

VinaCapital Vietnam Opportunity Fund (VOF)

Monthly Report - August 2025



Portfolio Manager

Khanh Vu

Overview: VOF is a closed-ended investment company and FTSE-250 constituent whose shares are traded on the main market of the London Stock Exchange (LSE: VOF).

Objective: VOF invests in the best opportunities available in Vietnam's public and private markets, using the principles of private equity to generate superior risk-adjusted returns, focusing on sectors benefitting from Vietnam's rapidly growing economy.

Outreach: VinaCapital's CIO will present at the Cadarn Conference in London on 30th September. Please [e-mail us](#) if you would like to schedule a meeting. VinaCapital's 2025 Investor Conference will be held in Ho Chi Minh City on 27-29th October; for investors interested attending, please [contact us](#).

Media: [LSE SparkLive Webinar \(17 July 2025\)](#) / [VOF LinkedIn Page](#)

Portfolio

GBP 821.9mn
USD 1,110.2mn

Net Asset Value

Holdings

21 Listed Companies

7 Private Companies

with Top-10 accounting for 64% of NAV

Price And NAV Summary

GBP **USD**

NAV Per Share:	6.20	8.37
Net Asset Value (mn):	821.9	1,110.2
Share Price:	4.98	6.73
Market Capitalization (mn):	660.5	892.2
Premium/(Discount):	-19.6%	-19.6%

GBP/USD exchange rate as of 31 August 2025: 1.3508

GBP/USD exchange rate as of 31 July 2025: 1.3223

Source: Bloomberg

Compounding Growth - NAV

11.8% in GBP

12.0% in USD

5 Year Annualized Total Return terms

Long-term Share Price Performance

77.3% in GBP

5 Year Cumulative Total Return terms

Key Metrics¹

VOF **VN Index**

2025 Forward PER	12.6	13.6
2025 Forward EPS Growth (%)	22.3	14.3
Beta	0.7	1.0
Sharpe Ratio	0.4	0.3

1. Based on monthly total return, USD terms in 5 years; risk-free rate is the 5-year G-bond yield. VOF is benchmark agnostic; VN Index is used as a reference.

Share Buyback - Last 12 Months

GBP 80mn
USD 104mn

Equivalent to 12% of Outstanding Shares

Share Buyback - Since Inception

GBP 447mn
USD 619mn

Equivalent to 59% of Outstanding Shares

Cumulative Total Returns² (%)

1M **3M** **FYTD** **CYTD** **1YR** **3YR** **5YR**

Share Price (GBP)	6.9	19.1	18.3	7.9	8.8	6.3	77.3
NAV Per Share (GBP)	8.8	18.1	18.5	2.8	5.3	3.4	74.3
NAV Per Share (USD)	11.0	18.4	16.6	10.9	8.5	20.2	75.9
VN Index (USD)	11.5	25.2	21.4	29.8	26.1	23.2	82.2
MSCI EM (USD)	1.5	9.8	3.5	19.5	17.5	37.9	31.5
MSCI Vietnam (USD)	12.5	34.5	29.7	48.9	39.5	11.2	29.4

2. Inclusive of dividend distributions

Dividends - Last 12 Months

11.20 GBP pence
14.50 USD cents

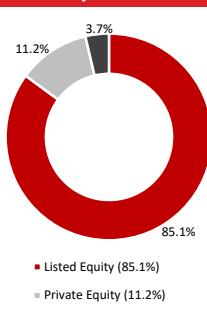
The only Vietnam fund to pay dividends

Dividends - Since Inception

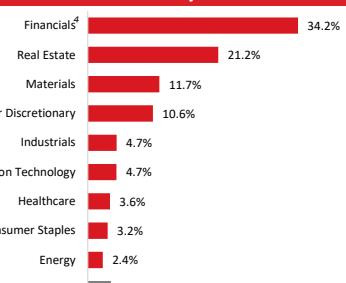
GBP 141mn
USD 182mn

First dividend declared in 2017

NAV By Asset Class



NAV Allocation By Sector³



3. Based on Global Industry Classification Standards (GICS)

4. Financials include Banks (30.3%) and Non-Banks (3.9%)

Dividends Yield

2.2% in GBP

Equivalent to ~2% of NAV per share

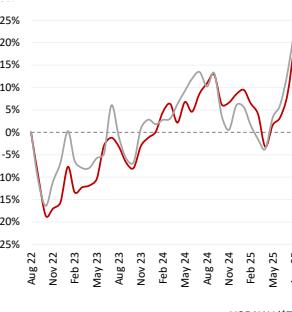
Total Capital Returned

GBP 588mn
USD 801mn

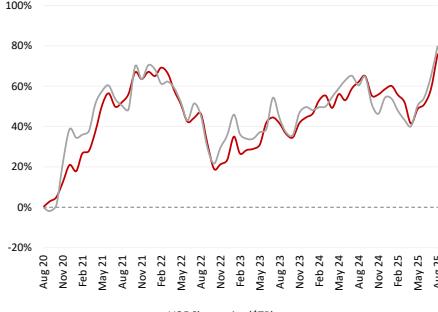
Consistently returned capital to shareholders since 2011

NAV Performance

3 Years

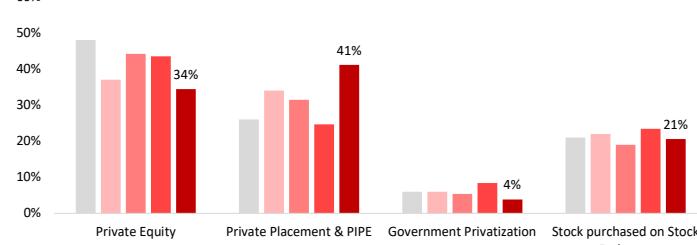


5 Years



NAV By Entry Method

60%



Note: Financial Year ending 30 June

Top 10 Holdings

Company (Ticker)	Sector	Market Cap. (USD bn)	NAV	1M Price Change	Description
Asia Commercial Bank (ACB)	Financials	5.5	11.8%	20.9%	Leading bank focused on affluent retail and SME banking
Khang Dien House (KDH)	Real Estate	1.6	11.4%	33.2%	Leading townhouse developer in Ho Chi Minh City
Hoa Phat Group (HPG)	Materials	8.1	8.5%	10.2%	Largest steel producer
Vietinbank (CTG)	Financials	10.5	6.3%	11.8%	One of the largest state owned commercial banks
MB Bank (MBB)	Financials	8.5	5.6%	34.7%	Leading bank with one of the largest retail customer base
Vinhomes (VHM)	Real Estate	16.4	4.7%	16.1%	Largest real estate developer
FPT Corporation (FPT)	Information Technology	6.6	4.7%	-2.3%	Largest IT services company
VP Bank (VPB)	Financials	10.6	3.9%	35.7%	Leading retail bank providing lending and brokerage services
SSI Securities (SSI)	Financials	3.2	3.9%	23.4%	Leading securities and brokerage firm
Phu Nhuan Jewelry (PNJ)	Consumer Discretionary	1.1	3.6%	1.4%	Leading branded jewelry producer and retailer
Total			64.3%		

Portfolio Manager's Commentary

"I'm convinced that no idea can be any better than the action taken on it."

- Howard Marks, Co-founder of Oaktree Capital

August marked the best monthly performance for the fund since Covid (April 2020 in fact), with NAV increasing 11.0% in USD terms, total return basis (\$TR). Over the past two months, which marks the first two months of FY2026, NAV has increased 16.6% \$TR. Our portfolio benefited from the broad-based market momentum, after a period where the rally was narrow and concentrated which we wrote extensively about in our [May](#) and [June](#) reports.

IPO market warming up on surging liquidity and improved valuations

Vietnam's stock market continued its ascent with its fourth consecutive monthly rise, increasing 11.5% \$TR in August and 29.8% \$TR calendar year-to-date. Average daily trading value this year-to-date has improved to USD1.1 billion, and on some days has surpassed USD2 billion, cementing it as one of the most active markets in the region. August market performance was particularly impressive when considering foreign investors were net-sellers of over USD1.6 billion, the largest monthly outflow since at least 2009. Foreign outflow was mostly attributed to profit taking, while currency weakness (3% depreciation year-to-date) persisted. The stock market's ascent has lifted valuations back to the 10-year median of 13-14x forward PER. With surging liquidity and improved valuations, the IPO pipeline is rapidly filling up after several dormant years. Our team is exploring several pre-IPO opportunities, along with private placements and privately negotiated investments which we look forward to discussing with our readers soon.

Market rally broadening to Financial and Real Estate sectors

Over the last two months, the stock market was driven by its two largest sectors - Financials and Real Estate - which were at the forefront of a broadening market rally and increasing 32% and 29%, respectively. With the Government's focus on accelerating growth in the private sector, as the most important driving force, the State Bank of Vietnam is providing favourable policies to banks to encourage stronger credit growth in the system. One such measure was to halve the reserve ratio requirement for banks that have been instrumental in supporting the restructure of several nationalised banks. **Vietnam Prosperity**

Bank (HOSE: VPB, NAV: 3.9%) is one of the selected banks that have been allowed to reduce their reserve ratios (effectively allowing higher credit growth) and it has emerged as a standout performer with an almost 90% share price increase in July and August. The bank's expectation for credit growth to exceed 30%, primarily driven by the real estate and manufacturing sectors. The bank's profit before tax is forecasted at USD910 million for 2025, translating to 19.2% y-o-y growth, and for 2026 at USD1 billion, an increase 18% y-o-y.

Public investment increased 49% y-o-y in 8M25 thanks to the Government's aggressive disbursement plan along with capital from the banking system. Beyond the development of national transport projects (such as airports, seaports and railways), the focus has been also on developing intracity con-

nnectivity within Ho Chi Minh City, with the commencement of many bridges, ring roads and highway expansion projects. **Khang Dien House (HOSE: KDH, NAV: 11.4%)**, a prominent real estate developer in Ho Chi Minh City and our long-term investment, is a primary beneficiary of these developments. Known for its premium townhouse and condominium gated community projects in up-and-coming districts in an ever-expanding city, KDH holds a substantial landbank of 528 ha and will benefit from increased connectivity with the CBD. KDH forecasted net profit after tax to reach USD39 million (27% y-o-y) in 2025 and USD46 million (19% y-o-y) in 2026. Its share price has rallied 36% in the past two months, catching up to the other listed developers that surged earlier in the year.

Halo effect from pro-growth policies will translate to consumer sentiment

Despite the Government's pro-growth initiatives, consumer sentiment remained muted. Spending growth remains at 7% y-o-y and, if stripping out foreign tourist spending, domestic Vietnamese consumer spending has been growing only at a circa 5% pace (versus 8-9% level pre-Covid). Discretionary demand is picking up, albeit from a low base, and we are fundamentally positive on the long-term outlook of discretionary consumption due to low penetration of modern trade. We expect consumer spending to pick up in late 2025 and next year as the real estate market continues to warm up, supported by strong public investment spending and modest inflation (currently at 3.2% y-o-y, which is well below the Government's target of 4.5-5%). **Mobile World Group (HOSE: MWG, NAV: 2.7%)**, Vietnam's largest retailer, has shown resiliency against a backdrop of sluggish market-wide consumption. MWG's electronic retailing business announced strong 1H2025 revenue growth of 12% y-o-y to over USD1.9 billion, albeit operating over 200 fewer stores than in early 2024. This implies 12% same-store sales growth, which can be attributed to management's focus on gaining market share through improved customer service and attractive promotions to increase customer loyalty. Bach Hoa Xanh (BHX) - its grocery business - has also reported impressive 1H2025 net revenue growth of 16% y-o-y to USD880 million. After reaching the break-even point in 2024, BHX has been rapidly expanding; its store count reached 2,184 with 414 new outlets opened in 1H2025 alone. MWG's share price has increased 22.4% over the past two months.

Insights Into Vietnam's Economy



Chief Economist

Michael Kokalari, CFA

In past reports, our Chief Economist has shared insights on the sweeping domestic reforms that characterize the Vietnamese Government's shift in setting priorities and delivering results. In the most recent Insights Report, Michael outlines concrete outcomes that have emerged from these reforms (that only began as ambitious high-level announcements in late 2024).

[Latest Insights Report](#)

[August Macro Report](#)

Board of Directors		VinaCapital Investment Management Ltd	
VOF's Board of Directors is composed entirely of independent non-executive directors:		Investment Manager's senior management team:	
Name	Role	Name	Role
Huw Evans	Non-executive Chairman	Don Lam	Group CEO
Julian Healy	Non-executive Director	Brook Taylor	Group COO
Kathryn Matthews	Non-executive Director	Alex Hamblly	Group CIO
Peter Hames	Non-executive Director	Khanh Vu	Managing Director
Hai Trinh	Non-executive Director	Dieu Phuong Nguyen	Deputy Managing Director
Charlotta Ginman	Non-executive Director		
Fund information			
LEI		2138007UD8FBBVAX9469	
ISIN		GG00BYXVT888	
Ticker		VOF	
Fund summary			
Fund Launch		30 September 2003	
Term of Fund		Five years subject to shareholder vote for liquidation (next vote to be held by December 2028)	
Fund Domicile		Guernsey	
Investment Manager		VinaCapital Investment Management Ltd, with sub-delegation to VinaCapital Fund Management JSC an entity regulated by the State Securities Commission of Vietnam	
Joint Corporate Brokers		Barclays Bank PLC, Deutsche Numis	
Management and Incentive Fee (Effective From 01 July 2023)		<p>A tiered management fee structure with the following annual rates applied to net assets:</p> <ul style="list-style-type: none"> - 1.30% of net assets, levied on the first USD1,000 million of net assets - 1.00% of net assets, levied on net assets between USD1,000 million and USD1,500 million - 0.75% of net assets, levied on net assets between USD1,500 million and USD2,000 million - 0.50% of net assets, levied on net assets above USD2,000 million <p>The incentive fee is 10% of any increase in NAV above an 10% per annum hurdle rate, with the cap on incentive fees paid out in any year at 1.5% of weighted average of month-end net assets. Excess fees are still carried forward, but can be clawed back if NAV declines after the year end. The Investment manager must use 25% of any incentive fee paid to buy VOF shares via open market purchases, subject to a minimum holding period of 5 years.</p>	
ESG		<p>VinaCapital's Responsible Investment Policy, alongside details of VOF's ESG Reporting and Voting, and other publications are available on the Company's website.</p> 	

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