

Montclair Health System, LLC

Consolidated Financial Statements with Report of Independent Auditors

December 31, 2025

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Ernst & Young LLP
818 18th Avenue S
Suite 800
Nashville, TN 37203

Tel: (615) 252 2000
Fax: (615) 242 9128
ey.com

Report of Independent Auditors

To the Board of Directors of Montclair Health System, LLC

Opinion

We have audited the consolidated financial statements of Montclair Health System, LLC (the Company), which comprise the consolidated balance sheet as of December 31, 2025, and the related consolidated income statement, statement of changes in equity, and statement of cash flows for the year then ended, and the related notes (collectively referred to as the “financial statements”).

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company at December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company’s ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditor’s Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Ernst & Young LLP

June 5, 2026

Montclair Health System, LLC
Consolidated Balance Sheet
December 31, 2025
(In Thousands)

	December 31, 2025
Assets	
Current assets:	
Accounts receivable	\$ 52,836
Inventories	8,271
Prepaid expenses	1,292
Other current assets	12,681
Total current assets	75,080
Property and equipment, net	58,674
Operating lease right of use assets	33,238
Goodwill	126,317
Other intangible assets	5,600
Amounts due from affiliate	38,950
Other assets	437
Total assets	<u>\$ 338,296</u>
Liabilities and Equity	
Current liabilities:	
Accounts payable	14,081
Accrued salaries and benefits	9,248
Other accrued expenses and liabilities	11,028
Current installments of long-term debt	977
Total current liabilities	35,334
Long-term debt, less current installments	2,334
Long-term operating lease liability	28,977
Total liabilities	66,645
Equity:	
Common units	63,276
Accumulated earnings	208,375
Total equity	271,651
Total liabilities and equity	<u>\$ 338,296</u>

See accompanying notes.

Montclair Health System, LLC
Consolidated Income Statement
Year Ended December 31, 2025
(In Thousands)

	Year Ended December 31, 2025
Total revenue	\$ 388,859
Expenses:	
Salaries and benefits	139,167
Professional fees	52,408
Supplies	51,079
Other operating expenses	48,708
Depreciation	10,680
Management fees	8,254
Other non-operating gains	(205)
Total operating expenses	310,091
Income from operations	78,768
Loss from equity method investment	(477)
Interest income, net	1,572
Net income	\$ 79,863

See accompanying notes.

Montclair Health System, LLC
Consolidated Statement of Changes in Equity
Year Ended December 31, 2025
(Dollars In Thousands)

	Units	Amount	Accumulated Earnings	Total
Balance at December 31, 2024	1,900	\$ 63,276	\$ 193,027	\$ 256,303
Distributions made to:				
LHP Montclair, LLC	—	—	(51,612)	(51,612)
Hackensack UMC	—	—	(12,903)	(12,903)
Net income	—	—	79,863	79,863
Balance at December 31, 2025	1,900	\$ 63,276	\$ 208,375	\$ 271,651

See accompanying notes.

Montclair Health System, LLC
Consolidated Statement of Cash Flows
Year Ended December 31, 2025
(In Thousands)

	Year Ended December 31, 2025
Cash flows from operating activities:	
Net income	\$ 79,863
Adjustments to reconcile net income to net cash provided by operating activities:	
Loss from equity method investment	477
Depreciation	10,680
Change in cash from operating assets and liabilities	
Accounts receivable	(3,271)
Inventories and other assets	(4,939)
Accounts payable and other accrued expenses and liabilities	1,608
Net cash provided by operating activities	84,418
Cash flows from investing activities:	
Purchases of property and equipment	(14,563)
Purchase of equity method investment	(230)
Net cash used in investing activities	(14,793)
Cash flows from financing activities:	
Payments on borrowings	(606)
Distributions to members	(64,515)
Payments to affiliates, net	(4,504)
Net cash used in financing activities	(69,625)
Change in cash and cash equivalents	—
Cash and cash equivalents at beginning of period	—
Cash and cash equivalents at end of period	\$ —

See accompanying notes.

1. Organization and Basis of Presentation

Montclair Health System, LLC (the "Company") is a privately held New Jersey limited liability company that operates Hackensack Meridian Health Mountainside Medical Center. The term the Company, as used in these consolidated financial statements, refers to Montclair Health System, LLC and its subsidiaries, Montclair Hospital, LLC and Montclair Health Services, LLC and its subsidiaries. Membership units in the Company are owned by an affiliate of Ardent Health, Inc. ("Ardent"), LHP Montclair, LLC, and Hackensack UMC ("Hackensack"), collectively, the Members. The Members of the Company are not personally liable for the debts and liabilities of the Company in accordance with the LLC agreement and applicable statutes.

On March 31, 2014, the Company sold the real estate associated with Mountainside Hospital, LLC and, thereafter, leased the land and buildings from the acquirer for a term of 15 years. In March 2017, Ardent completed a merger with LHP Hospital Group, Inc. ("LHP"), the indirect owner of LHP Montclair, LLC, pursuant to an Agreement and Plan of Merger. Through the transaction, LHP and LHP Montclair, LLC became wholly-owned subsidiaries of Ardent. Under the terms of the agreement, Ardent assumed LHP's management and operational responsibilities within the Company. At December 31, 2025, Ardent owned 80% of the Company and Hackensack owned 20%.

The consolidated financial statements include the accounts of the Company and all subsidiaries and entities controlled by the Company through the Company's direct or indirect ownership of a majority interest and exclusive rights granted to the Company as the sole general partner or controlling member of such entities. All intercompany balances and transactions have been eliminated in consolidation.

2. Summary of Significant Accounting Policies

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States ("GAAP") requires management to make estimates and judgments that affect the amounts reported in the consolidated financial statements and accompanying notes. On an ongoing basis, the Company evaluates its estimates. The Company bases its estimates on historical experience and on various other assumptions that are believed to be reasonable under the circumstances, the results of which form the basis for making judgments about the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

Cash and Cash Equivalents

The Company considers all highly liquid investments with original maturities of three months or less to be cash equivalents. At times, cash and cash equivalent balances may exceed federally insured limits. Management believes that the Company mitigates any risks by depositing cash, and investing in cash equivalents, with major financial institutions. Cash and cash equivalents for the Company are managed by Ardent through its JV and cash management agreements with the Company that allows Ardent to deposit and transfer cash to among its subsidiaries for net working capital purposes.

Revenue Recognition

Overview

The Company's revenue generally relates to contracts with patients in which its performance obligations are to provide healthcare services to the patients. Revenue is recorded during the period the Company's obligations to provide healthcare services are satisfied. Revenue for performance obligations satisfied over time is recognized based on charges incurred in relation to total expected charges. The Company's performance obligations for inpatient services are generally satisfied over periods that average approximately five days. The Company's performance obligations for outpatient services are generally satisfied over a period of less than one day. As the Company's

performance obligations relate to contracts with a duration of one year or less, the Company elected the optional exemption under ASC Topic 606, *Revenue from Contracts with Customers*, and, therefore, is not required to disclose the transaction price for the remaining performance obligations at the end of the reporting period or when the Company expects to recognize revenue. Additionally, the Company is not required to adjust the consideration for the existence of a significant financing component when the period between the transfer of the services and the payment for such services is one year or less.

Change in Accounting Estimate

During the year ended December 31, 2025, a change in accounting estimate resulting from a modification to the technique used to estimate the collectability of accounts receivable and new information provided by recently completed hindsight evaluations of historical collection trends resulted in a increase in revenue of \$2.5 million. During the third quarter of 2025, the Company implemented a new revenue accounting system that provided management with additional information to more precisely estimate the collectability of accounts receivable, particularly with respect to more timely consideration of payor denial and payment trends. The detailed information provided by the new system during the year ended December 31, 2025, along with the Company's recently completed analysis of historical collection trends, indicated the current collection estimate differed from historical collection estimates thereby resulting in a change in accounting estimate in accordance with ASC 250-10, *Accounting Changes and Error Corrections*, to be accounted for during the year ended December 31, 2025 (the period of change).

Contractual Adjustments, Discounts and Cost Report Settlements

Contractual relationships with patients, in most cases, involve a third-party payor (Medicare, Medicaid and managed care health plans), and the transaction prices for services provided are dependent upon the terms provided by (Medicare and Medicaid) or negotiated with (managed care health plans) the third-party payors. The payment arrangements with third party payors for the services provided to the related patients typically specify payments at amounts less than the Company's standard charges.

The Company's revenue is based upon the estimated amounts the Company expects to be entitled to receive from patients and third party payors. Estimates of contractual adjustments under managed care insurance plans are based upon the contractual payment terms specified in the related contractual agreements and the historical collection experience of each payor. Revenue related to uninsured patients and copayment and deductible amounts for patients who have healthcare coverage may have discounts applied (uninsured discounts and other discounts). The Company also records estimated implicit price concessions (based primarily on historical collection experience) related to uninsured accounts to record self-pay revenue at the estimated amounts expected to be collected.

Medicare and Medicaid regulations and various managed care contracts, under which the discounts from the Company's standard charges must be calculated, are complex and are subject to interpretation and adjustment. The Company estimates contractual adjustments on a payor-specific basis based on its interpretation of the applicable regulations or contract terms and the historical collection experience of each payor. However, the necessity of the services authorized and provided, and resulting reimbursements, are often subject to interpretation. These interpretations may result in payments that differ from the Company's estimates. Additionally, updated regulations and contract renegotiations occur frequently, necessitating continual review and assessment of the estimates by management.

Due to the complexities involved in the classification and documentation of healthcare services under the laws and regulations governing Medicare and Medicaid programs, the Company's estimates of revenue earned and related reimbursement are often subject to interpretation that could result in payments that are different from its estimates. Final determination of amounts earned under Medicare, Medicaid and other third party payor programs often occurs in subsequent years because of audits by the programs, rights of appeal, and the application of technical provisions. Estimated reimbursement amounts, which are recorded within net patient service revenue in the period in which they related services are rendered, are adjusted in subsequent periods as cost reports are prepared and filed and as final settlements are determined (in relation to certain government programs, primarily Medicare, this is generally referred to as the "cost report" filing and settlement process). Differences between original estimates and subsequent

revisions, including final settlements, are recorded as adjustments to net patient service revenue in the period in which such revisions become known. These cost report settlement adjustments resulted in an increase to net patient service revenue of \$2.3 million for the year ended December 31, 2025.

At December 31, 2025, the Company's settlements under reimbursement agreements with third-party payors was a net receivable of \$2.6 million, of which a receivable of \$2.7 million was included in other current assets and a payable of \$0.1 million was included in other accrued expenses and liabilities on the consolidated balance sheet.

Final determination of amounts earned under prospective payment and other reimbursement activities is subject to review by appropriate governmental authorities or their agents. In the opinion of the Company's management, adequate provision has been made for any adjustments that may result from such reviews.

Subsequent adjustments that are determined to be the result of an adverse change in the patient's or the payor's ability to pay are recognized as bad debt expense. Bad debt expense for the year ended December 31, 2025 was not material for the Company.

Payor Mix

The Company's total revenue is presented in the following table (dollars in thousands):

	Year Ended December 31, 2025	
	Amount	% of Total Revenue
Medicare	\$ 126,478	32.5 %
Medicaid	31,263	8.0 %
Other managed care	221,888	57.1 %
Self-pay and other	4,992	1.3 %
Net patient service revenue	384,621	98.9 %
Other revenue	4,238	1.1 %
Total revenue	<u>\$ 388,859</u>	<u>100.0 %</u>

Charity Care

The Company provides care without charge to certain patients who qualify under the local charity care policy of the hospital where the patient receives services. The Company estimates that its costs of care provided under its charity care programs were approximately \$0.3 million for the year ended December 31, 2025. The Company does not report a charity care patient's charges in revenue as it is the Company's policy not to pursue collection of amounts related to these patients, and, therefore, contracts with these patients do not exist.

The Company's management estimates its costs of care provided under its charity care programs utilizing a calculated ratio of costs to gross charges multiplied by the Company's gross charity care charges provided. The Company's gross charity care charges include only services provided to patients who are unable to pay and qualify under the Company's local charity care policies. To the extent the Company receives reimbursement through the various governmental assistance programs in which it participates to subsidize its care of indigent patients, the Company does not include these patients' charges in its cost of care provided under its charity care program.

Patient Accounts Receivable

Patient accounts receivable are recorded at net realizable value based on certain assumptions applicable to each payor. For third party payors including Medicare, Medicaid and managed care, the net realizable value is based on the estimated contractual reimbursement percentage, which is based on historical paid claims data by payor. For

self-pay accounts receivable, which includes patients who are uninsured and the patient responsibility portion for patients with insurance, the net realizable value is determined using estimates of historical collection experience. These estimates are adjusted for estimated conversions of patient responsibility portions, expected recoveries and anticipated changes in business and economic conditions, trends in federal, state and private employer healthcare coverage and other collection indicators.

Patient accounts receivable can be impacted by the effectiveness of the Company's collection efforts. Additionally, significant changes in payor mix, business office operations, economic conditions or trends in federal, state and private employer healthcare coverage could affect the net realizable value of accounts receivable. The Company also continually reviews the net realizable value of accounts receivable by monitoring historical cash collections as a percentage of trailing operating revenues and retrospective reviews of historical reserve accuracy, as well as by analyzing current period revenue and admissions by payor classification, aged accounts receivable by payor, days revenue outstanding, the composition of self-pay receivables between pure self-pay patients and the patient responsibility portion of third-party insured receivables and the impact of recent acquisitions and dispositions.

Patient accounts receivable is the Company's primary concentration of credit risk, which consists of amounts owed by various governmental agencies, managed care payors, commercial insurance companies, employers and patients. The Company manages its patient accounts receivable by regularly reviewing its accounts and contracts and by providing appropriate allowances for price concessions and uncollectible amounts.

Concentration of Revenue

Revenue related to patients participating in the Medicare and Medicaid programs, collectively, represented 40.5% of the Company's total revenue for the year ended December 31, 2025. The Company's management recognizes that revenue and receivables from government agencies are significant to the Company's operations, but management does not believe that there are significant credit risks associated with these governmental agencies. Management does not believe that there are any other significant concentrations of revenue from any particular payor that would subject the Company to any significant credit risks as the number of patients and payors limit concentration of credit risk from any one payor.

Inventories

Inventories consist primarily of hospital supplies and pharmaceuticals and are stated at the lower of cost (first-in, first-out method) or market. These inventory items are primarily operating supplies used in the direct or indirect treatment of patients.

Property and Equipment

Property and equipment additions are recorded at cost. Property and equipment acquired in connection with business combinations are recorded at estimated fair value in accordance with the acquisition method of accounting as prescribed in ASC 805-10, *Business Combinations*. Routine maintenance and repairs are charged to expense as incurred. Expenditures that increase values, change capacities or extend useful lives are capitalized. Depreciation is computed by applying the straight-line method over the lesser of the estimated useful lives of the assets or lease term, ranging generally from five to forty years for buildings and improvements, one to twenty years for equipment, four to seven years for software, and three to ten years for leasehold improvements.

When events, circumstances or operating results indicate the carrying values of certain long-lived assets expected to be held and used might be impaired, the Company prepares projections of the undiscounted future cash flows expected to result from the use of the assets and their eventual disposition. If the projections indicate the recorded amounts are not expected to be recoverable, such amounts are reduced to estimated fair value. Assets classified as held for sale are reflected at the lower of carrying value or fair value less cost to sale. Fair value may be estimated based upon internal evaluations that include quantitative analyses of revenues and cash flows, reviews of recent sales of similar assets and independent appraisals. The Company recorded no fixed asset impairment charges in 2025.

Goodwill and Indefinite-Lived Intangible Assets

Goodwill represents the excess of the purchase price over the estimated fair value of identifiable net assets acquired in business combinations. In accordance with ASC 350, *Intangibles — Goodwill and Other*, goodwill and intangible assets acquired in a business combination and determined to have an indefinite useful life are not amortized but are subject to annual impairment tests. The Company tests for goodwill impairment at the reporting unit level and has determined that it has one reporting unit for purposes of the goodwill impairment assessment.

In addition to an annual impairment test, the Company evaluates goodwill and intangible assets for impairment whenever circumstances indicate a possible impairment may exist. In accordance with ASU 2017-04, *Simplifying the Test for Goodwill Impairment*, the Company first assesses qualitative factors to determine whether it is more likely than not (that is, a likelihood of more than 50%) that the fair value of a reporting unit is less than its carrying amount, including goodwill. If, after assessing qualitative factors, the Company determines that it is more likely than not that the fair value of a reporting unit is less than its carrying amount, a quantitative impairment test is performed to identify potential goodwill impairment and measure the amount of goodwill impairment loss to be recognized, if any.

The Company completed its most recent goodwill impairment assessment as of October 1, 2025. The Company concluded that sufficient evidence existed to assert that it was more likely than not that the estimated fair value of the reporting unit remained in excess of its carrying value. The Company recorded no goodwill or other intangible impairment charges in 2025.

The Company estimates the fair value of the reporting unit based on various qualitative and, when necessary, quantitative assumptions that are believed to be reasonable under the circumstances. Such assumptions include estimates using the income approach, which estimates fair value based on discounted cash flows, and the market approach, which estimates fair value based on comparable market prices. Actual results may differ from the estimates used in the Company's assumptions, which may require a future impairment charge that could have a material adverse impact on the Company's financial position and results of operations. Refer to Note 4 for additional information.

Intangible assets consist of a tradename, certificate of need and Medicare and Medicaid licenses, all of which are expected to have an indefinite life. Indefinite-lived identifiable intangible assets are not amortized but are subject to annual impairment tests, and impairment reviews are performed whenever circumstances indicate a possible impairment may exist.

Self-Insured Liabilities

Ardent maintains a professional and general liability policy and workers' compensation insurance on behalf of its affiliates. Additionally, Ardent is self-insured for substantially all of the medical benefits of its employees. Ardent maintains reserves for these self-insured liabilities reflective of known claims and estimated incurred but not reported claims. These amounts are billed as premiums to each affiliate.

Income Taxes

The Company is organized as a limited liability company and taxed as a partnership for federal and state income tax purposes under the Internal Revenue Code and various state statutes. All income is taxable directly to its members; therefore, no federal or state income tax provision is recorded in the Company's financial statements. Additionally, no deferred tax assets or liabilities are recorded in the consolidated balance sheet. Management is not aware of any course of action or series of events that has occurred that might adversely affect the Company's tax status.

Fair Value of Financial Instruments

The Company applies the provisions of ASC 820, *Fair Value Measurements and Disclosures* ("ASC 820"), which provides a single definition of fair value, establishes a framework for measuring fair value, and expands disclosures concerning fair value measurements. The Company applies these provisions to the valuation and disclosure of certain financial instruments. ASC 820 establishes a three-tier fair value hierarchy, which prioritizes the inputs used in measuring fair value. These tiers include: (i) Level 1, which is defined as quoted prices in active markets that can be accessed at the measurement date; (ii) Level 2, which is defined as inputs other than quoted prices in active markets that are observable, either directly or indirectly; and (iii) Level 3, which is defined as unobservable inputs resulting from the existence of little or no market data, therefore potentially requiring an entity to develop its own assumptions.

Accounts receivable, inventories, prepaid expenses, other current assets, accounts payable, accrued salaries and benefits and other accrued expenses and liabilities (other than those pertaining to lease liabilities) are reflected in the accompanying consolidated balance sheet at amounts that approximate fair value because of the short-term nature of these instruments. The fair value of the Company's long-term liabilities (other than those pertaining to lease liabilities) approximates their carrying value based on current interest rate assumptions and remaining term to maturity. The fair value of amounts due from affiliate cannot be determined due to the uncertainty of timing of payment.

3. Property and Equipment

Property and equipment as of December 31, 2025 consists of the following (in thousands):

Land and improvements	\$ 4,985
Buildings and improvements, including leasehold improvements	48,236
Equipment	57,387
Construction in progress	3,279
	<u>113,887</u>
Less accumulated depreciation	(55,213)
Property and equipment, net	<u>\$ 58,674</u>

Financing leases included in equipment were \$3.8 million at December 31, 2025. Accumulated amortization related to equipment financing leases was \$2.9 million at December 31, 2025. Amortization expense related to equipment financing leases was \$0.4 million for the year ended December 31, 2025.

Depreciation of property and equipment, including finance leases, was \$10.7 million for the year ended December 31, 2025.

4. Goodwill and Other Intangible Assets

Goodwill

The following table summarizes the changes in the carrying amount of goodwill for the following period (in thousands):

	Total
Balance at December 31, 2024	\$ 126,317
Goodwill acquired	—
Balance at December 31, 2025	<u>\$ 126,317</u>

Other Intangible Assets

Other intangible assets consist of the unamortized Mountainside Hospital trade name, a certificate of need, and Medicare and Medicaid licenses. At December 31, 2025, the carrying amount of unamortized trade name was \$4.6 million, the unamortized certificate of need was \$0.9 million, and the unamortized Medicare and Medicaid licenses were \$0.1 million. No amortization expense was recorded for intangible assets for the year ended December 31, 2025.

5. Internal-Use Software

The Company has been allocated certain costs from Ardent related to implementation costs incurred associated with the Company's conversion to a new patient accounting system in 2019. The costs were either capitalized or expensed by the Company in accordance with ASC 350-40, *Internal-Use Software* ("ASC 350-40-25").

Under the guidance of ASC 350-40-25, costs incurred during the implementation stage are generally capitalizable, subject to the conditions detailed in the accounting standard. Additionally, costs incurred for clearly identifiable upgrades and enhancements after implementation are also generally capitalizable to the extent they provide additional functionality. Costs incurred prior to implementation, and costs for training, maintenance, and support services are expensed as incurred.

Costs capitalized by Ardent and allocated to the Company are included in other assets on the consolidated balance sheet and are amortized over a seven year period. At December 31, 2025, the Company had other assets related to allocated capitalized software costs of \$0.3 million. Amortization expense for software was \$1.1 million and is included in other operating expenses on the consolidated income statement for the year ended December 31, 2025.

6. Related Party Transactions

Ardent provides services to the Company with regard to management and administration, financial management, clinical and patient care, medical staff relations, group purchasing programs, information technology, and other services. The Company reimburses Ardent and its affiliates for these services based on a management fee arrangement. The Company recorded management fee expense of \$8.3 million for services from Ardent and its affiliates for the year ended December 31, 2025.

MPV New Jersey MD Services, P.C. ("NJ MD"), a New Jersey non-profit corporation licensed by the New Jersey State Board of Medical Examiners and a wholly-owned subsidiary of Ardent, provides the Company with the following services: (1) acquisition or establishment, and operation of physician practice sites in the community; (2) employment of physicians, as needed, to provide professional health care services to patients and to provide additional administrative and supervisory services relating to the clinical operations of the practice sites; and (3) recruitment, employment, or other engagement of the services of (a) clinical personnel to provide health care services to patients under the supervision of the physicians and of (b) administrative personnel to provide certain practice management services and carry out the day-to-day operations of the practice sites and the physicians' practices. The Company reimburses NJ MD for these services based on an Affiliation Agreement, which was effective March 2013. During the year ended December 31, 2025, the Company recorded \$1.1 million for reimbursement of services provided by NJ MD, which was included in professional fees on the Company's consolidated income statement for the year ended December 31, 2025.

Amounts due from affiliate of \$39.0 million at December 31, 2025, represent the excess of amounts transferred by the Company to an affiliate of Ardent over the amounts paid by an affiliate of Ardent on behalf of the Company. Amounts paid by affiliate on behalf of the Company generally include operating expenses and fees and services provided by Ardent to the Company. Outstanding amounts due from affiliate bear interest at a rate per annum equal to Secured Overnight Financing Rate ("SOFR") applicable for an interest period of three months. During the year ended December 31, 2025, the Company recorded interest income on amounts due from affiliate of \$1.6 million.

7. Leases

The Company leases real estate and equipment under operating and finance leases. At lease inception, if the lease meets any of the following five criteria, the Company will classify it as a finance lease: (i) the lease transfers ownership of the underlying asset to the Company by the end of the lease term, (ii) the lease grants the Company an option to purchase the underlying asset that the lessee is reasonably certain to exercise, (iii) the lease term is for the major part of the remaining economic life of the underlying asset, (iv) the present value of the sum of the lease payments and any residual value guaranteed by the lessee that is not already reflected in the lease payments equals or exceeds substantially all (90% or more) of the fair value of the underlying asset, or (v) the underlying asset is of such a specialized nature that it is expected to have no alternative use to the lessor at the end of the lease term. Otherwise, the lease will be treated as an operating lease.

If a contract modification alters an embedded lease component and the modification is not accounted for as a separate contract, the classification of the lease is reassessed.

The Company's operating leases are comprised primarily of real estate, including hospital buildings, medical office buildings and other administrative office buildings, and certain medical and office equipment, while finance leases are comprised of medical equipment and certain hospital buildings. The Company assesses the terms of each lease to determine its classification as operating or financing. The Company determines if an arrangement is or contains a lease at inception by assessing whether the arrangement contains an identified asset and whether it has the right to control the identified asset. Right-of-use assets represent the Company's right to use an underlying asset for the lease term and lease liabilities represent the Company's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the lease commencement date based on the present value of future lease payments over the lease term. Right-of-use assets are based on the measurement of the lease liability and also include any lease payments made prior to or on lease commencement and exclude lease incentives and initial direct costs incurred, as applicable.

As the implicit rate in the Company's leases is generally unknown, the Company uses its incremental borrowing rate based on the information available at the lease commencement date in determining the present value of future lease payments. In calculating the incremental borrowing rate, consideration is given to the Company's credit risk, the term of the lease, the total lease payments and adjustments for the impacts of collateral, as necessary. Many of the Company's leases include rental escalation clauses and renewal options that are factored into the determination of lease payments, when appropriate.

Certain of the Company's lease agreements contain options to extend or terminate the lease. The Company evaluates these options on a lease-by-lease basis, and if the Company determines it is reasonably certain to exercise an option to extend or reasonably certain not to exercise an option to terminate, the lease term includes the period covered by the option. Lease costs for the Company's operating leases are recognized on a straight-line basis within operating expenses over the lease term. Finance lease assets are amortized on a straight-line basis over the shorter of the estimated useful lives of the assets or the lease term. The interest component of finance leases is included in interest expense and recognized using the effective interest method over the lease term.

The Company has elected to not separate lease and non-lease components for any leases within its existing classes of assets and, as a result, accounts for any lease and non-lease components as a single lease component. The Company has also elected to not apply the recognition requirement to any leases within its existing classes of assets with a term of 12 months or less.

During the year ended December 31, 2025, the Company recognized no additional right-of-use assets associated with operating leases.

The following table presents lease-related assets and liabilities (dollars in thousands):

	Balance Sheet Classification	December 31, 2025
Assets:		
Operating leases	Operating lease right of use assets	\$ 33,238
Finance leases	Property and equipment, net	865
Total lease assets		<u>\$ 34,103</u>
Liabilities:		
Current:		
Operating leases	Other accrued expenses and liabilities	\$ 3,053
Finance leases	Current installments of long-term debt	977
Noncurrent:		
Operating leases	Long-term operating lease liability	28,977
Finance leases	Long-term debt, less current installments	2,334
Total lease liabilities		<u>\$ 35,341</u>
Operating leases:		
Weighted-average remaining term		13.9
Weighted-average discount rate ^(a)		12.8 %

- a) As most of the Company's leases do not provide a readily determinable implicit interest rate, the Company uses an incremental borrowing rate commensurate with the respective terms of the leases to discount the lease payments. The Company evaluates the discount rate throughout the year to determine whether changes in facts and circumstances should result in a change to the discount rate used for leases.

The following table provides information related to operating lease expense for the year ended December 31, 2025 (in thousands):

Operating leases	\$ 12,124
Short-term lease expense	946
Variable lease expense	2,387
Total lease expense ^(b)	<u>\$ 15,457</u>

- b) Lease expense is included in other operating expenses on the Company's consolidated income statement.

The following table presents supplemental cash flow information for the year ended December 31, 2025 (in thousands):

Cash paid for amounts included in the measurement of lease liabilities:	
Operating cash flows for operating leases	\$ 12,487

Maturities of Lease Liabilities

Undiscounted cash flows for operating leases recorded on the consolidated balance sheet at December 31, 2025 were as follows (in thousands):

2026	\$ 12,649
2027	12,816
2028	12,662
2029	3,964
2030	1,088
Thereafter	10,963
Total rental payments	54,142
Less: Amount of lease payments representing interest	22,112
Present value of future minimum lease payments	32,030
Less: Current portion of lease liabilities	3,053
Noncurrent lease liabilities	<u>\$ 28,977</u>

8. Long-Term Debt

In November 2022, the Company entered into an agreement with Public Service Electric and Gas Company ("PSE&G") to implement various energy cost-reduction strategies and measures to improve the hospital's energy efficiency. In October 2025, the project was completed and the Company received the total funding of \$2.4 million from PSE&G which is required to be repaid over five years beginning on the date of completion and does not bear interest. At December 31, 2025, the outstanding balance owed by the Company was \$2.2 million.

The Company's remaining outstanding debt consists of various finance lease agreements for equipment. Debt related to finance lease liabilities was \$1.1 million at December 31, 2025 and is included in debt on the Company's consolidated balance sheet.

Future Installments

Future scheduled installments of long-term debt at December 31, 2025 are as follows (in thousands):

2026	\$ 977
2027	996
2028	515
2029	470
2030	353
Thereafter	—
Total	<u>\$ 3,311</u>

9. Other Accrued Expenses and Liabilities

A summary of other accrued expenses and liabilities as of December 31, 2025 is as follows (in thousands):

Third-party settlements payable	\$	124
Current operating lease liabilities		3,053
Other		7,851
Other accrued expenses and liabilities	\$	<u>11,028</u>

10. Self-Insured Liabilities

Professional and General Liability

Ardent maintains claims-made professional liability insurance coverage and occurrence-based general liability insurance coverage with independent third-party carriers on behalf of its affiliates. During the year ended December 31, 2025, third party policies cover claims totaling up to \$100.0 million, per occurrence and in the aggregate, subject, in most cases, to a \$7.5 million self-insured retention per occurrence.

Ardent maintains reserves for estimates of loss that will ultimately be incurred on claims that have been reported but not paid and claims that have been incurred but not reported. These reserves are established based on consultation with independent actuaries and billed as premiums to each affiliate. No reserve for professional and general liability losses is recorded on the accompanying consolidated balance sheet.

Expenses for professional and general liability coverage allocated to the Company were \$1.1 million for the year ended December 31, 2025, and are included in other operating expenses on the consolidated income statement. Allocated expenses for professional and general liability coverage include expenses to reflect the results of the actuarial review performed by a third party as well as management's consideration of material developments in the Company's active claims.

Workers Compensation and Occupational Injury Liability

Ardent maintains workers' compensation liability insurance with statutory limits and employer liability policy limits of \$1.0 million for each occurrence from an unrelated commercial insurance carrier subject, in most cases, to a \$500,000 deductible per occurrence. Ardent maintains the associated reserves for its workers' compensation and employer liabilities and allocates the cost of the self-insured coverage to the Company based, in part, on actual claims experience.

Amounts for workers' compensation and occupational injury liabilities allocated to the Company were a \$0.5 million benefit for the year ended December 31, 2025, and are included in other operating expenses on the consolidated income statement. Allocated expenses and benefits include workers' compensation and occupational injury liability amounts to reflect the results of an actuarial review performed by a third party as well as management's consideration of material developments in the Company's active claims.

11. Employee Benefit Plans

Defined Contribution Plan

The Company participates in Ardent's contributory benefit plan that is available to eligible employees. The plan requires the Company to match 100% of a participant's contributions up to the first 3% of the participant's

compensation. The Company incurred total contribution costs related to the retirement plan of \$2.7 million for the year ended December 31, 2025.

Employee Health Plan

Ardent is self-insured for substantially all of the medical benefits of its employees and maintains reserves for medical benefits that reflect known claims and an estimate of incurred but not reported claims as of December 31, 2025 which are billed as premiums to each affiliate. The reserve for incurred but not paid claims is maintained by Ardent and adjusted as necessary through additional allocations. Expenses for medical benefit coverage allocated to the Company were approximately \$8.0 million for the year ended December 31, 2025, and are included in salaries and benefits expense on the consolidated income statement. Expenses allocated to the Company for medical benefit coverage are based on actual claim activity as well as management's consideration of material developments that may impact the Company's active claims and historical claim trends.

12. Commitments and Contingencies

Litigation and Regulatory Matters

From time to time, claims and suits arise in the ordinary course of the Company's business. The Company has been, is currently, and may in the future be subject to claims, lawsuits, qui tam actions, civil investigative demands, subpoenas, investigations, audits and other inquiries related to its operations. In certain of these actions, plaintiffs request punitive or other damages against the Company that may not be covered by insurance. These claims, lawsuits, and proceedings are in various stages of adjudication or investigation and involve a wide variety of claims and potential outcomes. Depending on whether the underlying conduct in these or future inquiries or investigations could be considered systemic, their resolution could have a material, adverse effect on the Company's results of operations, financial position or liquidity.

The Company records accruals for such contingencies to the extent that the Company concludes it is probable that a liability has been incurred and the amount of the loss can be reasonably estimated. Management of the Company does not believe that the Company is party to any proceeding that, either individually or in the aggregate could have a material adverse effect on the business, financial condition, results of operations, or liquidity of the Company.

Cybersecurity Incident Litigation

In November 2023, Ardent determined that a ransomware cybersecurity incident had impacted and disrupted a number of its operational and information technology systems (the "Cybersecurity Incident"), including the operational and information technology systems of the Company. During this time, Ardent and the Company's hospital remained operational and continued to deliver patient care utilizing established downtime procedures. Ardent and the Company immediately suspended user access to impacted information technology applications, executed cybersecurity protection protocols, and took steps to restrict further unauthorized activity.

As a result of the Cybersecurity Incident, three putative class actions were filed against Ardent in the U.S. District Court for the Middle District of Tennessee: *Burke v. AHS Medical Holdings LLC*, No. 3:23-cv-01308; *Redd v. AHS Medical Holdings, LLC*, No. 3:23-cv-01342; and *Epperson v. AHS Management Company, Inc.*, No. 3:24-cv-00396. These cases were consolidated by the District Court on April 24, 2024, under the caption *Hodge v. AHS Management Company, Inc.*, No. 3:23-cv-01308 (M.D. Tenn.). The complaint for the consolidated class action, filed on behalf of approximately 38,000 individuals who alleged their personal information and protected health information were affected by the Cybersecurity Incident, generally asserted state common law claims of negligence, breach of implied contract, unjust enrichment, breach of fiduciary duty, and invasion of privacy with respect to how Ardent managed sensitive data. On October 4, 2024, Ardent executed a settlement agreement to resolve the consolidated class action litigation. On October 9, 2024, the District Court preliminarily approved the settlement. Plaintiffs filed a Motion for Final Approval of the Settlement ("Motion for Final Approval"), which Ardent did not oppose. Following a hearing on the Motion for Final Approval that was conducted on August 1, 2025, the Court ordered class counsel, the settlement administrator and Ardent to implement the agreed upon settlement of the

consolidated case. Pursuant to the settlement, Ardent made settlement payments, the total of which did not have a material impact on Ardent's or the Company's results of operations, financial position or liquidity.

During the year ended December 31, 2025, Ardent allocated business insurance recovery proceeds to the Company of \$0.2 million related to the Cybersecurity Incident, all of which was included in other non-operating gains on the Company's consolidated income statement.

Acquisitions

The Company has acquired, and plans to continue to acquire, businesses with prior operating histories. Acquired companies may have unknown or contingent liabilities, including liabilities for failure to comply with healthcare laws and regulations, such as billing and reimbursement, fraud and abuse and anti-kickback laws. The Company has from time to time identified certain past practices of acquired companies that do not conform to its standards. Although the Company institutes policies designed to conform such practices to its standards following completion of acquisitions, there can be no assurance that the Company will not become liable for the past activities of these acquired facilities that may later be asserted to be improper by private plaintiffs or government agencies. Although the Company generally seeks to obtain indemnification from prospective sellers covering such matters, there can be no assurance that any such matter will be covered by indemnification or, if covered, that such indemnification will be adequate to cover potential losses and fines.

13. Subsequent Events

The Company has evaluated its financial statements and disclosures for the impact of subsequent events through June 5, 2026, the date these consolidated financial statements were available for issuance.