

**CÔNG TY CP DƯỢC LÂM ĐỒNG
(LADOPHAR)**

**LAM DONG PHARMACEUTICAL
JOINT STOCK COMPANY**

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom - Happiness

Số/No: 07/CBTT-LDP/2026

Lâm Đồng, ngày 14 tháng 04 năm 2026

Lam Dong, April 04 , 2026

CÔNG BỐ THÔNG TIN BẤT THƯỜNG ***EXTRAORDINARY INFORMATION DISCLOSURE***

Kính gửi: - Ủy ban Chứng khoán Nhà nước;
- Sở Giao dịch Chứng khoán Hà Nội.

To: - *State Securities Commission;*
- *Hanoi Stock Exchange.*

1. Tên tổ chức/Name of organization: **CÔNG TY CP DƯỢC LÂM ĐỒNG
(LADOPHAR)/ LAM DONG PHARMACEUTICAL JOINT STOCK COMPANY**
 - Mã chứng khoán/Stock code: LDP
 - Địa chỉ/Address: Số 18 Ngô Quyền, Phường Cam Ly - Đà Lạt, Tỉnh Lâm Đồng/No. 18
Ngo Quyen Road, Ward CamLy – Dalat, Lam Dong Province.
 - Điện thoại liên hệ/Tel: (84-263) 3821228 – 3817937
 - E-mail: thukyhdqt@ladophar.com

2. Nội dung thông tin công bố/*Contents of disclosure:*

Ngày 14/04/2026 Công ty CP Dược Lâm Đồng (Ladophar) nhận Bản án số 01/2026/KDTM-ST ngày 27/02/2026 về việc tranh chấp hợp đồng thuê quyền sử dụng đất giữa Công ty TNHH MTV Nước Giải Khát Thảo Dược (là Công ty con của Ladophar) với Công ty Cổ phần Đầu tư và Phát triển Công nghiệp Bảo Thử (Bidico).

On April 14, 2026, Lam Dong Pharmaceutical Joint Stock Company (Ladophar) received Judgment No. 01/2026/KDTM-ST dated February 27, 2026, regarding a land use rights lease contract dispute between Thao Duoc Beverage One Member Limited Liability Company (a subsidiary of Ladophar) and Bao Thu Industrial Investment and Development Joint Stock Company (Bidico).

3. Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 14/04/2026 tại đường dẫn <https://ladophar.com/quan-he-co-dong/>

This information was published on the company's website on April 14, 2026, as in the links <https://ladophar.com/quan-he-co-dong/>

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law./.

Tài liệu đính kèm/Attached documents:

Bản án số 01/2026/KDTM-ST ngày 27/02/2026/ *Judgment No.: 01/2026/KDTM-ST dated February 27, 2026*

Nơi nhận:

- Như trên/As above;
- Lưu: TKHĐQT, VP/
Secretariat, LDP Office.

**ĐẠI DIỆN TỔ CHỨC
NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT
CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ
ORGANIZATION REPRESENTATIVE
LEGAL REPRESENTATIVE
CHAIRMAN OF THE BOARD OF DIRECTORS**



PHẠM TRUNG KIÊN

**PEOPLE'S COURT
OF REGION 15 – LAM DONG**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness**

Judgment No.: 01/2026/KDTM-ST

Date: February 27, 2026

Re: “Dispute over land use rights
lease contract”



**IN THE NAME OF
SOCIALIST REPUBLIC OF VIETNAM
PEOPLE'S COURT OF REGION 15 – LAM DONG**

With the composition of the first-instance trial panel including:

Judge - Presiding Judge: **Mr. Nguyen Cong Thinh**

People's Assessors: **Mr. Phan Vu Anh Kiet** and **Mr. Nguyen Thanh Hoang**

Court Clerk: **Ms. Truong Thi My Tien** – Clerk of the People's Court of Region 15, Lam Dong province;

Representative of the People's Procuracy of Region 15, Lam Dong province participating in the trial: Ms. Pham Thi Lien – Prosecutor.

On February 27, 2026, at the headquarters of the People's Court of Region 15, Lam Dong province, a public first-instance trial was held for the case accepted under No.: 06/2025/TLST-KDTM dated October 27, 2025, regarding: “Dispute over land use rights lease contract”. Pursuant to the Decision to bring the case to first-instance trial No.: 28/2026/QĐST-KDTM dated January 08, 2026, and the Decision to postpone the trial No.: 01/2026/QĐST-KDTM dated January 29, 2026, of the People's Court of Region 15, Lam Dong province, between the parties:

- **Plaintiff: Ladophar Herbal Beverage One Member Limited Company.** Address: No. 18 Ngo Quyen, Cam Ly - Da Lat Ward, Lam Dong Province.
Legal representative: Mr. Ngo Van Tri, born in: 1977. Title: Director.
Authorized representative: Ms. Phan Thi Cam Hong, born in: 1981. Address: 243A Vuon Lai Street, Phu Tho Hoa Ward, Ho Chi Minh City (Power of attorney dated July 22, 2025). Present
- **Defendant: Bao Thu Industrial Development and Investment Joint Stock Company (BIDICO).** Address: Lot DH-DV, Road No. 1, Tan Binh 1 Industrial Cluster, La Gi Ward, Lam Dong Province.

Legal representative: Mr. Tran Duy Hung, born in: 1976. Title: General Director.

Authorized representative: Mr. Duong Hung Bien, born in: 1974. Address: No. 194 Truong Han Sieu, Phu Thuy Ward, Lam Dong province. (Power of attorney dated November 18, 2025) Absent

- Person with related rights and obligations: Lam Dong Pharmaceutical Joint Stock Company (LADOPHAR). Address: No. 18 Ngo Quyen Street, Ward 6, Da Lat City, Lam Dong province.

Legal representative: Mr. Pham Trung Kien, born in: 1979. Title: General Director.

Authorized representative: Ms. Phan Thi Cam Hong, born in: 1981. Address: 243A Vuon Lai Street, Phu Tho Hoa Ward, Ho Chi Minh City (Power of attorney dated December 29, 2025). Present

CONTENT OF THE CASE:

- In the petition and during the process of resolving the case, the authorized representative of the plaintiff, Ms. Phan Thi Cam Hong, stated:

On April 14, 2022, Louis Land Joint Stock Company, now Bao Thu Industrial Development and Investment Joint Stock Company (hereinafter referred to as Bao Thu Company) and Ladophar Herbal Beverage One Member Limited Company (hereinafter referred to as Herbal Beverage Company) signed a land use rights lease contract No. 010/2022/HDTD/LL-LDP. Specifically, Louis Land Joint Stock Company leased to the Herbal Beverage Company a land plot located in Thang Hai Commune, Ham Tan District, Binh Thuan Province. According to the agreement, the Herbal Beverage Company would pay 45% of the land use rights lease price (which is 17.55 Billion VND) to Louis Land Company.

Although the Herbal Beverage Company paid the amount of 17.55 Billion VND to Louis Land Joint Stock Company, Louis Land Joint Stock Company did not hand over the land plot to the Herbal Beverage Company. Therefore, the plaintiff requests that Bao Thu Industrial Development and Investment Joint Stock Company (BIDICO) pay the Herbal Beverage Company the principal amount of 17.55 Billion VND; regarding interest, the plaintiff does not request calculation.

Regarding the defendant's statement that individuals were at fault for causing the loss of Bao Thu Company's funds and must return this money to Bao Thu Company, after which Bao Thu Company would pay the 17.55 Billion VND to the Herbal Beverage Company later, the plaintiff does not agree. This is an internal matter of Bao Thu Company; legally, Bao Thu Company must pay the received amount to the Herbal Beverage Company.

At today's trial, the plaintiff's representative maintains the request.

The defendant, Bao Thu Industrial Development and Investment Joint Stock Company (BIDICO), through its authorized representative Mr. Duong Hung Bien, stated: On April 14, 2022, Louis Land Joint Stock Company (now Bao Thu Industrial Development and Investment Joint Stock Company) and Ladophar Herbal Beverage One Member Limited Company signed a land use rights lease contract No. 010/2022/HDTD/LL-LDP. Specifically, Louis Land Company leased to Ladophar Herbal Beverage One Member Limited Company a land plot located in Thang Hai Commune, Ham Tan District, Binh Thuan Province. According to the agreement, the Herbal Beverage Company would pay 45% of the land use rights lease price (which is 17.55 Billion VND) to Louis Land Company. He confirmed that after signing the land use rights lease contract, Bao Thu Industrial Development and Investment Joint Stock Company received the amount of 17.55 Billion VND from Ladophar Herbal Beverage One Member Limited Company. However, afterwards, Louis Land Company processed the transfer of this money to another individual to withdraw it from Louis Land Company. This is a sham contract to legitimize the cash flows of Ladophar Herbal Beverage One Member Limited Company and Lam Dong Pharmaceutical Company. Like the previous case between Louis Land Company and Lam Dong Pharmaceutical Company, this is market manipulation by Mr. Do Thanh Nhan. This is the fault of Mr. Do Thanh Nhan; previously, Mr. Nhan was the CHAIRMAN OF THE BOARD OF DIRECTORS of Bao Thu Company, and when signing the land use rights lease contract, Mr. Nhan was the CHAIRMAN OF THE BOARD OF DIRECTORS of Lam Dong Pharmaceutical Company. Mr. Nhan manipulated the leaders of Bao Thu Company, specifically Ms. Nguyen Giang Quyen, to sign land use rights lease contracts to attract funds and use this money for other purposes, not for the development of Bao Thu Company.

For the same land plot located in Thang Hai Commune, Ham Tan District, Binh Thuan Province, Ladophar Herbal Beverage One Member Limited Company and Lam Dong Pharmaceutical Company signed land use rights lease contracts with Louis Land Company, while Lam Dong Pharmaceutical Company is the Parent company of Ladophar Herbal Beverage One Member Limited Company. Therefore, regarding the plaintiff's request, the defendant does not agree; individuals at fault for the loss of Bao Thu Company's funds must return this money to Bao Thu Company. After that, Bao Thu Company will pay the 17.55 Billion VND to Ladophar Herbal Beverage One Member Limited Company later.

At the trial, the defendant's representative was absent without reason.

- The person with related rights and obligations, Lam Dong Pharmaceutical Joint Stock Company, through its authorized representative - Ms. Phan Thị Cam Hong, stated:

The signing of land use rights lease contract No. 010/2022/HDTD/LL-LDP and the payment of 17.55 Billion VND to Louis Land Company by Louis Land Joint Stock Company (now Bao Thu Industrial Development and Investment Joint Stock Company) and Ladophar Herbal Beverage One Member Limited Company was an independent operating activity of Ladophar Herbal Beverage One Member Limited Company; this money is the ASSETS of Ladophar Herbal Beverage One Member Limited Company.

Therefore, Lam Dong Pharmaceutical Joint Stock Company has no opinion regarding the dispute over the land use rights lease contract; the Court shall resolve it directly between the parties. From the perspective of the owners, the company will work with Ladophar Herbal Beverage One Member Limited Company separately.

The viewpoint of the representative of the People's Procuracy of Region 15 – Lam Dong is that:

- Compliance with the law from the time of accepting the case until the first-instance trial: The Judge has complied with the provisions of the Civil Procedure Code; the authority to accept the case, determine the legal relationship, legal status, and Relationship between the participants in the proceedings, collection of evidence, time limit for sending files to the Procuracy for research, and delivery of procedural documents to participants in the proceedings are in accordance with the law; the compliance with the law by the Trial Panel was correctly implemented at the first-instance trial; the compliance with the law by the participants in the proceedings: The parties have implemented it according to regulations.
- Regarding the Content: Recommend that the Trial Panel accept the plaintiff's request. Compel Bao Thu Company to pay Ladophar Herbal Beverage One Member Limited Company the amount of 17.55 Billion VND. Bao Thu Company must bear the first-instance business and commercial court fees.

COURT'S OPINION:

After researching the documents in the case file, the petition, verifying the evidence, and considering the viewpoint of the Procuracy representative, the first-instance Trial Panel opines:

[1] Regarding procedural matters:

- Ladophar Herbal Beverage One Member Limited Company sued the defendant, Bao Thu Industrial Development and Investment Joint Stock Company, regarding a “Dispute over land use rights lease contract”. The parties are enterprises that both have business registration and engage in business for profit. The defendant's headquarters is located in La Gi Ward, Lam Dong province. Therefore, the People's Court of Region 15 – Lam Dong has the correct authority to accept and resolve the case according to the provisions of Clause 1, Article 30, Article 35, and Clause 1, Article 39 of the Civil Procedure Code;
- At the trial, the defendant was absent. The court had summoned the defendant for the second time in accordance with regulations, but the defendant's representative was not present at the trial. Pursuant to Article 227 and Article 228 of the Civil Procedure Code, the Trial Panel proceeded with the trial under general procedures.

[2] Regarding the plaintiff's petition:

Considering land use rights lease contract No. 010/2022/HDTD/LL-LDP dated April 14, 2022. The parties all agreed that on April 14, 2022, the representative of Louis Land Joint Stock Company (now Bao Thu Industrial Development and Investment Joint Stock Company) and Ladophar Herbal Beverage One Member Limited Company signed the aforementioned land use rights lease contract. According to the content of the contract, Louis Land Joint Stock Company leased a land plot located in Thang Hai Commune, Ham Tan District, Binh Thuan Province to the Herbal Beverage Company, and the Herbal Beverage Company would pay 45% of the land use rights lease price (which is 17.55 Billion VND) to Louis Land Company. The defendant's representative confirmed that after signing the land use rights lease contract, Bao Thu Industrial Development and Investment Joint Stock Company received the amount of 17.55 Billion VND from Ladophar Herbal Beverage One Member Limited Company.

During the process of resolving the case, the defendant's authorized representative initially presented their opinion, but subsequently, the Court served and posted procedural documents as prescribed, yet the defendant's representative was absent. At the trial, the defendant was absent without reason.

The defendant argued that land use rights lease contract No. 010/2022/HDTD/LL-LDP dated April 14, 2022, was a sham contract intended to legalize the cash flows of Ladophar Herbal Beverage One Member Limited Company and Lam Dong Pharmaceutical Company. This was stock market manipulation by Mr. Do Thanh Nhan. Furthermore, the amount of 17.55 Billion VND was withdrawn from the company by certain individuals within Louis Land Company; those individuals at fault for causing the loss of Bao Thu Company's funds must return this money to Bao Thu Company.

Subsequently, Bao Thu Company would pay the amount of 17.55 Billion VND to Ladophar Herbal Beverage One Member Limited Company later. The Trial Panel finds that, besides their statements, the defendant could not provide documents or evidence to prove the contract was a sham; furthermore, the fact that individuals withdrew funds from Bao Thu Company is an internal responsibility of Bao Thu Company. Bao Thu Company must be responsible for the contract signed with Ladophar Herbal Beverage One Member Limited Company.

Regarding the defendant's argument that Ladophar Herbal Beverage One Member Limited Company and Lam Dong Pharmaceutical Company signed land use rights lease contracts with Louis Land Company for the same land plot located in Thang Hai Commune, Ham Tan District, Binh Thuan Province, while Lam Dong Pharmaceutical Company is the Parent company of Ladophar Herbal Beverage One Member Limited Company. The Trial Panel notes that according to Official Dispatch No. 1689/HĐ-PC03 dated November 14, 2024, from the Economic Police Division of Binh Thuan Police, it is determined:

“Content of the petition: Denouncing Bao Thu Industrial Investment and Development Company for the act of Fraudulent appropriation of ASSETS in the amount of 17.5 Billion VND through the signing of a land use rights lease at Thang Hai 1 Industrial Cluster, Thang Hai Commune, Ham Tan District, Binh Thuan Province.

After reviewing the content and verifying the petition, the PC03 Division of the Provincial Police finds that the content of Mr. Tri's petition is a civil dispute arising during the process of signing an economic contract between the two parties. Therefore, the PC03 Division of the Provincial Police returned the petition and requested Mr. Tri to exercise his right to file a civil lawsuit in accordance with regulations.”

The dispute has been determined by the competent Police agency to be a civil dispute arising during the process of signing an economic contract between the two parties. Furthermore, according to Article 74 of the Law on Enterprises:

“A one-member limited liability company is an enterprise owned by one organization or one individual (hereinafter referred to as the company owner). The company owner is responsible for the company's debts and other property obligations within the scope of the company's Charter capital.

A one-member limited liability company has legal entity status from the date it is issued a Business Registration Certificate”

And Article 74 of the Civil Code stipulates:

1. An organization is recognized as a legal entity when it meets the following conditions:
 - a) Established in accordance with this Code and other relevant laws;
 - b) Has an organizational structure as prescribed in Article 83 of this Code;
 - c) Has assets independent of other individuals and legal entities and is self-responsible with its own assets;
 - d) Participates in legal relations independently in its own name.

Thus, Ladophar Herbal Beverage One Member Limited Company is a legal entity and has the right to participate in civil contracts in its own name and be responsible in accordance with regulations.

Considering land use rights lease contract No. 010/2022/HDTD/LL-LDP dated April 14, 2022, the parties entered into the contract on a voluntary basis; the content does not violate the law or social ethics; the parties both have legal entity status and full civil act capacity. Therefore, the aforementioned land use rights lease contract is legal and serves as a basis for resolving the rights and obligations of the parties.

Based on the statements of the parties and the comparison with documents provided by the parties, there is sufficient basis to determine that: Ladophar Herbal Beverage One Member Limited Company paid 17.55 Billion VND to Louis Land Company, but Louis Land Company did not hand over the leased land plot to Ladophar Herbal Beverage One Member Limited Company. Therefore, the request for Bao Thu Company to pay the debt of 17.55 Billion VND to Ladophar Herbal Beverage One Member Limited Company is well-founded and is accepted by the Trial Panel.

During the case resolution process, the plaintiff redefined their request to only require payment of 17.55 Billion VND and did not request interest, so the Trial Panel did not consider it.

The person with related rights and obligations, Lam Dong Pharmaceutical Joint Stock Company, had no opinion regarding the dispute over the land use rights lease contract. From the perspective of the company owner, they will work with Ladophar Herbal Beverage One Member Limited Company separately, so the Trial Panel did not consider it.

[3] From the above findings, the Trial Panel accepts the viewpoint of the Prosecutor and the plaintiff's petition;

[4] Regarding court fees: Since the request is accepted, the plaintiff is not required to pay first-instance court fees. The defendant must pay the first-instance commercial business court fees in accordance with Clause 2, Article 26 of Resolution No. 326/2016/UBTVQH14 dated December 30, 2016, of the National Assembly Standing Committee.

For the above reasons

DECISION:

Pursuant to:

- Clause 1, Article 30, Article 35, Clause 1, Article 39, Article 147, Article 227, Article 228, Article 271, Article 273 of the Civil Procedure Code;
- Article 74, Article 116, Article 117, Article 385, Article 428, Article 500 of the Civil Code.
- Article 74 of the Law on Enterprises;
- Clause 2, Article 26 of Resolution No. 326/2016/UBTVQH14, dated December 30, 2016, of the National Assembly Standing Committee on the rates, exemption, reduction, collection, payment, management, and use of court fees and charges.

Adjudicate:

1. Accept the entire petition of the plaintiff, Ladophar Herbal Beverage One Member Limited Company.

Compel Bao Thu Industrial Development and Investment Joint Stock Company to be responsible for paying the amount of 17.55 Billion VND to Ladophar Herbal Beverage One Member Limited Company.

From the date the judgment takes legal effect (for cases where the enforcement agency has the right to proactively issue an enforcement decision) or from the date of the enforcement request by the judgment creditor (for amounts to be paid to the judgment creditor) until the enforcement is completed, for all amounts, the judgment debtor must also pay interest on the remaining amount to be enforced at the interest rate prescribed in Clause 2, Article 468 of the 2015 Civil Code.

2. Regarding court fees:
 - The plaintiff is not required to pay first-instance commercial business court fees. Refund the amount of 66,193,600 VND in Advances for court fees to Ladophar Herbal Beverage One Member Limited Company according to Receipt No.

0006088 dated October 21, 2025, of the Civil Judgment Enforcement Agency of Lam Dong Province.

- Bao Thu Industrial Development and Investment Joint Stock Company must pay 125,550,000 VND (One hundred twenty-five million, five hundred fifty thousand VND) in first-instance commercial business court fees.
- 3. Regarding the right to appeal: Parties present at the trial have the right to appeal this judgment within 15 days from the date of the announcement of the judgment. Absent parties have the right to appeal this judgment within 15 days from the date of receiving the judgment or from the date it is posted in accordance with regulations.

In case the judgment is enforced in accordance with Article 2 of the Law on Civil Judgment Enforcement, as amended and supplemented, the civil judgment creditor and the civil judgment debtor have the right to agree on the enforcement, the right to request enforcement, voluntarily enforce, or be subject to forced enforcement in accordance with Articles 6, 7, 7a, 7b, and 9 of the Law on Civil Judgment Enforcement; the statute of limitations for enforcement shall be implemented in accordance with Article 30 of the Law on Civil Judgment Enforcement, as amended and supplemented. The statute of limitations for enforcement shall be implemented in accordance with Article 30 of the Law on Civil Judgment Enforcement, as amended and supplemented.

Recipients:

- People's Court of Lam Dong Province;
- People's Procuracy of Region 15 – Lam Dong Province;
- Civil Judgment Enforcement Agency of Lam Dong Province;
- Parties;
- Filed in records.