VIETNAM – NEWS AND REGULATIONS

Dear Friends,

[Thank you for your interest in this topic. You have informed me that you wish to receive this newsletter. This communication may be considered promotional in nature.] If you no longer wish to receive any promotional communications from Dr. Oliver Massmann, please respond to this email and put "UNSUBSCRIBE ALL" in the subject line. Thank you!

With Compliments

Dr. Oliver Massmann

International Attorney at Law
Certified Financial Accountant and Auditor

HEADLINES

[TOP NEWS](#_Toc203047547)

[VIETNAM - AMENDED LAW ON ENTERPRISES - What you must know:](#_Toc203047548)

[LEGAL ALERT: NOTABLE CHANGES IN LAW ON VIETNAMESE NATIONALITY (AMENDED)](#_Toc203047549)

[BANKING & FINANCE](#_Toc203047550)

[Vietnam's credit growth hits 9.9% in H1](#_Toc203047551)

[Over $7.66 bln worth of G-bonds raised in H1](#_Toc203047553)

[ECONOMY](#_Toc203047555)

[UOB raises Vietnam's GDP growth forecast to 6.9% for 2025](#_Toc203047556)

[Quảng Ngãi leads in GRDP growth in first half of 2025](#_Toc203047558)

[INVESTMENT](#_Toc203047559)

[FDI jumps 32.6 per cent in first half](#_Toc203047560)

[Medical investment interest sustained](#_Toc203047561)

[PROPERTY](#_Toc203047562)

[Vietnam industrial rents soar 70%, but remain globally competitive](#_Toc203047563)

[Foreign investment in Vietnam property doubles](#_Toc203047565)

[OIL&GAS&ENERGY&MINING](#_Toc203047566)

[Signing of the Vietnam–Germany Joint declaration on Energy partnership](#_Toc203047567)

[Việt Nam mobilises over $7 billion for just energy transition](#_Toc203047569)

[LEGAL](#_Toc203047572)

[PM directs to enhance efficiency of monetary, fiscal policies](#_Toc203047573)

[NA issues resolution on international financial center in Vietnam](#_Toc203047575)

# TOP NEWS

## VIETNAM - AMENDED LAW ON ENTERPRISES - What you must know:

*Dr. Oliver Massmann, Duane Morris Vietnam LLC*

On 17 June 2025, the National Assembly passed Law No. 76/2025/QH15, amending the Law on Enterprises (“**Amended LOE**”), which took effect on 1 July 2025. The Amended LOE introduces significant changes to promote transparency and accountability for businesses in Vietnam. It includes new concepts and additional provisions to strengthen existing regulations, fostering a more robust and transparent corporate environment. Additionally, Decree No. 168/2025/ND-CP, issued by the Government on 30 June 2025, regarding enterprise registration (“**Decree 168**”), took effect, replacing Decree No. 01/2021/ND-CP. Decree 168 provides further details on these amendments.

1. **The Introduction of the Beneficial Owner Concept**

The Amended LOE introduces the concept of a “Beneficial Owner”, under Article 4.35, defined as an individual who directly or indirectly owns charter capital or exercises control over an enterprise. This addition aligns with Vietnam’s obligations as a member of the Asia-Pacific Group on Anti-Money Laundering since 2006, aiming to combat money laundering, terrorist financing, and weapons proliferation.

Accordingly, enterprises established before 1 July 2025 shall conduct several relevant obligations regarding beneficial owner details when updating enterprise registration information, alongside notifying registration changes.

*Criteria to determine Beneficial Owner*

According to Article 17, Decree 168, a beneficial owner is characterized as an individual who satisfies at least one of the following conditions: (i) direct or indirect ownership of a minimum of 25% of an enterprise’s charter capital or voting shares; (ii) having the authority to make pivotal decisions concerning the enterprise. Such decision-making authority encompasses the appointment or dismissal of the majority or all members of the board of directors, chairman, legal representative, director, or general director; amendments to the company’s charter; alterations to the organizational structure; or decisions regarding the reorganization or dissolution of the enterprise. Indirect ownership is further defined as ownership of at least 25% of charter capital or voting shares through an intermediary organization.

*Enterprises Registration Obligations*

Enterprise registration documents are now required to include lists of beneficial owners, a mandate designed to promote transparency and ensure precise identification of individuals who ultimately control or derive profit from the company.

*Collect and Retain Obligations*

Under Article 8.5a of the Amended LOE, enterprises are required to collect, update, and retain information regarding Beneficial Owners. Enterprises must retain beneficial ownership information for at least five years following dissolution or bankruptcy (Article 216.1(g), Amended LOE). These obligations ensure that there is a clear record of ownership that can be referred to if any legal issues arise after the company ceases operations.

*Disclosure Obligations*

Enterprise founders or enterprises are required to notify the provincial business registration authority regarding beneficial owners. For individual investors, under Articles 18.1 and 18.2 of Decree 168, enterprises must independently identify and report beneficial owners. For organizational shareholders, as outlined in Article 18.3 of Decree 168, enterprises must disclose details of organizations holding at least 25% of voting shares, including the organization’s name, enterprise code or establishment decision number, issuance date and place, head office address, and the proportion of voting shares held in the enterprise.

Besides, under Article 52 of Decree 168, it should be noted that competent state authorities are entitled to access information on beneficial owners from the National Business Registration Information System without charge. Such access is exclusively intended to support efforts in preventing and combating money laundering.

1. **Prohibited Activities and Accuracy Requirements**

The Amended LOE also strictly prohibits the falsification, inaccurate declaration, or dishonest registration of enterprise information. Under Article 16 of the Amended LOE, such prohibition includes fraudulent representations of charter capital, such as overstating capital without full contribution, failing to adjust registered capital as required, or intentionally misvaluing contributed assets. Non-compliance may result in civil and regulatory liabilities for legal representatives. Enterprises are required to ensure the accuracy and truthfulness of all information submitted during registration and throughout their operations to avoid significant penalties.

1. **Civil Servants and Public Employees Restricted from Enterprise Establishment and Management**

Under Article 17.3(b) of the Amended LOE, it explicitly prohibits civil servants and public employees, as defined by the Law on Cadres, Civil Servants, and the Law on Public Employees, from establishing, contributing capital to, or managing enterprises. Exceptions are permitted in cases aligned with the provisions of laws governing science, technology, innovation, and national digital transformation. This restriction is designed to mitigate conflicts of interest and promote ethical governance within the corporate sector.

1. **New Debt-to-Equity Cap for Private Bond Placement**

The Amended LOE establishes specific criteria for private placements and operational conditions for businesses under Article 128.3(c). Non-public companies issuing private bonds are required to adhere to a maximum debt-to-equity ratio of 5:1, as determined by audited financial statements. Exemptions are granted to state-owned enterprises, real estate bond issuers, and certain regulated entities, such as banks, insurers, and securities firms. This leverage cap aims to regulate financial risk and enhance investor protection. Enterprises must review their financial statements to ensure compliance prior to issuing new bonds after 1 July 2025. By imposing this leverage limit, the Amended LOE aligns with securities laws and related decrees, fostering transparency and financial discipline in Vietnam’s corporate bond market while adhering to international regulatory standards.

Additionally, private corporate bond offerings disclosed to the Stock Exchange the Amended LOE’s effective date, remain subject to the prior legal framework under the previous Law on Enterprise Law.

1. **Market Price Valuation for Capital Contributions or Shares in Vietnam**

The Amended LOE establishes clear methodologies for determining the market price of capital contributions and shares, encompassing both listed and non-listed shares under Article 4.14. For shares listed or registered for trading on a securities exchange, the market price is calculated as the average trading price over the 30 consecutive days prior to the valuation date. Alternatively, it may be the price mutually agreed upon by the buyer and seller or the price determined by a licensed valuer. For non-listed or unregistered capital contributions or shares, the market price is defined as the most recent transaction price on the market, the price agreed between the buyer and seller, or the price assessed by a licensed valuer. These methods ensure valuations reflect fair market conditions, providing a reliable foundation for financial and legal purposes.

\*\*\*

Please do not hesitate to contact Dr. Oliver Massmann at omassmann@duanemorris.com if you have any questions on the above. Dr. Oliver Massmann is the General Director of Duane Morris Vietnam LLC.

 [Back to Top](#_top)

## LEGAL ALERT: NOTABLE CHANGES IN LAW ON VIETNAMESE NATIONALITY (AMENDED)

*Dr. Oliver Massmann, Duane Morris Vietnam LLC*

On 24 June 2025, during its 9th Session, the National Assembly passed Law No. 79/2025/QH15, amending and supplementing several provisions of the Vietnamese Nationality Law (“**Amended Nationality Law**”). Effective from 1 July 2025, the Law introduces significant updates to the legal framework for dual nationality, broadens eligibility for naturalization in Vietnam, and streamlines citizenship application procedures. The notable new provisions of the Amended Nationality Law are:

1. **All applications to regain Vietnamese nationality will be considered**

Previously, individuals who had lost Vietnamese nationality were required to meet specific conditions to regain it. This point has been changed under Article 23.1, Amended Nationality Law, any individual who has lost Vietnamese nationality can now submit an application and have their case reviewed.

Applicants must resume their former Vietnamese name. If the applicant simultaneously requests to retain their foreign nationality, they may opt for a hybrid name combining their Vietnamese and foreign names. This name must be clearly stated in the decision approving the restoration of nationality.

1. **Naturalization standard exemptions**

Generally, foreigners and stateless persons can apply for Vietnamese citizenship if they have full civil capacity, comply with Vietnamese laws, respect local culture, know sufficient Vietnamese, residing in Vietnam, have resided in Vietnam for at least 5 years, and can sustain a living.

(1) Applicants married to Vietnamese, or having a biological Vietnamese child are exempted from the requirements of (i) Vietnamese language proficiency, (ii) 5 year minimum residency, and (iii) financial self-sufficiency.

(2) Applicants listed below are exempted from the requirements of (i) Vietnamese language proficiency, (ii) 5 year minimum residency, (iii) residing in Vietnam, and (iv) financial self-sufficiency.

* Having biological Vietnamese parents, or grandparents.
* Having significant contributions to Vietnam, or benefits to the state.
* Being minors with a Vietnamese parent.
1. **Dual Nationality Accepted**

Individuals applying for Vietnamese nationality may retain their foreign nationality if they:

* Have a Vietnamese spouse, child, parent, or grandparent;
* Have made significant contributions or provide benefits to Vietnam; or
* Are minors with a Vietnamese parent.

However, retention of foreign nationality must comply with the laws of the foreign country and not harm Vietnam’s interests.

If the applicant simultaneously requests to retain their foreign nationality, they may opt for a hybrid name combining their Vietnamese and foreign names. This name must be clearly stated in the decision approving the restoration of nationality.

Further guidance will be provided in forthcoming government legal documents.

1. **Naturalization applications can now be submitted abroad**

Previously, individuals applying for Vietnamese nationality had to submit their applications to the Department of Justice in the locality where they resided in Vietnam, except for those seeking to regain nationality. This has been changed under Article 1.7, Amended Nationality Law, individuals can now submit applications either to the Department of Justice if residing in Vietnam or to Vietnamese diplomatic missions abroad if residing overseas.

Within 20 days of receiving a complete application, the diplomatic mission must verify the submitted documents and forward the application along with its recommendation to the Ministry of Justice. Simultaneously, it must notify the Ministry of Foreign Affairs to coordinate in performing state management of nationality.

1. **Shortening Naturalization Application Process**

In addition to streamlining naturalization applications at Vietnamese diplomatic missions, the process at the Ministry of Justice is also expedited. The overall timeline is reduced to under 10 days, as the Department of Justice now finalizes and submits the dossier to the Provincial People's Committee Chairman within 5 working days (previously 10) after receiving verification results. The Chairman then reviews and forwards opinions to the Ministry of Justice within 5 working days (down from 10).

Effective 1 July 2025, the Amended Nationality Law mandates that all applications for naturalization, restoration, or renunciation of Vietnamese nationality submitted before such date will be processed under the new law’s provisions, facilitating a smoother and more convenient application process for applicants in line with the updated regulations.

\*\*\*

Please do not hesitate to contact Dr. Oliver Massmann at omassmann@duanemorris.com if you have any questions on the above or if you wish to regain your Vietnamese nationality. Dr. Oliver Massmann is the General Director of Duane Morris Vietnam LLC.

 [Back to Top](#_top)

#

#

# BANKING & FINANCE

**Vietnam's credit growth hits 9.9% in H1**

*VET*

**This marking the highest level since 2023.**

Vietnam’s total credit outstanding was estimated at VND17.2 quadrillion ($658.3 billion) in the first six months of 2025, marking a 9.9% increase from the end of 2024 and a year-on-year  growth of 19.4%, the highest growth rate since 2023, according to the State Bank of Vietnam (SBV).

This robust expansion signals a strong recovery in lending activities, particularly for production and business sectors, and industries that the Government prioritizes, Deputy Governor of the SBV Pham Thanh Ha said at a press briefing on the banking sector’s six-month performance on July 8.

The banking sector is also implementing several large-scale lending programs to support economic priorities, including a VND145 trillion ($5.51 billion) credit package for social and worker housing; a VND500 trillion ($19 billion) program to fund infrastructure and digital transformation works in key national projects; and VND100 trillion ($3.8 billion) fund to support the agriculture, forestry, and fishery sectors.

The SBV set a credit growth target of 16% for the whole year.

 [Back to Top](#_top)

**Over $7.66 bln worth of G-bonds raised in H1**

*VET*

**The results equal to 40% of the yearly target.**

The State Treasury raised over VND30.5 trillion ($1.2 billion) through government bonds auctions in June, surging 68.8% compared to the previous month, according to the Hanoi Stock Exchange (HNX).

Cumulatively, the State Treasury mobilized VND201.39 trillion ($7.66 billion) from Government bond issuances in the first half of 2025, fulfilling 40% of the annual plan.

Bonds were issued in 5, 10, 15 and 30-year maturities.

At the final auction in June, winning yields increased slightly across all tenors compared to end-May, standing at 2.59% (5-year), 3.18% (10-year), 3.27% (15-year), and 3.40% (30-year).

On the secondary market, the listed value of government bonds reached over VND2.39 quadrillion ($90.8 billion) as of June 30. Average daily trading value rose 20.28% month-on-month to VND16.74 trillion ($636 million).

 [Back to Top](#_top)

#

#

# ECONOMY

**UOB raises Vietnam's GDP growth forecast to 6.9% for 2025**

*VET*

**The forecast was made following the strong economic performance of the country in the second quarter.**

The Singapore-based United Overseas Bank (UOB) has revised its forecast  for Vietnam’s GDP growth upward to 6.9% for 2025 from its previous projection of 6%, following the country's strong economic performance in the second quarter.

According to a report released by UOB's Global Economics & Market Research Unit on July 7, Vietnam’s real GDP grew by a robust 7.96% year-on-year in the second quarter of 2025, well ahead of Bloomberg’s forecast of 6.85%.

In the first half of 2025, Vietnam’s GDP grew by 7.52% year-on-year, the strongest performance in the first half since 2011.

Vietnam’s outsized performance in the first half was largely driven by businesses accelerating export orders during the 90-day window in which the US temporarily suspended reciprocal tariffs, opting instead for a basic 10% tariff rate.

The country’s export turnover in the first half rose 14.4% year-on-year to $219 billion, while imports rose 17.9% to $212 billion.

The latest development on the trade negotiations with the US appears promising for Vietnam.

Accordingly, the bank also projected Vietnam’s growth for the third quarter and the fourth quarter of 2025 at around 6.4%.

FDI inflows should reach around $20 billion this year, the report says.

[Back to Top](#_top)

**Quảng Ngãi leads in GRDP growth in first half of 2025**

*VNS*

Quảng Ngãi Province achieved the highest gross regional domestic product (GRDP) growth in Việt Nam in the first half of 2025, reaching a record 11.51 per cent.

At current prices, the province’s GRDP was estimated at around VNĐ67.4 trillion (approximately US$2.6 billion).

Industry and construction accounted for the largest share, followed by services and agriculture.

Under its former boundaries prior to the merger with Kon Tum Province, the growth rate was even higher, at 12.4 per cent.

The industry and construction sector of the new Quảng Ngãi Province served as the main growth driver, expanding by 21.38 per cent.

Industry grew by 22.59 per cent, driven by oil and steel production.

Several industrial sectors, including clothing production, metal manufacturing, electricity supply, and wastewater treatment, saw strong growth.

The services sector also rose by 8.6 per cent.

Tourism, accommodation, food services and private healthcare and education were promoted by events such as Quảng Ngãi Tourism Week, street festivals and the 80th anniversary of the historical Ba Tơ Uprising.

Despite the impacts of climate change, the agriculture, forestry and fisheries sector still posted growth of nearly three per cent, mainly from stable aquaculture and seafood output.

The results stem from the province's efforts to streamline administration, address investment challenges, expedite public capital disbursement, and support business expansion.

With the national GDP growth estimated at 7.5 per cent in the first half of the year—the highest rate in 15 years—the province’s top ranking underscores its growing role in the economic landscape of central Việt Nam and the country as a whole.

Bùi Thị Quỳnh Vân, secretary of the Provincial Party Committee, said that the province would build on this momentum to reach its annual targets.

“The province would continue to improve the investment environment, upgrade transport infrastructure and speed up key projects,” she said.

[Back to Top](#_top)

# INVESTMENT

**FDI jumps 32.6 per cent in first half**

*VIR*

Vietnam is emerging as an increasingly attractive destination for global investors, with foreign direct investment (FDI) surging on renewed confidence and strong economic fundamentals.

FDI in Vietnam reached $21.5 billion in the first half of 2025, up 32.6 per cent on-year, reflecting growing confidence among international investors. According to the Ministry of Finance’s Foreign Investment Agency (FIA), nearly 2,000 new projects received investment registration certificates, a 21.7 per cent increase, although total registered capital dipped slightly by 9.6 per cent to just over $9.3 billion.

The adjusted capital for 826 ongoing projects climbed to $8.95 billion, an almost 2.2-fold on-year increase. There were also just over 1,700 capital contributions and share purchases valued at almost $3.28 billion, an increase of 73.6 per cent on-year.

FDI disbursement was estimated at $11.72 billion in the first half, marking an 8.1 per cent increase on-year. However, newly registered FDI declined by 9.6 per cent, largely due to a high base effect from the same period last year, when a surge in large-scale projects, each exceeding $100 million in registered capital, drove figures upward.

In the first half of 2024, there were 18 newly licensed projects exceeding $100 million in value, with total registered capital of $5.12 billion, accounting for 32 per cent of total FDI. By contrast, the same period this year saw only 15 such projects, with total capital of $3.2 billion, making up just 15.1 per cent of overall foreign investment.

However, both adjusted capital and capital contributions via share purchases saw strong on-year growth, rising 2.2 times and 73.6 per cent, respectively. The number of transactions also increased. June recorded the highest number of newly registered projects, capital adjustments, and share purchase deals in the first half of the year.

"This confirms the growing confidence of the foreign business community in Vietnam. Investors not only continue to choose Vietnam as a new destination, but are also willing to expand the scale of existing projects." said an FIA representative.

Foreign investors poured capital into 18 of 21 economic sectors in the first half, led by manufacturing and processing with nearly $12 billion, accounting for 55.6 per cent of total FDI and marking a 3.9 per cent increase on-year.

Real estate followed with $5.17 billion, capturing 24 per cent of the total and doubling over the same period last year. This was followed by professional activities and science and technology ($1.18 billion), and water supply and waste treatment ($903 million).

Among 92 countries and territories investing in Vietnam in the first half, Singapore was the largest, with nearly $4.6 billion, or 21.4 per cent of the total, but down by almost a quarter on-year. South Korea ranked second with more than $3 billion, accounting for 14.3 per cent and doubling on-year. It was followed by China with $2.55 billion, Japan with $2.15 billion, and Malaysia with $1.59 billion.

Of these, Malaysia and Sweden reported a remarkable climb. Malaysia rose 20 places thanks to its part in Hanoi’s Yen So Park, with additional registered capital of over $1.12 billion in May. Sweden jumped 59 places thanks to a new project in June related to polyester fabric recycling production, with a total investment of $1 billion.

54 cities and provinces welcomed FDI inflows in the first half. Hanoi took the lead with $3.66 billion, equivalent to 17 per cent of the total and a 2.8-fold increase. It was followed by Bac Ninh province($3.15 billion), Ho Chi Minh City ($2.7 billion), Dong Nai ($1.63 billion), former Ha Nam province ($1.2 billion), and former Ba Ria-Vung Tau province ($1.08 billion).

[Back to Top](#_top)

**Medical investment interest sustained**

*VIR*

While concerns over US tariffs remain, Vietnam’s medical devices market continues to grow, driven by the country’s economic growth outlook as well as ongoing investment in healthcare from both the public and private sectors.

The business community, including those in healthcare, remains optimistic about negotiations on reciprocal trade between Vietnam and the United States after the Ministry of Industry and Trade announced on June 15 the conclusion of the latest negotiations, with progress made and gaps narrowed across all areas.

Health expert Hoa Duong said that although the specific results have not been officially announced, this is encouraging news for medical device businesses.

“Vietnam still relies heavily on imported medical equipment, presenting opportunities for international manufacturers to capitalise on market demand through strategic distribution channels,” Duong said.

While the risks of US tariffs on Vietnam remain moderate, the country’s medical devices market is highly import-dependent, with only a small export market.

According to the Vietnam Customs, machinery, equipment, optical instruments, and medical measurement tools are among Vietnam’s key export items to the US. In 2024, Vietnam exported $1.58 billion worth of these products to the market.

Potential new US tariffs have raised concerns across many sectors in recent months. According to the European Chamber of Commerce’s Medical Devices and Diagnostics Sector Committee, while the final scope and implementation of such measures remain uncertain and any projections at this stage are speculative, it is worth using this moment to reflect on what matters most for healthcare systems and patients in Vietnam and across the Asia-Pacific region.

“Vietnam’s healthcare system continues to evolve rapidly. In the coming years, decisions made today about medical procurement and policy will have a lasting impact on patient outcomes, system efficiency, and innovation capacity,” a representative of the committee told VIR.

“If tariffs or other trade restrictions are introduced, the implications for global medical supply chains could be significant. Medical devices and diagnostic solutions are often complex products assembled from components sourced across multiple countries,” he added.

“Any disruption to this delicate balance risks delays in access, increased costs, and added strain on already overburdened healthcare systems – particularly in emerging markets like Vietnam,” he said.

Despite the concerns, signals of sustained interest among businesses and investors remain. Health expert Hai Ngo said that US tariffs are unavoidable and that multinationals need to act to mitigate possible negative impacts and continue growing their businesses.

“As Vietnam’s medical devices market is set to continue expanding despite ongoing risks, multinational companies will keep forging collaborations to support greater adoption of advanced medical technologies,” Ngo said.

For example, in June, a delegation from SpaceX, led by Andrew Matlock, director of enterprise sales, met with Vietnam’s Ministry of Health (MoH) in Hanoi to discuss future cooperation. The agenda included improving internet access in hospitals and clinics in remote areas, developing digital infrastructure for health examinations and remote treatment, enhancing work processes and operating systems, and participating in public investment.

In May, Sanofi-Aventis Vietnam expanded its presence by signing an MoU with the Vietnam Administration of Disease Prevention to collaborate on various initiatives over the next three years. The focus will include policy reviews and recommendations for national vaccination programmes, advancing lifelong vaccination initiatives via updated MoH guidelines, and implementing targeted public awareness campaigns about essential and next-generation vaccines.

Sanofi also signed a technology transfer agreement with Vietnam Vaccine JSC for domestic vaccine production.

Similarly, in April, Siemens Healthineers and Bayer Vietnam jointly introduced three AI-driven diagnostic imaging solutions in the country, designed to improve efficiency and sustainability in healthcare. The companies aim to set new standards in diagnostic imaging through advanced technology.

Meanwhile, the K-MED Expo 2025 will take place from July 10–12 in Hanoi, organised by the Korea Trade–Investment Promotion Agency and its partners. The event will bring together more than 150 leading businesses from South Korea, Southeast Asia, and other countries seeking opportunities in the Vietnamese market.

According to Fitch Solutions, Vietnam’s medical devices market is forecast to grow at a compound annual rate of 8.2 per cent in US dollar terms and 8.6 per cent in local currency, reaching $2.8 billion by 2029. The country’s economic growth and continuing public and private investment in healthcare will underpin this expansion.

[Back to Top](#_top)

# PROPERTY

**Vietnam industrial rents soar 70%, but remain globally competitive**

*VET*

***The average rental price in Hanoi is around $5.3/m2/month, and in Ho Chi Minh City, $4.9/m2/month.***

Vietnam continues to solidify its position as one of the most cost-competitive global destinations for industrial and logistics investment, thanks to three key advantages: real estate leasing costs, labor costs, and energy.

Industrial real estate leasing prices in Vietnam have increased by 70% since 2019. However, the actual rates are still considered highly competitive compared to other markets in the region.

According to the "Global Industrial Momentum Coordinates 2025" report on the logistics and industrial sectors across more than 120 markets worldwide, strong demand for industrial real estate amid limited supply has pushed rental prices up in many regions in recent years. Some markets have recorded record-high prices, with some even witnessing rental rates more than double in just five years.

However, for Vietnam, despite the rent increases, prices are still considered attractive compared to other countries in the region. Specifically, the average rental price in Hanoi is around $5.3/m2/month, and in Ho Chi Minh City, $4.9/m2/month.

Furthermore, logistics and manufacturing operations still rely heavily on the human factor. An abundant labor supply and affordable labor costs are key factors influencing decisions on facility location and operational strategy—from determining which processes to perform on-site to the level of investment in automation.

In Vietnam, labor costs are currently less than 25% of the global median wage, placing the country among those with the lowest labor costs in the Asia-Pacific region.

[Back to Top](#_top)

**Foreign investment in Vietnam property doubles**

*VE*

Foreign direct investment in Vietnam’s property sector jumped 2.4 times to US$4.8 billion in the first half this year, latest data shows.

The figure comprised newly registered capital (which accounted for 24% of total) and adjusted capital, according to the Ministry of Planning and Investment.

In all sectors, foreign direct investment surged 33% to $21.5 billion. Newly registered capital alone dropped 10% to $9.3 billion.

Singapore was the biggest foreign investors with over $2.4 billion, accounting for nearly 26% of newly registered capital, followed by China, Sweden, and Japan.

Despite global economic and geopolitical challenges, Vietnam remains a standout destination in the region, bolstered by a stable macroeconomic foundation, consistent open-door policies, and strong long-term growth potential, analysts say.

Nguyen Hoai An, senior director at CBRE Hanoi, emphasized that changes in three key laws – Land, Real Estate Business, and Housing – effective from August 1, 2024, have "contributed to creating a transparent and secure legal framework for investors, facilitating easier access to land."

Infrastructure development is also a significant driver of foreign direct investment inflows into real estate.

An noted that major projects, including the [North-South Expressway](https://e.vnexpress.net/news/news/traffic/two-new-sections-on-north-south-expressway-put-into-use-4740133.html), Long Thanh International Airport, and ring roads in Hanoi and HCMC, are "fueling a shift toward peripheral areas."

She added that foreign businesses are increasingly expanding into satellite markets with abundant land and robust technical and transport infrastructure.

Nguyen Le Dung, head of investment advisory at property consultancy Savills Hanoi, highlighted Vietnam’s efforts to strengthen comprehensive strategic partnerships with multiple countries, which are "enhancing the market’s appeal, including in real estate, for foreign enterprises."

She pointed out that emerging segments like data centers and flexible cooperation models are shaping the global market.

Vietnam’s strategic geographic location, dynamic economic policies, and young population position it as a prime destination for data center investments.

The Telecommunications Law 2023, effective from early 2025, with "more flexible and open regulations," will further support this sector’s growth and attract additional foreign investment, she added.

Despite short-term fluctuations, Vietnam maintains its competitive edge and potential for foreign investors.

She identified three key drivers for continued foreign capital inflows into property in the second half: an improved legal framework, proactive economic diplomacy, and the potential for emerging market segments.

[Back to Top](#_top)

**OIL&GAS&**[**ENERGY**](http://tuoitrenews.vn/society)**&MINING**

**Signing of the Vietnam–Germany Joint declaration on Energy partnership**

*VietnamEnergy*

In Berlin (Federal Republic of Germany), the Ministry of Industry and Trade of Vietnam and the German Federal Ministry for Economic Affairs and Energy (BMWK) signed a Joint Declaration establishing the Vietnam–Germany Energy Partnership, under the witness of Vice President Vo Thi Anh Xuan.

The Joint Declaration is an important document that officially elevates Vietnam–Germany energy cooperation to the level of an Energy Partnership. This document establishes a comprehensive cooperation framework aimed at promoting energy transition, reducing emissions towards carbon neutrality, strengthening energy security, and expanding business-to-business collaboration. The priority areas include:

* Improvement of energy policy frameworks.
* Development of renewable energy sources (including offshore wind, solar power, and green hydrogen).
* Digitalization of the power sector.
* Enhancement of energy efficiency.
* Modernization of the power grid.
* Support for decarbonization in hard-to-abate sectors.

The Energy Partnership will be implemented through an annual High-Level Steering Committee, technical working groups, and the promotion of training, research, and business engagement. This framework aims to deepen bilateral energy cooperation and contribute to the Sustainable Development Goals.

Immediately following the signing of the Joint Declaration, the Ministry of Industry and Trade of Vietnam and BMWK held a bilateral meeting to review the state of trade, industry, and energy relations between the two countries. Both sides acknowledged that the partnership is developing positively, with significant potential for expansion in the context of the green transition. Germany is currently Vietnam's second-largest trading partner in Europe and serves as a key gateway for Vietnamese goods to access the EU market, aligning with Germany’s strategy of supply chain diversification.

"The Ministry of Industry and Trade shared Vietnam’s long-term energy development vision under Power Development Plan VIII (PDP8), which sets the target for renewable energy to account for 47–53% of total installed capacity by 2030. This includes 46–73 GW of solar power and 32–55 GW of wind power, with offshore wind reaching 6 GW by 2030 and 17 GW by 2035. Vietnam expressed its desire to deepen cooperation with Germany in key areas such as green hydrogen, workforce training, and the development of a Vietnam–Germany energy ecosystem, with active participation from small and medium-sized enterprises (SMEs) of both countries.

BMWK affirmed that the EU–Vietnam Free Trade Agreement (EVFTA) has contributed to elevating bilateral trade relations and pledged to coordinate its effective implementation, while also supporting the early completion of the agreement. Both sides agreed to strengthen cooperation in human resource training, particularly in the energy sector, and reached a consensus to hold the third session of the Vietnam–Germany Joint Committee on Economic Cooperation in Vietnam by the end of 2025.

Also in Berlin, the Ministry of Industry and Trade of Vietnam, in collaboration with the German Development Cooperation Organization (GIZ), organized a roundtable on supporting the development of renewable energy hubs in Vietnam. The event was attended by energy companies such as Enertrag, Enercon, RENAC, Neuman & Esser, GEO, and WPD. During the discussion, German enterprises shared updates on project progress, outlined future cooperation directions, and proposed solutions to address existing challenges and obstacles.

The Ministry of Industry and Trade shared Vietnam’s vision for renewable energy development and reaffirmed its commitment to supporting cooperation in this sector. It also addressed proposals from German enterprises and discussed the potential establishment of renewable energy hubs in Vietnam with the involvement of German partners shortly.

[Back to Top](#_top)

**Việt Nam mobilises over $7 billion for just energy transition**

*VNS*

Việt Nam has so far mobilised more than $7 billion for its just energy transition agenda under the Political Declaration on the Just Energy Transition Partnership (JETP).

Việt Nam has so far mobilised more than US$7 billion for its just energy transition agenda under the Political Declaration on the Just Energy Transition Partnership (JETP).

The information was unveiled at a coordination meeting in Hà Nội on Wednesday between Việt Nam’s JETP Secretariat, International Partners Group (IPG), the Glasgow Financial Alliance for Net Zero (GFANZ), and other stakeholders. The event was co-chaired by Deputy Minister of Industry and Trade Nguyễn Hoàng Long and representatives from the European Union and the UK.

Delegates reviewed the progress made since the JETP Secretariat's standing agency moved under the Ministry of Industry and Trade. Efforts were noted in institutional reforms, policy support, and project pipeline development to align with JETP’s guiding principles.

Three energy infrastructure projects have already secured funding from the IPG, including a 67 million EUR credit deal to build a 500kV power transmission line through HCM City and Đồng Nai Province; a 480 million EUR credit package for Bắc Ái Pumped Storage Hydropower Project in Khánh Hoà province; and a 65 million EUR loan for upgrades to Trị An Hydropower Plant.

An additional 21 projects are under review, bringing the total to 24 projects identified as JETP-eligible, requiring estimated funding of $7.04 billion.

Partners reiterated their commitment to support Việt Nam in achieving a fair and inclusive transition toward net-zero emissions by 2050. They also welcomed reforms to streamline project selection and pledged to work closely with the government to match projects with suitable funding sources.

[Back to Top](#_top)

**LEGAL**

**PM directs to enhance efficiency of monetary, fiscal policies**

*VET*

**In his official dispatch dated July 6, Prime Minister Pham Minh Chinh asks credit institutions to continue cutting costs, streamlining administrative procedures, and accelerating digital transformation to lower lending interest rates and support production and business activities of enterprises and individuals.**

Prime Minister Pham Minh Chinh on July 6 signed official dispatch No. 104/CD-TTg on enhancing the efficiency of monetary and fiscal policy management in the remaining months of 2025 and the review of the work in the first half of the year.

In his dispatch, the Prime Minister, as quoted by the Vietnam News Agency, tasked the State Bank of Vietnam (SBV) with coordinating with relevant agencies to closely monitor global and domestic economic developments and proactively, flexibly, and effectively manage the monetary policy in line with macroeconomic conditions and monetary policy objectives, as outlined in the Government’s Resolution No. 154/NQ-CP dated May 31, 2025, regular cabinet meetings’ resolutions, and the PM’s directives.

The agencies were also requested to ensure close coordination with fiscal and other macroeconomic policies to promote growth, control inflation, maintain macroeconomic stability, and ensure major economic balances.

Meanwhile, credit institutions were asked to continue cutting costs, streamlining administrative procedures, and accelerating digital transformation to lower lending interest rates and support production and business activities of enterprises and individuals in the spirit of "harmonizing benefits, and sharing risks."

Under the dispatch, credit should be channeled into priority sectors, traditional growth drivers such as investment, exports, and consumption, as well as emerging growth motivations like science and technology, innovation, digital economy, green economy, and circular economy.

The PM also requested the agencies to take measures to handle and prevent bad debts, aiming for a credit growth target of around 16% in 2025. By 2026, credit growth management is expected to transition to a market-based mechanism, eliminating credit quotas.

They were required to manage the exchange rate in a flexible manner, ensuring a reasonable balance between the interest rates and exchange rates; keep a close watch on domestic and international economic and financial developments, especially policy adjustments by the US Federal Reserve (Fed) and other central banks; improve the quality of analysis and forecasting, and respond with timely and effective policies and have timely and effective policy responses; and diversify foreign currency supply channels, stabilize the value of the Vietnamese dong and improve the balance of international payments.

The agencies were demanded to urgently review, analyses, and assess impacts; study international practices and urgently consider removing administrative tools in credit growth management through allocating credit growth targets to each credit institution; transfer credit growth management to market mechanisms and assess risks of each credit institution, develop a set of criteria for credit safety control, ensure proactive, timely and effective credit capital allocation, contributing to promoting sustainable economic growth associated with macroeconomic stability, safety of the credit institution system, national financial and monetary security.

The review and proposal must be completed by July 2025.

The PM requested accelerating credit programs for people under 35 to buy, rent, or lease-purchase social houses; the VND500-trillion (more than $19.1 billion) credit package for businesses investing in infrastructure, science and technology, innovation, and digital transformation; and a credit program to support the production, processing, and consumption value chain of high-quality, low-emission rice in the Mekong Delta.

The agencies were asked to strengthen timely and effective measures to manage the gold market, and urgently submit to the Government a decree to amend Decree No. 24/2012/ND-CP on gold trading management before July 15, 2025.

Regarding the fiscal policy, the PM assigned the Ministry of Finance to coordinate with relevant agencies to continue implementing a reasonable, focused, and key expansionary fiscal policy, closely coordinating, harmonizing, and effectively coordinating with monetary and other macroeconomic policies; strengthen state budget revenue management; modernize tax administration and strictly enforce regulations on e-invoices generated from cash registers; strive to increase state budget revenue in 2025 by at least 20% compared to the projected estimate, and save an additional 10% in regular spending for the remaining months of 2025, in line with the Government’s directive.

Other key directives include ensuring timely and adequate funding for policy implementation under Decree No. 178/2024/ND-CP and Decree No. 67/2025/ND-CP, as well as for tasks related to the reorganization of administrative units and the rollout of the two-tier local administration model; effectively implementing policies on tax, fee, and land rent exemptions, reductions, and deferrals, along with other support mechanisms to facilitate businesses and people; developing effective mechanisms to attract selective foreign investment, with a focus on promoting and drawing in large-scale, high-tech FDI projects; and promptly addressing difficulties and obstacles faced by FDI enterprises.

The PM also asked for the implementation of necessary measures to upgrade Vietnam’s stock market from the frontier status to an emerging market; must urgently submit to the Government draft decrees detailing the implementation of laws and resolutions related to the financial sector passed at the 9th session of the 15th National Assembly; and review and assess the impact of the US’s reciprocal tax policy on Vietnam, and develop support policies for businesses and laborers in sectors affected by the US tariffs, with a report to be submitted to competent authorities before July 15, 2025.

The PM urged ministries, agencies, and localities to proactively monitor domestic and international developments; give timely, appropriate, and effective policy response; and prepare contingency plans to avoid passivity or surprises. They were requested to take stronger, more decisive action to accelerate public investment disbursement, aiming to fully disburse the 2025 public investment budget assigned by the PM; increase total social investment capital by 11–12% compared to 2024; urgently resolve long-standing and stalled projects to free up resources and prevent wastefulness.

He called for efforts to develop the 2026–2030 medium-term public investment plan, with capital allocation to be concentrated, prioritized, and strictly non-fragmented. The total number of centrally funded projects in this period must be capped at 3,000.

Relevant agencies must also actively prepare for the implementation of national key projects and major projects planned for the 2026–2030 period, the dispatch noted.

[Back to Top](#_top)

**NA issues resolution on international financial center in Vietnam**

*VET*

**The resolution encourages the attraction of capital, technologies, high-quality human resources, and infrastructure development to the center.**

The National Assembly has freshly issued a Resolution on International Financial Centre in Vietnam, according to a report from the Vietnam News Agency.

The resolution clearly stipulates the establishment, operation, management, supervision, and specific mechanisms and policies applicable to the center.

Vietnam will have special and superior mechanisms and policies to encourage the attraction of capital, technologies, modern management methods, high-quality human resources, and infrastructure development to the center.

The resolution also aims to create an attractive environment for investment in the financial service sector to promote investment attraction and the free movement of international capital between the International Financial Centre and the world; develop the stock and insurance markets, banking activities, fintech, digital assets, commodities, and e-commerce in Vietnam and integrate with international markets.

It targets attracting and developing innovation and financial services supporting green and sustainable projects in Vietnam; improving financial services and support services in accordance with international practices; and attracting and developing high-quality human resources capable of providing financial services and related professional services which meet international standards.

When at least one party involved is a foreign individual or organization, the parties may agree to apply foreign laws to their transactions. However, foreign laws shall not be applied if its application results in consequences that violate the fundamental principles of Vietnamese laws. In cases where the parties do not agree on the applicable laws, the laws of the country most closely connected to the transaction shall be applied.

For transactions related to ownership rights, other rights over real estate, leasing of real estate, or using real estate as collateral, the laws of the country where the real estate is located shall be applied.

[Back to Top](#_top)