NEWS RELEASE

Chiron Real Estate Inc. Strengthens Executive Leadership Team With Key Appointments

2026-07-14

BETHESDA, Md.--(BUSINESS WIRE)-- Chiron Real Estate Inc. (NYSE: XRN) (the “Company” or “Chiron”), today announced the appointments of Robert “Bobby” Zeiller as Chief Development Officer and Head of Seniors Housing and Aaron Roseth as Chief Operating Officer, effective July 16, 2026. In connection with these appointments, Danica Holley, the Company's current Chief Operating Officer, has been appointed Chief Administrative Officer. The appointments further strengthen Chiron's leadership team as the Company advances its mission to deliver value at the intersection of care, capital, and real estate.

The Company has also announced that Tami Cumings, former Chief Operating Officer of Silverstone Senior Living, has joined Chiron as the Company’s Senior Vice President of Seniors Housing. Working closely with Mr. Zeiller, Ms. Cumings will bring more than 30 years of operating experience to provide strategic guidance on operator relationships, portfolio performance, capital planning, and asset-level value creation initiatives across the Company's growing senior housing portfolio.

“We are excited to welcome Bobby, Aaron, and Tami to Chiron and to recognize Danica's continued leadership through her appointment as Chief Administrative Officer," said Mark Decker, Jr., Chief Executive Officer and President. "The space that we're running to at Chiron is to serve the industry as an operator-aligned real estate partner. We know the opportunity is there, and we're assembling a world-class organization to capture that opportunity.”

About Mr. Zeiller

As Chief Development Officer and Head of Seniors Housing, Mr. Zeiller will lead the Company’s asset management platform, development initiatives, capital projects, and portfolio optimization efforts while supporting investment execution and strategic growth initiatives.

Mr. Zeiller brings more than 25 years of experience spanning real estate investment, development, construction, and asset management. Most recently, he served as Vice Chairman and Chief Executive Officer of Silverstone Senior Living, where he led strategic growth initiatives and portfolio expansion efforts. Previously, he held senior leadership positions at Westbrook Properties and Crescent Resources, overseeing acquisitions, entitlement, development, and execution across large scale mixed-use and residential projects. Mr. Zeiller earned a Bachelor of Science in Building Construction from Virginia Tech and is a LEED Accredited Professional.

About Mr. Roseth

As Chief Operating Officer, Mr. Roseth will oversee enterprise operations and execution across the Company's platform, with responsibility for driving a superior customer experience, operational excellence, organizational scalability, and cross-functional integration as Chiron continues to grow.

Mr. Roseth brings more than 25 years of executive leadership experience across the real estate, architecture, development, and hospitality industries. He joins Chiron after more than two decades at ESG Architecture & Design, including ten years as President and Chief Executive Officer, during which time he transformed the company into a national platform serving clients in 29 states. Throughout his career, he has partnered with REITs, institutional investors, developers, and operators across the senior housing, healthcare, multifamily, and mixed-use sectors, providing strategic leadership on some of the industry's most complex projects. Mr. Roseth holds a Bachelor of Science in Architecture and a Master of Architecture from the University of Minnesota.

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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Source: Chiron Real Estate Inc.