CÔNG TY CỔ PHẦN TẬP ĐOÀN BỆNH VIỆN TNH



Deloitte.

**TNH HOSPITAL GROUP JOINT STOCK COMPANY**
*(Incorporated in the Socialist Republic of Vietnam)*

# REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

**For the 6-month period ended 30 June 2026**

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## STATEMENT OF THE CHIEF EXECUTIVE OFFICER

The Chief Executive Officer of TNH Hospital Group Joint Stock Company (the "Company") presents this report together with the Company's interim consolidated 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 | Chief Medical Officer (Appointed on 5 March 2026) |
| Mrs. Le Thi Thuy An | 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 OFFICERS' STATEMENT OF RESPONSIBILITY

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

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

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

**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**
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16 Lang Ha, Giang Vo Ward
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*No.: 0228 /VN1A-HN-BC*

**REPORT ON REVIEW OF INTERIM CONSOLIDATED 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 consolidated financial statements of TNH Hospital Group Joint Stock Company (the "Company"), prepared on 28 August 2026 as set out from page 05 to page 36, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated income statement and interim consolidated 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 for the Interim Consolidated Financial statements***

The Chief Executive Officer is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting and for such internal control as the Chief Executive Officer determines is necessary to enable the preparation of interim consolidated 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 consolidated 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 consolidated 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 CONSOLIDATED FINANCIAL STATEMENTS (Continued)**

***Conclusion***

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Company as at 30 June 2026, and of its consolidated financial performance and its consolidated 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 consolidated financial reporting.

M.S.D.N: 0100112500-C.T.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 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

*As at 30 June 2026*

Unit: VND

| | ASSETS | Codes | Notes | Closing balance | Opening balance |
|---|---|---|---|---|---|
| **A.** | **CURRENT ASSETS** | **100** | | **111,852,356,448** | **246,145,665,603** |
| **I.** | **Cash and cash equivalents** | **110** | **5** | **27,180,482,745** | **53,655,669,928** |
| 1. | Cash | 111 | | 27,180,482,745 | 53,655,669,928 |
| **II.** | **Short-term receivables** | **130** | | **51,572,484,073** | **154,147,272,132** |
| 1. | Short-term trade receivables | 131 | 6 | 25,874,610,481 | 27,630,302,326 |
| 2. | Short-term advances to suppliers | 132 | 7 | 25,533,625,326 | 126,295,819,300 |
| 3. | Other short-term receivables | 135 | | 164,248,266 | 221,150,506 |
| **III.** | **Inventories** | **140** | **8** | **23,079,005,689** | **29,861,767,522** |
| 1. | Inventories | 141 | | 23,079,005,689 | 29,861,767,522 |
| **IV.** | **Other short-term assets** | **160** | | **10,020,383,941** | **8,480,956,021** |
| 1. | Short-term prepayments | 161 | 9 | 4,710,259,494 | 3,723,834,921 |
| 2. | Value added tax deductibles | 162 | | 31,818,972 | 134,821,334 |
| 3. | Taxes and other receivables from the State budget | 163 | 10 | 5,278,305,475 | 4,622,299,766 |
| **B.** | **NON-CURRENT ASSETS** | **200** | | **2,913,116,779,847** | **2,627,269,799,971** |
| **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** | | **1,758,864,606,653** | **1,777,086,821,414** |
| 1. | Tangible fixed assets | 221 | 11 | 1,636,299,133,204 | 1,661,791,648,399 |
| | *- Cost* | *222* | | *1,926,850,909,293* | *1,917,319,787,803* |
| | *- Accumulated depreciation* | *223* | | *(290,551,776,089)* | *(255,528,139,404)* |
| 2. | Intangible assets | 227 | 12 | 122,565,473,449 | 115,295,173,015 |
| | *- Cost* | *228* | | *139,664,075,182* | *129,414,575,182* |
| | *- Accumulated amortisation* | *229* | | *(17,098,601,733)* | *(14,119,402,167)* |
| **III.** | **Long-term assets in progress** | **250** | **13** | **998,978,187,110** | **677,536,207,042** |
| 1. | Long-term construction in progress | 252 | | 998,978,187,110 | 677,536,207,042 |
| **IV.** | **Long-term financial investments** | **260** | | **22,500,000** | **22,500,000** |
| 1. | Equity investments in other entities | 263 | | 22,500,000 | 22,500,000 |
| **V.** | **Other long-term assets** | **270** | | **59,251,486,084** | **76,624,271,515** |
| 1. | Long-term prepayments | 271 | 9 | 59,251,486,084 | 76,624,271,515 |
| | **TOTAL ASSETS (280=100+200)** | **280** | | **3,024,969,136,295** | **2,873,415,465,573** |

## INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

*As at 30 June 2026*

Unit: VND

| | RESOURCES | Codes | Notes | Closing balance | Opening balance |
|---|---|---|---|---|---|
| **C.** | **LIABILITIES** | **300** | | **1,340,975,316,696** | **1,118,120,593,271** |
| **I.** | **Current liabilities** | **310** | | **301,820,126,822** | **274,234,612,103** |
| 1. | Short-term trade payables | 311 | 14 | 60,874,856,152 | 51,510,292,733 |
| 2. | Short-term advances from customers | 312 | | 1,883,444,602 | 1,247,698,376 |
| 3. | Short-term taxes and amounts payable to the State budget | 314 | 10 | 1,080,162,166 | 2,634,306,445 |
| 4. | Payables to employees | 315 | | 18,734,117,247 | 17,430,127,210 |
| 5. | Short-term accrued expenses | 316 | | 2,434,572,575 | 2,759,281,057 |
| 6. | Short-term unearned revenue | 319 | | 333,666,667 | 1,001,000,000 |
| 7. | Other current payables | 320 | | 896,341,554 | 222,131,500 |
| 8. | Short-term loans and obligations under finance leases | 321 | 15 | 215,582,965,859 | 197,429,774,782 |
| **II.** | **Long-term liabilities** | **330** | | **1,039,155,189,874** | **843,885,981,168** |
| 1. | Long-term loans and obligations under finance leases | 339 | 16 | 1,039,155,189,874 | 843,885,981,168 |
| **D.** | **EQUITY** | **400** | **17** | **1,683,993,819,599** | **1,755,294,872,303** |
| 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 | | (62,524,030,547) | 7,167,235,368 |
| | *- Retained earnings accumulated to the prior year end* | *420a* | | *7,167,235,368* | *100,298,712,110* |
| | *- Losses of the current period/year* | *420b* | | *(69,691,265,915)* | *(93,131,476,742)* |
| 5. | Non-controlling interests | 429 | | 46,577,160,146 | 47,936,946,935 |
| | **TOTAL RESOURCES (440=300+400)** | **440** | | **3,024,969,136,295** | **2,873,415,465,574** |

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

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

*Approved, 28 August 2026*

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

**FORM B 02a - DN/HN**
Circular No. 43/2026/TT-BTC
dated 20 April 2026 of the Ministry of Finance

## INTERIM CONSOLIDATED 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** | **19** | **276,071,550,306** | **216,254,270,924** |
| **2.** | **Net revenue from goods sold and services rendered (10=01)** | **10** | | **276,071,550,306** | **216,254,270,924** |
| 3. | Cost of sales | 11 | 20 | 273,105,634,405 | 211,617,724,901 |
| **4.** | **Gross profit from goods sold and services rendered (20=10-11)** | **20** | | **2,965,915,901** | **4,636,546,023** |
| 5. | Financial income | 21 | | 45,461,294 | 693,179,066 |
| 6. | Financial expenses | 22 | 22 | 28,904,695,275 | 21,505,592,750 |
| | *- In which: Borrowing cost* | *23* | | *28,904,695,275* | *21,505,592,750* |
| 7. | Selling expenses | 25 | 23 | 4,983,319,562 | 2,865,822,758 |
| 8. | General and administration expenses | 26 | 23 | 40,088,402,800 | 34,076,412,656 |
| **9.** | **Operating loss (30=20+(22-23)-(25+26))** | **30** | | **(70,965,040,442)** | **(53,118,103,075)** |
| 10. | Other income | 31 | | 412,414,312 | 358,617,024 |
| 11. | Other expenses | 32 | | 51,845,465 | 677,955,259 |
| **12.** | **Losses from other activities (40=31-32)** | **40** | | **360,568,847** | **(319,338,235)** |
| **13.** | **Accounting loss before tax (50=30+40)** | **50** | | **(70,604,471,595)** | **(53,437,441,310)** |
| 14. | Current corporate income tax expense | 51 | 24 | 446,581,109 | 646,975,744 |
| **15.** | **Net loss after corporate income tax (60=50-51)** | **60** | | **(71,051,052,704)** | **(54,084,417,054)** |
| 16. | Losses after tax attributable to owners of parent entity | 61 | | **(69,691,265,915)** | **(53,991,552,513)** |
| 17. | Losses after tax attributable to non-controlling shareholders | 62 | | **(1,359,786,789)** | **(92,864,541)** |
| 18. | Basic (losses) per share | 70 | 25 | (420) | (375) |

TẬP ĐOÀN BỆNH VIỆN TNH - C.T.C.P
TNH
M.S.D.N: 46010390[illegible]

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

*Approved, 28 August 2026*

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

## INTERIM CONSOLIDATED 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.*** | ***Loss before tax*** | ***01*** | ***(70,604,471,595)*** | ***(53,437,441,310)*** |
| ***2.*** | ***Adjustments for:*** | | | |
| | Depreciation and amortisation of fixed assets and investment properties | 02 | 38,002,836,251 | 35,337,834,712 |
| | Losses from investing, financing activities | 05 | - | 497,695,112 |
| | Borrowing cost | 06 | 28,904,695,275 | 21,505,592,750 |
| ***3.*** | ***Operating profit before movements in working capital*** | ***08*** | ***(3,696,940,069)*** | ***3,903,681,264*** |
| | Increases, decreases in receivables | 09 | (108,878,347) | (54,336,665,046) |
| | Increases, decreases in inventories | 10 | 6,782,761,833 | (594,282,612) |
| | Increases, decreases in payables (excluding accrued loan interest and corporate income tax payable) | 11 | 4,036,008,992 | 6,032,816,338 |
| | Increases, decreases in deferred expenses | 12 | 16,386,360,858 | (6,759,482,059) |
| | Borrowing costs paid | 14 | (28,693,735,079) | (21,464,239,981) |
| | Corporate income tax paid | 15 | (2,228,912,420) | - |
| | ***Net cash used in operating activities*** | ***20*** | ***(7,523,334,232)*** | ***(73,218,172,096)*** |
| **II.** | **CASH FLOWS FROM INVESTING ACTIVITIES** | | | |
| 1. | Acquisition and construction of fixed assets and other long-term assets | 21 | (232,124,252,734) | (178,734,145,098) |
| 2. | Proceeds from sale, disposal of fixed assets and other long-term assets | 22 | - | 20,000,000 |
| | ***Net cash used in investing activities*** | ***30*** | ***(232,124,252,734)*** | ***(178,714,145,098)*** |

## INTERIM CONSOLIDATED 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. | Capital withdrawals, buy-back of issued shares | 32 | (250,000,000) | (480,000,000) |
| 2. | Proceeds from borrowings | 33 | 405,147,391,823 | 366,798,166,594 |
| 3. | Repayment of borrowings | 34 | (191,724,992,040) | (127,596,313,343) |
| | ***Net cash generated by financing activities*** | ***40*** | ***213,172,399,783*** | ***238,721,853,251*** |
| | **Net decreases in cash (50=20+30+40)** | **50** | **(26,475,187,183)** | **(13,210,463,943)** |
| | **Cash and cash equivalents at the beginning of the period** | **60** | **53,655,669,928** | **55,633,228,742** |
| | **Cash and cash equivalents at the end of the period (70=50+60)** | **70** | **27,180,482,745** | **42,422,764,799** |

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 CONSOLIDATED FINANCIAL STATEMENTS

*These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated 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 (the18th) 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 at 30 June 2026 was 1.094 people (as at 31 December 2025: 1.014 people).

### Operating industry and principal activities

The Company's operating industry 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 (i) | 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 |

(i) As presented in Notes 16 and 27, the Company has pledged 27,462,500 shares of the Company in Thai Nguyen International Hospital Joint Stock Company - Lang Son ("TNH Lang Son") - a subsidiary of the Company, equivalent to VND 274,625,000,000, as collateral to secure the payment and debt obligations of TNH Lang Son to Military Commercial Joint Stock Bank - Thai Nguyen Branch.

**Disclosure of information comparability in the interim consolidated financial statements**

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

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

## 2. ACCOUNTING CONVENTION AND ACCOUNGTING PERIOD

**Accounting convention for interim consolidated financial statements**

The accompanying interim consolidated 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 consolidated financial reporting.

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

The accompanying interim consolidated financial statements are prepared on consolidation of the Company's financial statements and its subsidiaries' financial statements.

**Going concern assumption**

As at 30 June 2026, the Company's current liabilities exceeded its current assets by VND 190 billion, and the Company had accumulated losses of VND 62.5 billion. For the period ended 30 June 2026, the Company recorded a loss after tax of VND 71 billion and net cash used in operating activities of negative VND 7.5 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 consolidation 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 consolidated 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 01 January 2026 and applies for financial years beginning on or after 01 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.

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43"), amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective from the date of issuance and applies to the preparation and presentation of consolidated financial statements for financial years beginning on or after 01 January 2026.

The Company has adopted the changes in accounting guidance prescribed by Circular 99 and Circular 43 for the accounting period beginning on 01 January 2026 on a prospective basis.

The adoption of these changes has not had any material impact on the disclosures or on amounts reported in these interim consolidated 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 consolidated financial statements, are as follows:

**Estimates**

The preparation of interim consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated 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 consolidated 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.

**Basis of consolidation**

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 30 June each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the period are included in the interim consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

**Business combinations**

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

**Cash and cash equivalent**

Cash comprise cash on hand, demand deposits 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**

***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. For inventories purchased for trading purposes, cost comprises cost of purchases and other directly attributable expenses. The Company determines the cost of inventories issued on a per-transaction basis. 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 consolidated 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 the location and condition necessary for it to be capable of operating in the manner intended by management.

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 | 03 - 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 consolidated income statement.

**Leasing**

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

<u>The Company as lessor</u>

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.

<u>The Company as lessee</u>

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 interim consolidated 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, and at Block 10, Tam Thanh Ward, Lang Son Province that are 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 measured initially at purchase price and amortized using the straight-line method over the duration of 08 - 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.

**Unearned 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 fulfill 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 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 consolidated interim 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 date of the interim consolidated statement of financial position 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 sales and 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.

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. As at 30 June 2026, the Company and TNH Lang Son Hospital Joint Stock Company – a subsidiary of the Company – had not recognised any deferred income tax assets in respect of tax losses carried forward, as the recoverability of such losses against future taxable profits was not considered probable at the reporting date.

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

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

## 5. CASH AND CASH EQUIVALENTS

| | Closing balance<br>VND | Opening balance<br>VND |
|---|---|---|
| Cash on hand | 6,762,604,070 | 1,053,037,725 |
| Demand deposits (i) | 20,417,878,675 | 52,352,632,203 |
| Cash in transit | - | 250,000,000 |
| | **27,180,482,745** | **53,655,669,928** |

(i) Details of demand deposits are as below:

| | Closing balance<br>VND | Opening balance<br>VND |
|---|---|---|
| Military Commercial Joint Stock Bank- Thai Nguyen Branch | 10,129,755,273 | 32,513,615,115 |
| Joint stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch | 7,792,409,475 | 3,323,869,253 |
| Others | 2,495,713,927 | 16,515,147,835 |
| | **20,417,878,675** | **52,352,632,203** |

## 6. SHORT-TERM TRADE RECEIVABLES

| | Closing balance | | Opening balance | |
|---|---|---|---|---|
| | VND | VND | VND | VND |
| | Carrying amount | Provision amount | Carrying amount | Provision amount |
| Social Insurance of Thai Nguyen Province | 19,497,354,204 | - | 20,380,957,735 | - |
| Viet Yen Social Insurance | 4,042,846,067 | - | 4,782,909,045 | - |
| Others | 2,334,410,210 | | 2,466,435,546 | - |
| | **25,874,610,481** | - | **27,630,302,326** | **-** |

## 7. ADVANCES TO SUPPLIERS

| | Closing balance VND | Opening balance VND |
|---|---|---|
| **a. Short-term** | | |
| Y Sinh Trading and Service Company Limited | 4,629,153,480 | - |
| Viet Duc In Vitro Fertilization Joint Stock Company | 4,617,776,000 | 4,617,776,000 |
| SENIX Healthcare Group Company Limited (i) | 4,000,000,000 | 4,000,000,000 |
| Anh Yen Hanoi Company Limited | 2,790,296,100 | - |
| Duy Khanh International Services Company Limited | 1,143,779,096 | 6,340,000,000 |
| Duc Dung Construction and Development Company Limited | - | 64,526,084,529 |
| Meditronic Joint Stock Company | - | 8,324,400,000 |
| Thai Nguyen Refrigeration and Air Conditioning Company Limited | - | 8,421,200,825 |
| Other | 8,352,620,650 | 30,066,357,946 |
| | **25,533,625,326** | **126,295,819,300** |
| **In which: Short-term advances to related parties** (Details in Notes 26) | 4,000,000,000 | 4,000,000,000 |
| **b. Long-term** | | |
| 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 parties** (Details in Notes 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 | 20,501,899,272 | - | 25,650,893,946 | - |
| Work in progress | 570,730,285 | - | 540,698,011 | - |
| Merchandise | 2,006,376,132 | | 3,670,175,565 | |
| | **23,079,005,689** | **-** | **29,861,767,522** | **-** |

## 9. DEFFERED EXPENSES

| | Opening balance VND | Increase in the period VND | Decrease in the period VND | Closing balance VND |
|---|---|---|---|---|
| **a. Short-term** | | | | |
| Tools and dies issued for consumption | 1,834,571,761 | 2,462,143,155 | 1,999,384,835 | 2,297,330,081 |
| Insurance premium cost | 499,641,670 | 1,097,743,812 | 521,349,562 | 1,076,035,920 |
| Maintenance and repair expense | - | 764,254,334 | 160,819,839 | 603,434,495 |
| Others | 1,389,621,490 | 733,628,982 | 1,389,791,474 | 733,458,998 |
| | **3,723,834,921** | **5,057,770,283** | **4,071,345,710** | **4,710,259,494** |

| | Opening balance | Increase in the period | Decrease in the period | Closing balance |
|---|---|---|---|---|
| | VND | VND | VND | VND |
| **b. Long-term** | | | | |
| Maintenance and repair expense | 41,626,893,442 | 2,335,046,976 | 13,535,267,269 | 30,426,673,149 |
| Tools and dies issued for consumption | 34,181,792,121 | 3,451,784,568 | 9,559,665,372 | 28,073,911,317 |
| Others | 815,585,952 | 97,563,791 | 162,248,125 | 750,901,618 |
| | **76,624,271,515** | **5,884,395,335** | **23,257,180,766** | **59,251,486,084** |

As presented in Notes 16, the Company has mortgaged tools and dies with the carrying amount of VND 688,976,790 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 | Payable during the period | Paid/Offset during the period | Closing balance |
|---|---|---|---|---|
| | VND | VND | VND | VND |
| **a. Receivables** | | | | |
| Value added tax | 4,597,281,766 | - | 296,022,977 | 4,893,304,743 |
| Corporate income tax | - | - | 385,000,732 | 385,000,732 |
| Land tax | 25,018,000 | 55,351,893 | 30,333,893 | - |
| | **4,622,299,766** | **55,351,893** | **711,357,602** | **5,278,305,475** |
| **b. Payables** | | | | |
| Value added tax | 77,919,707 | 1,718,703,606 | 1,665,912,346 | 130,710,967 |
| Corporate income tax | 1,413,163,793 | 446,581,109 | 1,843,911,688 | 15,833,214 |
| Personal income tax | 1,143,222,945 | 3,317,369,880 | 3,526,974,840 | 933,617,985 |
| | **2,634,306,445** | **5,482,654,595** | **7,036,798,874** | **1,080,162,166** |

## 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** |
| Additions | - | 8,471,421,360 | - | 923,160,000 | - | 9,394,581,360 |
| Transfer from construction in progress | 136,540,130 | - | - | - | - | 136,540,130 |
| **Closing balance** | **1,540,658,104,483** | **345,450,718,919** | **2,102,580,980** | **37,777,421,911** | **862,083,000** | **1,926,850,909,293** |
| **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 | 12,049,404,434 | 107,639,271 | 1,473,341,280 | 47,316,150 | 35,023,636,685 |
| **Closing balance** | **181,491,770,482** | **98,662,773,733** | **451,656,856** | **9,787,854,517** | **157,720,501** | **290,551,776,089** |
| **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** | **246,787,945,186** | **1,650,924,124** | **27,989,567,394** | **704,362,499** | **1,636,299,133,204** |

As at 30 June 2026, the cost of the Company's tangible fixed assets includes VND 4,601,559,849 (31 December 2025: VND 4,346,190,219) of assets which have been fully depreciated but are still in use.

As at 30 June 2026, the Company's tangible assets are pledged to the bank to secure loan of the Company and TNH Lang Son Hospital Joint Stock Company – a subsidiary of the Company (details stated in Note 15 and Note 16) with the carrying amount of VND 1,263,900,729,253 (as at 31 December 2025: VND 1,063,276,548,369).

## 12. INCREASES, DECREASES IN INTANGIBLE ASSETS

| | Land use rights | Computer software | Total |
|---|---|---|---|
| | VND | VND | VND |
| **COST** | | | |
| **Opening balance** | **70,324,395,902** | **59,090,179,280** | **129,414,575,182** |
| Additions | - | 10,249,500,000 | 10,249,500,000 |
| **Closing balance** | **70,324,395,902** | **69,339,679,280** | **139,664,075,182** |
| **ACCUMULATED AMORTISATION** | | | |
| **Opening balance** | **4,061,508,892** | **10,057,893,275** | **14,119,402,167** |
| Charge for the period | 710,715,298 | 2,268,484,268 | 2,979,199,566 |
| **Closing balance** | **4,772,224,190** | **12,326,377,543** | **17,098,601,733** |
| **NET BOOK VALUE** | | | |
| **Opening balance** | **66,262,887,010** | **49,032,286,005** | **115,295,173,015** |
| **Closing balance** | **65,552,171,712** | **57,013,301,737** | **122,565,473,449** |

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 16, the Company has pledged land use right and computer software with the carrying amount of VND 63,629,883,163 as at 30 June 2026 (as at 31 December 2025: VND 66,503,514,496) to secure loans at commercial banks.

## 13. LONG-TERM ASSETS IN PROGRESS

**Construction in progress**

| | Closing balance | Opening balance |
|---|---|---|
| | VND | VND |
| TNH Lang Son Hospital Project (i) | 833,386,824,462 | 529,457,824,097 |
| The Reproductive Health Support and High-Quality Treatment Center Project - Thai Nguyen International Hospital Project - Phase 3 (ii) | 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 |
| | **998,978,187,110** | **677,536,207,042** |

(i) The investment project to construct TNH Lang Son Hospital with a scale of 300 beds and a total floor area of approximately 17,000 – 18,000 $m^2$, located in Block 10, Tam Thanh Ward, Lang Son Province.

(ii) 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 comprises investments in high-quality hospital beds, departments, clinics, and specialised high-quality medical service centers.

As presented in Notes 16, the Company has pledged assets attached to land and formed in the future from TNH Lang Son Project and assets formed from Thai Nguyen International Hospital Project - Phase 3 with total amount of VND 945,942,419,083 as at 30 June 2026 (as at 31 December 2025: VND 625,005,377,437) to secure the loans obtained from commercial banks.

During the period, total interest expense capitalized into construction in progress was VND 23,709,814,556 (the prior period: VND 7,174,094,635).

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 |
| **Collateral for 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 |
| **Total** | **408,952,987,440** | **415,033,112,417** |
| Including: | | |
| Tangible fixed assets (Details stated in Note 11) | 408,952,987,440 | 415,033,112,417 |

## 16. LONG-TERM LOANS

| | Opening balanc | | In the year | Closing balance |
|---|---|---|---|---|
| | VND | | VND | VND |
| | Amount | Increases | Decreases | Amount |
| Military Commercial Joint Stock Bank- Thai Nguyen Branch (i) | 819,741,769,518 | 216,532,715,585 | 17,897,843,960 | 1,018,376,641,143 |
| 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 |
| | **890,493,330,074** | **230,622,914,367** | **24,252,444,679** | **1,096,863,799,762** |
| **In which:** | | | | |
| *- Amount due for settlement within 12 months* | 46,607,348,906 | | | 57,708,609,888 |
| *- Amount due for settlement after 12 months* | 843,885,981,168 | | | 1,039,155,189,874 |

(i) Long-term loans from the Military Commercial Joint Stock Bank- Thai Nguyen Branch include:

- 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 receipt 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: 8% to 10.8%). 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 9, Note 11 and Note 12.

- Loan under Credit Contract No. 195039.24.090.32782217.TD dated 02 May 2024 (as amended by the Amending and Supplementary Document No. 195039.24.090.32782217.TD.PL03 dated 24 November 2025) with a credit limit of VND 580,000,000,000 and maximum term of 10 years from the day following the Lender's disbursement of the first loan. The interest rate is determined for each disbursement, debt acknowledgement, and general agreement. The purpose of the loan is to fund the construction of TNH Lang Son Hospital Project located in Block 10, Tam Thanh Ward, Lang Son Province. As at 30 June 2026, the applicable interest rate is ranged from 7% to 11.9% per annum (as at 31 December 2025: 7% to 10.3% per annum). The loan is secured by the rights to use land and assets attached to the land to be formed in the future in Block 10, Tam Thanh Ward, Lang Son Province and and asset attached to land in TNH Pho Yen Hospital, as presented in Notes 11 and 13. 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 as collateral to secure the payment and debt obligations at the bank, as disclosed in Note 01 and 27.

(i) Long-term loan 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.

(ii) 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.

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

| | Closing balance VND | Opening balance VND |
|---|---|---|
| Military Commercial Joint Stock Bank- Thai Nguyen Branch | 1,717,175,694,727 | 1,205,248,110,217 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch | 140,789,336,626 | 113,369,162,962 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam- Thai Nguyen Branch | 7,243,989,496 | 21,491,532,600 |
| | **1,865,209,020,849** | **1,340,108,805,779** |
| **In which:** | | |
| Deferred expenses (Details stated in Note 09) | 688,976,790 | 356,477,894 |
| Tangible assets (Details stated in Note 11) | 854,947,741,813 | 648,243,435,952 |
| Intangible assets (Details stated in Note 12) | 63,629,883,163 | 66,503,514,496 |
| Long-term assets in progress (Details stated in Note 13) | 945,942,419,083 | 625,005,377,437 |

**Long-term loans are repayable as follows:**

| | Closing balance VND | Opening balance VND |
|---|---|---|
| On demand or within one year | 57,708,609,888 | 46,607,348,906 |
| In the second year | 100,649,115,326 | 80,382,736,862 |
| In the third to fifth year inclusive | 444,000,177,679 | 359,100,025,728 |
| After five years | 494,505,896,869 | 404,403,218,578 |
| | **1,096,863,799,762** | **890,493,330,074** |
| Less: Amount due for settlement within 12 months | (57,708,609,888) | (46,607,348,906) |
| **Amount due for settlement after 12 months** | **1,039,155,189,874** | **843,885,981,168** |

## 17. OWNERS' EQUITY

**Movement in owners' equity**

| | Owner's contributed capital | Share premium | Treasury shares | Retained earnings | Non-controlling interests | Total |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND |
| **For the period from 01 January 2025 to 30 June 2025** | | | | | | |
| **Prior period's opening balance** | **1,441,812,700,000** | **258,857,990,000** | **-** | **100,298,712,110** | **48,029,014,888** | **1,848,998,416,998** |
| Stock buybacks (i) | - | - | (480,000,000) | - | - | (480,000,000) |
| (Loss) for the period | - | - | - | (53,991,552,513) | (92,864,541) | (54,084,417,054) |
| **Prior period's closing balance** | **1,441,812,700,000** | **258,857,990,000** | **(480,000,000)** | **46,307,159,597** | **47,936,150,347** | **1,794,433,999,944** |
| **For the period from 01 January 2026 to 30 June 2026** | | | | | | |
| **Current period's opening balance** | **1,657,999,430,000** | **42,671,260,000** | **(480,000,000)** | **7,167,235,368** | **47,936,946,935** | **1,755,294,872,303** |
| Stock buybacks (i) | - | - | (250,000,000) | - | - | (250,000,000) |
| (Loss) for the period | - | - | - | (69,691,265,915) | (1,359,786,789) | (71,051,052,704) |
| **Current period's closing balance** | **1,657,999,430,000** | **42,671,260,000** | **(730,000,000)** | **(62,524,030,547)** | **46,577,160,146** | **1,683,993,819,599** |

(i) According to the Board of Directors' Resolution No. 132/NQ-HDQT dated 08 May 2026, the Board of Directors approved the buyback 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, totally VND 250,000,000.

**Shares**

| | Closing balance | Opening balance |
|---|---|---|
| | **Shares** | **Shares** |
| Number of shares issued to the public | 165,799,943 | 165,799,943 |
| *Ordinary shares* | *165,799,943* | *165,799,943* |
| Number of treasury shares | (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.

The number of common shares subject to transfer restriction as at 30 June 2026 was 652,000 (as at 31 December 20245: 1,231,000).

**Share Capital**

As at 30 June 2026 and 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** |

## 18. 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 19 and Note 20.

**Geographical segments**

The Company conducts business operations through 7 business locations, comprising four hospital branches of the Company and TNH Lang Son Joint Stock Company, a subsidiary of the Company, as well as 3 companies engaged in the trading of pharmaceutical products and medical equipment (Details stated in Note 1).

**Consolidated balance sheet as at 30 June 2026:**

| | Thai Nguyen International Hospital | TNH Pho Yen Hospital | TNH Viet Yen Hospital | TNH Lang Son Hospital | Other retail business operation | Total |
|---|---|---|---|---|---|---|
| **Assets** | VND | VND | VND | VND | VND | VND |
| Segment assets | 865,614,944,037 | 357,367,533,066 | 743,389,121,975 | 899,814,222,587 | 6,130,948,630 | 2,872,316,770,295 |
| Unallocated assets | | | | | | 152,652,366,000 |
| **Total assets** | | | | | | **3,024,969,136,295** |
| **Liabilities** | | | | | | |
| Segment liabilities | 730,994,859,907 | 9,061,430,592 | 6,752,177,721 | 580,369,733,333 | 13,797,115,143 | 1,340,975,316,696 |
| **Total liabilities** | | | | | | **1,340,975,316,696** |

**Consolidated balance sheet as at 31 December 2025:**

| | Thai Nguyen International Hospital | TNH Pho Yen Hospital | TNH Viet Yen Hospital | TNH Lang Son Hospital | Other retail business operation | Total |
|---|---|---|---|---|---|---|
| **Assets** | VND | VND | VND | VND | VND | VND |
| Segment assets | 873,453,611,527 | 380,180,238,978 | 767,787,436,333 | 681,993,068,054 | 17,348,744,682 | 2,720,763,099,574 |
| Unallocated assets | | | | | | 152,652,366,000 |
| **Total assets** | | | | | | **2,873,415,465,574** |
| **Liabilities** | | | | | | |
| Segment liabilities | 721,560,345,203 | 12,532,429,411 | 8,564,531,248 | 372,681,154,356 | 2,782,133,053 | 1,118,120,593,271 |
| **Total liabilities** | | | | | | **1,118,120,593,271** |

**Consolidated Income statement for the period ended 30 June 2026:**

| | Thai Nguyen International Hospital | TNH Pho Yen Hospital | TNH Viet Yen Hospital | TNH Lang Son Hospital | Other retail business operation | Total |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND |
| Net external sales | 155,286,603,892 | 55,694,986,789 | 39,737,829,209 | - | 25,352,130,416 | 276,071,550,306 |
| Direct segment cost of sales | 128,805,131,358 | 57,203,660,348 | 58,223,433,417 | 5,961,190,927 | 22,912,218,355 | 273,105,634,405 |
| **Segment profit/(loss)** | **26,481,472,534** | **(1,508,673,559)** | **(18,485,604,208)** | **(5,961,190,927)** | **2,439,912,061** | **2,965,915,901** |
| Unallocated business expenses | | | | | | (45,071,722,362) |
| (Costs)/Financial Revenue | | | | | | (28,859,233,981) |
| Other income/(expenses) | | | | | | 360,568,847 |
| **(Loss) in accounting before tax** | | | | | | (70,604,471,595) |
| Corporate income tax expense | | | | | | (446,581,109) |
| **(Loss) after corporate income tax** | | | | | | **(71,051,052,704)** |

**Consolidated Income statement for the period ended 30 June 2025:**

| | Thai Nguyen International Hospital | TNH Pho Yen Hospital | TNH Viet Yen Hospital | TNH Lang Son Hospital | Other retail business operation | Total |
|---|---|---|---|---|---|---|
| | VND | VND | VND | VND | VND | VND |
| Net external sales | 145,772,699,832 | 50,199,655,319 | 20,281,915,773 | - | - | 216,254,270,924 |
| Direct segment cost of sales | 115,338,140,885 | 49,918,838,535 | 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 business expenses | | | | | | (36,942,235,414) |
| (Costs)/Financial Revenue | | | | | | (20,812,413,684) |
| Other income/(expenses) | | | | | | (319,338,235) |
| **(Loss) in accounting before tax** | | | | | | (53,437,441,310) |
| Corporate income tax expense | | | | | | (646,975,744) |
| **(Loss) after corporate income tax** | | | | | | **(54,084,417,054)** |

## 19. REVENUE

| | Current period VND | Prior period VND |
|---|---|---|
| Revenue from medical examination and treatment services | 249,269,436,115 | 214,833,869,851 |
| Pharmaceutical sales revenue | 25,352,130,416 | - |
| Other service revenues | 1,449,983,775 | 1,420,401,073 |
| | **276,071,550,306** | **216,254,270,924** |

## 20. COST OF SALES

| | Current period VND | Prior period VND |
|---|---|---|
| Cost of medical examination and treatment services | 249,519,617,010 | 210,936,553,725 |
| Cost of goods sold | 22,912,218,355 | - |
| Cost of other services | 673,799,040 | 681,171,176 |
| | **273,105,634,405** | **211,617,724,901** |

## 21. PRODUCTION COST BY NATURE

| | Current period VND | Prior period VND |
|---|---|---|
| Labour expenses | 92,041,891,343 | 76,536,252,616 |
| Raw materials and consumables | 128,282,028,506 | 106,390,832,703 |
| Depreciation and amortisation of fixed assets | 38,002,836,251 | 35,358,252,009 |
| Out-sourced services | 30,546,712,240 | 28,658,715,375 |
| Other monetary expenses | 6,391,670,072 | 1,615,907,612 |
| Cost of merchandise sold | 22,912,218,355 | - |
| | **318,177,356,767** | **248,559,960,315** |

## 22. FINANCIAL EXPENSES

| | Current period VND | Prior period VND |
|---|---|---|
| Interest expense | 28,904,695,275 | 21,505,592,750 |
| | **28,904,695,275** | **21,505,592,750** |

## 23. ADMINISTRATION AND SELLING EXPENSES

| | Current period VND | Prior period VND |
|---|---|---|
| **General and administration expenses** | | |
| Labor expense | 28,040,429,585 | 21,404,154,968 |
| Office supplies | 2,510,493,271 | 1,632,235,684 |
| Depreciation and amortisation | 1,337,665,781 | 1,665,241,506 |
| Out-sourced service expenses | 1,686,037,706 | 1,735,896,222 |
| Other monetary expenses | 6,513,776,457 | 7,638,884,276 |
| | **40,088,402,800** | **34,076,412,656** |
| **Selling expenses** | | |
| Labor expense | 3,328,707,530 | 2,005,286,805 |
| Out-sourced service expenses | 1,654,612,032 | 860,535,953 |
| | **4,983,319,562** | **2,865,822,758** |

## 24. 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 | 446,581,109 | 646,975,744 |
| **Total current corporate income tax expense** | **446,581,109** | **646,975,744** |

## 25. BASIC LOSSES PER SHARE

The calculation of basic losses per share as at 30 June 2026 is based on the amount of loss attributable to holders of ordinary shares and the weighted average number of ordinary shares in circulation for the period. Details are as follows:

| | Current period | Prior period |
|---|---|---|
| Accounting (loss) after corporate income tax of the parent company (VND) | (69,691,265,915) | (53,991,552,513) |
| Average ordinary shares in circulation for the period (share) | 165,744,652 | 144,133,270 |
| **Basic (losses) per share (VND/share)** | **(420)** | **(375)** |

## 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)<br>Non- executive member (Resigned on 21 April 2026) |
| 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<br>Deputy General Director (Resigned on 25 August 2025) |

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

| | Current period VND | Prior period VND |
|---|---|---|
| **Purchased services** | | |
| 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** |
| **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<br>VND | Opening balance<br>VND |
|---|---:|---:|
| **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 | - |
| | **253,920,000** | **-** |
| **Short-term advances to suppliers** | | |
| SENIX Health Care 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 Health Care Group Company Limited | 96,000,000,000 | 96,000,000,000 |
| | **96,000,000,000** | **96,000,000,000** |

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

| Name | Position | Current period<br>VND | Prior period<br>VND |
|---|---|---:|---:|
| **The Board of Directors** | | | |
| Mrs. Nguyen Thi Thuy Giang | Chairwoman (Appointed on 21 April 2026)<br>Non-executive member (Resigned on 21 April 2026) | - | 48,000,000 |
| Mr. Le Xuan Tan | Member cum Chief Executive Officer | 1,260,900,000 | 1,247,100,000 |
| Mr. Hoang Tuyen | Member (Appointed on 21 April 2026)<br>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 |
| **Executive Board** | | | |
| Mrs. Le Thi Thuy An | Group 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 | Group 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 | 307,566,667 | - |

| Name | Position | Current period VND | Prior period VND |
|---|---|---|---|
| | (No longer a member of the Executive Board from 15 May 2026) | | |
| 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 2025) | - | 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 2024) | - | 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 outlined 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 the 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**

As at 30 June 2026, the total value of contracts related to the investments in the construction of Thai Nguyen International Hospital Phase 3, Da Nang Oncology Hospital and the construction project of TNH Lang Son Hospital that have been contracted and not yet handed over is approximately VND 24.3 billion, 100 billion and 30.6 billion (as at 31 December 2025: VND 33.7 billion, 100 billion and 137.4 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 of its shares in TNH Lang Son, equivalent to VND 274,625,000,000, and asset attached to land in TNH Pho Yen Hospital as collateral to secure the payment and debt obligations at the bank, as disclosed in Notes 01, 11 and 16.

## 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 33,449,208,115 (the prior period: VND 27,412,718,885), representing an addition in fixed assets during the period that has not yet been paid, Consequently, changes in accounts payable have been adjusted in Note Increase, decrease in payables.

Cash outflows for purchases of fixed assets and construction in progress during the period exclude an amount of VND 18,513,849,792 (the prior period: VND 115,767,132,583), representing an addition in fixed assets during the period that has been prepaid. Consequently, changes in accounts receivable have been adjusted by the same amount.

## 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 - CTCP
TNH
M.S.D.N: 46010390...

| Luu Thi Hai Yen<br>Preparer | Nguyen Thi Thu Thuy<br>Chief Accountant | Le Xuan Tan<br>Chief Executive Officer |
|---|---|---|

*Approved, 28 August 2026*