

TNH HOSPITAL GROUP JOINT STOCK COMPANY
(Formerly known as Thai Nguyen International Hospital
Joint Stock Company)

(Incorporated in the Socialist Republic of Vietnam)

**AUDITED CONSOLIDATED
FINANCIAL STATEMENTS**

For the year ended 31 December 2024

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TNH HOSPITAL GROUP JOINT STOCK COMPANY

No. 328 Luong Ngoc Quyen Street, Dong Quang Ward,
Thai Nguyen City, Thai Nguyen Province, Vietnam

STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of TNH Hospital Group Joint Stock Company (the “Company”) presents this report together with the Company’s consolidated financial statements for the year ended 31 December 2024.

THE BOARDS OF DIRECTORS AND GENERAL DIRECTORS

The members of the Boards of Directors and General Directors of the Company during the year and to the date of this report are as follows:

Board of Directors

Mr. Hoang Tuyen	Chairman
Mr. Le Xuan Tan	Vice Chairman
Mr. Nguyen Van Thuy	Member
Mr. Tran Thien Sach	Member
Mr. Ngo Minh Truong	Member (Appointed on 28 June 2024)
Mrs. Nguyen Thi Thuy Giang	Member (Appointed on 28 June 2024)
Mr. Vu Hong Minh	Independent member
Mr. Ly Thai Hai	Independent member
Mr. Romeo Fernandez Lledo	Independent member (Appointed on 27 December 2024)
Mr. Nguyen Xuan Don	Member (Resigned on 28 June 2024)

Board of General Directors

Mr. Le Xuan Tan	General Director
Mr. Tran Thien Sach	Deputy General Director
Mr. Dao Manh Duy	Deputy General Director
Mr. Nguyen Huu Diep	Deputy General Director
Mrs. Le Thi Thuy An	Deputy General Director cum Chief Executive Officer (Appointed on 02 May 2024)
Mr. Nguyen Anh Dinh	Deputy General Director (Appointed on 28 June 2024)
Mr. Ngo Minh Truong	Deputy General Director (Appointed on 28 June 2024)
Mr. Nguyen Van Thuy	Deputy General Director (Resigned on 28 June 2024)
Mrs. Cao Thi Hong	Director of Marketing and Communications (Resigned on 04 May 2024)

Board of Supervisors

Mr. Vu Vinh Quang	Chairman (Appointed on 28 June 2024)
Mrs. Le Thi Anh Hang	Chairwoman (Resigned on 28 June 2024)
Mr. Nguyen Van Chuan	Member
Mr. Pham Vinh Hung	Member
Mr. Dang Duc Huan	Member

STATEMENT OF THE BOARD OF DIRECTORS (Continued)

BOARD OF DIRECTORS' STATEMENT OF RESPONSIBILITY

The Board of Directors of the Company is responsible for preparing the consolidated financial statements, which give a true and fair view of the consolidated financial position of the Company as at 31 December 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. In preparing these consolidated financial statements, the Board of Directors 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 consolidated financial statements;
- prepare the 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 consolidated financial statements so as to minimize errors and frauds.

The Board of Directors 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 consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. The Board of Directors 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.

The Board of Directors confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

For and on behalf of the Board of Directors,



Hoang Tuyen
Chairman

21 March 2025

No.: 0793/VN1A-HN-BC

INDEPENDENT AUDITORS' REPORT

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

We have audited the accompanying consolidated financial statements of TNH Hospital Group Joint Stock Company (the "Company"), prepared on 21 March 2025 as set out from page 05 to page 33, which comprise the consolidated balance sheet as at 31 December 2024, the consolidated statement of income and consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

The Board of Directors' Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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INDEPENDENT AUDITORS' REPORT (Continued)

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects of the consolidated financial position of the Company as at 31 December 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.



Hoang Lan Huong
Deputy General Director
Audit Practising Registration Certificate
No. 0898-2023-001-1

Mai Hong Hoa
Auditor
Audit Practising Registration Certificate
No. 5295-2024-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

21 March 2025
Hanoi, S.R. Vietnam



CONSOLIDATED BALANCE SHEET

As at 31 December 2024

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		298,040,505,730	620,258,426,088
I. Cash	110	4	55,633,228,742	201,288,885,358
1. Cash	111		55,633,228,742	201,288,885,358
II. Short-term receivables	130		220,548,762,758	400,504,429,019
1. Short-term trade receivables	131	5	14,236,052,402	13,137,582,567
2. Short-term advances to suppliers	132	6	204,225,246,356	387,241,480,052
3. Other short-term receivables	136		2,087,464,000	125,366,400
III. Inventories	140	7	13,891,695,152	14,642,837,686
1. Inventories	141		13,891,695,152	14,642,837,686
IV. Other short-term assets	150		7,966,819,078	3,822,274,025
1. Short-term prepayments	151	8	3,918,267,738	1,135,212,811
2. Taxes and other receivables from the State budget	153	9	4,048,551,340	2,687,061,214
B. NON-CURRENT ASSETS	200		2,246,046,294,394	1,510,311,554,171
I. Long-term receivables	210		96,000,000,000	-
1. Long-term advances to suppliers	212	6	96,000,000,000	-
II. Fixed assets	220		1,759,990,742,497	1,006,488,491,536
1. Tangible fixed assets	221	10	1,681,423,063,063	925,089,793,181
- Cost	222		1,869,421,901,564	1,070,319,543,133
- Accumulated depreciation	223		(187,998,838,501)	(145,229,749,952)
2. Intangible assets	227	11	78,567,679,434	81,398,698,355
- Cost	228		88,379,263,627	88,386,143,627
- Accumulated amortisation	229		(9,811,584,193)	(6,987,445,272)
III. Investment properties	230	12	-	35,978,697,115
- Cost	231		-	38,563,232,591
- Accumulated depreciation	232		-	(2,584,535,476)
IV. Long-term assets in progress	240		288,185,911,637	433,228,469,055
1. Construction in progress	242	13	288,185,911,637	433,228,469,055
V. Long-term financial investments	250		20,000,000,000	10,000,000,000
1. Equity investments in other entities	253	14	20,000,000,000	10,000,000,000
VI. Other long-term assets	260		81,869,640,260	24,615,896,465
1. Long-term prepayments	261	8	81,869,640,260	24,615,896,465
TOTAL ASSETS (270=100+200)	270		2,544,086,800,124	2,130,569,980,259

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

CONSOLIDATED BALANCE SHEET (Continued)

As at 31 December 2024

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		695,088,383,126	407,041,161,741
I. Current liabilities	310		161,939,089,136	224,247,579,562
1. Short-term trade payables	311	15	24,110,391,270	12,920,144,701
2. Short-term advances from customers	312		1,095,770,590	983,520,195
3. Taxes and amounts payable to the State budget	313	9	1,517,305,223	3,641,507,739
4. Payables to employees	314		12,291,762,351	7,943,212,182
5. Short-term accrued expenses	315		1,934,346,036	1,473,461,269
6. Other current payables	319		260,837,886	33,722,454
7. Short-term loans	320	16	120,728,675,780	197,252,011,022
II. Long-term liabilities	330		533,149,293,990	182,793,582,179
1. Long-term loans	338	17	533,149,293,990	182,793,582,179
D. EQUITY	400		1,848,998,416,998	1,723,528,818,518
I. Owner's equity	410	18	1,848,998,416,998	1,723,528,818,518
1. Owner's contributed capital	411		1,441,812,700,000	958,746,100,000
- Ordinary shares carrying voting rights	411a		1,441,812,700,000	958,746,100,000
2. Share premium	412		258,857,990,000	258,967,990,000
3. Treasury shares	415		-	(700,000,000)
4. Retained earnings	421		100,298,712,110	389,948,725,844
- Retained earnings accumulated to the prior year end	421a		55,017,405,202	250,654,777,377
- Retained earnings of the current year	421b		45,281,306,908	139,293,948,467
5. Non-controlling interests	429		48,029,014,888	116,566,002,674
TOTAL RESOURCES (440=300+400)	440		2,544,086,800,124	2,130,569,980,259


Luu Thi Hai Yen
Preparer


Nguyen Thi Thu Thuy
Chief Accountant


Le Xuan Tan
General Director


Hoang Tuyen
Chairman

21 March 2025

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

CONSOLIDATED INCOME STATEMENT


For the year ended 31 December 2024


Unit: VND

ITEMS	Codes	Notes	Current year	Prior year
1. Gross revenue from goods sold and services rendered	01	20	440,226,706,458	531,948,900,461
2. Net revenue from goods sold and services rendered (10=01)	10		440,226,706,458	531,948,900,461
3. Cost of sales	11	21	319,236,059,888	313,663,732,389
4. Gross profit from goods sold and services rendered (20=10-11)	20		120,990,646,570	218,285,168,072
5. Financial income	21		80,998,661	1,867,040,465
6. Financial expenses	22	23	18,073,169,337	26,492,142,966
- In which: Interest expense	23		18,073,169,337	26,492,142,966
7. Share of net losses from joint-ventures, associates	24		-	(6,704,758,850)
8. Selling expenses	25	24	3,020,312,276	2,080,288,181
9. General and administration expenses	26	24	44,805,803,605	31,198,312,959
10. Operating profit (30=20+(21-22)+24-(25+26))	30		55,172,360,013	153,676,705,581
11. Other income	31		1,181,905,313	563,662,646
12. Other expenses	32	25	4,917,768,126	1,258,730,297
13. Losses from other activities (40=31-32)	40		(3,735,862,813)	(695,067,651)
14. Accounting profit before tax (50=30+40)	50		51,436,497,200	152,981,637,930
15. Current corporate income tax expense	51	26	6,376,898,720	13,758,593,938
16. Net profit after corporate income tax (60=50-51)	60		45,059,598,480	139,223,043,992
<i>In which:</i>				
Profit after tax attributable to Holding Company	61		45,281,306,908	139,293,948,467
Losses after tax attributable to non-controlling shareholders	62		(221,708,428)	(70,904,475)
17. Basic earnings per share	70	27	346	1,087


Luu Thi Hai Yen
Preparer


Nguyen Thi Thu Thuy
Chief Accountant


Le Xuan Tan
General Director


Hoàng Tuyen
Chairman

21 March 2025

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

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31 December 2024

Unit: VND

ITEMS	Codes	Current year	Prior year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. <i>Profit before tax</i>	01	51,436,497,200	152,981,637,930
2. <i>Adjustments for:</i>			
Depreciation and amortisation of fixed assets and investment properties	02	46,587,654,359	42,144,956,857
Losses from investing activities	05	4,402,670,443	4,837,718,385
Interest expense	06	18,073,169,337	26,492,142,966
3. <i>Operating profit before movements in working capital</i>	08	120,499,991,339	226,456,456,138
Changes in receivables	09	(96,180,305,213)	(60,393,379,948)
Changes in inventories	10	751,142,534	240,924,066
Changes in payables (excluding accrued loan interest and corporate income tax payable)	11	12,232,876,404	(4,687,858,339)
Changes in prepaid expenses	12	(60,036,798,722)	(5,935,757,552)
Interest paid	14	(18,127,523,667)	(26,091,401,715)
Corporate income tax paid	15	(10,258,593,939)	(13,083,997,588)
<i>Net cash (used in)/generated by operating activities</i>	20	(51,119,211,264)	116,504,985,062
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(438,888,821,921)	(412,582,196,697)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	-	54,050,000,000
3. Equity investments in other entities	25	(81,500,000,000)	(114,741,370,551)
4. Interest earned, dividends and profits received	27	-	1,867,040,465
<i>Net cash used in investing activities</i>	30	(520,388,821,921)	(471,406,526,783)

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

CONSOLIDATED CASH FLOW STATEMENT (Continued)

For the year ended 31 December 2024


Unit: VND

ITEMS	Codes	Current year	Prior year
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from share issue and owners' contributed capital	31	152,020,000,000	543,342,980,000
2. Capital withdrawals, buy-back of issued shares	32	-	(700,000,000)
3. Proceeds from borrowings	33	650,731,912,782	375,174,583,248
4. Repayment of borrowings	34	(376,899,536,213)	(435,410,240,548)
Net cash generated by financing activities	40	425,852,376,569	482,407,322,700
Net (decrease)/increase in cash (50=20+30+40)	50	(145,655,656,616)	127,505,780,979
Cash at the beginning of the year	60	201,288,885,358	73,783,104,379
Cash at the end of the year (70=50+60)	70	55,633,228,742	201,288,885,358


Luu Thi Hai Yen
Preparer


Nguyen Thi Thu Thuy
Chief Accountant


Le Xuan Tan
General Director


Hoang Tuyen
Chairman

21 March 2025



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

1. GENERAL INFORMATION

Structure of ownership

TNH Hospital Group Joint Stock Company (Formerly known as Thai Nguyen International Hospital 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 and as amended, with the latest amendment the 14th dated on 30 December 2024, the authorized charter capital of the Company is VND 1,441,812,700,000, equivalent to 144,181,270 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 as at 31 December 2024 was 796 (as at 31 December 2023: 644).

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, Dong Quang Ward, Thai Nguyen City and representative office on the 16th floor of Viet Tower building, 1 Thai Ha, Trung Liet ward, Dong Da district, Hanoi city.

As at 31 December 2024, the Company's dependence units include:

No	Name	Place of incorporation and operation	Principal activity
1	Thai Nguyen International Hospital Branch	No. 328 Luong Ngoc Quyen Street, Dong Quang Ward, Thai Nguyen City, Vietnam	Medical examination and treatment
2	Yen Binh Thai Nguyen General Hospital Branch	Chua Hamlet, Nam Tien Commune, Pho Yen City, Thai Nguyen Province, Vietnam	Medical examination and treatment
3	Viet Yen Hospital Branch	YT land lot, Nguyen The Nho street, Nguyen The Nho residential area, Bich Dong town, Viet Yen district, Bac Giang province, Vietnam	Medical examination and treatment

As at 31 December 2024, the Company has 01 subsidiary as follow:

Name	Place of incorporation and operation	Proportion of ownership interest	Proportion of voting power held	Principal activity
		%	%	
TNH Lang Son Hospital Joint Stock Company	Lang Son Province	84.5	84.5	Medical examination and treatment

According to Resolution No. 191/2024/NQ-TNH dated 27 March 2024, the Company's Board of Directors approved the transfer of 7,150,000 shares of TNH Lang Son Hospital Joint Stock Company from Mr. Nong Manh Tu and Mr. Do Khoi Nguyen. On 29 March 2024, the Company completed the payment and received the transfer of ownership of the above shares valuing VND 71,500,000,000. Accordingly, the ownership ratio and voting rights held in TNH Lang Son Hospital Joint Stock Company increased from 62.5% to 84.5%.

As details stated in note 17 and 29, the Company pledge 27,462,500 shares of the Company at TNH Lang Son Hospital Joint Stock Company ("TNH Lang Son") - a subsidiary of the Company, equivalent to VND 274,625,000,000 as collateral to guarantee the repayment obligations of TNH Lang Son at the Military Commercial Joint Stock Bank - Thai Nguyen Branch.

Disclosure of information comparability in the consolidated financial statements

Comparative figures are the figures of the audited financial statements for the year ended 31 December 2023.

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

The accompanying 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 consolidated financial reporting.

The accompanying consolidated financial statements are not intended to present the consolidated 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 consolidated financial statements are prepared on consolidation of the Company's financial statements and its subsidiaries' financial statements.

Financial year

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to 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 consolidated financial statements and the reported amounts of revenues and expenses during the financial year. 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 31 December each year. 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 results of subsidiaries acquired or disposed of during the year are included in the 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

Cash comprises cash on hand and bank demand deposits.

Financial investments

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less provision for impairment.

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 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 costs to be incurred in marketing, selling and distribution.

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 consolidated balance sheet date.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

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.

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	06 - 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 income statement.

Leasing

All other leases are classified as operating leases.

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

Land use rights

Intangible assets represent land use rights at Nguyen The Nho residential area, Bich Dong town, Viet Yen, Bac Giang and Block 10, Tam Thanh, Lang Son that are stated at cost less accumulated amortisation. Land use rights are amortised using the straight-line method 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 8 - 20 years.

Intangible assets also comprise fair value of other intangible assets from business combinations.

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 intended use.

Prepayments

Prepayments are expenses which have already been paid for 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 and other prepayments.

Maintenance and repair expenses represent significant one-time assets overhaul and are amortized to the consolidated income statement on a straight-line basis over a period of no more than 3 years.

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

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 years, revenue is recognised in the year by reference to the percentage of

completion of the transaction at the consolidated balance sheet date of that year. 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 consolidated balance sheet 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.

Borrowing costs

Borrowing costs are recognised in the consolidated income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No.16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, 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 added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months. Other borrowing costs are recognized in the consolidated income statement when incurred.

Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years 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 consolidated 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 31 December 2024, the Company did not have any material temporary difference between carrying amounts of assets or liabilities in the consolidated balance sheet and the corresponding tax bases used in the computation of taxable profit.

Deferred tax is calculated at the tax rates that are expected to apply in the year 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 of 31 December 2024, TNH Lang Son Hospital Joint Stock Company - a subsidiary of the Company, has no deferred corporate income tax assets recorded related to tax losses due to uncertainty about the ability to perform in the future.

For income arising from business activities licensed under the Investment Certificate for the construction project of Yen Binh General Hospital, the Company is obliged to pay corporate income tax at the current tax rate of 10% for the 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. 2024 is the second year that the Company is entitled to a 50% reduction in payable tax.

For income arising from business activities licensed under the Investment Certificate for Thai Nguyen International Hospital project, the Company is obliged to pay corporate income tax at the rate of 10% based on taxable profit from main business activities. For other projects, the Company has not generated taxable profit.

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.

4. CASH

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Cash on hand	616,892,925	3,585,603,484
Bank demand deposits	55,016,335,817	197,703,281,874
	<u>55,633,228,742</u>	<u>201,288,885,358</u>

5. SHORT-TERM TRADE RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Social Insurance of Thai Nguyen Province	12,835,635,920	12,104,416,367
Others	1,400,416,482	1,033,166,200
	<u>14,236,052,402</u>	<u>13,137,582,567</u>

6. SHORT-TERM ADVANCES TO SUPPLIERS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a. Current		
Duc Dung Construction and Development Company Limited	149.348.879.826	268.700.500.000
A Chau Medical Equipment and Medicine Joint Stock Company	24.644.683.000	-
SENIX Health Care Group Company Limited (i)	4.000.000.000	-
Taurus Health Technology Joint Stock Company	-	101.449.169.860
Others	26.231.683.530	17.091.810.192
	<u>204.225.246.356</u>	<u>387.241.480.052</u>
b. Non-current		
SENIX Health Care Group Company Limited (i)	96.000.000.000	-
	<u>96.000.000.000</u>	<u>-</u>

- (i) Represent advances to SENIX Health Care Group Company Limited related to Lease contract of land and assets attached to land including an office building and a Pharmaceutical and Cosmetic Testing Center at Tan Thinh Ward, Thai Nguyen City, Thai Nguyen Province under a 30-year term starting from May 2025.

7. INVENTORIES

	Closing balance		Opening balance	
	VND		VND	
	Cost	Provision	Cost	Provision
Raw materials	13,475,292,027	-	14,310,141,549	-
Work in progress	416,403,125	-	332,696,137	-
	13,891,695,152	-	14,642,837,686	-

8. PREPAYMENTS

	Closing balance	Opening balance
	VND	VND
a. Current		
Tools and dies issued for consumption	2,975,664,763	583,634,235
Others	942,602,975	551,578,576
	3,918,267,738	1,135,212,811
b. Non-current		
Maintenance and repair expense	47,034,262,872	19,092,886,153
Tools and dies issued for consumption	34,363,041,912	5,370,861,540
Others	472,335,476	152,148,772
	81,869,640,260	24,615,896,465

As presented in Note 17, the Company has pledged tools and dies with the carrying amount of VND 701,641,594 as at 31 December 2024 (as at 31 December 2023: VND 556,227,737) to secure loans at commercial banks.

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

	Opening balance	Payable during the year	Paid/Offset during the year	Closing balance
	VND	VND	VND	VND
a. Receivables				
Value added tax	702,205,361	511,258,269	113,554,952	304,502,044
Corporate income tax	-	-	626,882,416	626,882,416
Land tax	1,984,855,853	-	1,132,311,027	3,117,166,880
	2,687,061,214	511,258,269	1,872,748,395	4,048,551,340
b. Payables				
Corporate income tax	3,254,812,803	6,376,898,720	9,631,711,523	-
Personal income tax	386,694,936	7,261,658,088	6,131,047,801	1,517,305,223
Others	-	6,000,000	6,000,000	-
	3,641,507,739	13,644,556,808	15,768,759,324	1,517,305,223

10. TĂNG, GIẢM TÀI SẢN CỐ ĐỊNH HỮU HÌNH

	Nhà xưởng và vật kiến trúc VND	Máy móc và thiết bị VND	Thiết bị văn phòng VND	Phương tiện vận tải VND	Khác VND	Tổng VND
NGUYÊN GIÁ						
Số dư đầu năm	879.915.587.018	172.187.823.652	330.714.600	17.885.417.863	-	1.070.319.543.133
Tăng trong năm	-	153.027.113.964	1.537.180.980	19.488.844.048	862.083.000	174.915.221.992
Đầu tư xây dựng cơ bản hoàn thành	594.844.853.998	-	-	-	-	594.844.853.998
Chuyển đổi từ bất động sản đầu tư	38.563.232.591	-	-	-	-	38.563.232.591
Giảm do phá dỡ	(2.752.183.600)	(5.882.051.950)	(66.714.600)	(520.000.000)	-	(9.220.950.150)
Số dư cuối năm	1.510.571.490.007	319.332.885.666	1.801.180.980	36.854.261.911	862.083.000	1.869.421.901.564
GIÁ TRỊ HAO MÒN LŨY KẾ						
Số dư đầu năm	87.655.202.094	53.149.933.977	141.696.090	4.282.917.791	-	145.229.749.952
Khấu hao trong năm	28.176.815.627	14.521.085.835	49.516.274	1.657.848.668	15.772.050	44.421.038.454
Chuyển đổi từ bất động sản đầu tư	3.201.189.802	-	-	-	-	3.201.189.802
Giảm do phá dỡ	(1.072.163.756)	(3.398.911.805)	(58.508.590)	(323.555.556)	-	(4.853.139.707)
Số dư cuối năm	117.961.043.767	64.272.108.007	132.703.774	5.617.210.903	15.772.050	187.998.838.501
GIÁ TRỊ CÒN LẠI						
Tại ngày đầu năm	792.260.384.924	119.037.889.675	189.018.510	13.602.500.072	-	925.089.793.181
Tại ngày cuối năm	1.392.610.446.240	255.060.777.659	1.668.477.206	31.237.051.008	846.310.950	1.681.423.063.063

Nguyên giá của các tài sản cố định đã khấu hao hết nhưng vẫn còn sử dụng tại ngày 31 tháng 12 năm 2024 với giá trị là 2.525.327.017 VND (ngày 31 tháng 12 năm 2023: 596.500.000 VND).

Tại ngày 31 tháng 12 năm 2024, một số tài sản cố định hữu hình của Công ty sử dụng để:

- Thế chấp tại ngân hàng để đảm bảo cho khoản vay của Công ty (chi tiết tại Thuyết minh số 16 và 17) với giá trị còn lại tại ngày 31 tháng 12 năm 2024 là 1.162.715.017.277 VND (tại ngày 31 tháng 12 năm 2023: 497.003.609.212 VND); và
- Thế chấp tại Ngân hàng TMCP Quân Đội - Chi nhánh Thái Nguyên để đảm bảo cho nghĩa vụ thanh toán của Công ty Cổ phần TNH Hà Nội với giá trị còn lại tại 31 tháng 12 năm 2024 là 226.824.783.140 VND (tại ngày 31 tháng 12 năm 2023: 243.677.817.812 VND).

11. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights VND	Computer software VND	Total VND
COST			
Opening balance	70,649,663,627	17,736,480,000	88,386,143,627
Additions	-	39,600,000	39,600,000
Reclassification	(325,267,725)	325,267,725	-
Other decrease	-	(46,480,000)	(46,480,000)
Closing balance	70,324,395,902	18,054,867,725	88,379,263,627
ACCUMULATED AMORTISATION			
Opening balance	1,217,626,837	5,769,818,435	6,987,445,272
Charge for the year	1,421,997,742	1,413,761,179	2,835,758,921
Other decrease	-	(11,620,000)	(11,620,000)
Closing balance	2,639,624,579	7,171,959,614	9,811,584,193
NET BOOK VALUE			
Opening balance	69,432,036,790	11,966,661,565	81,398,698,355
Closing balance	67,684,771,323	10,882,908,111	78,567,679,434

As at 31 December 2024, the cost of the Company's intangible assets includes VND 300,000,000 (as at 31 December 2023: 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 right and computer software with the carrying amount of VND 68,084,110,496 as at 31 December 2023 (as at 31 December 2023: VND 32,636,432,163) to secure loans at commercial banks and credit institutions.

12. INCREASES, DECREASES IN INVESTMENT PROPERTIES

	Buildings and structures VND
COST	
Opening balance	38,563,232,591
Reclassification to tangible fixed assets	(38,563,232,591)
Closing balance	-
ACCUMULATED DEPRECIATION	
Opening balance	2,584,535,476
Charge for the year	616,654,326
Reclassification to tangible fixed assets	(3,201,189,802)
Closing balance	-
NET BOOK VALUE	
Opening balance	35,978,697,115
Closing balance	-

As presented in Note 16, the Company has pledged canteen works of Yen Binh General Hospital with the carrying amount of VND 11,313,458,820 as at 31 December 2023 to secure loans at commercial banks.

13. CONSTRUCTION IN PROGRESS

	Closing balance	Opening balance
	VND	VND
TNH Lang Son Hospital Project (i)	247,578,584,716	43,461,297,474
Thai Nguyen International Hospital Project - Phase 3	40,607,326,921	4,949,405,000
TNH Viet Yen Hospital Project	-	384,817,766,581
	288,185,911,637	433,228,469,055

- (ii) TNH Lang Son Hospital Project with a scale of 300 beds and a total floor area of about 17,000 - 18,000 m2 at block 10, Nhi Thanh street, Tam Thanh ward, Lang Son city, Lang Son province.

As presented in Notes 17, the Company has pledged assets attached to land and formed in the future from TNH Lang Son Hospital Project and assets formed from Thai Nguyen International Hospital Project - Phase 3 with the amount of VND 288,185,911,637 as at 31 December 2024 (as at 31 December 2023: VND 384,817,766,581 of Viet Yen Hospital project) to secure the loans obtained from commercial banks and financial institutions.

During the year, total interest expense capitalized into construction in progress was VND 22,389,697,918 (the prior year: VND 11,350,450,972).

14. EQUITY INVESTMENT IN OTHER ENTITIES

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
		VND		VND
TNH Hanoi Hospital Joint Stock Company	20,000,000,000	-	10,000,000,000	-
	20,000,000,000	-	10,000,000,000	-

According to Resolution No. 1356/2024/NQ-TNH dated 26 December 2024, the Board of Directors of the Company approved the purchase of 100,000 shares of TNH Hanoi Hospital Joint Stock Company in the offering of shares to existing shareholders. On 27 December 2024, the Company completed the payment and received the transfer of ownership of these shares at a total value of VND 10,000,000,000. The Company's ownership and voting rights in TNH Hanoi Hospital Joint Stock Company remain unchanged.

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

15. SHORT-TERM TRADE PAYABLES

	Closing balance	Opening balance
	VND	VND
	Amount/Amount able to be paid off	Amount/Amount able to be paid off
Taurus Healthcare Technology Joint Stock Company	3,763,532,407	1,212,477,445
GE Vietnam Limited	2,980,312,500	-
Others	17,366,546,363	11,707,667,256
	24,110,391,270	12,920,144,701

16. SHORT-TERM LOANS

	Opening balance		In the year	Closing balance
	VND		VND	VND
	Amount/ Amount able to be paid off	Increases	Decreases	Amount/ Amount able to be paid off
Short-term loans	187,740,011,022	276,816,084,947	365,941,600,549	98,614,495,420
Related parties loan (Details stated in Note 28)	92,020,000,000	-	92,020,000,000	-
Joint stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch (i)	53,950,993,145	162,113,040,719	139,055,825,263	77,008,208,601
Military Commercial Joint Stock Bank - Thai Nguyen Branch (ii)	32,851,824,286	85,633,095,822	96,878,633,289	21,606,286,819
Vietnam Bank for Agriculture and Rural Development- Thai Nguyen Branch	8,917,193,591	29,069,948,406	37,987,141,997	-
Current portion of long-term loans (see Note 17)	9,512,000,000	23,560,116,024	10,957,935,664	22,114,180,360
	197,252,011,022	300,376,200,971	376,899,536,213	120,728,675,780

- (i) Loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch under Credit Contract No. 01/2024/5745705/HDTD dated 15 August 2024 with the credit limit of VND 120,000,000,000, the loan interest rate was determined according to each disbursement and ranged from 6.0% to 7.2% per annum in 2024. 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 15 August 2025. The loan term is determined according to each debt acknowledgement but not exceed 12 months. The loan was pledged by machinery, equipment, buildings, structures, tools and supplies as presented in Note 08 and 10.
- (ii) Unsecured loan under Credit Contract No. 257709.479.TD dated 10 December 2024 with the credit limit of VND 120,000,000,000, 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 28 October 2025. The loan term

is determined according to each debt acknowledgement but may not exceed 06 months. As at 31 December 2024, the loan bears an interest rate of 6.5% per annum.

Details of the pledged assets' carrying value to secure short-term loans of the Company and related parties 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	463,948,972,310	477,620,680,026
Vietnam Bank for Agriculture and Rural Development- Thai Nguyen Branch	-	31,252,615,743
Pledged to secure the related party's loan		
Military Commercial Joint Stock Bank - Thai Nguyen Branch	226,824,783,140	243,677,817,812
Total	690,773,755,450	752,551,113,581
Including:		
Prepayments (Details stated in Note 08)	-	556,227,737
Tangible fixed assets (Details stated in Note 10)	690,773,755,450	740,681,427,024
Investment properties (Details stated in Note 12)	-	11,313,458,820

17. LONG-TERM LOANS

	Opening balance		In the year	Closing balance
	VND		VND	VND
	Amount/ Amount	Increases	Decreases	Amount/ Amount
	able to be paid off			able to be paid off
Military Commercial Joint Stock Bank- Thai Nguyen Branch (i)	173,610,630,057	355,305,622,035	5,607,935,664	523,308,316,428
Joint stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch (iii)	5,021,752,122	18,610,205,800	550,000,000	23,081,957,922
Joint Stock Commercial Bank for Foreign Trade Of Vietnam- Thai Nguyen Branch (ii)	13,673,200,000	-	4,800,000,000	8,873,200,000
	192,305,582,179	373,915,827,835	10,957,935,664	555,263,474,350

In which:

- Amount due for settlement within 12 months	9,512,000,000	22,114,180,360
- Amount due for settlement after 12 months	182,793,582,179	533,149,293,990

- (i) Long-term loans from Military Commercial Joint Stock Bank - Thai Nguyen Branch include:
- Loan 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 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 Giang at the Medical land area of Nguyen The Nho Residential area, Bich Dong Town, Viet Yen District, Bac Giang Province. As at 31 December 2024, applicable interest rate ranged from 7.0% to 8.15% 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, Bich Dong Town, Viet Yen District, Bac Giang as presented in Note 10 and 11. The Company also pledge 27,462,500 shares of the Company at TNH Lang Son Hospital Joint Stock Company ("TNH Lang Son") - a subsidiary of the Company, equivalent to VND 274,625,000,000 as collateral to guarantee the repayment obligations of TNH Lang Son at the Military Commercial Joint Stock Bank - Thai Nguyen Branch as presented in Note 1.
 - Loan under Credit Contract No. 195039.24.090.32782217.TD dated 02 May 2024 with a credit limit of VND 450,000,000,000, the loan term is 10 years from the next day of the first disbursement date. Loan interest rate is according to each disbursement, debt receipt and general agreement. The loan purpose is to finance the TNH Lang Son Hospital construction project at Block 10, Tam Thanh Ward, Lang Son City, Lang Son Province. As at 31 December 2024, applicable interest rate is 8% per annum. The loan is secured by land use rights and assets attached to land formed in the future at Block 10, Tam Thanh Ward, Lang Son City, Lang Son Province, as presented in Note 11 and Note 13.
- (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 for the first 12 months is 8% 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 system to produce electricity as presented in Note 10.
 - 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 for the first 12 months is 7% per annum, loan interest rate for the remaining period is applied by floating method, adjusted twice on January 1st and July 1st with minimum margin of 3% per annum. The purpose of the loan is to invest in rooftop solar power system project to produce electricity. The loan is secured by rooftop solar system to produce electricity as presented in Note 10.
 - 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 investment capital, the loan term is 72 months from the first disbursement, interest rate for the first 12 months is 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) Loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam – Thai Nguyen Branch under Credit Contract No. 171/21/HDTC/TN dated 10 June 2021 and revised Contract on 20 September 2021 with credit limit of VND 19,634,000,000 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 in 2023 was ranging from 6.8% to 8.5% per annum. The loan is secured by machinery and equipment, which is MAGNETOM Sempra 1.5 Tesla Magnetic Imaging System and hospital software-connected imaging software, an anaesthesia machine with breathing capabilities with alveolar mobilization and anaesthesia monitoring Carestation 650 under mortgage contract No. 188/21/HDTC/TN, 1-chip full HD laparoscopic surgery system and laparoscopic surgery kit formed from loans and owned capital of the Company as presented in Note 10 and 11.

Long-term loans are repayable as follows:

	Closing balance	Opening balance
	VND	VND
On demand or within one year	22,114,180,360	9,512,000,000
In the second year	32,692,596,798	14,516,043,440
In the third to fifth year inclusive	179,032,298,054	47,314,480,066
After five years	321,424,399,138	120,963,058,673
	555,263,474,350	192,305,582,179
Less: Amount due for settlement within 12 months	(22,114,180,360)	(9,512,000,000)
Amount due for settlement after 12 months	533,149,293,990	182,793,582,179

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

	Closing balance	Opening balance
	VND	VND
Military Commercial Joint Stock Bank- Thai Nguyen Branch	974,083,596,879	430,294,881,072
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch	59,758,199,594	7,712,431,135
Joint Stock Commercial Bank for Foreign Trade of Vietnam- Thai Nguyen Branch	21,895,912,222	23,740,272,222
Total	1,055,737,708,695	461,747,584,429
In which:		
Prepayment (Details stated in Note 08)	701,641,594	-
Tangible assets (Details stated in Note 10)	698,766,044,967	44,293,385,685
Intangible assets (Details stated in Note 11)	68,084,110,496	32,636,432,163
Construction in progress (Details stated in Note 13)	288,185,911,637	384,817,766,581

18. 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
Prior year's opening balance	518,749,980,000	-	-	406,275,907,377	-	925,025,887,377
Capital increase	259,374,990,000	258,967,990,000	-	-	-	518,342,980,000
Issuance of ESOP shares	25,000,000,000	-	-	-	-	25,000,000,000
Stock dividends	155,621,130,000	-	-	(155,621,130,000)	-	-
Stock buybacks	-	-	(700,000,000)	-	-	(700,000,000)
Profit for the year	-	-	-	139,293,948,467	(70,904,475)	139,223,043,992
Increases due to combination	-	-	-	-	116,636,907,149	116,636,907,149
Current year's opening balance	958,746,100,000	258,967,990,000	(700,000,000)	389,948,725,844	116,566,002,674	1,723,528,818,518
Stock dividends (i)	331,746,600,000	-	-	(331,746,600,000)	-	-
Retire treasury shares (ii)	(700,000,000)	-	700,000,000	-	-	-
Capital increase (iii)	152,020,000,000	(110,000,000)	-	-	-	151,910,000,000
Profit for the year	-	-	-	45,281,306,908	(221,708,428)	45,059,598,480
Increase in ownership ratio in subsidiary	-	-	-	(3,184,720,642)	(68,315,279,358)	(71,500,000,000)
Current year's closing balance	1,441,812,700,000	258,857,990,000	-	100,298,712,110	48,029,014,888	1,848,998,416,998

- (i) According to Resolution No. 501/NQ-DHDCD dated 19 June 2023 of the Annual General Meeting of Shareholders, and Resolution No. 10000/2023/NQ-HDQT dated 12 December 2023 of the Board of Directors, during the year, the Company paid dividends for 2022 in the form of shares to existing shareholders at a ratio of 100:15. The number of additional shares issued was 14,369,970 shares, with a par value of VND 10,000 per share. This corresponded to the increase in owner's contributed capital of VND 143,699,700,000. These newly issued shares were listed with effective date commencing from 6 February 2024 as per HOSE's notifications on 02 February 2024.

According to Resolution No. 462/NQ-DHDCD dated 28 June 2024 of the Annual General Meeting of Shareholders, and Resolution No. 1197/2024/NQ-HDQT dated 25 November 2024 of the Board of Directors, during the year, the Company paid dividends for 2023 in the form of shares to existing shareholders at a ratio of 100:15. The number of additional shares issued was 18,804,690 shares, with a par value of VND 10,000 per share. This corresponded to the increase in owner's contributed capital of VND 188,046,900,000. These newly issued shares were listed with effective date commencing from 09 January 2025 as per HOSE's notifications on 07 January 2025.

- (i) According to Resolution No. 462/NQ-DHDCD dated 28 June 2024 of the Annual General Meeting of Shareholders, the General Meeting of Shareholders approved to decrease in charter capital by retiring 70,000 treasury shares that the Company had repurchased from employees according to Resolution No. 920/2023/NQ-HDQT dated 1 November 2023 of the Board of Directors and 2022 Employee Stock Ownership Plan Regulations. The adjustment in the number of listed shares took effect on 13 September 2024, as per HOSE's notification on 11 September 2024.
- (ii) According to Resolution No. 813/NQ-DHDCD of the Board of Directors dated 5 September 2024, during the year, the Company issued shares to existing shareholders at a ratio of 13.7981% of the total outstanding shares in circulation on the record date for subscription with offering price of VND 10,000 per share. The number of additional shares issued was 15,202,000 shares with a par value of VND 10,000 per share, corresponding to an increase in owner's contributed capital of VND 152,020,000,000. These shares were listed with effective date commencing from 21 November 2024, as per HOSE's notification on 19 November 2024.

Shares

	Closing balance	Opening balance
	Shares	Shares
Number of shares issued to the public	144,181,270	95,874,610
<i>Ordinary shares</i>	144,181,270	95,874,610
Number of treasury shares	-	(70,000)
<i>Ordinary shares</i>	-	(70,000)
Number of outstanding shares in circulation	144,181,270	95,804,610
<i>Ordinary shares</i>	144,181,270	95,804,610

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

The number of common shares subject to transfer restriction as at 31 December 2024 was 1,822,500 (as at 31 December 2023: 4,514,804).

Charter capital

As at 31 December 2024, details of the capital contribution of shareholders are as follow:

	Contributed capital			
	Closing balance		Opening balance	
	VND	%	VND	%
Kwe Beteiligungen AG	151,566,510,000	10.51	100,710,000,000	10.50
Blooming Earth Pte. Ltd	130,867,810,000	9.08	-	-
Access S.A., SICAV-SIF - ASIA TOP PICKS	99,878,300,000	6.93	46,800,000,000	4.88
Mr. Hoang Tuyen	96,187,820,000	6.67	90,000,000,000	9.39
Mr. Nguyen Van Thuy	34,191,960,000	2.37	53,154,000,000	5.54
Others	929,120,300,000	64.44	667,382,100,000	69.62
	1,441,812,700,000	100.00	958,046,100,000	99.93
Treasury shares	-	-	700,000,000	0.07
Total	1,441,812,700,000	100.00	958,746,100,000	100.00

19. BUSINESS AND GEOGRAPHICAL SEGMENTS

Geographical segments

The Company does not have any operations outside the territory of Vietnam in the year and the prior year. Therefore, the Company did not prepare report by geographical segments.

Business segments

During the year, 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.

20. REVENUE OF GOODS SOLD AND SERVICES RENDERED

	Current year VND	Prior year VND
Revenue from medical examination and treatment services	436,956,759,364	475,667,681,325
Other service revenues	3,269,947,094	2,231,219,136
Sales of transferring real estate	-	54,050,000,000
	<u>440,226,706,458</u>	<u>531,948,900,461</u>
 In which: Revenue with related parties (Details stated in Note 28)	 -	 54,050,000,000

21. COST OF SALES

	Current year VND	Prior year VND
Cost of medical examination and treatment services rendered	318,256,518,547	258,691,967,251
Cost of other services	979,541,341	921,765,138
Cost of merchandise sold	-	54,050,000,000
	<u>319,236,059,888</u>	<u>313,663,732,389</u>

22. PRODUCTION COST BY NATURE

	Current year VND	Prior year VND
Raw materials and consumables	117,958,591,681	101,497,725,745
Labour	152,236,833,722	116,127,234,503
Depreciation and amortisation	46,587,654,359	40,772,382,245
Out-sourced services	44,148,886,233	31,265,467,107
Other monetary expenses	6,213,916,762	3,283,365,863
	<u>367,145,882,757</u>	<u>292,946,175,463</u>

23. FINANCIAL EXPENSES

	Current year	Prior year
	VND	VND
Interest expense	18,073,169,337	26,492,142,966
	18,073,169,337	26,492,142,966
In which: Finance expenses from related parties (Details stated in Note 28)	3,952,700,196	5,015,090,003

24. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current year	Prior year
	VND	VND
General and administration expenses		
Labor expense	25,888,912,192	19,894,967,459
Raw materials and consumables	1,199,153,730	1,879,606,993
Out-sourced service expenses	12,875,907,018	7,103,779,748
Other monetary expenses	4,841,830,665	2,319,958,759
	44,805,803,605	31,198,312,959
Selling expenses		
Labor expense	2,088,740,396	1,227,784,537
Out-sourced service expenses	931,571,880	852,503,644
	3,020,312,276	2,080,288,181

25. OTHER EXPENSES

	Current year	Prior year
	VND	VND
Carrying amount of demolished and discontinued assets	4,402,670,443	439,343,750
Penalties	375,500,000	552,687,884
Other	139,597,683	266,698,663
	4,917,768,126	1,258,730,297

26. CURRENT CORPORATE INCOME TAX EXPENSE

	Current year	Prior year
	VND	VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current year	6,376,898,720	13,758,593,938
Total current corporate income tax expense	6,376,898,720	13,758,593,938

27. BASIC EARNINGS PER SHARE

The calculation of basic earnings per share as at 31 December 2024 is based on the amount of profit belongs to shareholders and the weighted average number of common shares in circulation during the year as follow:

	Current year	Prior year (restated) (i)
Accounting profit after corporate income tax (VND)	45,281,306,908	139,293,948,467
Average ordinary shares in circulation for the year (shares)	130,682,226	128,201,366
Basic earnings per share (VND/share)	346	1,087

- (i) Basic earnings per share for the fiscal year ended 31 December 2023 are restated due to the impact of the issuance of shares to pay dividends for 2022 and 2023 as presented in Note 18 according to the guidance of Vietnamese Accounting Standard No. 30 – *Earnings per share* as follow:

	Reported amount	Adjustment	Restated amount
Accounting profit after corporate income tax (VND)	139,293,948,467	-	139,293,948,467
Average ordinary shares in circulation for the year (shares)	97,306,788	30,894,578	128,201,366
Basic earnings per share (VND/share)	1,431		1,087

28. RELATED PARTY TRANSACTIONS AND BALANCES

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

Related Parties	Relationship
Mr. Hoang Tuyen	Chairman of the Board of Directors
Mr. Nguyen Van Thuy	Member of the Board of Directors
Mr. Le Xuan Tan	Vice Chairman of the Board of Directors cum General Director
Mr. Nguyen Xuan Don	Member of the Board of Directors (until 28 June 2024)/Close family member of the Deputy General Director
Mr. Tran Thien Sach	Member of the Board of Directors cum Deputy General Director
Mr. Ngo Minh Truong	Member of the Board of Directors cum Deputy General Director
Mr. Dao Manh Duy	Deputy General Director
Ms. Cao Thi Hong	Director of Marketing and Communications (until 04 May 2024)/Close family member of the Chairman of the Board of Directors
KWE BETEILIGUNGEN AG Company	Major shareholder
Blooming Earth Pte. Ltd.	Major shareholder
Access S.A., SICAV-SIF - ASIA TOP PICKS Fund	Major shareholder
TNH Lang Son Hospital Joint Stock Company	Subsidiary
TNH Hanoi Hospital Joint Stock Company	Same key personnel
Other related parties	Close family members of members of the Board of Directors/General Directors

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

	Current year	Prior year
	VND	VND
Sales		
TNH Lang Son Hospital Joint Stock Company	-	54,050,000,000
	-	54,050,000,000
Loans repayment		
Mr. Hoang Tuyen	35,620,000,000	-
Mr. Nguyen Van Thuy	35,000,000,000	-
Mr. Le Xuan Tan	11,400,000,000	-
Mr. Nguyen Xuan Don	10,000,000,000	-
	92,020,000,000	-
Interest expense		
Mr. Hoang Tuyen	1,530,049,780	1,941,290,000
Mr. Nguyen Van Thuy	1,503,417,812	1,907,500,006
Mr. Le Xuan Tan	489,684,659	621,299,997
Mr. Nguyen Xuan Don	429,547,945	545,000,000
	3,952,700,196	5,015,090,003
Received capital contribution		
TNH Hanoi Hospital Joint Stock Company	10,000,000,000	10,000,000,000
	10,000,000,000	10,000,000,000
Stock dividends		
KWE BETEILIGUNGEN AG Company	34,876,040,000	16,785,000,000
Blooming Earth Pte. Ltd.	20,047,600,000	-
Access S.A., SICAV-SIF - ASIA TOP PICKS Fund	17,069,710,000	7,800,000,000
Mr. Hoang Tuyen	26,046,230,000	15,000,000,000
Mr. Nguyen Van Thuy	12,432,920,000	8,799,000,000
Mr. Le Xuan Tan	7,951,530,000	5,625,000,000
Mr. Nguyen Xuan Don	5,559,630,000	6,177,375,000
Other related parties	4,200,960,000	2,945,925,000
	128,184,620,000	63,132,300,000
Capital contributions received through the issuance of stock purchase rights to existing shareholders		
KWE BETEILIGUNGEN AG Company	15,980,470,000	55,950,000,000
Blooming Earth Pte. Ltd.	13,798,100,000	-
Access S.A., SICAV-SIF - ASIA TOP PICKS Fund	10,530,700,000	26,000,000,000
Mr. Hoang Tuyen	10,141,590,000	50,000,000,000
Mr. Nguyen Van Thuy	3,605,040,000	29,330,000,000
Mr. Le Xuan Tan	2,746,960,000	18,750,000,000
Other related parties	838,620,000	30,411,000,000
	57,641,480,000	210,441,000,000
Capital contributions received through the issuance of stock shares to employees		
Mr. Le Xuan Tan	-	480,000,000
Mr. Dao Manh Duy	-	480,000,000
Mr. Nguyen Van Thuy	-	360,000,000
Mr. Tran Thien Sach	-	320,000,000
Ms. Cao Thi Hong	-	240,000,000
Other related parties	-	860,000,000
	-	2,740,000,000

Significant balances with related parties at the balance sheet date:

	Closing balance	Opening balance
	VND	VND
Short-term loans		
Mr. Hoang Tuyen	-	35,620,000,000
Mr. Nguyen Van Thuy	-	35,000,000,000
Mr. Le Xuan Tan	-	11,400,000,000
Mr. Nguyen Xuan Don	-	10,000,000,000
	-	92,020,000,000

Other information

As at 31 December 2024, the Company had pledged assets for the loans of TNH Hanoi Hospital Joint Stock Company as details stated in Note 10 and 16.

The total income of the Board of Executive Officers, remuneration of the Board of Directors, Supervisory Board and Chief Accountant in the year are as follows:

Name	Position	Current year	Prior year
		VND	VND
The Board of Directors			
Mr. Hoang Tuyen	Chairman of the Board of Directors	1,686,036,362	759,844,818
Mr. Le Xuan Tan	Vice Chairman of the Board of Directors cum General Director	1,512,355,681	694,108,455
Mr. Nguyen Van Thuy	Member of the Board of Directors	658,935,727	612,053,911
Mr. Tran Thien Sach	Member of the Board of Directors and Deputy General Director	790,432,308	590,041,205
Mr. Ngo Minh Truong	Member of the Board of Directors and Deputy General Director	190,700,000	-
Mr. Nguyen Xuan Don	Member of the Board of Directors (until 28 June 2024)	96,000,000	104,000,000
Mr. Vu Hong Minh	Member of the Board of Directors	96,000,000	96,000,000
Mr. Ly Thai Hai	Member of the Board of Directors	96,000,000	56,000,000
Board of General Directors			
Mrs. Le Thi Thuy An	Deputy General Director cum Chief Executive Officer	664,298,077	128,390,273
Mr. Nguyen Anh Dinh	Deputy General Director	441,700,000	-
Mr. Dao Manh Duy	Deputy General Director	409,411,538	401,220,692
Mrs. Cao Thi Hong	Director of Marketing and Communications (until 4 May 2024)	128,844,615	363,283,769
Chief accountant			
Mrs. Nguyen Thi Thu Thuy	Chief Accountant	370,297,711	125,254,634
Board of Supervisors			
Mr. Vu Vinh Quang	Chairman of the Board of Supervisors (from 28 June 2024)	191,500,000	-
Mr. Nguyen Van Chuan	Member of the Board of Supervisors	178,097,144	65,465,872
Mrs. Le Thi Anh Hang	Chairman of the Board of Supervisors (until 28 June 2024)	113,000,000	56,000,000
Mr. Dang Duc Huan	Member of the Board of Supervisors (until 28 June 2024)	52,000,000	-
Mr. Vu Van Thanh	Chairman of the Board of Supervisors (until 19 June 2023)	51,000,000	156,870,111

Name	Position	Current year VND	Prior year VND
Mrs. Le Thi Hao	Member of the Board of Supervisors (until 19 June 2023)	44,000,000	96,000,000
Mr. Hoang Thang	Member of the Board of Supervisors (until 31 December 2022)	-	40,000,000
		7,770,609,163	4,344,533,740

29. 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	7,480,114,885	1,036,080,419
In the second to fifth year inclusive	37,920,459,538	5,920,459,538
After five years	211,699,626,460	51,925,881,451
	257,100,200,883	58,882,421,408

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 Tan Thinh Ward, Thai Nguyen City, Thai Nguyen Province under a 30-year term starting from 2025.
- Lease of 7,761.3 square meters of land in No 328 Luong Ngoc Quyen Street, Dong Quang Ward, Thai Nguyen City under a 41-year term starting from 2022.
- Lease of 544.3 square meters of land in No 328 Luong Ngoc Quyen Street, Dong Quang Ward, Thai Nguyen City under a 40-year term starting from 2022.

Construction commitment

As at 31 December 2024, the total value of contracts related to the investment in the construction of Thai Nguyen International Hospital Phase 3 and the construction project of TNH Lang Son Hospital that have been contracted and not yet handed over is approximately VND 15.6 billion and VND 427.8 billion, respectively.

Guarantee

As at 31 December 2024, the Company acted as the guarantor for the short-term loans of TNH Lang Son Hospital Joint Stock Company ("TNH Lang Son") - a subsidiary of the Company - at Military Commercial Joint Stock Bank - Thai Nguyen Branch. The Company also pledged 27,462,500 of TNH Lang Son's shares, equivalent to VND 274,625,000,000, as collateral to guarantee the repayment obligations to the bank, as presented in Note 01 and 17.

30. SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Cash outflows for purchases of fixed assets and construction in progress during the year exclude an amount of VND 7,560,164,406 (the prior year: VND 2,379,028,861), representing an addition in fixed assets during the year 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 year exclude an amount of VND 206,211,046,189 (the prior year: VND 385,612,409,953), representing an addition in fixed assets during the year which was paid in advance. Consequently, changes in accounts receivable have been adjusted in Note Increase, decrease in receivables.



Luu Thi Hai Yen
Preparer



Nguyen Thi Thu Thuy
Chief Accountant



Le Xuan Tan
General Director



Hoàng Tuyen
Chairman

21 March 2025