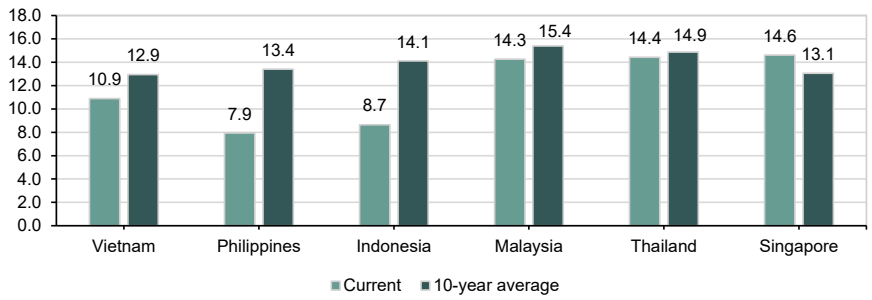
VinaCapital Vietnam Opportunity Fund

FY26 a year of transformation

VinaCapital Vietnam Opportunity Fund (VOF) provides actively managed exposure to Vietnam through a concentrated portfolio of listed and private investments. Alongside purchases on the stock exchange, the manager selectively enters listed and unlisted investments on privately negotiated terms. During FY26 (ending June 2026) and Q326, VOF substantially repositioned its portfolio, reallocating capital towards selected banks, infrastructure and consumer businesses, while increasing its overall exposure to property companies. Its US dollar NAV total return was 10.5% in FY26, compared with a 36.5% return of the VN Index, which was boosted by Vingroup (which VOF did not hold until August 2026). In Q326, VOF's NAV declined 8.9% in US dollar terms, compared with a 3.0% fall in the index.

Exhibit 1: Forward P/E of Vietnamese equities is below historical average



Source: LSEG Data & Analytics, Edison Investment Research.

Strong GDP growth but funding conditions tightened

Vietnam's long-term growth prospects are supported by industrialisation, foreign direct investment, rising incomes and extensive infrastructure spending. FTSE Russell upgraded the country to secondary emerging market status in September 2026, and a future MSCI upgrade could broaden foreign participation further, subject to continued market access and settlement reforms. GDP grew 9.0% y-o-y in the first nine months of 2026 (9M26), although credit growth ahead of deposit growth has increased banks' funding costs and lending rates, weighing on property demand and equity market liquidity. Still, VinaCapital expects corporate earnings to grow 24.6% in 2026 and 20–25% pa in 2027–30.

Why consider VOF now?

VOF offers exposure to Vietnam's structural growth through a predominantly listed portfolio positioned towards domestic growth themes. At end of September 2026, the portfolio traded at 9.5x forecast 2026 earnings, compared with 11.8x for the VN Index, while VinaCapital expected earnings per share growth of 39.6% and 24.7%, respectively. Further cash recoveries from legacy private holdings and evidence of improved returns following the portfolio repositioning could strengthen investor confidence and support a narrower discount. Meanwhile, continued buybacks at a discount to NAV provide an additional source of NAV accretion for remaining shareholders.

Not intended for persons in the EEA.

Investment companies
Vietnam

16 November 2026

Price	**427.00p**
Market cap	**£497m**
[1]US$/VND25,753	
NAV	530.0p
Discount to NAV	19.4%
Current yield	2.6%
Shares in issue	116.4m
Code/ISIN	VOF/GG00BYXVT888
Primary exchange	LSE
AIC sector	Country Specialists
Financial year end	30 June
52-week high/low	491.6p 410.0p
NAV high/low	626.0p 492.0p

Fund objective

VinaCapital Vietnam Opportunity Fund is a closed-end investment company that seeks to achieve medium- to long-term capital appreciation through investment in assets in Vietnam. The portfolio includes listed and unlisted equities, including private equity, covering a broad range of sectors, with a focus on Vietnamese companies that benefit from the country's rising domestic consumption and economic growth.

Bull points

- VOF offers exposure to Vietnam through a differentiated portfolio not tied to a particular benchmark.
- Vietnamese equities offer a combination of valuations below long-term average and double-digit corporate earnings growth.
- VOF's public/private approach expands the range of potential investments.

Bear points

- Vietnam's near-term economic growth may be constrained by high interest rates.
- VOF's performance in recent years was affected by defaults of its private real estate holdings.
- Concentration risks associated with VOF's high property sector weight, including substantial exposure to the capital group of Vingroup.

Analyst

Milosz Papst +44 (0)20 3077 5700

investmenttrusts@edisongroup.com
Edison profile page

VinaCapital Vietnam Opportunity Fund is a research client of Edison Investment Research Limited

A differentiated route into Vietnam's growth

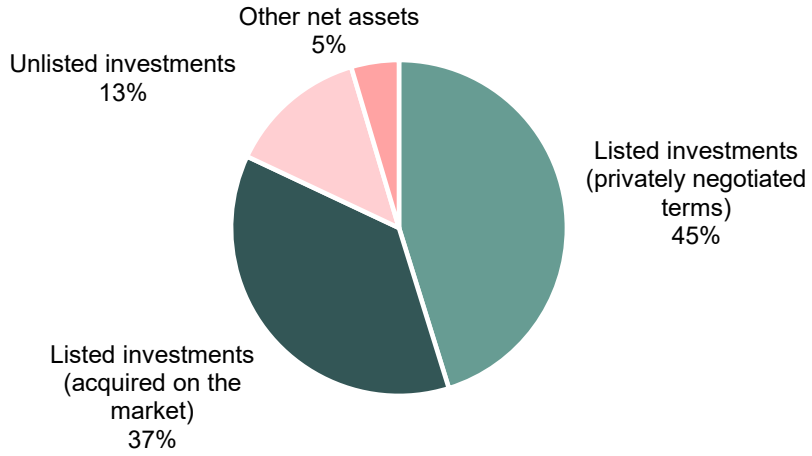
VOF combines quoted share purchases with private placements, pre-IPO investments, privatisations and direct unlisted investments, seeking attractive entry valuations, access to scarce allocations and, where possible, contractual protections.

Khanh Vu, who joined VinaCapital in 2010 and has over 20 years' investment and corporate finance experience, has led VOF's portfolio since March 2025. He is supported by Tuan Ngo, group head of investments since November 2025, Duy Le, head of listed equities, and Michael Schmidt, head of private investments since May 2026.

Between September 2023 and September 2026, after VOF revised its asset classifications, listed equities increased from c 77% to 86% of NAV, while private and structured holdings fell from c 21% to 12%. This reflects exits and restructurings, but also pre-IPO holdings becoming listed. We calculate that c 45% of VOF's end-June 2026 NAV represented listed investments entered into on privately negotiated terms (see Exhibit 2).

The manager completed four privately negotiated and pre-IPO investments worth close to $100m in FY26, including Techcom Securities and Gelex Infrastructure, which listed in October 2025 and February 2026, respectively. VOF's privately negotiated investment in listed KIDO Group shares in 2024 included an option to swap into a stake in unlisted food producer Tho Phat, with the recently agreed exit terms implying an 18% US dollar IRR. At present, attractive listed equity valuations raise the hurdle for new unlisted private equity investments, which the board does not anticipate until VOF's overall performance improves. That said, VOF continues to pursue privately negotiated transactions in listed companies. Following limited IPO activity in H126, VinaCapital now reports a substantial pipeline of investment opportunities in companies considering listings in early 2027, which VOF may pursue, subject to acceptable valuations.

Exhibit 2: VOF's portfolio breakdown as of end-June 2026



Source: Company data, Edison Investment Research

Strong GDP growth has not produced a broad equity market rally

Vietnam remains one of the region's fastest-growing economies, with GDP up 9.0% y-o-y in 9M26, supported by exports, foreign direct investment (FDI) and substantial infrastructure spending. Exports increased 24.5% y-o-y, while disbursed FDI rose 12.1% to $21.1bn. Construction activity grew 12.2% y-o-y, benefiting from public investment and additional industrial capacity. These trends support demand across VOF's holdings in ports, infrastructure, steel and selected banks.

Rapid investment growth has also strained Vietnam's banking system. Credit expansion has exceeded deposit growth, intensifying competition for funding and raising borrowing costs for households and businesses, including property developers. Higher rates have weighed on property transactions, consumption and equity valuations, even as real retail sales rose 7.8% y-o-y in 9M26, up from 6.7% in 2025. Headline inflation reached c 5.1% in September, constraining monetary policy. Imports rose 36.7% y-o-y, shifting the merchandise trade balance from a $16.9bn surplus in 9M25 to a $19.4bn deficit in 9M26. Part of this reflects machinery, equipment and components used in expanding FDI-driven manufacturing, which may support future export growth.

On 21 October, the State Bank of Vietnam instructed banks to cut average rates on newly originated deposits with maturities of six months or more by at least 0.5pp during the remainder of 2026, relative to an October reference period, and sought lower lending rates. VinaCapital estimates that the gap between credit and deposit growth narrowed from 4–5pp in 2025 to c 1pp in 2026, suggesting that funding pressures may be peaking. Nevertheless, its chief economist expects market interest rates to remain high until around mid-2027, possibly later, and sees a sustained decline in deposit rates as a potential catalyst for equities.

Foreign investors sold a net $3.8bn of Vietnamese equities in 9M26, according to VinaCapital, while average daily market trading value fell 58% y-o-y to c $700m in September. Vietnam's FTSE Russell reclassification took effect that month, although the corresponding index inclusion will be phased through September 2027. Frontier market investors have already reduced exposure, while the anticipated emerging market inflows have yet to reverse foreign selling.

US trade restrictions remain a risk to Vietnam's export-led growth, although the measures introduced so far appear manageable at the national level. The main uncertainty is whether ongoing US investigations lead to broader tariffs on electronics, machinery and other major export categories, which could weaken foreign investment and industrial activity. For VOF, further restrictions could affect trade volumes at Gemadept and weaken demand for industrial investment and construction materials, with secondary effects on domestic credit growth and consumption.

VinaCapital expects GDP growth to moderate to 8% in 2027 as exports slow, with infrastructure spending and fiscal measures supporting domestic activity. For 2026, it forecasts EPS growth of 39.6% for VOF's listed portfolio against 24.7% for the VN Index, with the respective portfolios trading at 9.5x and 11.8x forward earnings at end of September. According to the Vietnam Datastream index, local equities are currently trading at an 10.9x forward P/E ratio, c 16% below their 10-year historical average (see Exhibit 4). At its FY26 results webinar, management also projected earnings growth of 20–25% across the portfolio in CY27. Relatively low valuations across much of the Vietnamese equity market, coupled with a continued robust earnings outlook, create opportunities for selective stock picking, but a broader recovery may depend on easier funding conditions, improved liquidity and a reduction in foreign selling.

Exhibit 3: Vietnam's growth drivers



Source: VinaCapital. Note: The average 10% GDP growth per year is the target of the Vietnamese government.

Exhibit 4: Forward P/E ratios of Datastream indices (at 16 November 2026)

	Last	High	Low	10-year average	Last as % of average
Vietnam	10.9	20.8	7.7	12.9	84.1
Philippines	7.9	18.5	7.9	13.4	59.2
Indonesia	8.7	18.8	8.5	14.1	61.3
Malaysia	14.3	18.1	13.0	15.4	92.6
Thailand	14.4	20.2	10.6	14.9	97.0
Singapore	14.6	16.2	10.5	13.1	112.0

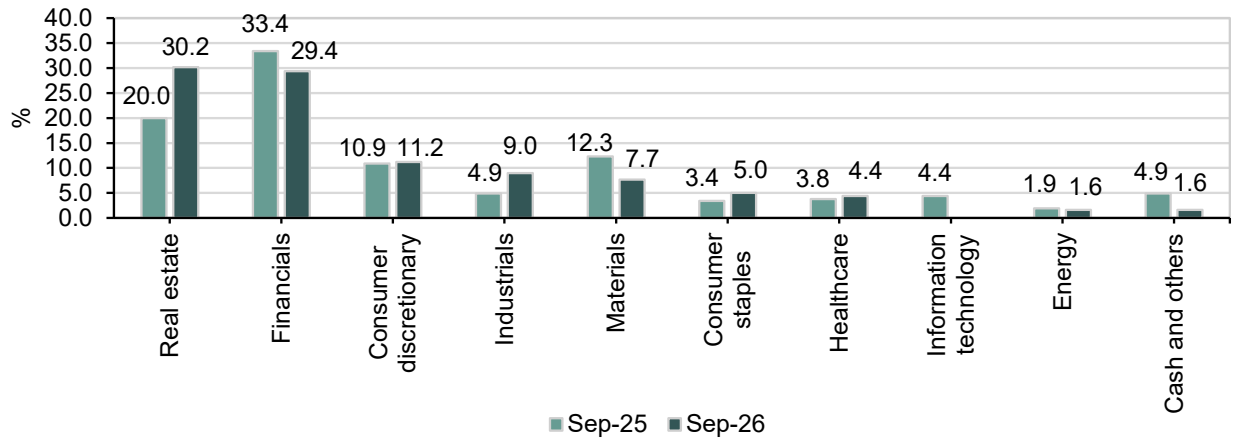
Source: LSEG Data & Analytics, Edison Investment Research

Repositioning towards domestic growth themes

In parallel to changes to its investment team, VOF undertook an extensive portfolio repositioning in FY26. Transactions totalled $843m, comprising $472m of disposals and $371m of purchases, while portfolio turnover reached 39%, against a historical single-digit average. Capital was redirected towards banks with more resilient deposit franchises, infrastructure beneficiaries and selected consumer companies. VinaCapital expects to remain more active in allocating capital (with a double-digit annual turnover) when market conditions warrant it, but does not anticipate another year of turnover as high as in FY26. According to the board, an inertia analysis comparing actual listed portfolio performance with a hypothetical unchanged portfolio indicates that the repositioning has added value.

Property became VOF's largest sector exposure, rising from 20.0% to 30.2% of NAV in the 12 months to end of September 2026, while financials declined from 33.4% to 29.4% (see Exhibit 5). The shifts reflect both investment decisions and changes in market values. Vinhomes' strong FY26 share price performance lifted its portfolio weight, while VOF added its parent Vingroup in August 2026. Within financials, the manager bought banks and securities companies that it considers better placed to navigate tighter funding conditions and benefit from Vietnam's capital market development.

Exhibit 5: Property has become VOF's largest sector exposure



Source: Company data

Vingroup and Vinhomes represented 15.6% of NAV at end of September 2026. VinaCapital added Vingroup to VOF's portfolio following VinFast's restructuring (intended to reduce direct capital expenditure) and a reassessment of the group's transport and infrastructure development opportunities. Site visits informed VinaCapital's assessment of potential development rights, land swaps and construction margins. VOF's increased exposure to Vingroup also introduces sensitivity to the execution of the latter's ambitious development plans and its relatively high valuation, with the shares trading at 34.5x forecast 2026 earnings at end of September 2026, according to VinaCapital.

Unlike China, where widespread overbuilding and weaker underlying housing demand have contributed to a prolonged property downturn, Vietnam's residential market continues to benefit from urbanisation and unmet housing needs. The main challenge is a mismatch between available supply and affordability, with shortages of lower-priced housing alongside rising inventories of more expensive properties. This provides a supportive longer-term backdrop for developers such as Nam Long (one of VOF's portfolio companies), whose focus on more affordable and mid-market housing aligns with domestic purchasing power, although high mortgage rates and weaker sales absorption remain near-term constraints.

Vinhomes' 9M26 net profit attributable to parent shareholders rose almost fivefold year-on-year to VND71.4tn. However, Vietcap estimates that bulk sales, including business-cooperation contracts, contributed c 79% of underlying property revenue, making reported earnings heavily dependent on large, potentially irregular transactions rather than recurring retail sales. Q326 presales rose 8% q-o-q to VND71.5tn, with retail sales contributing c 81%, compared with c 39% in 9M26, helped by incentives and five-year fixed-rate mortgage packages.

Vinhomes continues to raise financing for its extensive development pipeline, approving up to VND8tn of secured bonds in September 2026 and a further VND2tn in October 2026. The company also approved the use of its assets to secure

obligations of a related party in October, adding to its existing intra-group financial arrangements. Its H126 accounts disclosed VND82.9tn of investment-related deposits with related parties, although some receivables and deposits benefit from collateral.

At end-September 2026, gross debt/equity stood at c 88% for Khang Dien, c 78% for Vinhomes and c 33% for Nam Long. Khang Dien's borrowings rose 75% from end-2025 to VND17.8tn, while 9M26 operating cash flow was only c VND0.5tn, potentially highlighting increased financing needs. Nam Long's lower leverage offers more financial flexibility.

Exhibit 6: VOF's top 10 holdings as of end-September 2026

Holding	Sector	September 2026 (% NAV)	September 2025 (% NAV)	Earnings CAGR 2025-2027	P/E 2026e	P/BV 2026e	Entry method
Vinhomes	Real Estate	10.0	4.9	21.0%	10.2	0.8	On the exchange
Mobile World	Consumer discretionary	7.6	n/a	26.0%	10.7	2.5	On the exchange
MB Bank	Financials	6.3	5.5	16.0%	5.7	0.9	On the exchange
Vingroup	Real Estate	5.6	n/a	115.0%	34.5	11.2	On the exchange
Khang Dien House	Real Estate	5.1	9.9	27.0%	16.6	0.8	Privately negotiated
Gemadept	Industrials	5.0	n/a	15.0%	17.2	2.4	On the exchange
KIDO Group	Consumer staples	5.0	3.4	15.0%	26.3	2.2	Privately negotiated
Hoa Phat Group	Materials	4.9	9.0	24.0%	6.5	1.0	Privately negotiated
Asia Commercial Bank	Financials	4.5	11.2	15.0%	6.9	1.0	Privately negotiated
Thu Cuc Hospital	Healthcare	4.4	3.6	18.0%	N/A	N/A	Privately negotiated
Top 10 holdings		**58.4**	**62.6**	**30.0%**	**9.3**	**1.1**	**-**

Source: Company data. Note: The September 2025 total represents the 10 largest holdings at that date, which differ from the September 2026 top-10 constituents shown above.

VOF established positions in port operator Gemadept and Gelex Infrastructure in FY26. Gemadept, whose shares were bought on the open market, reported a 9M26 revenue increase of 25% y-o-y to VND5.42tn, while net profit attributable to parent shareholders increased 81% to VND2.10tn, although the latter benefited from a one-off disposal gain. VOF secured a sizeable Gelex allocation through a privately negotiated pre-IPO transaction, which had generated a 25% return by end of February 2026. Gelex's 9M26 pre-tax profit rose 29.9% y-o-y to VND1.76tn, exceeding its FY26 target by 52%. However, profit attributable to parent shareholders declined 83% to VND73bn, as most consolidated earnings accrued to minority shareholders, while higher borrowing costs weighed on the parent company's results. In September 2026, the company approved a private placement of 100m shares to professional investors to refinance its airport project debt. In FY26, VOF also exited Airports Corporation of Vietnam, acquired at a government equitisation auction in 2015, at an attractive 18% US dollar internal rate of return (IRR) over c 10 years, reflecting concerns about the returns on heavy investment in Long Thanh International Airport.

In consumer businesses, VOF increased its holding in Mobile World, whose grocery operations offer a further growth driver alongside electronics retailing. VOF continued reducing FPT Corporation during FY26 and had fully exited the holding by the time of the annual report, following a reassessment of the implications of AI for software outsourcing. It generated a 22% IRR in US dollar terms over nine years on this investment. It subsequently exited Phu Nhuan Jewelry after a company-specific investigation prompted a sharp decline in its share price.

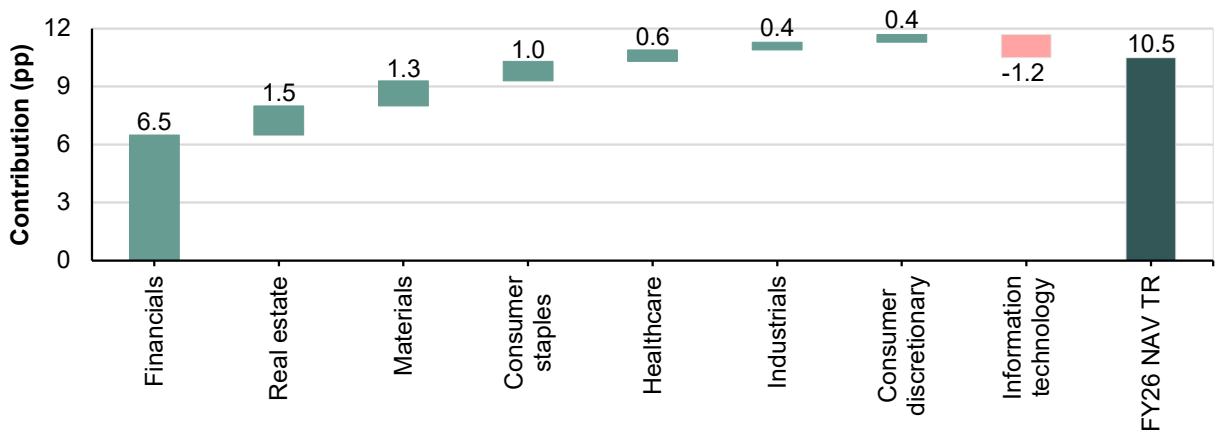
Performance: FY26 in line with historical average but below market

VOF's 10.5% US dollar NAV total return in FY26 was an improvement on the 2.2% decline in FY25, but lagged the VN Index's 36.5% return. Vingroup contributed 24.2pp, or 66%, of the VN Index's increase. VOF avoided the stock during the financial year because of valuation and financing concerns, although its longstanding investment in Vinhomes contributed positively. The Vietnam 30 Index, which became the reference index for VOF's revised performance fee in July 2026, delivered a c 45.7% total return in US dollar terms during FY26.

Financial holdings contributed 6.5pp to VOF's FY26 absolute NAV return, followed by real estate at 1.5pp (see Exhibit 7). Vinhomes was the largest individual contributor at 3.6pp, with Asia Commercial Bank adding 1.9pp and Hoa Phat Group 1.4pp. Khang Dien House, FPT and Nam Long detracted.

VOF's US dollar NAV total return fell 8.9% in Q326, compared with a 3.0% decline in the VN Index and a 4.8% fall in the FTSE Vietnam 30 total return index. Property, consumer holdings and financials detracted 3.2pp, 3.0pp and 2.0pp, respectively, with Phu Nhuan Jewelry and rate-sensitive property companies among the main sources of weakness.

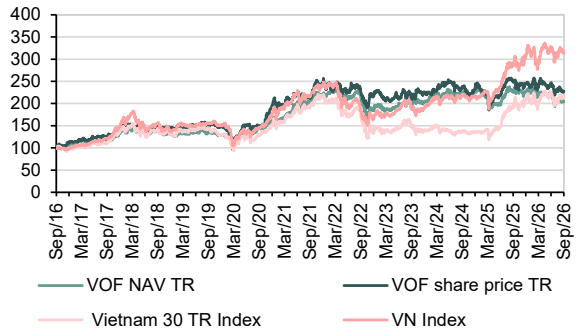
Exhibit 7: VOF's FY26 NAV TR attribution by sector



Source: Company data

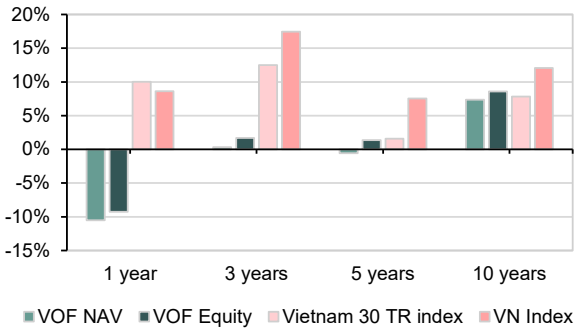
In the 12 months to end of September 2026, VOF's sterling NAV and share price total returns were -10.5% and -9.3%, respectively, compared with VN Index and Vietnam 30 Index returns of 8.6% and 10.0%, respectively. VOF's 10-year NAV TR to end-September 2026 was 7.4% per year, broadly in line with the Vietnam 30 Index at 7.8% per annum but below the 12.1% pa for the VN Index (see Exhibit 8 and Exhibit 9). VOF ranked second among the three UK-listed Vietnam specialists over 12 months and 10 years, and third over three and five years (see Exhibit 10).

Exhibit 8: Price, NAV and index total return performance, 10 years rebased in sterling terms



Source: LSEG Data & Analytics, Edison Investment Research

Exhibit 9: Price, NAV and comparative index total return performance to end-September 2026 in sterling terms (%)



Source: LSEG Data & Analytics, Edison Investment Research. Note: Three-, five- and 10-year performance figures annualised.

Exhibit 10: Selected peer group* at 16 November 2026**

	Mcap (£m)	NAV TR 1-year	NAV TR 3-year	NAV TR 5-year	NAV TR 10-year	Discount to NAV	Ongoing charge	Perf. Fee	Net gearing	Dividend yield
VinaCapital Vietnam Opp Fund	498	(10.5)	1.0	(2.8)	103.4	(19.4)	1.8	Yes	100	2.6
VietNam Holding	51	(13.8)	4.2	6.1	80.3	(12.4)	3.3	No	100	0.0
Vietnam Enterprise	875	(6.1)	14.8	(2.1)	141.2	(12.9)	1.7	No	100	0.0
VOF rank in subgroup* **	**2**	**2**	**3**	**3**	**2**	**3**	**2**	**-**	**1**	**1**
Ashoka India Equity Investment	427	(2.8)	14.0	37.0	N/A	(3.8)	0.2	Yes	100	0.2
Baillie Gifford China Growth Trust	148	(6.5)	32.7	(15.2)	11.1	(9.6)	1.1	No	104	0.9
Fidelity China Special Situations	1,022	(22.4)	27.4	(11.2)	57.4	(6.5)	0.9	Yes	122	4.0
India Capital Growth	115	9.5	14.2	44.1	112.0	(10.1)	1.6	No	100	2.1
JPMorgan China Growth & Income	178	(12.2)	17.7	(37.3)	59.3	(9.0)	1.1	No	123	5.0
JPMorgan India Growth & Income	408	(13.9)	(9.8)	(3.0)	30.4	(7.2)	0.8	No	100	3.9
Full peer group average (excl. VOF)	**403**	**(8.5)**	**14.4**	**2.3**	**70.2**	**(8.9)**	**1.3**	**-**	**106**	**2.0**
VOF rank in peer group***	**3**	**5**	**8**	**5**	**3**	**9**	**2**	**-**	**4**	**4**

Source: Morningstar, Edison Investment Research
*Country Specialist funds focused on Asian markets (ex Japan). **Performance to end-September 2026 in sterling based on cum-fair NAV. ***Rank based on arithmetic value: 1 = the highest. TR, total return. Net gearing is total assets less cash and equivalents as a percentage of net assets; 100=ungeared. Note: Three-, five- and 10-year NAV total returns are cumulative, not annualised.

Exhibit 11: Five-year discrete performance data

End date	VOF NAV TR	VOF share price TR	Vietnam 30 Index	VN Index
30 Sep 2022	2.1	5.7	-11.9	-14.5
30 Sep 2023	-5.7	-3.7	-13.8	3.7
30 Sep 2024	10.3	9.5	-8.5	13.8
30 Sep 2025	2.4	5.9	41.4	31.1
30 Sep 2026	-10.5	-9.3	10.0	8.6

Source: LSEG Data & Analytics. Note: All % on a total return basis in pounds sterling.

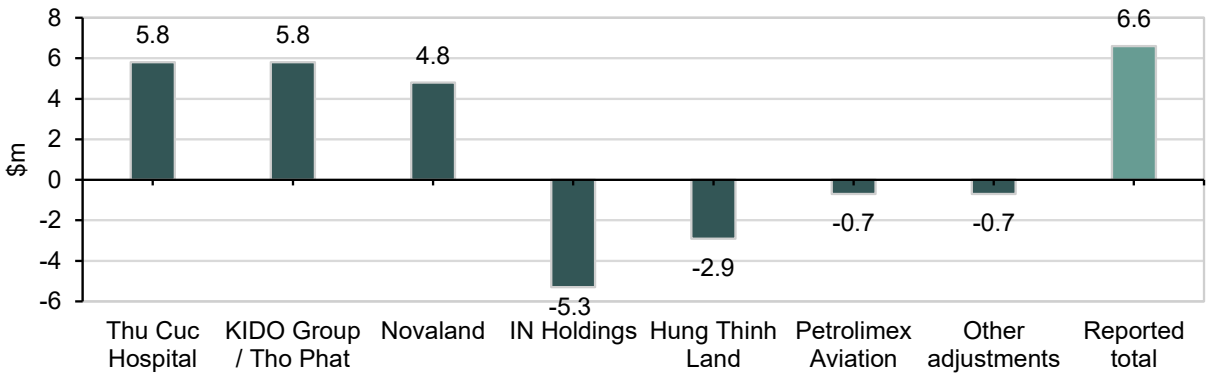
Private investment recoveries

VOF's private portfolio consisted of eight holdings without daily market quotations and represented 12.1% of NAV, with a net $6.6m valuation uplift in FY26.Thu Cuc Hospital, a private healthcare operator, recorded a $5.8m valuation uplift following improved trading and expansion. VOF's agreed sale of its listed KIDO Group shares and an option to swap into a stake in unlisted food producer Tho Phat (negotiated in a 2024 transaction) resulted in a $5.8m mark-up, implying an 18% IRR in US dollar terms on the investment. VOF has recovered its original investment cost in Chicilon Media, a digital advertising business, and expects to collect the remaining profit in instalments during FY27, with accrued interest. The manager reported a c 10% IRR in US dollar terms on the investment, based on the audited June 2026 NAV. Finally, converting its Dat Xanh Services exposure into listed shares in parent Dat Xanh Group provides a quoted valuation and a clearer route to liquidity.

VOF continues to restructure some of its private investments affected by Vietnam's property financing crisis in 2022. Novaland's carrying value increased by $4.8m following progress with asset swaps and recoveries. A deposit has been received towards the sale of one landbank asset, with completion expected by the end of 2026, while VOF is pursuing the conversion of its remaining receivable into listed Novaland shares. Hung Thinh Land's repayments have been delayed, prompting a revised schedule extending into FY27–28 and efforts to improve security over land assets; its carrying value fell by $2.9m. IN Holdings, a hospitality and events business, was written down by $5.3m following uncertain business outlook. VinaCapital is pursuing arbitration in relation to IN Holdings and Hung Thinh Land to enforce its rights.

Separately, the year-end review of unquoted investment valuations increased the previously published 30 June 2026 NAV by $7.4m, or 0.8%. This represents an adjustment to the previously reported year-end NAV, rather than an additional FY26 valuation gain, and was reflected in daily NAV calculations from 23 October.

Exhibit 12: FY26 private investment valuation changes were mixed

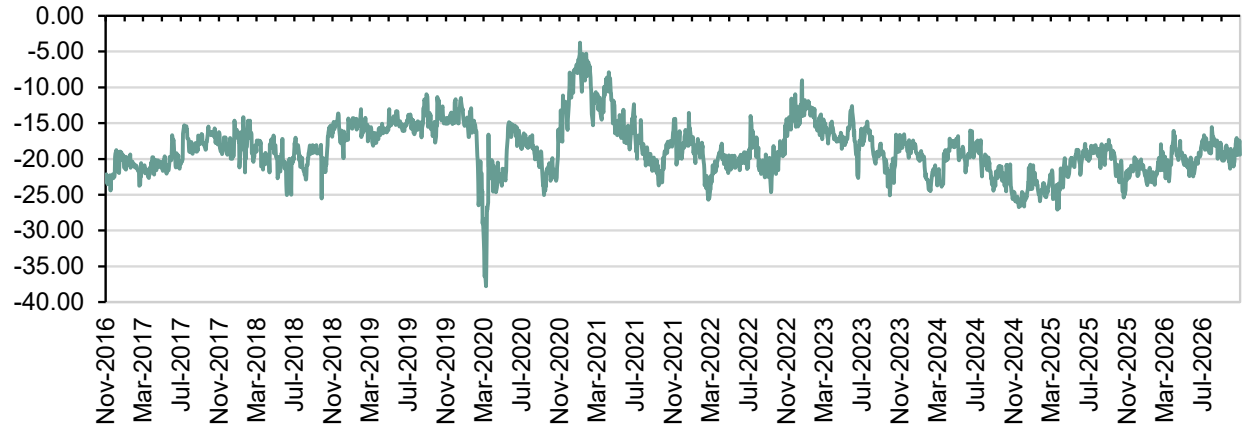


Source: Company data. Note: Individual valuation adjustments are rounded; the reported total is based on unrounded amounts.

Capital returns support NAV, but the discount persists

VOF continued substantial NAV-accretive buybacks in FY26, repurchasing and cancelling 14.3m shares at a cost of $89.6m (vs 16.8m shares for $96.8m in FY25, respectively), equivalent to 10.1% of opening shares. This added 19.7 US cents to NAV per remaining share. VOF's current discount to NAV stands at 19.4%, close to its five- and 10-year averages of 19.7% and 18.6%, respectively (see Exhibit 13).

Exhibit 13: VOF's historical discount to NAV



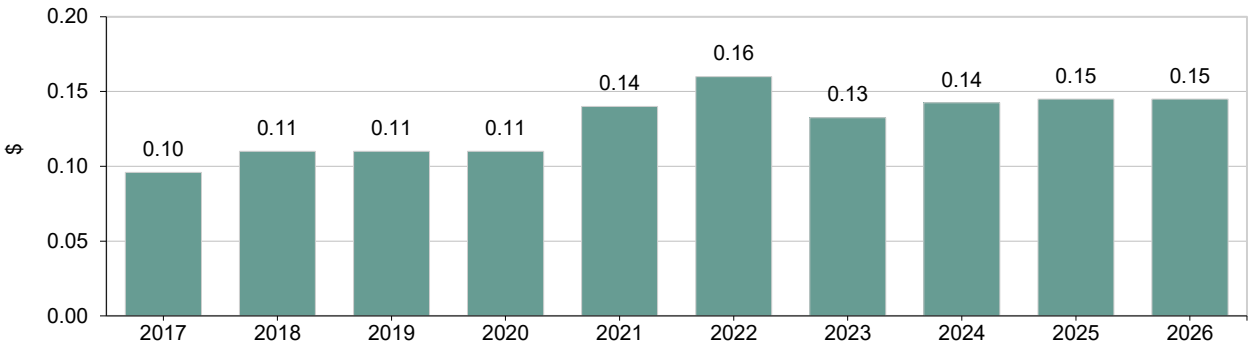
Source: Company data, LSEG Data & Analytics, Edison Investment Research

Dividend policy

VOF aims to distribute c 1% of NAV per share twice a year, normally in March and October. Dividends for FY25 and FY26 totalled 14.5 US cents per share in each year, while the board declared a further 7.25 US cents on 23 October 2026, payable on or around 9 December. At the last closing share price, the annual rate represented a yield of c 2.6%.

VOF can fund shareholder distributions from portfolio income and realised investments. In FY26, its subsidiaries received $22.7m in dividends from portfolio companies, compared with $18.5m of dividends paid to shareholders; the corresponding figures in FY25 were $10.5m and $20.7m.

Exhibit 14: VOF's dividend track record ($ per share, calendar years)



Source: Company data

Phased management fee reductions and changes to performance fee

VOF's revised fee arrangements took effect on 1 July 2026, with base fee reductions phased in through FY31 (see Exhibit 15). The fee on net assets between $500m and $1.5bn will decline from 1.2% in FY27 to 0.8% from FY31, while the rates on the first $500m (1.2%) and assets above $1.5bn (0.5%) remain unchanged. Based on end-June 2026 NAV of c $934m, the blended base fee will fall from 1.3% under the previous terms to c 1.2% in FY27 and c 1.0% from FY31. This implies annual savings of c 0.1% and c 0.3% of NAV, respectively, assuming an unchanged asset base. The phasing reflects the new performance fee arrangements, which will not take full effect until FY31. For context, VOF's latest AIC-reported ongoing-charge ratio was 1.76% for FY25, calculated under the previous fee structure; this includes costs beyond the base management fee.

The previous incentive fee was 10% of NAV growth above the higher of a 10% compound annual return hurdle and a high-water mark, generating a $9.5m fee in FY26. Under the new arrangements, performance fees are linked to rolling five-year returns relative to the Vietnam 30 Index, at 0.03% of NAV for each 1pp of outperformance. Underperformance triggers a clawback at the same rate, capped at 0.2% of NAV, while performance fees can no longer be carried forward. Total base and performance fees are capped at 2.5% of average month-end NAV. The board considers the new index more investable than the VN Index because it incorporates liquidity and foreign ownership constraints, although VOF's portfolio construction remains benchmark-agnostic.

Exhibit 15: Lower base fee rates are phased in over FY27–31

Fiscal year	First $500m (%)	$500m to $1.5bn (%)	Above $1.5bn (%)
FY27	1.2	1.2	0.5
FY28	1.2	1.1	0.5
FY29	1.2	1.0	0.5
FY30	1.2	0.9	0.5
FY31 onwards	1.2	0.8	0.5

Source: Company data

No structural gearing and adequate liquidity flexibility

VOF had no borrowings outstanding at end of June 2026, having drawn and repaid $35m during FY26 under its $60m secured revolving credit facility with Standard Chartered Bank. The facility matures in May 2027 and is intended to bridge investment and realisation timing rather than provide structural gearing. Its covenants require loan-to-value of no greater than 10% and asset cover of at least 3.25x. The board expects to renew or replace the facility, although it considers the portfolio sufficiently liquid to operate without borrowing.

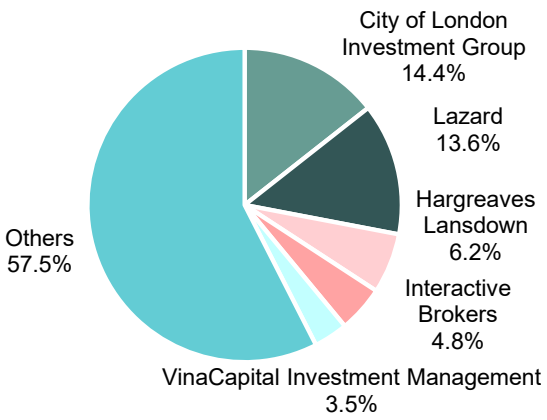
Cash held by VOF and its directly held subsidiaries was $51.7m at end of June 2026, or 5.5% of audited NAV, against $68.6m a year earlier. The September factsheet showed cash and other assets at 1.6% of NAV on a later observation date and a different reporting basis.

Capital structure

VOF has one class of ordinary shares. At 30 June 2026, it had 127,079,523 shares in issue, including 6,182,716 held in treasury, leaving 120,896,807 shares outstanding. Following subsequent buybacks there were 116,402,951 shares excluding 8,072,908 treasury shares at 13 November 2026. Management intends to introduce a US dollar trading quotation alongside the existing sterling line; this has not yet been implemented.

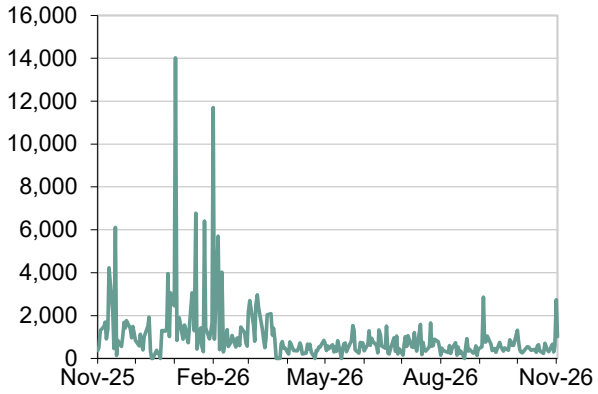
City of London Investment Management and Lazard Asset Management are the largest disclosed shareholders, with stakes of 14.6% and 12.7%, respectively (see Exhibit 16).

Exhibit 16: VOF's shareholder structure



Source: Company data as of 31 October 2026

Exhibit 17: Daily traded value (£'000s)



Source: LSEG Data & Analytics

Approach to ESG

VinaCapital integrates ESG considerations into listed and private investments through a proprietary assessment framework and company engagement. It strengthened its Responsible Investment Policy in FY26. VOF voted on all 256 resolutions at 25 portfolio company meetings, supporting 250 and abstaining on six, compared with 177 resolutions at 18 companies in FY25, when two votes were opposed. VinaCapital's 2025 ESG report highlights green-building initiatives at Khang Dien House and the recycling of waste materials and energy at steel producer Hoa Phat. Environmental performance is particularly relevant to these businesses, alongside governance risks across VOF's significant property holdings.

Board

VOF's board comprises five independent non-executive directors who oversee the investment manager, capital allocation and the valuation of private investments. The audit committee reviews and challenges unlisted investment valuations, supported by independent valuations from KPMG Tax and Advisory Limited for selected holdings. Kathryn Matthews has chaired the board and nomination committee since December 2025, while Charlotta Ginman chairs the audit and management engagement committees. Julian Healy is senior independent director and Peter Hames chairs the remuneration committee (see Exhibit 18).

The directors bring experience in Asian investment management, corporate finance and Vietnamese financial services. Matthews was previously Fidelity International's investment chief for Asia-Pacific ex-Japan, while Hames co-founded Aberdeen Asset Management's Asian operation. Healy has extensive experience in emerging and frontier market banking, private equity and investment management. Ginman is a chartered accountant with a background in investment banking and senior finance roles, while Hai Thanh Trinh has held senior positions at financial institutions in Vietnam and the US.

The board plans to begin recruiting successors to Healy and Matthews during 2027, ahead of their planned retirements at the end of 2027 and 2028, respectively. At the AGM on 3 December 2026, shareholders will consider increasing the aggregate directors' remuneration cap from $650,000 to $850,000, allowing for higher fees and potential overlap during succession.

Exhibit 18: VOF's board of directors

Director	Board role / responsibility	Appointed	FY26 remuneration ($)	Shares at Jun 2026
Kathryn Matthews	Chair; nomination	10-May-19	105,171	9,464
Charlotta Ginman	Audit; manager engagement	02-Jan-25	101,093	4,400
Julian Healy	Senior independent director	23-Jul-18	96,486	25,000
Peter Hames	Remuneration	24-Jun-21	97,304	8,000
Hai Thanh Trinh	Independent director	30-Jun-22	87,092	0

Source: Company data

General disclaimer and copyright

This report has been commissioned by VinaCapital Vietnam Opportunity Fund and prepared and issued by Edison, in consideration of a fee payable by VinaCapital Vietnam Opportunity Fund. Edison Investment Research standard fees are £60,000 pa for the production and broad dissemination of a detailed note (Outlook) following by regular (typically quarterly) update notes. Fees are paid upfront in cash without recourse. Edison may seek additional fees for the provision of roadshows and related IR services for the client but does not get remunerated for any investment banking services. We never take payment in stock, options or warrants for any of our services.

Accuracy of content: All information used in the publication of this report has been compiled from publicly available sources that are believed to be reliable, however we do not guarantee the accuracy or completeness of this report and have not sought for this information to be independently verified. Opinions contained in this report represent those of the research department of Edison at the time of publication. Forward-looking information or statements in this report contain information that is based on assumptions, forecasts of future results, estimates of amounts not yet determinable, and therefore involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of their subject matter to be materially different from current expectations.

Exclusion of Liability: To the fullest extent allowed by law, Edison shall not be liable for any direct, indirect or consequential losses, loss of profits, damages, costs or expenses incurred or suffered by you arising out or in connection with the access to, use of or reliance on any information contained on this note.

No personalised advice: The information that we provide should not be construed in any manner whatsoever as, personalised advice. Also, the information provided by us should not be construed by any subscriber or prospective subscriber as Edison's solicitation to effect, or attempt to effect, any transaction in a security. The securities described in the report may not be eligible for sale in all jurisdictions or to certain categories of investors.

Investment in securities mentioned: Edison has a restrictive policy relating to personal dealing and conflicts of interest. Edison Group does not conduct any investment business and, accordingly, does not itself hold any positions in the securities mentioned in this report. However, the respective directors, officers, employees and contractors of Edison may have a position in any or related securities mentioned in this report, subject to Edison's policies on personal dealing and conflicts of interest.

Copyright 2026 Edison Investment Research Limited (Edison).

Australia

Edison Investment Research Pty Ltd (Edison AU) is the Australian subsidiary of Edison. Edison AU is a Corporate Authorised Representative (1252501) of Crown Wealth Group Pty Ltd who holds an Australian Financial Services Licence (Number: 494274). This research is issued in Australia by Edison AU and any access to it, is intended only for "wholesale clients" within the meaning of the Corporations Act 2001 of Australia. Any advice given by Edison AU is general advice only and does not take into account your personal circumstances, needs or objectives. You should, before acting on this advice, consider the appropriateness of the advice, having regard to your objectives, financial situation and needs. If our advice relates to the acquisition, or possible acquisition, of a particular financial product you should read any relevant Product Disclosure Statement or like instrument.

New Zealand

The research in this document is intended for New Zealand resident professional financial advisers or brokers (for use in their roles as financial advisers or brokers) and habitual investors who are "wholesale clients" for the purpose of the Financial Advisers Act 2008 (FAA) (as described in sections 5(c) (1)(a), (b) and (c) of the FAA). This is not a solicitation or inducement to buy, sell, subscribe, or underwrite any securities mentioned or in the topic of this document. For the purpose of the FAA, the content of this report is of a general nature, is intended as a source of general information only and is not intended to constitute a recommendation or opinion in relation to acquiring or disposing (including refraining from acquiring or disposing) of securities. The distribution of this document is not a "personalised service" and, to the extent that it contains any financial advice, is intended only as a "class service" provided by Edison within the meaning of the FAA (i.e. without taking into account the particular financial situation or goals of any person). As such, it should not be relied upon in making an investment decision.

United Kingdom

This document is prepared and provided by Edison for information purposes only and should not be construed as an offer or sol icitation for investment in any securities mentioned or in the topic of this document. A marketing communication under FCA Rules, this document has not been prepared in accordance with the legal requirements designed to promote the independence of investment research and is not subject to any prohibition on dealing ahead of the dissemination of investment research.

This Communication is being distributed in the United Kingdom and is directed only at (i) persons having professional experience in matters relating to investments, i.e. investment professionals within the meaning of Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "FPO") (ii) high net-worth companies, unincorporated associations or other bodies within the meaning of Article 49 of the FPO and (iii) persons to whom it is otherwise lawful to distribute it. The investment or investment activity to which this document relates is available only to such persons. It is not intended that this document be distributed or passed on, directly or indirectly, to any other class of persons and in any event and under no circumstances should persons of any other description rely on or act upon the contents of this document.

This Communication is being supplied to you solely for your information and may not be reproduced by, further distributed to or published in whole or in part by, any other person.

United States

Edison relies upon the "publishers' exclusion" from the definition of investment adviser under Section 202(a)(11) of the Investment Advisers Act of 1940 and corresponding state securities laws. This report is a bona fide publication of general and regular circulation offering impersonal investment-related advice, not tailored to a specific investment portfolio or the needs of current and/or prospective subscribers. As such, Edison does not offer or provide personal advice and the research provided is for informational purposes only. No mention of a particular security in this report constitutes a recommendation to buy, sell or hold that or any security, or that any particular security, portfolio of securities, transaction or investment strategy is suitable for any specific person.

London | New York | Frankfurt
20 Red Lion Street
London, WC1R 4PS
United Kingdom