

## Details of Assets Used in Business Operations

### Property, Plant and Equipment

As of 31 December 2025, the Group has principal “Property, Plant and Equipment” used in business operations with a total net book value of 481.50 million Baht. The details are as follows:

| Type / Description of Asset                                                                         | Ownership | Net Book Value<br>(Million Baht) | Encumbrances                                                                      |
|-----------------------------------------------------------------------------------------------------|-----------|----------------------------------|-----------------------------------------------------------------------------------|
| 1) Land with a total area of 340 square wah under Title Deed Nos. 141373, 141374, 141375 and 141376 | Owner     | 69.60                            | Mortgaged as collateral for long-term loan facilities from financial institutions |
| 2) Buildings and internal systems and building improvements                                         | Owner     | 324.32                           | Mortgaged as collateral for long-term loan facilities from financial institutions |
| 3) Medical instruments and medical equipment                                                        | Owner     | 70.46                            | Used as collateral for overdraft facilities from financial institutions           |
| 4) Decoration and office equipment                                                                  | Owner     | 15.46                            | None                                                                              |
| 5) Vehicles                                                                                         | Owner     | 1.46                             | None                                                                              |
| 6) Assets under installation                                                                        | Owner     | 0.20                             | None                                                                              |
| Total                                                                                               |           | 481.50                           |                                                                                   |

### Right-of-Use Assets

As of 31 December 2025, the Group has right-of-use assets with a net book value of 23.26 million Baht with the details as follows:

#### No. 1 Lease Agreement for Space Used as the Company’s Office Area (Rama 3 Branch Clinic)

|                      |                                                                                                                                                                                                                                                                                            |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lease Agreement Type | Space Lease Agreement (Rama 3 Branch Clinic Lease Agreement No. 1)                                                                                                                                                                                                                         |
| Lessee               | Company                                                                                                                                                                                                                                                                                    |
| Lessor               | A juristic person not related to the Company                                                                                                                                                                                                                                               |
| Leased Location      | 1) Building No. 924/2 Rama 3 Road, Bang Phong Phang Subdistrict, Yan Nawa District, Bangkok (including additional areas)<br>2) Sub-building, Floors 1 to 3 with a total area of 399 square meters located at No. 924 Rama 3 Road, Bang Phong Phang Subdistrict, Yan Nawa District, Bangkok |

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | 3) The lessor provides parking spaces for the lessee at the rear of the building for 3 cars, with parking allowed at all times                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Usable Area  | Approximately 1,278 square meters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Purpose      | To be used as the Company's office area (Rama 3 Branch Clinic)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Term         | 1 April 2023 to 31 May 2027 (4 years 2 months)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Service Rate | <p>1) For April 2023 to May 2023, monthly rent of 521,200 Baht (excluding VAT)</p> <p>2) For June 2023 to March 2026, monthly rent of 547,260 Baht (excluding VAT)</p> <p>3) For April 2026 and May 2026, monthly rent of 547,260 Baht (excluding VAT)</p> <p>4) For June 2026 to May 2027, monthly rent of 573,320 Baht (excluding VAT)</p> <p>As security that the lessee will fully comply with this agreement throughout the lease term, on the date of this agreement the lessee has placed a security deposit with the lessor in the amount of 1,526,760 Baht. In the event that the lessee fully complies with this agreement throughout the lease term, the lessor shall return the full amount of the deposit to the lessee without interest upon termination of the lease, after the lessee has delivered and the lessor has received the leased building in proper condition.</p> |

#### No. 2 Lease Agreement for Space Used as the Office Area of a Subsidiary

|                      |                                                                                                                                   |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Lease Agreement Type | Space Lease Agreement (Subsidiary Lease Agreement)                                                                                |
| Lessee               | Genosomics Co., Ltd. (Subsidiary)                                                                                                 |
| Lessor               | A juristic person not related to the Company                                                                                      |
| Leased Location      | Rear office building of the Company (partially), No. 924 Rama 3 Road, Bang Phong Phang Subdistrict,<br>Yan Nawa District, Bangkok |
| Usable Area          | 95.09 square meters                                                                                                               |
| Purpose              | To provide genetic substance analysis and chromosome integrity testing services (NGS)                                             |
| Term                 | 1 April 2023 to 31 May 2027 (4 years 2 months)                                                                                    |

|              |                                                                                                                                                                                                                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service Rate | <p>1) From 1 April 2023 to 31 May 2023, monthly rent of 38,036 Baht (excluding VAT)</p> <p>2) From 1 June 2023 to 31 March 2026, monthly rent of 39,937 Baht (excluding VAT)</p> <p>3) For April 2026 and May 2026, monthly rent of 39,937 Baht (excluding VAT)</p> <p>4) From June 2026 to May 2027, monthly rent of 41,839 Baht (excluding VAT)</p> |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### No. 3 Lease Agreement for Space Used as the Office Area of a Subsidiary

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|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lease Agreement Type | Space Lease Agreement (Subsidiary Lease Agreement)                                                                                                                                                                                                                                                                                                                                      |
| Lessee               | GFC Ubon Co., Ltd. (Subsidiary)                                                                                                                                                                                                                                                                                                                                                         |
| Lessor               | Persons related to the Company<br>(Mrs. Sangthitima Chaisrisawat-suk and Mr. Rojanin Chaisrisawat-suk)                                                                                                                                                                                                                                                                                  |
| Leased Location      | Subsidiary office building, No. 382 Thep Yothi Road, Nai Mueang Subdistrict, Mueang Ubon Ratchathani District, Ubon Ratchathani Province                                                                                                                                                                                                                                                |
| Usable Area          | 1,511.955 square meters                                                                                                                                                                                                                                                                                                                                                                 |
| Purpose              | To be used as the office area of the subsidiary                                                                                                                                                                                                                                                                                                                                         |
| Term                 | 15 August 2024 to 14 August 2034 (10 years)                                                                                                                                                                                                                                                                                                                                             |
| Service Rate         | <p>1) From 15 August 2024 to 14 August 2027, monthly rent of 167,000 Baht (excluding VAT)</p> <p>2) From 15 August 2027 to 14 August 2030, monthly rent of 198,444 Baht (excluding VAT)</p> <p>3) From 15 August 2030 to 14 August 2033, monthly rent of 208,366 Baht (excluding VAT)</p> <p>4) From 15 August 2033 to 14 August 2034, monthly rent of 218,784 Baht (excluding VAT)</p> |

### No. 4 Lease Agreement for Space Used as the Office Area of a Subsidiary

|                      |                                                                                                                                          |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Lease Agreement Type | Space Lease Agreement (Subsidiary Lease Agreement)                                                                                       |
| Lessee               | GFC Ubon Co., Ltd. (Subsidiary)                                                                                                          |
| Lessor               | Persons related to the Company (Mrs. Sangthitima Chaisrisawat-suk and Mr. Rojanin Chaisrisawat-suk)                                      |
| Leased               | Subsidiary office building, No. 382 Thep Yothi Road, Nai Mueang Subdistrict, Mueang Ubon Ratchathani District, Ubon Ratchathani Province |
| Usable Area          | 229.99 square meters                                                                                                                     |
| Purpose              | To be used as the office area of the subsidiary                                                                                          |
| Term                 | 15 August 2025 to 14 August 2034 (8 years 11 months)                                                                                     |

#### Service Rate

- 1) From 15 September 2025 to 14 September 2027, monthly rent of 28,750 Baht (excluding VAT)
- 2) From 15 September 2028 to 14 September 2031, monthly rent of 30,188 Baht (excluding VAT)
- 3) From 15 September 2031 to 14 August 2034, monthly rent of 31,697 Baht (excluding VAT)

#### Intangible Assets

As of 31 December 2025, the Group has net intangible assets consisting of computer software in the amount of 2.78 million Baht.

##### 1) Trademark

The Group has registered the trademark with the Department of Intellectual Property, Ministry of Commerce as follows:

| Mark                                                                                        | Registration No. | Registration Date | Product Category                  |
|---------------------------------------------------------------------------------------------|------------------|-------------------|-----------------------------------|
| <br>G·F·C | 191109251        | 17 October 2017   | Class 44: Medical clinic services |

##### 2) License to Operate a Healthcare Facility (GFC Rama 9 International)

Licensor : Department of Health Service Support, Ministry of Public Health

Licensee : Genesis Fertility Center Public Company Limited

Expiration Date : 31 December 2033

Key Substance of the License : Authorized to operate a healthcare facility that does not admit overnight patients. The healthcare facility is a specialized clinic in the field of obstetrics and gynecology named GFC Genesis Fertility Center, a specialized obstetrics and gynecology clinic with additional services including a major operating room.

##### 3) License to Operate a Healthcare Facility (GFC Rama 3)

Licensor : Department of Health Service Support, Ministry of Public Health

Licensee : Genesis Fertility Center Public Company Limited

Expiration Date : 31 December 2026

Key Substance of the License : Authorized to operate a healthcare facility that does not admit overnight patients. The healthcare facility is a specialized clinic in the field of obstetrics and gynecology named GFC Genesis Fertility Center, a specialized obstetrics and gynecology clinic with additional services including a major operating room.

#### 4) License to Operate a Healthcare Facility (GFC Rama 9 international)

Licensor : Department of Health Service Support, Ministry of Public Health

Licensee : Dr. Chompunut Chantragawee

Expiration Date : 31 December 2027

Key Substance of the License : Authorized to operate at the healthcare facility named GFC Genesis Fertility Center, a specialized clinic in obstetrics and gynecology. The healthcare facility type is a specialized clinic in the field of obstetrics and gynecology.

#### 5) License to Operate a Healthcare Facility (GFC Rama 3)

Licensor : Department of Health Service Support, Ministry of Public Health

Licensee : Dr. Prawan Tangtham

Expiration Date : 31 December 2026

Key Substance of the License : Authorized to operate at the healthcare facility named GFC Genesis Fertility Center, a specialized clinic in obstetrics and gynecology. The healthcare facility type is a specialized clinic in the field of obstetrics and gynecology.

#### 6) Loan Agreement

As of 31 December 2025, the Company has a secured loan agreement with a financial institution which has not yet been drawn down, with a total credit facility of 103 million Baht, consisting of a long-term loan facility of 86 million Baht, an overdraft facility of 10 million Baht, and a bank guarantee facility of 7 million Baht.

#### 7) Insurance Policies

Property All Risks Insurance Policy

Contracting Party : Bangkok Insurance Public Company Limited

Insured Location : Genesis Fertility Center Public Company Limited  
2292 Soi Chumchon Huamark Koh Klang, Motorway Parallel Road,  
Suan Luang Subdistrict, Suan Luang District, Bangkok

Coverage : Property All Risks Insurance Policy

|                   |                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Period            | : 20 March 2025 to 20 March 2026                                                                                                                                                                                                                                                                                                                                                              |
| Insured Property  | : Building structures of the factory and office buildings (excluding foundations) including building extensions and improvements, fences, walls, gates, utility systems, furniture, fixed decorations, appliances, electrical equipment, office equipment, parking lift systems and other related accessories, and one electric golf cart with 6 seats including lithium battery and charger. |
| Total Sum Insured | : 321,757,500 Baht                                                                                                                                                                                                                                                                                                                                                                            |
| Contracting Party | : Muang Thai Insurance Public Company Limited                                                                                                                                                                                                                                                                                                                                                 |
| Insured Location  | : Genesis Fertility Center Public Company Limited<br>924, 924/2 Rama 3 Road, Bang Phong Phang Subdistrict, Yan Nawa District, Bangkok                                                                                                                                                                                                                                                         |
| Coverage          | : Property All Risks Insurance Policy                                                                                                                                                                                                                                                                                                                                                         |
| Period            | : 30 September 2025 to 30 September 2026                                                                                                                                                                                                                                                                                                                                                      |
| Insured Property  | : Building structures (excluding foundations), furniture, fixed decorations, equipment, tools and all types of medical equipment, inventories including medicines, medical supplies and chemicals (excluding live stock such as blood, stem cells, etc.)                                                                                                                                      |
| Total Sum Insured | : 121,000,000 Baht                                                                                                                                                                                                                                                                                                                                                                            |
| Contracting Party | : Muang Thai Insurance Public Company Limited                                                                                                                                                                                                                                                                                                                                                 |
| Insured Location  | : Genosomics Co., Ltd.<br>924 Rama 3 Road, Bang Phong Phang Subdistrict, Yan Nawa District, Bangkok                                                                                                                                                                                                                                                                                           |
| Coverage          | : Property All Risks Insurance Policy                                                                                                                                                                                                                                                                                                                                                         |
| Period            | : 30 September 2025 to 30 September 2026                                                                                                                                                                                                                                                                                                                                                      |
| Insured Property  | : Building structures (excluding foundations) including glass forming part of the building, building improvements and extensions, fences, gates, walls, electrical systems, plumbing systems, air conditioning systems, communication systems, basic utility systems, furniture, fixed decorations, office equipment, computers, medical equipment and tools.                                 |
| Total Sum Insured | : 2,438,674 Baht                                                                                                                                                                                                                                                                                                                                                                              |
| Contracting Party | : Bangkok Insurance Public Company Limited                                                                                                                                                                                                                                                                                                                                                    |
| Insured Location  | : GFC Ubon Co., Ltd.                                                                                                                                                                                                                                                                                                                                                                          |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | 382 Thap Yothi Road, Nai Mueang Subdistrict, Mueang Ubon Ratchathani District, Ubon Ratchathani Province                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Coverage          | : Property All Risks Insurance Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Period            | : 23 July 2025 to 23 July 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Insured Property  | : Building structures (excluding foundations) including building decorations, extensions and improvements, parking areas, gates, fences, guardhouses, furniture, fixed decorations, electrical appliances, computer systems, lift systems and other equipment located at the insured premises, utility systems such as electrical systems, generators, transformers, plumbing systems, air conditioning systems, telephone systems, security systems, CCTV, alarm systems, fire protection systems, sanitation systems, satellite signal receiving systems, lightning protection systems and systems used in business operations, and inventories including chemical substances. |
| Total Sum Insured | : 83,000,000 Baht                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

#### 8) Details of Asset Appraisal Items

The Company engaged an independent property appraiser which is a company approved by the Office of the Securities and Exchange Commission to perform as an independent property appraiser (“Independent Appraiser”) to appraise the property being transacted in order to determine the appropriate value and for public purpose. The appraisal was conducted using the Market Comparison Approach with the details as follows:

| Item                                                                                                                                  | Appraisal Report Date | Appraiser           | Location                                                                                                                                       | Area                         | Owner             | Appraisal Date | Appraised Value  |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------|----------------|------------------|
| Land totaling 4 title deeds including Title Deed Nos. 141373, 141374, 141375 and 141376 together with buildings for clinic operations | 7 October 2022        | Sasipakdi Co., Ltd. | No. 2292 (Super 9 Building), Motorway Frontage Road (Bangkok–Chonburi / Highway No. 7), Phatthanakan Subdistrict, Suan Luang District, Bangkok | 0-3-40 Rai or 340 square wah | Super 9 Co., Ltd. | 4 October 2022 | 243,016,000 Baht |