community located in North Bethesda, Maryland, is subject to a definitive purchase agreement for a price of approximately \$176 million, with closing expected in the fourth quarter (subject to customary closing conditions). The Pinnacle is located in one of the most affluent and supply-constrained senior housing sub-markets in the country, and management believes the property has the potential to become one of the premier senior housing communities in the greater Washington, D.C. region.

Chiron intends to fund its future SHOP pipeline through strategic capital recycling and the disciplined disposition of non-core assets. Additional information on Chiron's strategic priorities can be found within the 1Q 2026 Investor Presentation, which has been posted to the investor relations section of our website.

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.

About Silverstone

Silverstone Senior Living is a developer and owner of boutique-by-design, destination-style senior living communities, with a hospitality-driven approach focused on resident experience and service. Silverstone develops communities offering independent living, assisted living and memory care in select markets, including Texas, Florida and the Mid-Atlantic region.

About Greystone

Greystone is a senior living services firm with more than 40 years of experience, providing consulting, development and redevelopment, marketing, and community management services for senior living and continuing care retirement communities. Greystone has advised more than 500 organizations across 40+ states and has managed 50+ senior living communities.

About Maewyn Capital Partners

Maewyn Capital Partners LLC is a Dallas, Texas-based investment firm founded in 2025 by Charles P. Fitzgerald. Drawing on nearly three decades of experience and deep relationships across the real estate community, the firm focuses on unlocking value across markets and cycles through both private market opportunities and select public investments.

Maewyn's approach reflects a long and proven history of disciplined, value-oriented investing, combined with a collaborative philosophy that emphasizes partnership with management teams, boards, and other stakeholders. The firm builds on the heritage of Mr. Fitzgerald's prior firm, V3 Capital Management, extending a track record of thoughtful capital allocation, active engagement, and durable value creation within the real estate sector.

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 dispositions or the future performance of any such acquisitions or dispositions, 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.