VinaCapital

Best Factsheet Award Winner:

VinaCapital Vietnam Opportunity Fund (VOF)

Monthly Report - August 2026

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 652.1m
USD 883.3m

Net Asset Value

Holdings

24 Listed Companies
7 Private Companies

with 57% of NAV in Top-10 Holdings

Compounding Growth - NAV

7.8% in GBP
8.2% in USD

10-Year Annualised Total Return terms

Long-term Share Price Performance

9.6% in GBP
9.9% in USD

10-Year Annualised Total Return terms

Share Buyback - Last 12 Months

GBP 62mn
USD 83mn

Equivalent to 10% of Outstanding Shares

Share Buyback - Since Inception

GBP 509mn
USD 702mn

Equivalent to 63% of Outstanding Shares

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

Dividends Yield

2.4% on Share Price
2.0% on NAV per Share

Annual yield, paid out twice per year

Total Capital Returned

GBP 664mn
USD 903mn

Consistently returned capital to shareholders since 2011

Price And NAV Summary

	GBP	USD
NAV Per Share:	5.47	7.41
Net Asset Value (mn):	652.1	883.3
Share Price:	4.50	6.10
Market Capitalization (mn):	536.7	726.9
Premium/(Discount):	-17.7%	-17.7%

GBP/USD exchange rate as of 31 August 2026: 1.3545
GBP/USD exchange rate as of 31 July 2026: 1.3436
Source: Bloomberg

Key Metrics[1]

	VOF	VN Index
2026 Forward PER (x)	9.3	12.3
2026 Forward EPS Growth (%)	33.6	23.6
Beta	0.61	1.00

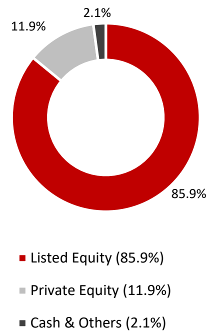
1. Based on monthly total return, USD terms in 5 years; risk-free rate is the 5-year G-bond yield. VOF is benchmark agnostic in portfolio construction; index figures are for reference only.

Cumulative Total Returns[2] (%)

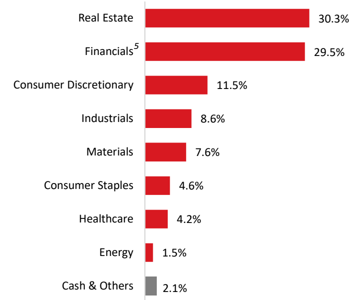
	1M	FYTD	CYTD	1Y	3Y	5Y	10Y	Since[3] Inception
Share Price (£)	5.0	-2.2	-2.7	-7.5	8.3	12.6	150.2	946.6
NAV/Share (£)	4.4	-6.0	-7.3	-10.5	4.5	5.6	112.2	1,169.2
NAV/Share ($)	5.7	-3.4	-6.1	-9.9	12.0	4.3	119.9	875.0
VN Index ($)	6.6	-0.1	5.1	12.3	46.2	31.3	181.9	1,016.6
FTSE VN All-Share ($)	7.0	-0.6	0.9	9.0	47.2	20.0	147.3	N/A

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

NAV By Asset Class

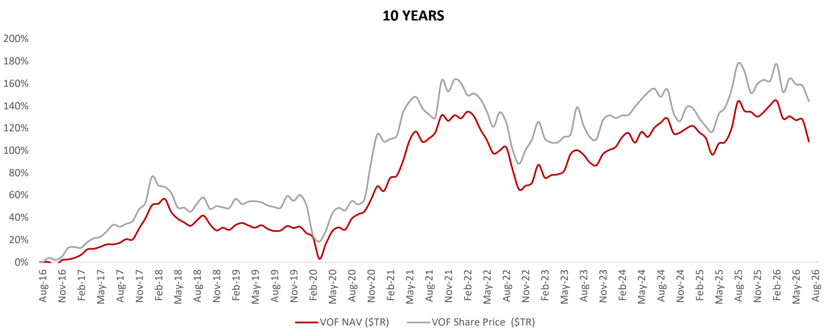


NAV Allocation By Sector[4]

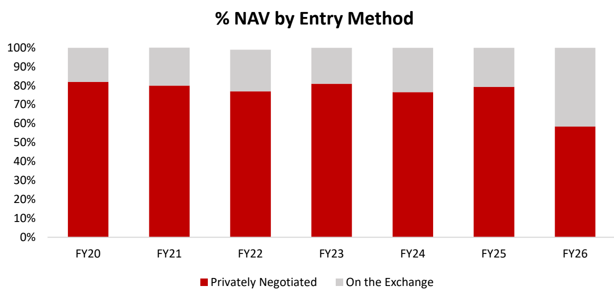


4. Based on Global Industry Classification Standards (GICS)
5. Financials include Banks (23.4%) and Non-Banks (6.1%)

NAV Performance



NAV By Entry Method



Note: Financial Year ending 30 June

VinaCapital

[Best Factsheet Award Winner]:

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

Top 10 Holdings

Company (Ticker)	Sector (GICS)	Market Cap. (USD bn)	NAV (%)	1M Price Change (%)	Why We Own	Entry Method
Vinhomes (VHM)	Real Estate	23.2	9.6%	-1.4%	Strongest pipeline, execution capability	On the Exchange
Mobile World (MWG)	Consumer Discret.	4.3	7.1%	7.3%	Leading modern trade retailer	On the Exchange
MB Bank (MBB)	Financials	7.5	6.3%	13.0%	Best-in-class execution across the board	On the Exchange
Khang Dien House (KDH)	Real Estate	0.8	5.6%	4.3%	Low leverage and disciplined execution	Privately Negotiated
Vingroup (VIC)	Real Estate	70.8	5.4%	10.2%	Strong alignment with governemnt policies	On the Exchange
Hoa Phat Group (HPG)	Materials	7.2	5.1%	1.8%	Vertically integrated streel champion	Privately Negotiated
Gemadept (GMD)	Industrials	1.3	4.8%	3.2%	Owner of strategic (deep-sea) ports	On the Exchange
KIDO Group Corporation (KDC)	Consumer Staples	0.6	4.6%	3.6%	Trusted brands with wide distribution	Privately Negotiated
Asia Commercial Bank (ACB)	Financials	5.1	4.5%	3.4%	Best-in-class asset quality bank	Privately Negotiated
Thu Cuc Hospital	Healthcare	Private	4.2%	Private	Trusted brand in the northern Vietnam	Privately Negotiated
Top 10 Holdings			**57.3%**			

Portfolio Manager's Commentary

"Acknowledging what you don't know is the dawning of wisdom." - Charlie Munger

Performance Improves

In August, VOF's NAV per share rose 5.7% in USD total return terms ($TR), recovering from July's market decline, which we discussed in last month's report. All sectors posted positive performance, with the strongest contributions coming from Financials (+2.0% contribution, with MBB the leading sector contributor), Real Estate (+1.6%, with KDH the leading sector contributor), and Consumer Discretionary (+1.1%, with MWG the leading sector contributor).

VOF's share price rose 7.2% in USD total return terms (4.9% in GBP), narrowing the average discount for the month to 17.7%. The Fund's share buyback programme was less active, spending USD5 million. Over the trailing twelve months, the Fund has spent USD83 million on share buybacks.

During the month, we initiated a position in Vingroup (HOSE:VIC), Vietnam's largest conglomerate in terms of market capitalisation, which is now a Top 10 holding in the portfolio. This follows an extensive process of fundamental review and diligence, highlighting their increasingly strategic role in Vietnam's growth, particularly to infrastructure projects and transport-orientated development which will be strong earnings catalysts in the future.

Market Recovers On Imminent FTSE Upgrade

The VN Index and FTSE Vietnam All-Share Index rose 6.6% and 7.0%, respectively. This advance was driven primarily by large-cap stocks and particularly the stocks oversold during July's sell-off, rather than by a broad-based improvement in market liquidity. Average daily trading value remained weak at USD540 million, 40% below the trailing 12-month average. Another catalyst behind the narrow-base rally was FTSE Russell's confirmation in late August that 27 Vietnamese stocks would be added to the FTSE All-Cap Index and six to the FTSE All-World Index which focuses on the world's large and mid-cap companies.

The FTSE upgrade took effect on 21 September, with Vietnam formally designated a Secondary Emerging Market. FTSE Russell's upgrade is expected to attract an estimated USD2 billion in passive inflows to the market over the next 12 months, and potentially more through active fund allocations. A significant portion of the market inflows will be allocated to the Vingroup ecosystem, which accounts for approximately one-third of Vietnam's stock market capitalisation. Notably, the Fund holds exposure to nine of the companies included in FTSE's announced basket, representing approximately one-third of NAV, and should benefit from the index inclusion and foreign inflows.

The Clearest Evidence of Domestic Reforms

Vietnam's ambition to achieve an average GDP growth of 10% for the foreseeable future will require significantly greater investment than can be funded through the state budget and domestic banking system alone. The Ministry of Finance estimates that at least USD1.5 trillion in capital is required for investment from now to 2030, with more than 80% of this needing to come from sources beyond the state budget. As such, the focus is on developing deeper capital markets and increasing the role of the private sector (as outlined in Resolution 68 announced in 2025) to develop national champions capable of delivering large-scale infrastructure projects.

We believe Vingroup is emerging as one of the clearest examples of this government policy shift and the rise of a national champion. Against this backdrop, in August the Fund initiated a position in VIC and it is now a Top 10 portfolio holding. Below, we share our investment rationale for initiating this position and how we have addressed concerns around sizing and governance given the portfolio's exposure to the overall conglomerate.

Why Vingroup and Why Now?

Since the announcement of the Resolution 68 over a year ago, we have seen the gradual emergence of several potential national champions. The clearest example is Vingroup (VIC), whose share price has risen sharply since 2025; the Fund's relative performance has been affected by not holding this company during that period. The Fund has had longstanding exposure to the Vingroup ecosystem through Vinhomes (VHM), Vietnam's leading real estate developer, which has also seen strong share price performance and has contributed to the Fund's performance over the past year. Despite VIC's substantial share price increase, we believe the company's fundamentals and earnings outlook have improved sufficiently to warrant a reassessment of its valuation. This, coupled with Vingroup's willingness to engage with the market through increased corporate access and disclosures, have helped form our assessment of VIC's long-term earnings potential and profitability

Our view is that Vingroup is transforming into an infrastructure development company. Given VIC's increasingly obvious positioning as a national champion and its strong execution track record across many sectors, the Group is being entrusted with major nation-building initiatives including infrastructure projects, transport-oriented development, and build-transfer projects. A key part of this business model is that VIC and its related companies are compensated for undertaking national infrastructure projects through land allocations, special credit mechanisms, and favourable financing.

The land rights tied to this built infrastructure allow for land-value to be unlocked and creates synergistic value for the entire ecosystem, particularly for VHM, the largest residential real estate developer in the country and our top holding in the portfolio. We estimate that the potential value of land allocations received by VIC as compensation for several of these mega-projects could be worth close to USD50-60 billion — more than five times the estimated cost of the associated infrastructure investment. In our view, this significant long-term embedded value is not fully reflected in VIC's current valuation.

Another catalyst has emerged in the form of the VinFast restructuring, which will transfer the manufacturing operations for this burgeoning electric vehicle company and the associated debt out of VIC. The spin-off of this capital-intensive business is expected to reduce VIC's debt, interest expense, and depreciation burden. As a result, we forecast VIC's net profit after tax (and minority interests) to increase from USD420 million in 2025 to around USD2.0 billion in 2026 (+346% y-o-y), followed by further significant increases in 2027 and beyond. The combination of rapidly improving earnings and the VinFast restructuring means VIC's price-to-earnings ratio has fallen from the 120-140x range in 2025 to the 30-40x range based on our 2026F earnings estimate. While this remains significantly above the broader market, we believe VIC warrants a premium given its accelerating earnings profile that is a unique outlier for the Vietnam market and their increasingly strategic role in leading Vietnam's infrastructure development.

Conviction and Risks

Our fundamental analysis and increased corporate access have strengthened our confidence in management's long-term vision and demonstrated execution capabilities. While the company has consistently published big-four audited financial statements available to investors, we have observed marked improvements in other areas of governance including their timely disclosures to the market on business performance, project developments, and fundraising activities, all of which provide deeper insight as we build our fundamental analysis of this company. Improvements to investor relations – such as the upcoming company investor tour in early October – and independent members of their boards are other examples that demonstrate that they seek to be more institutional. Financially, the operating cash flows have improved, supported by VHM's strong earnings contributions, and will remain the ecosystem's key earnings and cash-flow engine.

Given VIC's elevated leverage levels, we continue to monitor cash balances and debt-servicing relative to near-term maturities. We are also conscious of the stock's liquidity and trading dynamics given the concentration risk created by our existing VHM position which would bring the portfolio exposure to this conglomerate to approximately 15%. While this is still less than half of that of the index weight to this group, it nevertheless warrants careful analysis and risk management. Lastly, we continue to monitor execution risk associated with VIC's growing infrastructure pipeline, including the timing and economics that could be derived from individual projects, and will be willing to adjust our exposure to the company and conglomerate should any of these assumptions be challenged.

Insights Into Vietnam's Economy

Chief Economist
Michael Kokalari CFA

Following the Trump administration's publication of "The Great Transshipment Scam" report—which alleges that China is using a network of more than 40 countries, including Vietnam, to circumvent tariffs—we assess Vietnam's exposure to this transshipment crackdown, the likely scope of Section 301 tariffs, and which sectors could face near-term disruption while still retaining structural advantages over China.

[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**
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 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.

Investor Relations/Communications
vof@vinacapital.com
+84 28 3821 9930
www.vinacapital.com

Joint Corporate Broker
Barclays Bank PLC
+44 207 623 2323
BarclaysInvestmentCompanies@barclays.com

Deutsche Numis
+44 20 7260 1000
funds@numis.com

Marketing
Cadarn Capital
+44 20 7019 9042
info@cadarncapital.com

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