

CHIRON REAL ESTATE INC.
ESG COMMITTEE CHARTER
(Adopted February 23, 2026)

The following shall constitute the Charter (the “**Charter**”) of the Environmental, Social and Governance Committee (the “**ESG Committee**”) of the Board of Directors (the “**Board**”) of Chiron Real Estate Inc. (the “**Company**”).

Purpose

The primary purpose of the ESG Committee is to assist the Board in fulfilling the Company’s responsibilities to provide oversight and support of the Company’s commitment to environmental, social and governance (“**ESG**”) matters. The ESG Committee will accomplish this through overseeing: (1) the Company’s general ESG strategy and policies as set by Company management (“**Management**”), (2) communications with Company employees, investors, and other stakeholders with respect to ESG matters, (3) developments relating to, and improving the Company’s understanding of, ESG matters, (4) the compliance by the Company with certain ESG-related legal and regulatory requirements, and (5) coordination with other Board committees on ESG matters of common import.

Organization

The ESG Committee shall be composed of at least three members of the Board. The members of the ESG Committee shall be literate, as such qualification is interpreted by the Board in its business judgment, in the review and analysis of ESG matters or must become so literate within a reasonable period of time after such member’s appointment to the ESG Committee.

The members of the ESG Committee shall be appointed annually by the Board, and the Board shall designate one of the members as the Chair of the ESG Committee. The Chair shall be responsible for leadership of the ESG Committee, including (1) preparing meeting agendas, (2) presiding over ESG Committee meetings, and (3) reporting to the Board. The ESG Committee shall have direct access to Management, Company employees, the Company’s independent auditor, the Company’s consultants, and the Company’s internal and outside legal counsel.

Meetings

The ESG Committee shall meet at such times and places as the Chair or a majority of the ESG Committee members shall direct as frequently as circumstances may dictate and, in any event, at least two (2) times per year. The ESG Committee will be governed by the same rules regarding meetings, action without meetings, notice, waiver of notice, and quorum and voting requirements as applicable to the Board. Members of the Board may also attend ESG Committee meetings for their own informational purposes.

Minutes and Reports

Minutes of each ESG Committee meeting shall be kept by the Secretary of the Company or his/her designee and made available to the other members of the Board. The Chair of the ESG Committee shall report to the Board from time to time, or whenever so requested by the Board.

Responsibilities and Duties

Among its specific duties and responsibilities, the ESG Committee shall:

1. Review and oversee the Company's general ESG strategy and consider, and recommend to the Board and Management, policies, practices and procedures that conform with that strategy.
2. Oversee the production of the Company's annual Corporate Sustainability Report (the "**Report**") and review the Report with Management prior to presentation to the Board.
3. Monitor alignment of the Company's ESG goals with the Company's overall investment goals and core business strategy.
4. Monitor the Company's ESG framework to ensure that it is responsive to Company and stakeholder evolution.
5. Support and monitor, in coordination with the Board's Compensation Committee and the Board, the incorporation of ESG goals into Management's annual and long-term performance goals.
6. Inform the Board on current and emerging ESG trends and developments.
7. Review this ESG Committee Charter at least annually and recommend Charter changes to the Board's Nominating and Corporate Governance Committee (the "**N&CG Committee**") for its consideration and recommendation to the Board for approval.
8. Monitor the Company's internal and external communications with employees, investors, and other stakeholders regarding ESG matters.
9. Advise the Board and Management on stockholder proposals and other significant stakeholder concerns relating to ESG matters.

The ESG Committee may form and delegate authority to subcommittees comprised entirely of ESG Committee members or the Chair as appropriate.

Evaluation of the Committee

The ESG Committee shall, on an annual basis, evaluate its performance in accordance with procedures set forth by the N&CG Committee.

Outside Advisers

Subject to prior approval by the Board, the ESG Committee may engage independent counsel or other consultants or advisers as it deems necessary.

Consistency with Company's Charter and Bylaws

To the extent that any provision or section of this Charter may be inconsistent with any article, provision or section of the Company's charter and bylaws, the Company's charter and bylaws shall fully control.