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TNH HOSPITAL GROUP JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

For the 6-month period ended 30 June 2026

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TNH HOSPITAL GROUP JOINT STOCK COMPANY
No. 328 Luong Ngoc Quyen Street, Phan Dinh Phung Ward, Thai Nguyen Province, Vietnam

STATEMENT OF THE CHIEF EXECUTIVE OFFICER

The Chief Executive Officer of TNH Hospital Group Joint Stock Company (the "Company") presents this report tog
ether with the Company's interim separate financial statements for the 6-month period ended 30 June 2026.

THE BOARD OF DIRECTORS, EXECUTIVE BOARD AND AUDIT COMMITTEE

The members of the Board of Directors, Executive Board and Audit Committee of the Company during the period and to the date approval of this report are as follows:

Board of Directors

Mrs. Nguyen Thi Thuy Giang	Chairwoman cum Legal Representative (Appointed on 21 April 2026) Non-executive member (Resigned on 21 April 2026)
Mr. Hoang Tuyen	Member (Appointed on 21 April 2026) Chairman (Resigned on 21 April 2026)
Mr. Jorge Martin Martinez	Non-executive member (Appointed on 15 May 2026)
Mr. Le Xuan Tan	Member cum Legal Representative
Mr. Nguyen Huu Diep	Member
Mr. Romeo Fernandez Lledo	Non-executive member
Mr. Christopher E. Freund	Non-executive member (Resigned on 15 May 2026)
Mr. Tran Ngoc Minh	Non-executive member

Audit Committee

Mr. Romeo Fernandez Lledo	Chairman of the Committee (Appointed on 21 April 2026) Member (Resigned on 21 April 2026)
Mrs. Nguyen Thi Thuy Giang	Member (Appointed on 21 April 2026) Chairman of the Committee (Resigned on 21 April 2026)
Mr. Jorge Martin Martinez	Member (Appointed on 19 May 2026)
Mr. Christopher E. Freund	Member (Resigned on 19 May 2026)

Executive Board

Mr. Le Xuan Tan	Chief Executive Officer cum Legal Representative
Mrs. Nguyen Thi Thu Thuy	Chief Accountant (Under Executive Board from 15 May 2026)
Mr. Le Tuan Thanh	Group Chief Medical Officer (Appointed on 5 March 2026)
Mrs. Le Thi Thuy An	Group Chief Operating Officer (No longer a member of the Executive Board from 15 May 2026)
Mr. Vu Vinh Quang	Director of Legal Affairs (Resigned on 8 April 2026)
Mr. Truong Van Quy	Director of Human Resources (No longer a member of the Executive Board from 15 May 2026)
Mr. Nguyen Anh Dinh	Project Director (No longer a member of the Executive Board from 15 May 2026)
Mrs. Nguyen Thi Thanh Thuy	Director of Human Resources Partnerships (Resigned on 9 February 2026)
Mr. Tran Cao Vy	Chief Information Officer (No longer a member of the Executive Board from 15 May 2026)
Mrs. Pham Thi Hong Van	Director of Training - Research and Quality Management (Appointed on 8 April 2026, No longer a member of the Executive Board from 15 May 2026)

STATEMENT OF THE CHIEF EXECUTIVE OFFICER (Continued)

THE CHIEF EXECUTIVE OFFICER'S STATEMENT OF RESPONSIBILITY

The Chief Executive Officer of the Company is responsible for preparing the interim separate financial statements, which give a true and fair view of the financial position of the Company as at 30 June 2026, and its financial performance and its cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting. In preparing these interim separate financial statements, the Chief Executive Officer is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim separate financial statements;
- prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- design and implement an effective internal control system for the purpose of properly preparing and presenting the interim separate financial statements so as to minimize errors and frauds.

The Chief Executive Officer is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the interim separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Chief Executive Officer is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Chief Executive Officer confirms that the Company has complied with the above requirements in preparing these interim separate financial statements.

TẬP ĐOÀN BỆNH VIỆN TNH - C.T.C.P
TNH
M.S.D.N: 4601039823

Le Xuan Tuan
Chief Executive Officer
(Pursuant to the Power of Attorney
No. 12/2026/QD-TNH dated 29 April 2026)

28 August 2026

Deloitte Vietnam Audit Co. Ltd
12th Floor, Diamond Park Plaza
16 Lang Ha, Giang Vo Ward
Hanoi
Vietnam
Tel: +84 24 710 50000
www.deloitte.com/vn

No.: 0327/VN1A-HN-BC

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: **The Shareholders**
The Board of Directors and Board of Management
TNH Hospital Group Joint Stock Company

We have reviewed the accompanying interim separate financial statements of TNH Hospital Group Joint Stock Company (the "Company"), approved on 28 August 2026 as set out from page 05 to page 37, which comprise the interim separate statement of financial position as at 30 June 2026, the interim separate income statement and interim separate cash flow statement for the 6-month period then ended, and a summary of significant accounting policies and other explanatory information.

The Chief Executive Officer's Responsibility

The Chief Executive Officer is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting and for such internal control as the Board of Directors determines is necessary to enable the preparation of interim separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements (VSRE) 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim separate financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not present fairly, in all material respects, the seperate financial position of the Company as at 30 June 2026, and of its financial performance and its cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting.

M.S.D.N: 0100112500-C.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN DELOITTE VIỆT NAM
THÀNH PHỐ HÀ NỘI

Hoang Lan Huong
Audit Partner
Audit Practising Registration Certificate
No. 0898-2023-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

28 August 2026
Hanoi, S.R. Vietnam

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	ASSETS	Codes	Notes	Closing balance	Opening balance (Reclassification)
A.	**CURRENT ASSETS**	**100**		**98,232,305,160**	**121,387,420,588**
I.	**Cash and cash equivalents**	**110**		**20,345,759,989**	**38,174,517,641**
1.	Cash	111	5	20,345,759,989	38,174,517,641
II.	**Short-term financial investments**	**120**		**219,452,055**	**5,140,547,945**
1.	Short-term held-to-maturity investments	123		219,452,055	5,140,547,945
III.	**Short-term receivables**	**130**		**47,912,999,496**	**43,578,404,479**
1.	Short-term trade receivables	131	6	25,874,610,481	27,630,007,306
2.	Short-term advances to suppliers	132	7	21,614,139,015	15,746,809,660
3.	Other short-term receivables	135		424,250,000	201,587,513
IV.	**Inventories**	**140**	**8**	**20,813,379,216**	**26,191,591,957**
1.	Inventories	141		20,813,379,216	26,191,591,957
V.	**Other short-term assets**	**160**		**8,940,714,404**	**8,302,358,567**
1.	Short-term prepayments	161	9	3,822,408,929	3,680,058,801
2.	Taxes and other receivables from the State budget	163	10	5,118,305,475	4,622,299,766
B.	**NON-CURRENT ASSETS**	**200**		**2,302,721,111,973**	**2,339,111,232,250**
I.	**Long-term receivables**	**210**		**96,000,000,000**	**96,000,000,000**
1.	Long-term advances to suppliers	212	7	96,000,000,000	96,000,000,000
II.	**Fixed assets**	**220**		**1,700,710,577,134**	**1,737,083,162,592**
1.	Tangible fixed assets	221	11	1,627,787,183,224	1,661,791,648,399
	- Cost	*222*		*1,918,147,197,933*	*1,917,319,787,803*
	- Accumulated depreciation	*223*		*(290,360,014,709)*	*(255,528,139,404)*
2.	Intangible assets	227	12	72,923,393,910	75,291,514,193
	- Cost	*228*		*87,340,179,280*	*87,340,179,280*
	- Accumulated amortisation	*229*		*(14,416,785,370)*	*(12,048,665,087)*
III.	**Long-term assets in progress**	**250**	**13**	**165,591,362,648**	**148,078,382,945**
1.	Construction in progress	252		165,591,362,648	148,078,382,945
IV.	**Long-term financial investments**	**260**	**14**	**281,447,500,000**	**281,447,500,000**
1.	Investments in subsidiaries	261		281,425,000,000	281,425,000,000
2.	Equity investments in other entities	263		22,500,000	22,500,000
V.	**Other long-term assets**	**270**		**58,971,672,191**	**76,502,186,713**
1.	Long-term prepayments	271	9	58,971,672,191	76,502,186,713
	TOTAL ASSETS (280=100+200)	**280**		**2,400,953,417,133**	**2,460,498,652,838**

The accompanying notes are an integral part of these interim separate financial statements

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

	RESOURCES	Codes	Notes	Closing balance	Opening balance (Reclassification)
C.	**LIABILITIES**	**300**		**747,272,079,795**	**742,657,305,862**
I.	**Current liabilities**	**310**		**257,948,921,193**	**244,442,945,323**
1.	Short-term trade payables	311	15	30,438,130,150	36,028,354,475
2.	Short-term advances from customers	312		1,881,064,488	1,247,698,376
3.	Short-term taxes and amounts payable to the State budget	314	10	897,039,121	2,579,117,617
4.	Payables to employees	315		16,254,260,788	17,330,854,854
5.	Short-term accrued expenses	316		1,846,730,216	1,874,162,609
6.	Short-term deferred revenue	319		333,666,667	1,001,000,000
7.	Other current payables	320		459,673,784	222,131,500
8.	Short-term loans and obligations under finance leases	321	16	205,838,355,979	184,159,625,892
II.	**Long-term liabilities**	**330**		**489,323,158,602**	**498,214,360,539**
1.	Long-term loans and obligations under finance leases	339	17	489,323,158,602	498,214,360,539
D.	**EQUITY**	**400**	**18**	**1,653,681,337,338**	**1,717,841,346,976**
1.	Owner's contributed capital	411		1,657,999,430,000	1,657,999,430,000
	- Ordinary shares carrying voting rights	*411a*		*1,657,999,430,000*	*1,657,999,430,000*
2.	Share premium	412		42,671,260,000	42,671,260,000
3.	Treasury shares	415		(730,000,000)	(480,000,000)
4.	*(Accumulated losses)/* Retained earnings	420		(46,259,352,662)	17,650,656,976
	- Retained earnings accumulated to the prior year end	*420a*		*17,650,656,976*	*111,104,120,659*
	- (Losses) of the current period/year	*420b*		*(63,910,009,638)*	*(93,453,463,683)*
	TOTAL RESOURCES (440=300+400)	**440**		**2,400,953,417,133**	**2,460,498,652,838**

Luu Thi Hai Yen	**Nguyen Thi Thu Thuy**	**Le Xuan Tan**
Preparer	**Chief Accountant**	**Chief Executive Officer**

Approved, 28 August 2026

INTERIM SEPARATE INCOME STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Notes	Current period	Prior period
1.	**Gross revenue from goods sold and services rendered**	**01**	**20**	**250,719,419,890**	**216,254,270,924**
2.	**Net revenue from goods sold and services rendered (10=01)**	**10**		**250,719,419,890**	**216,254,270,924**
3.	Cost of sales	11	21	244,232,225,123	211,617,724,901
4.	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**6,487,194,767**	**4,636,546,023**
5.	Financial income	22		113,494,810	691,409,601
6.	Financial expenses	23	23	28,916,202,124	21,505,592,750
	- In which: Borrowing costs	*24*		*28,916,202,124*	*21,505,592,750*
7.	Selling expenses	25	24	4,146,794,742	2,865,822,758
8.	General and administration expenses	26	24	37,653,233,926	33,495,496,907
9.	**Operating losses (30=20+(22-23)-(25+26))**	**30**		**(64,115,541,215)**	**(52,538,956,791)**
10.	Other income	31		687,854,566	358,600,724
11.	Other expenses	32		51,575,094	657,955,259
12.	**Profit/(loss) from other activities (40=31-32)**	**40**		**636,279,472**	**(299,354,535)**
13.	**Accounting loss before tax (50=30+40)**	**50**		**(63,479,261,743)**	**(52,838,311,326)**
14.	Current corporate income tax expense	51	25	430,747,895	646,975,744
15.	**Net losses after corporate income tax (60=50-51)**	**60**		**(63,910,009,638)**	**(53,485,287,070)**

TẬP ĐOÀN BỆNH VIỆN TNH - C.T.C.P
M.S.D.N: 4601039023
TNH

Luu Thi Hai Yen	Nguyen Thi Thu Thuy	Le Xuan Tan
Preparer	**Chief Accountant**	**Chief Executive Officer**

Approved, 28 August 2026

INTERIM SEPARATE CASH FLOW STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Current period	Prior period
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	***Losses before tax***	***01***	***(63,479,261,743)***	***(52,838,311,326)***
2.	***Adjustments for:***			
	Depreciation and amortisation of fixed assets and investment properties	02	37,199,995,588	34,931,932,685
	(Gain)/loss from investing financing activities	05	(78,904,110)	497,695,111
	Borrowing costs	06	28,916,202,124	21,505,592,750
3.	***Operating profit before movements in working capital***	***08***	***2,558,031,859***	***4,096,909,220***
	Increases, decreases in receivables	09	55,385,193	(52,891,953,647)
	Increases, decreases in inventories	10	5,378,212,741	(594,282,612)
	Increases, decreases in payables (excluding accrued loan interest and corporate income tax payable)	11	2,132,389,571	5,744,245,858
	Increases, decreases in deferred expenses	12	17,388,164,394	(6,757,083,559)
	Interest paid	14	(28,705,241,928)	(21,464,239,981)
	Corporate income tax paid		(2,068,912,418)	-
	Net cash used in operating activities	***20***	***(3,261,970,588)***	***(71,866,404,721)***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(32,104,315,214)	(81,893,460,345)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22	-	20,000,000
3.	Cash recovered from lending, selling debt instruments of other entities	24	5,000,000,000	-
4.	Equity investments in other entities	25	-	(6,800,000,000)
	Net cash used in investing activities	***30***	***(27,104,315,214)***	***(88,673,460,345)***

INTERIM SEPARATE CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND

	ITEMS	Codes	Current period	Prior period
III	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Return of contributed capital to owners and repurchase of issued shares	32	(250,000,000)	(480,000,000)
2.	Proceeds from borrowings	33	198,614,676,238	270,965,905,622
3.	Repayment of borrowings	34	(185,827,148,088)	(127,596,313,343)
	Net cash generated by financing activities	***40***	***12,537,528,150***	***142,889,592,279***
	Net decreases in cash and cash equivalents (50=20+30+40)	**50**	**(17,828,757,652)**	**(17,650,272,787)**
	Cash and cash equivalents at the beginning of the period	**60**	**38,174,517,641**	**50,636,988,325**
	Cash and cash equivalents at the end of the period (70=50+60)	**70**	**20,345,759,989**	**32,986,715,538**

TẬP ĐOÀN BỆNH VIỆN TNH - C.T.C.P
TNH
M.S.D.N: 4601039023

Luu Thi Hai Yen	**Nguyen Thi Thu Thuy**	**Le Xuan Tan**
Preparer	**Chief Accountant**	**Chief Executive Officer**

Approved, 28 August 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
These notes are an integral part of and should be read in conjunction with the accompanying interim separate financial statements

1. GENERAL INFORMATION

Structure of ownership

TNH Hospital Group Joint Stock Company ("the Company") was established under Enterprise Registration Certificate for Joint Stock Company No. 4601039023 issued by the Department of Planning and Investment of Thai Nguyen Province on 19 March 2012. According to the latest amendment (the 18th) dated 15 June 2026 issued by the Business Registration Office of Thai Nguyen Province, the registered charter capital of the Company is VND 1,657,999,430,000, equivalent to 165,799,943 shares. The Company's shares are listed on Ho Chi Minh Stock Exchange (HOSE) with the stock code of TNH.

The Company's total number of employees of as 30 June 2026 was 878 people (as at 31 December 2025: 921 people).

Operating industry and principal activities

The Company's operating industries are:

- Operations of hospitals and health stations;
- Operations of general clinics, specialized clinics, and dental clinics;
- Preventive medicine activities;
- Short-stay services;
- Restaurants and mobile catering services;
- Construction of non-residential buildings;
- Construction of other civil engineering projects;
- Other specialized construction activities;
- Electrical installation;
- Plumbing, heat and air-conditioning installation;
- Building completion and finishing;
- University - level education;
- College - level education; and
- Vocational - level education.

The main activities of the Company are medical examination and treatment.

Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months or less.

The Company's structure

The Company's headquarters is located at No. 328 Luong Ngoc Quyen Street, Phan Dinh Phung Ward, Thai Nguyen Province and representative office at the 5th Floor, N03-T7 Building, Ngoai Giao Doan Urban Area, Xuan Dinh Ward, Hanoi.

As at 30 June 2026, the Company's dependent units include:

No	Name	Place of incorporation and operation	Principal activities
1	Thai Nguyen International Hospital Branch	No. 328 Luong Ngoc Quyen Street, Phan Dinh Phung Ward, Thai Nguyen Province, Vietnam	Medical examination and treatment
2	TNH Pho Yen Hospital Branch	Chua Residential, Van Xuan Ward, Thai Nguyen Province, Vietnam	Medical examination and treatment
3	TNH Viet Yen Hospital Branch	YT land lot, Nguyen The Nho street, Nguyen The Nho residential area, Viet Yen Ward, Bac Ninh Province, Vietnam	Medical examination and treatment

As at 30 June 2026, the Company has 04 subsidiaries as follows:

Name	Place of incorporation and operation	Proportion of ownership interest %	Proportion of voting power held %	Principal activities
Direct subsidiaries				
TNH Lang Son Hospital Joint Stock Company	Lang Son Province	84.5	84.5	Medical examination and treatment
TNH Pharmaceutical and Medical Equipment Company Limited	Thai Nguyen Province	100.00	100.00	Retail of pharmaceuticals and medical equipment
Indirect subsidiaries *(through TNH Pharmaceutical and Medical Equipment Company Limited)*				
Thai Nguyen International Hospital Pharmacy Company Limited	Thai Nguyen Province	100.00	100.00	Retail of pharmaceuticals and medical equipment
TNH Pharmacy Company Limited	Thai Nguyen Province	100.00	100.00	Retail of pharmaceuticals and medical equipment

Disclosure of information comparability in the interim separate financial statements

The corresponding figures of the interim separate statement of financial position and corresponding notes are the figures of the Company's audited financial statements for the year ended 31 December 2025.

The corresponding figures of the interim separate income statement, interim separate cash flow statement and corresponding notes are the figures of the reviewed interim separate financial statements for the 6-month period ended 30 June 2025.

As disclosed in Note 3 to the financial statements, the Company has applied Circular No. 99 prospectively. Certain corresponding figures have been reclassified to conform with the presentation requirements under Circular No. 99, as follows:

Items	Audited amount	Reclassification	Amount after reclassification
	VND	VND	VND
Short-term held-to-maturity investments	-	5,140,547,945	5,140,547,945
Short-term loan receivables	5,000,000,000	(5,000,000,000)	-
Other short-term receivables	342,135,458	(140,547,945)	201,587,513

2. ACCOUNTING CONVENTION AND ACCOUNGTING PERIOD

Accounting convention for interim separate financial statements

The accompanying interim separate financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting.

The accompanying interim separate financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

The accompanying interim separate financial statements should be read together with the interim consolidated financial statements for the 6-month period ended 30 June 2026 in order to obtain comprehensive information related to the Company's consolidated financial position as well as its consolidated financial performance and its consolidated cash flow in the period.

Going concern assumption

As at 30 June 2026, the Company's current liabilities exceeded its current assets by VND 159.7 billion, and the Company had accumulated losses of VND 46.3 billion. For the period ended 30 June 2026, the Company recorded a loss after tax of VND 63.9 billion and net cash used in operating activities of negative VND 3.2 billion.

Notwithstanding the above financial indicators, the Chief Executive Officer has assessed the current operating and financial circumstances and prepared business and financial plans covering the 12-month period from the end of the reporting period, including the following measures:

- Continuing to closely manage business operations, develop and implement appropriate business plans, and monitor cash flows from operating activities to ensure sufficient funds are available for operations and for the settlement of liabilities as they fall due;
- Continuing to repay loan principal and interest on a timely basis and comply with the covenants under existing loan agreements, while proactively working with lenders to restructure and extend short-term borrowings upon maturity.

Based on the above assumptions and measures, the Chief Executive Officer believes that the Company has sufficient financial resources to continue its operations and meet its debt obligations as they fall due for at least 12 months from the end of the reporting period, including the ability to extend or restructure its short-term borrowings.

Accordingly, the Chief Executive Officer concludes that the preparation of the interim separate financial statements on a going concern basis is appropriate.

Accounting period

The Company's financial year begins on 01 January and ends on 31 December.

These interim separate financial statements were prepared for the 6-month period ended 30 June 2026.

3. ADOPTION OF NEW ACCOUNTING GUIDANCE

New guidance on the accounting regime for enterprises

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime ("Circular 99"). This circular is effective from 1 January 2026 and applies for financial years beginning on or after 1 January 2026. Circular 99 supersedes Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 providing guidance on the corporate accounting regime, and the circulars amending and supplementing Circular 200.

The Company has adopted the changes in accounting guidance prescribed by Circular 99 for financial period beginning on 1 January 2026 on a prospective basis. Certain corresponding figures have been reclassified to conform with the presentation requirements of Circular 99, as disclosed in Note 01.

The adoption of these changes has not had any material impact on the disclosures or on amounts reported in these interim separate financial statements.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these interim separate financial statements, are as follows:

Estimates

The preparation of interim separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting requires the Board of Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim separate financial statements and the reported amounts of revenues and expenses during the reporting period. Although these accounting estimates are based on the Board of Directors' best knowledge, actual results may differ from those estimates.

Cash and cash equivalents

Cash comprise cash on hand, demand deposits, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and are not restricted in use.

Financial investments

Investments in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The Company initially recognises investments in subsidiaries, including the purchase price and directly attributable costs of the investment. The Company recognises as income in the interim separate income statement its share of accumulated net profits of the investees arising after the acquisition date. Any distributions received by the Company other than the aforementioned profit distributions are considered a recovery of the investment and are recognised as a reduction of the carrying amount of the investment.

Investments in subsidiaries are presented in the interim separate statement of financial position at cost less provision for impairment (if any).

Equity investments in other entities

Equity investments in other entities represent investments in equity instruments over which the Company does not have control, joint control or significant influence over the investee, as well as investments in business cooperation contracts where the Company does not have joint control but is entitled to benefits dependent on the profit after tax of the cooperation arrangement.

Equity investments in other entities are carried at cost less provision for impairment (if any).

A provision for impairment of investments in other entities is recognised when the investee incurs losses or when such investments are impaired, indicating that the Company may not be able to recover its investment.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises cost of purchases and other directly attributable expenses. The Company applies perpetual method to account for inventories. Cost is calculated using the FIFO method. Net realisable value represents the estimated selling price less all estimated costs to completion and estimated costs necessary to make the sale.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the date of the interim separate financial statements.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost, accumulated depreciation and net book value.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs, and any directly attributable costs of bringing the assets to their working condition and location required for them to be capable of operating as intended.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Buildings and structures	05 - 48
Machinery and equipment	05 - 15
Office equipment	08 - 10
Motor vehicles	05 - 15
Other assets	10

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount and is recognised in the interim separate income statement.

Leasing

All leases are classified as operating leases, including land lease and lease improvements.

The Company as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

The Company as lessee

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

Intangible assets and amortisation

The costs of intangible assets comprise all expenditures incurred by the Company to acquire such assets up to the point at which the asset is in a condition capable of operating in the manner intended by management.

Intangible assets include land use rights and computer software.

Land use rights

Intangible assets represent land use rights at Nguyen The Nho residential area, Viet Yen Ward, Bac Ninh Province that is stated at cost less accumulated amortisation. Land use rights are amortised over the duration of the right to use the land within 50 years.

Computer software

Intangible assets representing computer software is stated at cost less accumulated amortisation and amortized using the straight-line method over the duration of 8 - 20 years.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost including costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their use.

Deferred expenses

Deferred expenses are actual expenses which have already been incurred but relate to results of operations of multiple accounting periods, including costs of tools, supplies and spare parts issued for consumption, maintenance and repair expenses, insurance expenses, and other types of deferred expenses.

Costs of tools, supplies and spare parts issued for consumption and other types of deferred expenses which are expected to provide future economic benefits to the Company. These expenditures have been capitalised as prepayments and are allocated to the interim separate income statement using the straight-line method in accordance with the current prevailing accounting regulations.

Maintenance and repair expenses for fixed assets represent periodic fixed asset repair costs incurred in accordance with the Company's technical requirements and business plans. These expenses are allocated to the interim separate statement of profit or loss on a straight-line basis over the respective repair and maintenance cycles.

Insurance expenses represent one-time insurance payments made upon contract signing and are allocated in the separate interim income statement on a straight-line basis over the insurance period of each contract.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services or assets from suppliers in the ordinary course of the Company's business. Trade payables are stated at historical cost.

Accrued expenses

Accrued expenses comprise amounts payable for goods and services received by the Company but not yet paid due to the absence of sufficient supporting documentation, and are recognised in the interim separate income statement in the accounting period.

Deferred revenue

Deferred revenue is the amounts received in advance relating to multiple accounting periods. The Company recognises deferred revenue in proportion to its obligations that the Company will have to fulfil in the future. When the revenue recognition conditions are satisfied, deferred revenue will be recognised in the interim separate income statement for the period corresponding to the portion that meets the revenue recognition conditions.

Borrowings

Borrowings are recognised at cost, being the proceeds received net of directly attributable costs incurred in connection with the borrowings.

Borrowing costs

Borrowing costs comprise interest expense.

Borrowing costs are recognised in profit or loss in the year/period in which they are incurred, except for borrowing costs that are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalized as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Any income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Equity

Ordinary shares

Ordinary shares with voting rights are recognised at par value. Shares issued to increase charter capital or shareholders' contributed capital are recognised based on the actual proceeds received corresponding to the par value of successfully issued shares.

Share premium

Share premium represents the difference between the par value and the issuance price of ordinary shares, net of costs directly attributable to the share issuance.

Revenue and other income recognition

Sales of services

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the interim separate statement of financial position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) the amount of revenue can be measured reliably;
(b) it is probable that the economic benefits associated with the transaction will flow to the Company;
(c) the percentage of completion of the transaction at the interim separate statement of financial position date can be measured reliably; and
(d) the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Other income comprises income from non-recurring activities that are not part of the Company's ordinary revenue-generating activities.

Cost of services rendered

Cost of sales and services rendered comprises the cost of services rendered during the period and is recorded in line with the related revenue recognised during the period.

Selling expenses

Selling expenses are expenses incurred that are directly related to the sale of products, merchandise and the rendering of services by the Company and are recognised as expenses in the period on an accrual basis.

General and administrative expenses

General and administrative expenses are expenses incurred in connection with the general administrative activities of the Company, which are not directly attributable to sales or production activities, and are recognised as expenses in the period on an accrual basis.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable includes current corporate income tax expenses in accordance with the Corporate Income Tax Law. The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the interim separate financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised. As at 30 June 2026, the Company had tax loss carry forwards that can be utilized to offset future taxable profits within 5 years from the year the losses were incurred. During the period, the Company did not recognize any deferred income tax assets relating to these tax losses due to the uncertainty regarding future taxable profits.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation, and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

5. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
Cash on hand	6,272,061,193	553,703,461
Demand deposits (i)	14,073,698,796	37,370,814,180
Cash in transit	-	250,000,000
	20,345,759,989	**38,174,517,641**

(i) Details of the balances of demand deposits are as follows:

	Closing balance	Opening balance
	VND	VND
Joint Stock Commercial Bank for Investment and Development of Vietnam – Thai Nguyen Branch	7,792,409,475	3,323,869,253
Military Commercial Joint Stock Bank – Thai Nguyen Branch	4,865,941,922	17,826,620,513
Others	1,415,347,399	16,220,324,414
	14,073,698,796	**37,370,814,180**

6. SHORT-TERM TRADE RECEIVABLES

	Closing balance		Opening balance	
	VND	VND	VND	VND
	Carrying amount	Provision amount	Carrying amount	Provision amount
Thai Nguyen Provincial Social Security	19,497,354,204	-	20,380,957,735	-
Viet Yen Social Security, Bac Ninh Province	4,042,846,067	-	4,782,909,045	-
Others	2,334,410,210	-	2,466,140,526	-
	25,874,610,481	**-**	**27,630,007,306**	**-**

7. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance	Opening balance
	VND	VND
a. Current		
Biomedical Trading Service Company Limited	4,629,153,480	-
Viet Duc In Vitro Fertilization Joint Stock Company	4,617,776,000	4,617,776,000
SENIX Health Care Group Company Limited (i)	4,000,000,000	4,000,000,000
Anh Yen Ha Noi Company Limited	2,790,296,100	-
Thai Nguyen Refrigeration and Air Conditioning Company Limited	-	4,000,000,000
Others	5,576,913,435	3,129,033,660
	21,614,139,015	**15,746,809,660**
In which: Short-term advances to related party suppliers (details are disclosed in Note 26)	4,000,000,000	4,000,000,000
b. Non-current		
SENIX Health Care Group Company Limited (i)	96,000,000,000	96,000,000,000
	96,000,000,000	**96,000,000,000**
In which: Long-term advances to related party suppliers (details are disclosed in Note 26)	96,000,000,000	96,000,000,000

(i) Represent advances to SENIX Health Care Group Company Limited related to Lease contract of land and assets attached to at Phan Dinh Phung Commune, Thai Nguyen Province.

8. INVENTORIES

	Closing balance VND		Opening balance VND	
	Cost	Provision	Cost	Provision
Raw materials	20,242,648,931	-	25,650,893,946	-
Work in progress	570,730,285	-	540,698,011	-
	20,813,379,216	**-**	**26,191,591,957**	**-**

9. DEFERRED EXPENSES

	Opening balance VND	Increase during the period	Amortised during the period	Closing balance VND
a. Current				
Tools and dies issued for consumption	1,791,831,974	2,077,989,540	1,952,409,809	1,917,411,705
Insurance expense	499,641,670	657,597,396	479,155,246	678,083,820
Periodic repair expenses	-	764,254,334	160,819,839	603,434,495
Others	1,388,585,157	594,882,339	1,359,988,587	623,478,909
	3,680,058,801	**4,094,723,609**	**3,952,373,481**	**3,822,408,929**
b. Non-current				
Maintenance and repair expense	41,626,893,442	2,335,046,975	13,535,267,269	30,426,673,148
Tools and dies issued for consumption	34,059,707,319	3,268,130,306	9,517,620,601	27,810,217,024
Others	815,585,952	81,057,348	161,861,281	734,782,019
	76,502,186,713	**5,684,234,629**	**23,214,749,151**	**58,971,672,191**

As presented in Note 17, the Company has pledged tools and dies with the carrying amount of VND 444,062,589 as at 30 June 2026 (as at 31 December 2025: VND 356,477,894) to secure loans at commercial banks.

10. TAXES AND AMOUNTS RECEIVABLE FROM/PAYABLE TO THE STATE BUDGET

	Opening balance VND	Payable/ Receivable during the period VND	Paid/Off-set during the period VND	Closing balance VND
a. Receivables				
Land tax	4,597,281,766	-	296,022,977	4,893,304,743
Corporate income tax	-	-	225,000,732	225,000,732
Natural resources tax	25,018,000	55,351,893	30,333,893	-
	4,622,299,766	**55,351,893**	**551,357,602**	**5,118,305,475**
b. Payables				
Value added tax	27,593,879	228,115,654	197,776,637	57,932,896
Corporate income tax	1,413,163,793	430,747,895	1,843,911,688	-
Personal income tax	1,138,359,945	3,217,923,742	3,517,177,462	839,106,225
	2,579,117,617	**3,876,787,291**	**5,558,865,787**	**897,039,121**

11. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Office equipment	Motor vehicles	Others	Total
	VND	VND	VND	VND	VND	VND
COST						
Opening balance	**1,540,521,564,353**	**336,979,297,559**	**2,102,580,980**	**36,854,261,911**	**862,083,000**	**1,917,319,787,803**
Purchase in the period	-	690,870,000	-	-	-	690,870,000
Transfer from construction in progress	136,540,130	-	-	-	-	136,540,130
Closing balance	**1,540,658,104,483**	**337,670,167,559**	**2,102,580,980**	**36,854,261,911**	**862,083,000**	**1,918,147,197,933**
ACCUMULATED DEPRECIATION						
Opening balance	**160,145,834,932**	**86,613,369,299**	**344,017,585**	**8,314,513,237**	**110,404,351**	**255,528,139,404**
Charge for the period	21,345,935,550	11,874,554,060	107,639,271	1,456,430,274	47,316,150	34,831,875,305
Closing balance	**181,491,770,482**	**98,487,923,359**	**451,656,856**	**9,770,943,511**	**157,720,501**	**290,360,014,709**
NET BOOK VALUE						
Opening balance	**1,380,375,729,421**	**250,365,928,260**	**1,758,563,395**	**28,539,748,674**	**751,678,649**	**1,661,791,648,399**
Closing balance	**1,359,166,334,001**	**239,182,244,200**	**1,650,924,124**	**27,083,318,400**	**704,362,499**	**1,627,787,183,224**

As at 30 June 2026, the cost of the Company's tangible fixed assets includes VND 4,601,559,849 (31 December 2025: VND 4,346,190,217) of assets which have been fully depreciated but are still in use.

As at 30 June 2026, the Company's tangible assets fixed are pledged to the bank to secure loan of the Company (details stated in Note 16 and Note 17) with the carrying amount of VND 1,045,385,309,890 (as at 31 December 2025: VND 1,063,276,548,369).

As at 30 June 2026, the Company also pledged certain tangible fixed assets with a carrying amount of VND 218,515,419,363 (as at 31 December 2025: VND nil) to a bank as collateral for the borrowings of TNH Lang Son Hospital Joint Stock Company, a subsidiary of the Company.

12. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights	Computer software	Total
	VND	VND	VND
COST			
Opening balance	**28,250,000,000**	**59,090,179,280**	**87,340,179,280**
Closing balance	**28,250,000,000**	**59,090,179,280**	**87,340,179,280**
ACCUMULATED DEPRECIATION			
Opening balance	**1,990,771,812**	**10,057,893,275**	**12,048,665,087**
Charge for the period	284,395,973	2,083,724,310	2,368,120,283
Closing balance	**2,275,167,785**	**12,141,617,585**	**14,416,785,370**
NET BOOK VALUE			
Opening balance	**26,259,228,188**	**49,032,286,005**	**75,291,514,193**
Closing balance	**25,974,832,215**	**46,948,561,695**	**72,923,393,910**

As at 30 June 2026, the cost of the Company's intangible assets includes VND 300,000,000 (as at 31 December 2025: VND 300,000,000) of assets which have been fully amortised but are still in use.

As presented in Note 17, the Company has pledged land use rights at Nguyen The Nho residential area, Viet Yen Ward, Bac Ninh province and computer software with the carrying amount of VND 25,974,832,315 as at 30 June 2026 (as at 31 December 2025: VND 28,442,561,521) to secure loans at commercial banks.

13. LONG-TERM ASSETS IN PROGRESS

Construction in progress

	Closing balance	Opening balance
	VND	VND
The Reproductive Health Support and High-Quality Treatment Center Project - Thai Nguyen International Hospital Project - Phase 3 (i)	112,961,496,648	95,448,516,945
Da Nang Oncology Hospital Project	50,000,000,000	50,000,000,000
TNH High-Tech Eye Hospital Project	2,629,866,000	2,629,866,000
	165,591,362,648	**148,078,382,945**

(i) The Reproductive Health Support and High-Quality Treatment Center Project - Thai Nguyen International Hospital, Phase 3, was approved by the 2024 Annual General Meeting of Shareholders in accordance with Resolution No.462/NQ-DHDCD dated 28 June 2024. The Project invests in high-quality hospital beds, departments, clinics, and specialised high-quality medical service centres.

During the period, total interest expense capitalized into construction in progress was VND 2,405,471,390 (the prior period: VND 1,090,534,002).

As presented in Note 17, the Company has pledged the entire assets formed from Thai Nguyen International Hospital Project - Phase 3 with the amount of VND 112,961,496,648 as at 30 June 2026 (as at 31 December 2025: VND 95,448,516,945) to secure loans obtained from commercial banks.

14. FINANCIAL INVESTMENTS

	Closing balance			Opening balance		
			VND			VND
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investments in subsidiaries	**281,425,000,000**	**281,425,000,000**	**-**	**281,425,000,000**	**281,425,000,000**	**-**
TNH Lang Son Hospital Joint Stock Company (i)	*274,625,000,000*	*274,625,000,000*	-	*274,625,000,000*	*274,625,000,000*	-
TNH Pharmaceutical and Medical Equipment Company Limited	*6,800,000,000*	*6,800,000,000*	-	*6,800,000,000*	*6,800,000,000*	-
Investments in other entities	**22,500,000**	**22,500,000**	**-**	**22,500,000**	**22,500,000**	**-**
TNH Hanoi Hospital Joint Stock Company	*22,500,000*	*22,500,000*	-	*22,500,000*	*22,500,000*	-

(i) The Company pledged 27,462,500 shares at its subsidiary, TNH Lang Son Hospital Joint Stock Company ("TNH Lang Son"), equivalent to VND 274,625,000,000, as collateral to guarantee the payment and debt obligations of TNH Lang Son at Military Commercial Joint Stock Bank – Thai Nguyen Branch, as stated in Note 27.

The Company has not assessed fair value of its financial investments as at the interim balance sheet date since there is no comprehensive guidance of relevant prevailing regulations on determination of fair value of these financial investments.

The principal transactions between the Company and its subsidiaries are disclosed in Note 26 to the financial statements.

The operation status of subsidiaries is as follows:

	Current period	Prior period
TNH Lang Son Hospital Joint Stock Company	Under construction	Under construction
TNH Pharmaceutical and Medical Equipment Company Limited	Operating at gain	Operating at loss

15. SHORT-TERM TRADE PAYABLES

	Closing balance VND	Opening balance VND
HTM Medical Equipment Trading and Service Joint Stock Company	3,555,672,950	3,874,756,950
Kim Lien Medical Joint Stock Company	3,406,112,092	3,628,348,795
Dong Nam Construction Trading Co., Ltd.	-	3,854,728,218
Others	23,476,345,108	24,670,520,512
	30,438,130,150	**36,028,354,475**
In which: Short-term trade payables (details are disclosed in Note 26)	1,195,882,453	-

16. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance VND	In the period VND		Closing balance VND
	Amount	Increases	Decreases	Amount
Short-term loans	**150,822,425,876**	**174,524,477,456**	**167,472,547,361**	**157,874,355,971**
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch (i)	99,635,201,940	124,460,434,884	116,285,323,425	107,810,313,399
Military Commercial Joint Stock Bank - Thai Nguyen Branch (ii)	51,187,223,936	50,064,042,572	51,187,223,936	50,064,042,572
Current portion of long-term loans (see Note 17)	**33,337,200,016**	**32,981,400,719**	**18,354,600,727**	**47,964,000,008**
	184,159,625,892	**207,505,878,175**	**185,827,148,088**	**205,838,355,979**

(i) Loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch under Credit Contract No. 01/2025/5745705/HDTD dated 29 August 2025 with the credit limit of VND 120,000,000,000. The loan interest rate was determined according to each disbursement and ranged from 7.6% to 8.2% per annum in the first 6 months of 2026 (as at 31 December 2025: from 6% to 7% per annum). The purpose of the loan is to supplement working capital, guarantee and open L/C. The credit limit validity period is granted from the signing date of the contract to the end of 31 August 2026. The loan term is determined according to each debt acknowledgement but not exceeding 12 months. The loan was pledged by machinery, equipment, buildings, structures, tools and supplies as presented in Note 11.

(ii) Unsecured loan from Military Commercial Joint Stock Bank – Thai Nguyen Branch under Credit Contract 352315.25.090.1699479.TD dated 25 November 2025 with the credit limit of VND 117,000,000,000, the loan interest rate is determined according to each disbursement. The loan purpose is to serve medical business activities, including refinancing the Company's loan at Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch. The credit limit validity period is granted from the signing date the contract to the end of 04 November 2026. The loan term is determined according to each debt acknowledgement but may not exceeding 06 months. Term is detailed by each disbursement and debt receive. As at 30 June 2026, the loan bears an interest rate from 8.1% to 9.43% per annum (as at 31 December 2025: 7.6% per annum).

Details of the pledged assets' carrying value to secure short-term loans of the Company are as follow:

	Closing balance	Opening balance
	VND	VND
Pledged to secure the Company's loan		
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch	408,952,987,440	415,033,112,417
	408,952,987,440	**415,033,112,417**
In which:		
Tangible fixed assets (Details stated in Note 11)	408,952,987,440	415,033,112,417

17. LONG-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Closing balance	In the period		Opening balance
	VND		VND	VND
	Amount	Increases	Decreases	Amount
Long-term loans	**531,551,560,555**	**14,090,198,782**	**18,354,600,727**	**527,287,158,610**
Military Commercial Joint Stock Bank- Thai Nguyen Branch (i)	460,799,999,999	-	12,000,000,008	448,799,999,991
Joint stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch (ii)	62,276,541,837	14,055,698,782	2,100,000,000	74,232,240,619
Joint Stock Commercial Bank for Foreign Trade of Vietnam- Thai Nguyen Branch (iii)	8,475,018,719	34,500,000	4,254,600,719	4,254,918,000
Long-term loans from related party	**-**	**10,000,000,000**	**-**	**10,000,000,000**
TNH Pharmaceutical and Medical Equipment Company Limited	-	-	10,000,000,000	10,000,000,000
	531,551,560,555	**24,090,198,782**	**18,354,600,727**	**537,287,158,610**
In which:				
- Amount due for settlement within 12 months	*33,337,200,016*			*47,964,000,008*
- Amount due for settlement after 12 months	*498,214,360,539*			*489,323,158,602*

(i) Long-term loan from Military Commercial Joint Stock Bank - Thai Nguyen Branch under Credit Contract No. 99608.22.090.1699479.TD dated 07 February 2023 with a credit limit of VND

480,000,000,000, the loan term is 10 years from the next day of the first disbursement date. Loan interest rate is specified according to each disbursement, debt acknowledgement and general agreement. The loan purpose is to invest in the construction and purchase of medical machinery and equipment for the implementation of the Investment Project to build TNH Viet Yen Hospital, Bac Ninh at Medical land area of Nguyen The Nho Residential area, Viet Yen Ward, Bac Ninh Province. As at 30 June 2026, applicable interest rate ranged from 7.5% to 11.4% per annum (as at 31 December 2025: from 8% to 10.8% per annum). The loan is secured by land use rights and assets attached to land and formed from the loan at Nguyen The Nho Residential Area, Viet Yen Ward, Bac Ninh as presented in Note 09, 11 and Note 12.

(ii) Long-term loans from Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch include:

Loan under Credit Contract No. 02/2023/5745705/HDTD dated 28 August 2023 with a credit limit of VND 5,500,000,000, loan term is 60 months, interest rate as at 30 June 2026 is 10.5% per annum (as at 31 December 2025: 8.2% per annum), loan interest rate for the remaining period is applied by floating method according to the formula specified in the contract. The purpose of the loan is to invest in rooftop solar power system project to produce electricity. The loan is secured by machinery and equipment, which is rooftop solar power system to produce electricity as presented in Note 11.

Loan under Credit Contract No. 03/2024/5745705/HDTD dated 02 July 2024 with a credit limit of VND 8,400,000,000, loan term is 60 months, interest rate as at 30 June 2026 is 10.5% per annum (as at 31 December 2025: 8.2% per annum), loan interest rate for the remaining period is applied by floating method according to the bank, adjusted twice on January 1st and July 1st. The purpose of the loan is to invest in rooftop solar power system project to produce electricity. The loan is secured by rooftop solar power system to produce electricity as presented in Note 11.

Loan under Credit Contract No. 04/2025/5745705/HDTD dated 04 November 2024 with a total amount of VND 90,000,000,000 but shall not exceed 76.9% of the project's actual investment capital, the loan term is 72 months from the first disbursement, interest rate for the first 12 months as at 30 June 2026 is 7.6% per annum (as at 31 December 2025: 6.5% per annum), loan interest rate for the remaining period is applied by floating method according to the bank. The loan is utilised to finance allowable expenses of the Investment Project for Repairing, Renovating the 9-story building of Thai Nguyen International Hospital. It is secured by all assets formed from the Investment Project for Repairing and Renovating the 9-story building of Thai Nguyen International Hospital (Phase 3 of the Thai Nguyen International Hospital project), as presented in Note 13.

(iii) Long-term loans from Joint Stock Commercial Bank for Foreign Trade of Vietnam – Thai Nguyen Branch include:

Loan under Credit Contract No. 461/24/HDTD/TN dated 29 December 2024 with credit limit of VND 1,000,000,000 under the method of one-time loan. The loan purpose, interest rate and loan term are specified in each loan contract, in which the interest rate as at 30 June 2026 was 7.4% per annum (as at 31 December 2025: 6.1% per annum). The loan is secured by machinery and equipment, and software of the Company as presented in Note 11 and 12.

Loan under Credit Contract No. 269/25/HDTD/TN dated 07 July 2025 with credit limit of VND 4,600,000,000 under the method of one-time loan. The loan purpose, interest rate and loan term are specified in each loan contract, in which the interest rate as at 30 June 2026 was 7.4% per annum (as at 31 December 2025: 6.1% per annum). The loan is secured by machinery and equipment, and software of the Company as presented in Note 11 and 12.

(iv) The long-term loan from TNH Pharmaceuticals and Medical Equipment Company Limited – a subsidiary of the Company, under Contract No. 02/2026/HĐVT/TNH, has a term of 18 months from 27 June 2026. The purpose of the loan is to supply working capital for the Company, with an interest rate of 10.5% per annum as at 30 June 2026. This is an unsecured loan.

Details of the pledged assets' carrying value to secure long-term loans of the Company and related parties are as follow:

	Closing balance VND	Opening balance VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch	628,024,301,982	113,369,162,962
Military Commercial Joint Stock Bank- Thai Nguyen Branch	140,789,336,626	637,729,333,145
Joint Stock Commercial Bank for Foreign Trade of Vietnam- Thai Nguyen Branch	7,243,989,496	21,491,532,600
	776,057,628,104	**772,590,028,707**
In which:		
Deferred expenses (Details stated in Note 09)	688,976,791	356,477,894
Tangible assets (Details stated in Note 11)	636,432,322,450	648,243,435,952
Intangible assets (Details stated in Note 12)	25,974,832,215	28,442,561,521
Long-term assets in progress (Details stated in Note 13)	112,961,496,648	95,547,553,340

Long-term loans are repayable as follows:

	Closing balance VND	Opening balance VND
On demand or within one year	47,964,000,008	33,337,200,016
In the second year	72,380,458,648	55,964,000,002
In the third to fifth year inclusive	263,341,581,253	240,649,241,836
After five years	153,601,118,701	201,601,118,701
	537,287,158,610	**531,551,560,555**
Less: Amount due for settlement within 12 months	(47,964,000,008)	(33,337,200,016)
Amount due for settlement after 12 months	**489,323,158,602**	**498,214,360,539**

18. OWNERS' EQUITY

Movement in owners' equity

	Owner's contributed capital VND	Share premium VND	Treasury shares VND	Retained earnings VND	Total VND
For the period from 01 January 2025 to 30 June 2026					
Prior period's opening balance	**1,441,812,700,000**	**258,857,990,000**	**-**	**111,104,120,659**	**1,811,774,810,659**
Stock Buybacks (i)	-	-	(480,000,000)	-	(480,000,000)
(Loss) for the period	-	-	-	(53,485,287,070)	(53,485,287,070)
Current period's opening balance	**1,441,812,700,000**	**258,857,990,000**	**(480,000,000)**	**57,618,833,589**	**1,757,809,523,589**
For the period from 01 January 2026 to 30 June 2026					
Prior period's opening balance	**1,657,999,430,000**	**42,671,260,000**	**(480,000,000)**	**17,650,656,976**	**1,717,841,346,976**
Stock Buybacks (i)	-	-	(250,000,000)	-	(250,000,000)
(Loss) for the period	-	-	-	(63,910,009,638)	(63,910,009,638)
Current period's opening balance	**1,657,999,430,000**	**42,671,260,000**	**(730,000,000)**	**(46,259,352,662)**	**1,653,681,337,338**

(i) According to the Board of Directors' Resolution No. 132/2026/NQ-HDQT dated 08 May 2026, the Board of Directors approved the purchase of ESOP shares of resigned employees according to Regulation on stock issuance under 2022 ESOP as treasury shares. The number of shares registered to buy back are 25,000 with par value of VND 10,000/share, totalling VND 250,000,000.

Shares

	Closing balance VND	Opening balance VND
Number of shares issued to the public	165,799,943	165,799,943
Ordinary shares	165,799,943	165,799,943
Number of repurchased shares (treasury shares, own shares repurchased)	(73,000)	(48,000)
Ordinary shares	(73,000)	(48,000)
Number of outstanding shares in circulation	165,726,943	165,751,943
Ordinary shares	165,726,943	165,751,943

A common share has par value of VND 10,000/share.

Including 652,000 common shares subject to transfer restriction as at 30 June 2026 (as at 31 December 2025: 1,231,000 shares).

Charter capital

As at 30 June 2026 and as at 31 December 2025, details of the capital contribution of shareholders are as follow:

	Contributed capital			
	Closing balance		Opening balance	
	USD	%	USD	%
Blooming Earth Pte Ltd	227,815,930,000	13.73	227,815,930,000	13.74
Kwe Beteiligungen AG	174,301,480,000	10.51	174,301,480,000	10.51
Access S.A., SICAV-SIF - KENNO VIETNAM (formerly known as Access S.A., SICAV-SIF - ASIA TOP PICKS)	167,466,450,000	10.10	167,466,450,000	10.10
Mr. Hoang Tuyen	53,115,990,000	3.20	53,115,990,000	3.20
Group of individual shareholders				
Mr. Nguyen Anh Dinh	81,504,970,000	4.92	61,504,970,000	3.71
Mr. Nguyen Van Thuy	*3,932,075,000*	*0.24*	*3,932,075,000*	0.24
Mr. Trieu Xuan Hung	*969,180,000*	*0.06*	*969,180,000*	0.06
Endurance Capital Vietnam Fund shareholder group				
Edurance Capital VietNam I Limited	59,081,640,000	3.56	59,081,640,000	3.56
Edurance Capital S.A.SICAV -RAIF (formerly known as Edurance Capital VietNam II S.A.SICAV - RAIF)	49,475,670,000	2.98	49,475,670,000	2.98
Others	839,356,045,000	50.63	859,606,045,000	51.85
	1,657,019,430,000	**99.96**	**1,657,269,430,000**	**99.97**
Treasury shares	730,000,000	0.04	480,000,000	0.03
Total	**1,657,749,430,000**	**100.00**	**1,658,479,430,000**	**100.00**

19. BUSINESS AND GEOGRAPHICAL SEGMENTS

Business segments

During the period, the principal activities of the Company are medical examination and treatment, Therefore, the Company does not report by business segments. Revenue and cost of sales have been respectively detailed in Note 20 and Note 21.

Geographical segments

The Company operates in three main geographical locations within the territory of Vietnam, corresponding to its three hospital branches (as disclosed in Note 1).

Interim separate statement of financial position as at 30 June 2026:

	Thai Nguyen International Hospital Branch	TNH Pho Yen Hospital Branch	Viet Yen Hospital Branch	Total
	VND	VND	VND	VND
Assets				
Segment assets	866,120,529,530	357,367,533,066	743,389,121,975	1,966,877,184,571
Unallocated assets				434,077,366,000
Total assets				**2,400,954,550,571**
Liabilities				
Segment liabilities	731,459,604,920	9,061,430,592	6,752,177,721	747,273,213,233
Total liabilities				**747,273,213,233**

Interim separate statement of financial position as at 31 December 2025:

	Thai Nguyen International Hospital Branch	TNH Pho Yen Hospital Branch	TNH Viet Yen Hospital Branch	Total
	VND	VND	VND	VND
Assets				
Segment assets	873,453,611,527	380,180,238,978	767,787,436,333	2,021,421,286,838
Unallocated assets				439,077,366,000
Total assets				**2,460,498,652,838**
Liabilities				
Segment liabilities	721,560,345,203	12,532,429,411	8,564,531,248	742,657,305,862
Total liabilities				**742,657,305,862**

Interim separate income statement for the 6-month period ended 30 June 2026:

	Thai Nguyen International Hospital Branch	TNH Pho Yen Hospital Branch	TNH Viet Yen Hospital Branch	Total
	VND	VND	VND	VND
Net sales	155,286,603,892	55,694,986,789	39,737,829,209	250,719,419,890
Cost of sales	128,124,267,359	57,476,596,348	58,631,361,416	244,232,225,123
Segment profit/(loss)	**27,162,336,533**	**(1,781,609,559)**	**(18,893,532,207)**	**6,487,194,767**
Unallocated operating expenses				(41,800,028,668)
Financial income/ (expenses)				(28,802,707,314)
Other income/ (expenses)				636,279,472
Accounting loss before tax				**(63,479,261,743)**
Corporate tax expense				(430,747,895)
Net (losses) after corporate income tax				**(63,910,009,638)**

Interim separate income statement for the 6-month period ended 30 June 2025:

	Thai Nguyen International Hospital Branch	TNH Pho Yen Hospital Branch	TNH Viet Yen Hospital Branch	Total
	VND	VND	VND	VND
Net sales	145,772,699,832	50,199,655,319	20,281,915,773	216,254,270,924
Cost of sales	115,338,140,885	49,018,838,535	46,360,745,482	211,617,724,901
Segment profit/(loss)	**30,434,558,948**	**280,816,784**	**(26,078,829,709)**	**4,636,546,023**
Unallocated operating expenses				(36,361,319,665)
Financial income/ (expenses)				(20,814,183,149)
Other income/ expenses)				(299,354,535)
Accounting loss before tax				(52,838,311,326)
Corporate tax expense				(646,975,744)
Net (losses) after corporate income tax				**(53,485,287,070)**

20. REVENUE

	Current period	Prior period
	VND	VND
Revenue from medical examination and treatment services	249,269,436,115	214,833,869,851
Other revenues	1,449,983,775	1,420,401,073
	250,719,419,890	**216,254,270,924**

21. COST OF SALES

	Current period	Prior period
	VND	VND
Cost of medical examination and treatment services rendered	243,558,426,083	210,936,553,725
Cost of other services	673,799,040	681,171,176
	244,232,225,123	**211,617,724,901**

22. PRODUCTION COST BY NATURE

	Current period	Prior period
	VND	VND
Raw materials and consumables	91,383,669,518	76,533,651,116
Labour expenses	122,274,367,752	106,390,832,703
Depreciation and amortisation	37,199,995,588	34,931,932,685
Out-sourced services	28,594,966,159	28,498,914,132
Other monetary expenses	6,579,254,774	1,623,713,930
	286,032,253,791	**247,979,044,566**

23. FINANCIAL EXPENSES

	Current period	Prior period
	VND	VND
Interest expense	28,916,202,124	21,505,592,750
	28,916,202,124	**21,505,592,750**
In which:		
Financial expenses to related parties (Details stated in Note 26)	11,506,849	-

24. SELLING EXPENSES AND ADMINISTRATION EXPENSES

	Current period VND	Prior period VND
General and administration expenses		
Labor expenses	26,705,338,422	21,404,154,968
Office supplies	2,340,447,891	1,629,634,184
Depreciation and amortisation	1,298,921,405	1,259,339,479
Out-sourced service expenses	820,056,425	1,735,648,682
Other monetary expenses	6,488,469,783	7,466,719,594
	37,653,233,926	**33,495,496,907**
Selling expenses		
Labor expenses	2,625,567,278	2,005,286,805
Out-sourced service expenses	1,521,227,464	860,535,953
	4,146,794,742	**2,865,822,758**

25. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period VND	Prior period VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period	430,747,895	646,975,744
Total current corporate income tax expense	**430,747,895**	**646,975,744**

Current corporate income tax expense in the period was computed as follows:

	Current period VND	Prior period VND
Loss before tax	**(63,479,261,743)**	**(52,838,311,526)**
Adjustments for taxable profit	**25,320,403,888**	**22,184,168,548**
Addback: Non-deductible expenses	28,955,555,771	22,148,643,739
Addback: Adjustments to reduce revenue for the period	-	35,524,809
Less: Adjustments to reduce revenue from prior years recognised in the current period	(3,635,151,883)	-
Taxable profit	**(38,158,857,855)**	**(30,654,143,026)**
Taxable profit at normal tax rate of 5% (i)	(35.042.708.508)	(35,348,559,594)
Taxable profit at normal tax rate of 10% (ii)	(5.269.888.821)	2,919,075,696
Taxable profit at normal tax rate of 20%	2,153,739,474	1,775,340,872
Tax rate	*5%, 10% and 20%*	*5%, 10% and 20%*
Corporate income tax expense based on taxable profit in the current period	**430,747,895**	**646,975,744**

(i) For income arising from business activities licensed under the Investment Certificate for the construction project of TNH Pho Yen Hospital, the Company is obliged to pay corporate income tax at the current tax rate of 10% for the entire duration of the operation. The Company is exempted from tax for 04 years from the year of taxable profit (2019) and is entitled to a 50% reduction of payable tax for the next 5 years. For the operating period ended at 30 June 2026, the Company operated at loss and no taxable profit incurred.

For income arising from business activities licensed under the Investment Certificate for the construction project of TNH Viet Yen Hospital, the Company is obliged to pay corporate income tax at the current tax rate of 10% for the entire duration of the operation. The

Company is exempted from tax for 04 years from the year of taxable profit (2024) and is entitled to a 50% reduction of payable tax for the next 5 years. For the operating period ended at 30 June 2026, the Company operated at loss and no taxable profit incurred.

(ii) For income arising from business activities licensed under the Investment Certificate for Thai Nguyen International Hospital construction project, the Company is obliged to pay corporate income tax at the rate of 10% based on taxable profit from principal business activities.

Taxable profit from other activities is subject to the current tax rate of 20%.

Tax losses may be carried forward for five consecutive years from the year following the year in which the losses are incurred. The Company's unutilized tax losses as at 30 June 2026 are as follows:

Year incurred	Year expired	Tax losses (VND) (*)	Tax losses unutilized up to 30/06/2026 (VND)	Unutilized tax losses as at 30/06/2026 (VND)
2025	2030	60,183,838,816	-	60,183,838,816
2026	2031	40,312,597,329	-	40,312,597,329
		100,496,436,145	**-**	**100,496,436,145**

26. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with transactions and significant balances during the period:

Related Parties	Relationship
Mrs. Nguyen Thi Thuy Giang	Chairwoman (Appointed on 21 April 2026) Non- executive member (Resigned on 21 April 2026)
TNH Pharmaceutical and Medical Equipment Company Limited	Subsidiary
TNH Lang Son Hospital Joint Stock Company	Subsidiary
SENIX Healthcare Group Company Limited	Related party of Member of the Board of Directors
Hanoi Chemical Materials Joint Stock Company (formerly Taurus Health Technology Joint Stock Company)	Related party of Member of the Board of Directors
Prospect Innovation and Consulting services Inc.	Related party of Member of the Board of Directors
Mr. Nguyen Huu Diep	Member of the Board of Directors Deputy General Director (Resigned on 25 August 2025)

During the period, the Company entered into the following significant transactions with related parties:

	Current period VND	Prior period VND
Purchases		
Hanoi Chemical Materials Joint Stock Company	2,401,994,571	-
Prospect Innovation and Consulting services Inc	1,326,537,600	1,548,600,000
Mrs. Nguyen Thi Thuy Giang	180,000,000	-
	3,908,532,171	**1,548,600,000**
Borrowings		
TNH Pharmaceutical and Medical Equipment Company Limited	10,000,000,000	-
	10,000,000,000	**-**
Interest expense		
TNH Pharmaceutical and Medical Equipment Company Limited	11,506,849	-
	11,506,849	**-**
Loans		
TNH Lang Son Hospital Joint Stock Company	10,000,000,000	-
	10,000,000,000	**-**
Collection of loans granted		
TNH Lang Son Hospital Joint Stock Company	15,000,000,000	-
	15,000,000,000	**-**
Capital contribution		
TNH Pharmaceutical and Medical Equipment Company Limited	-	6,800,000,000
	-	**6,800,000,000**
Interest income		
TNH Lang Son Hospital Joint Stock Company	78,904,110	-
	78,904,110	**-**
Other income		
TNH Lang Son Hospital Joint Stock Company	285,000,000	-
	285,000,000	**-**
Advances		
Mr. Nguyen Huu Diep	-	2,000,000,000
	-	**2,000,000,000**

Significant balances with related parties at the balance sheet date:

	Closing balance VND	Opening balance (Reclassification) VND
Current portion of long-term loans		
TNH Pharmaceutical and Medical Equipment Company Limited	5,000,000,000	-
	5,000,000,000	**-**

	Closing balance	Opening balance (Reclassification)
	VND	VND
Long-term borrowings		
TNH Pharmaceutical and Medical Equipment Company Limited	5,000,000,000	-
	5,000,000,000	**-**
Short-term held-to-maturity investments		
TNH Lang Son Hospital Joint Stock Company	219,452,055	5,140,547,945
	219,452,055	**5,140,547,945**
Other short-term receivables		
TNH Lang Son Hospital Joint Stock Company	285,000,000	-
	285,000,000	**-**
Short-term trade payables		
Hanoi Chemical Materials Joint Stock Company	1,195,882,453	-
	1,195,882,453	**-**
Short-term accrued expenses		
Prospect Innovation and Consulting services Inc	253,920,000	-
TNH Pharmaceutical and Medical Equipment Company Limited	11,506,849	
	265,426,849	**-**
Short-term advances to suppliers		
SENIX Healthcare Group Company Limited	4,000,000,000	4,000,000,000
	4,000,000,000	**4,000,000,000**
Long-term advances to suppliers		
SENIX Healthcare Group Company Limited	96,000,000,000	96,000,000,000
	96,000,000,000	**96,000,000,000**

The total income of the Board of Directors, remuneration of the Board of Directors, Supervisory Board and chief accountant in the period is as follows:

Name	Position	Current period	Prior period
		VND	VND
The Board of Directors			
Mrs. Nguyen Thi Thuy Giang	Chairwoman (Appointed on 21 April 2026) Non-executive member (Resigned on 21 April 2026)	-	48,000,000
Mr. Le Xuan Tan	Member and Chief Executive Officer	1,260,900,000	1,247,100,000
Mr. Hoang Tuyen	Member (Appointed on 21 April 2026) Chairman (Resigned on 21 April 2026)	894,900,000	1,431,100,000
Mr. Nguyen Van Thuy	Member (Resigned on 16 June 2025)	158,500,000	419,736,364
Mr. Tran Thien Sach	Member (Resigned on 16 June 2025)	177,500,000	707,600,000
Mr. Ngo Minh Truong	Member (Resigned on 16 June 2025)	90,000,000	629,900,000
Mr. Nguyen Xuan Don	Member (Resigned on 16 June 2025)	-	96,000,000
Mr. Vu Hong Minh	Member (Resigned on 16 June 2025)	-	96,000,000
Mr. Ly Thai Hai	Member (Resigned on 16 June 2025)	-	96,000,000

Name	Position	Current period VND	Prior period VND
Executive Board			
Mrs. Le Thi Thuy An	Chief Operating Officer (No longer a member of the Executive Board from 15 May 2026)	617,650,000	659,276,923
Mr. Le Tuan Thanh	Chief Medical Officer (Appointed on 5 March 2026)	600,600,000	-
Mr. Nguyen Anh Dinh	Project Director (No longer a member of the Executive Board from 15 May 2026)	499,520,000	586,300,000
Mr. Tran Cao Vy	Chief Information Officer (No longer a member of the Executive Board from 15 May 2026)	384,266,667	-
Mr. Truong Van Quy	Director of Human Resources (No longer a member of the Executive Board from 15 May 2026)	307,566,667	-
Mrs. Nguyen Thi Thu Thuy	Chief Accountant (Under Executive Board from 15 May 2026)	272,590,872	222,977,865
Mrs. Pham Thi Hong Van	Director of Training - Research and Quality Management (Appointed on 8 April 2026, No longer a member of the Executive Board from 15 May 2026)	66,096,154	-
Mr. Dao Manh Duy	Deputy General Director (resigned on 25 August 2026)	-	226,600,000
Board of Supervisors			
Mr. Vu Vinh Quang	Chairman of the Board of Supervisors (resigned on 16 June 2026)	171,500,000	340,350,000
Mr. Nguyen Van Chuan	Member of the Board of Supervisors (resigned on 16 June 2026)	147,115,385	161,586,364
Mr. Dang Duc Huan	Member of the Board of Supervisors (resigned on 28 June 2024)	-	48,000,000
Mr. Pham Vinh Hung	Member of the Board of Supervisors (resigned on 16 June 2026)	-	48,000,000
		5,648,705,745	**7,064,527,516**

27. COMMITMENTS

Lease commitment

The Company is obligated to pay a minimum rental fee for future asset leases as below:

	Closing balance VND	Opening balance VND
Within one year	9,480,114,885	9,480,114,885
In the second to fifth year inclusive	37,920,459,538	37,920,459,538
After five years	197,485,536,797	202,219,511,575
	244,886,111,220	**249,620,085,998**

The Company's operating lease commitments primarily consist of the following lease contracts:

- Lease of 2,240 square meters of land and assets attached to land including an office building and a Pharmaceutical and Cosmetic Testing Center at Phan Dinh Phung Ward, Thai Nguyen Province under a 30-year term commencing from handover date.

- Lease of 7,761.3 square meters of land at 328 Luong Ngoc Quyen, Phan Dinh Phung Ward, Thai Nguyen Province under a 41-year term commencing from 2022.

- Lease of 544.3 square meters of land at 328 Luong Ngoc Quyen, Phan Dinh Phung Ward, Thai Nguyen Province under a 40-year term commencing from 2022.

Capital commitment

The Company has capital commitments for the development of hospital projects aimed at forming fixed assets in the future. The amount corresponding to construction components undersigned contracts but had not yet been paid is approximately VND 24.3 billion (as at 31 December 2025: VND 133.7 billion).

Guarantee

As at 30 June 2026, the Company acted as a guarantor for the short-term borrowings of its subsidiary, TNH Lang Son Hospital Joint Stock Company ("TNH Lang Son"), at Military Commercial Joint Stock Bank – Thai Nguyen Branch. The Company also pledged 27,462,500 shares in TNH Lang Son, equivalent to VND 274,625,000,000, and assets attached to land in TNH Pho Yen Hospital as collaterals to secure the payment and debt obligations at the bank, as stated in Note 11 and 14.

28. SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Cash outflows for purchases of fixed assets and construction in progress during the period exclude an amount of VND 9,749,864,445 (the prior period: VND 6,596,977,428), representing an addition in fixed assets during the period that has not yet been paid. Consequently, changes in accounts payable have been adjusted by the same amount.

Cash outflows for purchases of fixed assets and construction in progress during the period exclude an amount of VND 15,386,796,880 (the prior period: VND 27,787,891,500), representing an addition in fixed assets during the period that has been prepaid. Consequently, changes in accounts receivables have been adjusted by the same amount.

Cash payments for loans granted and purchases of debt instruments of other entities, and cash receipts from collection of loans and resale of debt instruments of other entities during the period exclude VND 10,000,000,000, representing amounts paid and received from loans with a term of less than three months. Accordingly, a corresponding amount has been adjusted under the increase, decrease in receivables and payables.

29. SUBSEQUENT EVENTS

Pursuant to Decision No. 216/2026/QĐ-HĐQT dated 10 August 2026, the Company's Board of Directors resolved to terminate the operations of its representative office in Hanoi.

TẬP ĐOÀN BỆNH VIỆN TNH - C.T.C.P
TNH
M.S.D.N: 4601039023

Luu Thi Hai Yen	Nguyen Thi Thu Thuy	Le Xuan Tan
Preparer	Chief Accountant	General Director

Approved, 28 August 2026