VinaCapital

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VinaCapital Vietnam Opportunity Fund (VOF) — Monthly Report - July 2026

Lead Portfolio Manager
Khanh Vu

Overview: VOF is a FTSE 250 constituent and a closed-ended listed investment company whose shares trade on the Main Market of the London Stock Exchange (LSE: VOF). Since inception[3], it has delivered an annualised NAV total return of 11% in USD terms.

Objective: VOF invests in the best opportunities across Vietnam's public and private markets, applying private equity principles to construct a differentiated portfolio designed to outperform the FTSE Vietnam All-Share Index over the long term.

Outreach: Please e-mail us if you would like to arrange a call with the Portfolio Manager.

Online: Replay Mid-year Vietnam Review Webinar

Portfolio

GBP 627.0m
USD 842.4m
Net Asset Value

Holdings

24 Listed Companies
7 Private Companies
with 55% of NAV in Top-10 Holdings

Price And NAV Summary

	GBP	USD
NAV Per Share:	5.22	7.01
Net Asset Value (mn):	627.0	842.4
Share Price:	4.29	5.76
Market Capitalization (mn):	515.0	691.9
Premium/(Discount):	-17.8%	-17.8%

GBP/USD exchange rate as of 31 July 2026: 1.3436
GBP/USD exchange rate as of 30 June 2026: 1.3230
Source: Bloomberg

Compounding Growth - NAV

8.0% in GBP
8.1% in USD
10-Year Annualised Total Return terms

Long-term Share Price Performance

9.2% in GBP
9.4% in USD
10-Year Annualised Total Return terms

Key Metrics[1]

	VOF	VN Index
2026 Forward PER (x)	8.6	11.6
2026 Forward EPS Growth (%)	23.5	22.3
Beta	0.61	1.00

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 in portfolio construction; index figures are for reference only.

Share Buyback - Last 12 Months

GBP 65mn
USD 88mn
Equivalent to 10% of Outstanding Shares

Share Buyback - Since Inception

GBP 505mn
USD 697mn
Equivalent to 63% of Outstanding Shares

Cumulative Total Returns[2] (%)

	1M	CYTD	1Y	3Y	5Y	10Y	Since[3] Inception
Share Price (£)	-6.8	-7.3	-5.9	-2.3	6.1	142.0	896.6
NAV/Share (£)	-10.0	-11.3	-6.8	-0.5	3.4	116.1	1,113.5
NAV/Share ($)	-8.6	-11.3	-5.3	3.9	0.0	118.8	822.8
VN Index ($)	-6.3	-1.4	17.5	35.5	26.1	174.8	947.2
FTSE VN All-Share ($)	-7.1	-4.2	18.2	41.0	16.3	150.7	N/A

2. Inclusive of dividend distributions
3. 31/12/2003

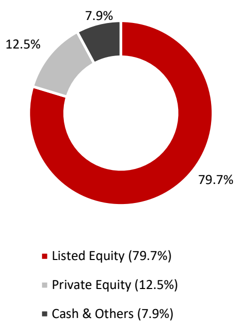
Dividends - Last 12 Months

GBP 11.00p
USD 14.50c
The only Vietnam fund to pay dividends

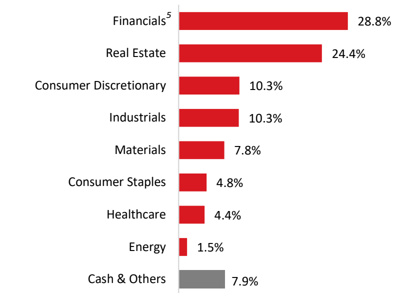
Dividends - Since Inception

GBP 155mn
USD 200mn
First dividend declared in 2017

NAV By Asset Class



NAV Allocation By Sector[4]



4. Based on Global Industry Classification Standards (GICS)
5. Financials include Banks (22.7%) and Non-Banks (6.1%)

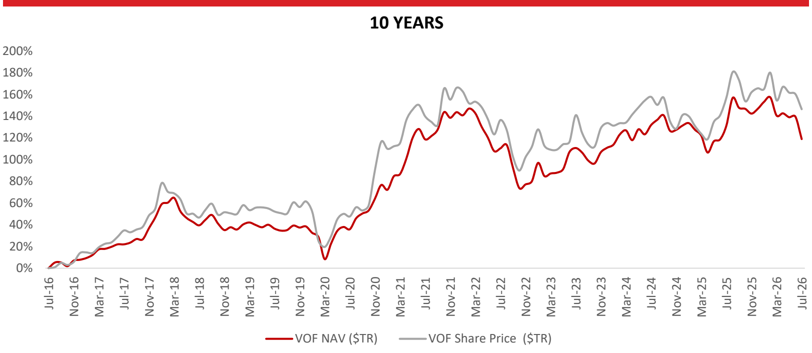
Dividends Yield

2.5% on Share Price
2.0% on NAV per Share
Annual yield, paid out twice per year

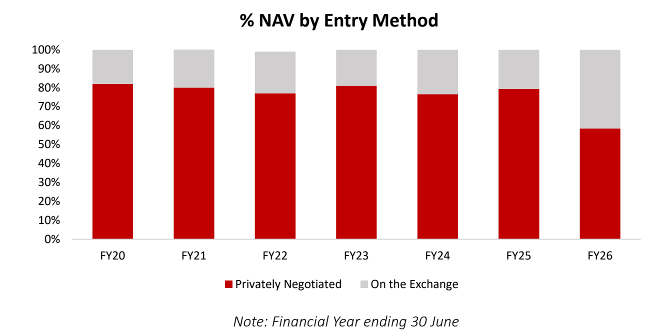
Total Capital Returned

GBP 660mn
USD 897mn
Consistently returned capital to shareholders since 2011

NAV Performance



NAV By Entry Method



Note: Financial Year ending 30 June

Top 10 Holdings

Company (Ticker)	Sector (GICS)	Market Cap. (USD bn)	NAV (%)	1M Price Change (%)	Why We Own	Entry Method
Vinhomes (VHM)	Real Estate	23.3	7.7%	-2.4%	Strongest pipeline, execution capability	On the Exchange
Gemadept (GMD)	Industrials	1.3	7.0%	4.6%	Owner of strategic (deep-sea) ports	On the Exchange
Mobile World (MWG)	Consumer Discret.	3.9	6.5%	-9.1%	Leading modern trade retailing	On the Exchange
MB Bank (MBB)	Financials	6.9	5.6%	-7.1%	Best-in-class execution across the board	On the Exchange
Khang Dien House (KDH)	Real Estate	0.8	5.6%	-19.2%	Low leverage, disciplined execution	Privately Negotiated
Hoa Phat Group (HPG)	Materials	7.0	5.2%	-6.9%	Vertically integrated streel champion	Privately Negotiated
KIDO Group Corporation (KDC)	Consumer Staples	0.5	4.8%	0.2%	Trusted brands with wide distribution	Privately Negotiated
Asia Commercial Bank (ACB)	Financials	4.9	4.5%	-3.3%	Best-in-class asset quality bank	Privately Negotiated
Thu Cuc Hospital	Healthcare	Private	4.4%	Private	Trusted brand in the northern Vietnam	Privately Negotiated
Vietinbank (CTG)	Financials	9.2	3.4%	-7.9%	State-owned with private banking mindset	On the Exchange
Top 10 Holdings			**54.7%**			

Portfolio Manager's Commentary

"Be fearful when others are greedy, and greedy when others are fearful." - Warren Buffett

A Challenging Month

In July, VOF's NAV per share declined 8.6% in USD total return terms ($TR), in line with a broad market sell-off despite better-than-expected Q2 corporate earnings results. The principal sector detractors were Consumer Discretionary, Real Estate and Financials, led by declines in Phu Nhuan Jewelry (PNJ; share price declined -51%), Khang Dien House (KDH;-19%), and Mobile World (MWG;-9%).

The share price fell 5.3% in USD (6.8% in GBP), narrowing the average discount for the month to 18.3%. Over the trailing twelve months, we have spent USD88 million on share buybacks.

The VN Index and FTSE Vietnam All-Share Index declined 6.3% and 7.1%, respectively. Early in July, news of a police investigation involving leading jeweller PNJ (discussed further below) triggered a steep decline in its share price, which in turn set off margin calls and forced selling. This prompted retail investors to deleverage and foreign investors to sell. Selling pressure broadened across the wider market, hitting other names like MWG and KDH. Thin market liquidity compounded the sell-off: average daily trading value was just USD650 million, 40-50% below last year's average. Higher term deposit rates (9-10% p.a.) further dampened retail risk appetite despite the strong earnings season, with earnings up 18% q-o-q and 49% y-o-y.

Corporate Earnings Summary

Exchange	2Q2026 (% QoQ)		2Q2026 (% YoY)		% YoY 1H26	
	Revenue	NPATMI	Revenue	NPATMI	Revenue	NPATMI
Ho Chi Minh (HOSE)	13.4%	12.1%	37.5%	45.4%	32.7%	47.4%
Hanoi	28.4%	91.4%	24.9%	80.8%	19.4%	61.3%
UPCoM	31.1%	46.9%	35.0%	64.7%	16.3%	10.3%
TOTAL	**17.5%**	**18.0%**	**35.7%**	**49.0%**	**28.4%**	**43.0%**

Source: Fiinpro; as of 17 August 2026

PNJ Update: Investigation, Impact and Our Response

In early July, PNJ became subject to market scrutiny following a police investigation into an alleged diamond smuggling ring and fraudulent diamond certification scheme involving individuals from P-Lab, PNJ's wholly owned diamond certification subsidiary. Based on publicly available information, the investigation is currently limited to the former leadership of P-Lab. No PNJ executives or employees, nor PNJ or P-Lab as corporate entities, have been publicly charged. PNJ has also adamantly stated that none of the approximately 28,000 diamonds under investigation had entered its retail network.

A distinctive feature of Vietnam's jewellery market is that major jewellers commonly offer product buyback programmes. Following the investigation, heightened customer concerns led to a significant increase in buyback requests for diamond jewellery. During July 2026, PNJ repurchased approximately USD270 million of jewellery products from customers and recognised a provision of approximately USD33 million in relation to the programme. PNJ's share price declined by 51% during the month as a result of the crisis.

In response, we acted swiftly and prudently by reducing our position by approximately half to limit downside risk as the possible consequences of the investigation became clearer. We continue to closely monitor developments in the investigation and PNJ's efforts to restore customer confidence and strengthen its governance framework. We are also engaging with the company's management to better understand the governance enhancements and operational measures being implemented in response to these events. We expect that the company will revert to the market once the investigation concludes. PNJ remains the leading jeweller in a fragmented market and an important proxy for investors seeking access to Vietnam's vibrant consumer sector.

A Disconnect Between Valuations and Fundamentals

Estimated corporate earnings growth for 2026 stands at 22.3%, yet the recent market decline has pushed the stock market's forward P/E ratio down to 11.6x — or below 10x excluding outliers. We have not seen valuations at this level since periods of acute market stress, such as during COVID or the 2022/2023 real estate bond liquidity crunch. This stands in stark contrast to the strength of corporate earnings and an economy that grew 8.2% y-o-y in the first half of 2026.

The VOF portfolio offers 23.5% earnings growth for 2026, with valuations even more attractive at 8.6x forward P/E — implying a highly attractive and undervalued PEG ratio of 0.4x. Many of our high-conviction holdings were oversold in the recent July sell-off, and with an 8% cash level, we intend to add to several positions at attractive prices.

Reform Momentum Continues

The Government continues to implement economic reforms, with 29 new laws and two ordinances taking effect from 1 July, covering personal income tax, social insurance, public-sector asset controls and business conditions. Conditional business lines were cut from 198 to 142, part of a broader push to lower regulatory barriers, while personal income-tax deductions rose 40% and new tax exemptions were introduced for high-quality workers in semiconductors and AI. Together, these measures should boost domestic consumption, attract high-tech investment and improve the ease of doing business.

Investor Conference

We look forward to sharing the progress of domestic reforms and how Vietnam is strenghening its position within Asia at VinaCapital's annual Investor Conference, scheduled for 12-14 October 2026 in Ho Chi Minh City. If you are interested in attending, please [e-mail us]() for more information and registration.

Insights Into Vietnam's Economy

Chief Economist

Michael Kokalari, CFA

Peter Navarro's report on global transshipment, which featured Vietnam prominently, rattled many investors. Our Chief Economist argues it is flawed and overstated — true global transshipment is estimated at just 2% of US imports. Vietnam is not singled out particularly harshly, yet the report has still driven a significant VN-Index sell-off, despite its likely minimal impact on Vietnam's real economy. Stay tuned for our in-depth report on this topic.

[July 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**
Kathryn Matthews	Non-executive Chairman	Don Lam	Group CEO
Julian Healy	Non-executive Director	Brook Taylor	Group COO
Peter Hames	Non-executive Director	Alex Hambly	Group CIO
Hai Trinh	Non-executive Director	Tuan Ngo	Group Head of Investments
Charlotta Ginman	Non-executive Director	Khanh Vu	VOF Lead Portfolio Manager

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 2026)	A tiered management fee structure: - 1.2% on the first USD500 million of net assets; - 0.8% on net assets between USD500 million and USD1.5 billion; and - 0.5% on net assets above USD1.5 billion. The incentive fee is calculated on rolling five-year performance compared with the market-based performance benchmark, FTSE Vietnam All-Share Index. The incentive fee will be calculated each year at a rate of 3 basis points for each 100 basis points of performance relative to the market-based performance benchmark. In the event of underperformance, fees will be clawed back at the same 3 basis points rate, subject to a maximum clawback of 0.2% of NAV. There will be no carry forward of performance fees. 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. Transition arrangements are in place for the first four years under the new fee structure.
ESG	VinaCapital's Responsible Investment Policy, alongside details of VOF's ESG Reporting and Voting, and other publications are available on the Company's website.

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