VIETNAM – NEWS AND REGULATIONS

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# TOP NEWS

## VIETNAM - DECREE 219 - REGULATING FOREIGN WORKERS IN VIETNAM - WHAT YOU MUST KNOW:

*Dr. Oliver Massmann, Duane Morris Vietnam LLC*

On 7 August 2025, the Government issued Decree No. 219/2025/ND-CP regulating foreign worker working in Vietnam (“**Decree 219**”) to replace previous regulations outlined in Decree No. 152/2020/ND-CP and the amending Decree No. 70/2023/ND-CP. In general, Decree 219 outlines relevant provisions to attract high-quality talent in priority sectors, and provide clear guidance for both employers and employees. Notable provisions are as follows:

1. **Streamlined Work Permit Application Process**: Decree 219 integrates the two-step process of (i) seeking approval for the demand to use foreign labor and (ii) applying for a work permit into a single, consolidated procedure. This significantly reduces administrative burden. As a result, the total statutory processing time for a work permit appcation is now 10 working days, a significant reduction compared to the statutory timeline of about 20 working days for the two steps before integration.
2. **Expanded Cases for Work Permit Exemption**: The new decree expands the list of cases where a foreign worker is exempt from a work permit. Notable cases include:

* **High-Value Capital Contributors**: Owners or capital-contributing members of limited liability companies, and Chairpersons or members of the Board of Management of joint-stock companies, with a capital contribution of VND 3 billion or more.
* **Priority Sector Professionals**: Foreign experts and workers confirmed by relevant ministries or provincial People's Committees to be working in strategic fields such as finance, science and technology, innovation, and national digital transformation.
* **Short-Term Work**: Foreign managers, executives, experts, or technicians entering Vietnam for short-term assignments of less than 90 days per calendar year are now eligible for exemption.

1. **Relaxation of Requirements for "Experts" and "Technicians"**: The conditions to qualify as an "expert" or "technician" have been eased as follows:

* **Experts**: Now require a bachelor's degree (or higher) and at least 2 years of relevant work experience (down from 3 years). For those in priority development sectors, only 1 year of experience is needed.
* **Technicians**: The required relevant work experience has been reduced from 5 years to 3 years.

1. **Decentralization of Authority**: The authority for issuing, re-issuing, extending, and revoking work permits and work permit exemption certificates is now transferred to provincial-level People's Committees.
2. **New Rules for Work Permit Exemption Certificates**: The decree introduces clear procedures for the re-issuance, extension, and revocation of work permit exemption certificates.

* An exemption certificate may be extended once for a maximum period of two years.
* Clear grounds for revocation have been established, including working outside the certified scope or termination of the work assignment.

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Please do not hesitate to contact Dr. Oliver Massmann under [omassmann@duanemorris.com](mailto:omassmann@duanemorris.com) if you have any questions or want to know more details on the above. Dr. Oliver Massmann is the General Director of Duane Morris Vietnam LLC.

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## VIETNAM - DECREE 210 ON INVESTMENTS BY STARTUP FUNDS IN INNOVATIVE STARTUPS AND VENTURE CAPITAL FUNDS

*Dr. Oliver Massmann, Duane Morris Vietnam LLC*

Effective from September 15, 2025, Decree 210/2025/ND-CP establishes a comprehensive legal framework to facilitate investment by startup investment funds in innovative startups in Vietnam, enhancing capital access for these enterprises. This article outlines the key provisions of Decree 210, highlighting its significance in fostering a secure investment environment for startups and venture capital funds.

Decree 210 formally recognizes convertible investment instruments, enabling investment funds to provide capital to startups through mechanisms that can later be converted into equity or capital contributions. Prior to this decree, investors often relied on convertible loans or restructured preferred shares under existing enterprise regulations to inject capital into startups. The absence of a clear legal framework posed potential risks. The introduction of these provisions represents a significant advancement, reducing uncertainty and enhancing investor confidence.

The decree also introduces provisions allowing investment funds to negotiate preemptive rights to acquire new shares in subsequent funding rounds of startups. This regulation aligns with common practices in venture capital and startup ecosystems, ensuring that investors can protect their legitimate interests by maintaining their proportional ownership in future capital raises.

Decree 210 establishes specific guidelines to ensure the safe and transparent operation of investment funds and startups:

1. **Fund Composition and Legal Status**: An investment fund may consist of 2 to 30 investors and does not have legal entity status. This flexible structure is well-suited to the experimental and smaller-scale nature of early-stage venture capital funds.
2. **Investment Limits**: The total capital invested by a fund in a single startup may not exceed 50% of the startup’s charter capital post-investment. This restriction aims to prevent excessive control by a single investor and encourages startups to diversify their funding sources.
3. **Prohibition on Cross-Investment**: The decree strictly prohibits innovative startup investment funds from investing in other similar funds. This measure enhances financial transparency, mitigates risks associated with capital recycling, and prevents speculative financial structures.

To maintain the focus on fostering innovation, Decree 210 imposes specific limitations on the activities of startup investment funds:

* Funds are prohibited from engaging in commercial lending or guaranteeing loans.
* Investment in listed securities, bonds, or fund certificates on the stock market is not permitted.
* Funds are barred from promising guaranteed returns when raising capital from investors.

These restrictions underscore the decree’s intent to prioritize venture capital investments that support innovation and creativity, rather than purely financial or speculative objectives.

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Please do not hesitate to contact Dr. Oliver Massmann under [omassmann@duanemorris.com](mailto:omassmann@duanemorris.com) if you have any questions or want to know more details on the above. Dr. Oliver Massmann is the General Director of Duane Morris Vietnam LLC.

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# BANKING & FINANCE

**Vietnam ends State monopoly on gold bullion production**

*VET*

**Enterprises seeking a production licence must meet strict requirements.**

Vietnam has officially abolished the state monopoly on gold bullion production, raw gold exports, and raw gold imports for bullion production, under a new Government decree issued on August 26.

The decree introduces a new framework for gold trading activities, covering the production and processing of gold jewellery and art, gold bullion production and trading, gold imports and exports, as well as account-based gold trading and gold derivatives.

Gold bullion production is now classified as a conditional business activity requiring a licence from the State Bank of Vietnam (SBV). The change marks a shift from state monopoly to a licensing regime.

Enterprises seeking a production licence must meet strict requirements, including holding a valid gold bar trading licence, maintaining a minimum charter capital of VND1 trillion (nearly $38 million), and having no record of administrative sanctions related to gold business activities.

For commercial banks, eligibility criteria include possession of a gold bar trading licence and a minimum charter capital of VND50 trillion (nearly $1.9 billion).

The move is expected to create a more competitive and transparent gold market while aligning Vietnam with international practices.

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**E-commerce tax payments in 8M up 63%**

*VET*

**Total tax revenue in the 8-month period reaching VND135 trillion ($5.09 billion).**

Organizations and individuals engaging in e-commerce and other digital economic activities paid taxes worth nearly VND135 trillion ($5.09 billion) in the first eight months of 2025, surging 63% year-on-year, according to the Ministry of Finance’s Department of Taxation.

In the period, some 170 foreign service providers have registered, declared, and paid taxes through the Department of Taxation’s electronic portal, contributing VND8.71 trillion ($328 million), increasing 40% compared to the same period last year.

Around 156,000 business households and individual entrepreneurs used the designated e-tax portal to register, declare, and pay over VND2 trillion ($75.4 million) in taxes.

Nearly 918,000 business households and individuals engaging in e-commerce activities paid taxes worth over VND1.78 trillion ($67.1 million) in taxes.

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# ECONOMY

**Vietnam’s manufacturing industry at historic crossroads**

*VNA*

**Vietnam’s manufacturing industry is showing strong signs of transformation from mindset to action, with the goal of competing on a fair playground in the international market.**

Vietnam’s manufacturing industry is standing at a historic crossroads. Having long held a position primarily focused on semi-processing and assembly, the sector is now expected to “level up” to compete fairly in both regional and global markets.  
  
This is an ambitious aspiration that comes with numerous challenges. According to experts, the road ahead for this industry demands a strong transformation, from macro-level policy shifts to individual enterprise efforts, along with breakthrough solutions that will enable the sector to make a leap forward and expand its reach.  
  
**Removing bottlenecks**  
  
According to the Vietnam Association for Supporting Industries (VASI), expectations for upgrading the sector are high, but in reality, it is facing many systemic challenges. These are not only internal barriers within enterprises themselves but also stem from the broader business environment and global fluctuations.  
  
VASI Chairman Phan Dang Tuat stated that the first and most persistent bottleneck lies in the challenge of developing a high-quality workforce. Although Vietnam has an abundant labour force, the proportion of highly skilled engineers and technicians with deep expertise who are capable of meeting the demands of modern production lines remains low. According to many businesses in the industry, there is a significant gap between academic training programmes and actual production requirements. Educational institutions tend to focus heavily on theory, lack modern practical equipment, and have instructors with limited real-world experience. As a result, many graduates require extensive time and financial investment for retraining once they enter the workforce.  
  
This issue is even more pressing in sectors that demand high precision and advanced technology, such as mechanical engineering and component manufacturing. It hampers businesses from expanding production, slows down technological innovation, and increases reliance on foreign experts.  
  
In addition, amidst deepening global integration, Vietnamese manufacturing enterprises face intense competitive pressure from both domestic and international players. Multinational corporations are imposing increasingly strict requirements in terms of quality, technical standards, and delivery timelines. Meanwhile, global economic disruptions, such as trade wars and geopolitical conflicts, further elevate supply chain risks.  
  
According to experts, in response to these challenges, many enterprises have begun to undergo transformation, with focus on market diversification and greater transparency in their supply chains. The strategy of not “putting all eggs in one basket” is not only a smart business move but also a critical survival tactic to mitigate risks when major markets experience disruptions.  
  
**Transformation and the roadmap for breakthrough**  
  
In the face of significant challenges, Vietnam’s manufacturing industry is showing strong signs of transformation from mindset to action, with the goal of competing on a fair playground in the international market.  
  
One of the core strategies being promoted by industry associations and enterprises is “localisation” and “multi-dimensional linkage.” Localisation not only helps reduce dependence on imported raw materials but also serves as a pathway to enhance production capacity and generate greater domestic added value.

Having long held a position primarily focused on semi-processing and assembly, the manufacturing sector is now expected to “level up” to compete fairly in both regional and global markets. (Photo: VNA)

To achieve this, close collaboration among the public sector, private enterprises, research institutes, and educational institutions is key. The government must play an enabling role by designing strong incentive policies that encourage businesses to invest in technology and R&D. Training institutions need to reform curricula, increase hands-on learning, and align more closely with the practical needs of industry. Meanwhile, businesses must proactively partner with research institutes to develop new products and work with universities to train a workforce tailored to their specific needs, according to the VASI Chairman.  
  
From the perspective of foreign direct investment (FDI) enterprises operating in Vietnam, Otsuka Tetsuhisa, board member of NC Network Japan and CEO of NC Network Vietnam Joint Stock Company, stated that Vietnam’s manufacturing enterprises have faced significant risks in recent times due to their reliance on just a few major export markets. Therefore, companies in this sector need to actively seek and expand into emerging markets, and make the most of the Free Trade Agreements (FTAs) that Vietnam has signed.  
  
In addition, enhancing supply chain transparency through technologies such as blockchain and QR codes offers a long-term competitive advantage. This not only helps meet the stringent requirements of developed markets regarding traceability, labour, and environmental standards, but also builds global customer trust in the “Made in Vietnam” brand which signifies quality and responsibility, he stressed.

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**Vietnam exports nearly 5.9 million tonnes of rice**

*VNA*

**Vietnam exported nearly 5.9 million tonnes of rice worth over 3 billion USD as of August 15, according to the Vietnam Food Association (VFA).**

The country's rice exports reached 5.87 million tonnes, valued at more than 3 billion USD, up 2.88% in volume but down 16% in value compared with the same period in 2024.

Last week, export prices hit the highest levels in eight months amid tightening supplies. The association said fragrant 5% broken rice was offered at 455–460 USD per tonne on August 28, the highest since early January.

A trader in Ho Chi Minh City noted that supply was tightening while demand remained steady ahead of the Philippines’ planned 60-day import suspension starting September 1.

In the Mekong Delta city of Can Tho, jasmine paddy was traded at 8,400 VND per kilo, IR 5451 at 6,200 VND, OM 18 at 6,700 VND, and ST25 at 9,500 VND, according to the Institute of Policy and Strategy for Agriculture and Environment.

The An Giang Department of Agriculture and Environment reported fresh paddy prices ranging from 5,700 to 6,200 VND per kilo depending on variety, while retail rice prices in the province stood between 13,000 and 22,000 VND per kilo.

As of August 25, Mekong Delta provinces had sown over 1.82 million hectares of summer–autumn rice, with 1.08 million hectares harvested, yielding an estimated 6.53 million tonnes. Autumn–winter planting had reached 581,000 hectares out of 700,000 planned, or 83%, while seasonal rice covered 145,000 hectares, or 43% of the target.

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# INVESTMENT

**Việt Nam sees rising foreign investments despite uncertainties**

*VNS*

*Việt Nam’s real estate market has seen heightened mergers and acquisitions (M&As) since the start of the year.*

Foreign investors continue to show strong interest in Việt Nam, with foreign investments in the first seven months up more than 27 per cent on-year despite geopolitical uncertainties and trade tensions.

A recent highlight is ExxonMobil, the American oil and gas giant, conducting a site survey in the Nam Vân Phong area to explore investment opportunities.

During a meeting with leaders of the management boards of economic and industrial zones in Khánh Hòa Province, ExxonMobil executives revealed the company was considering investing in a modern refinery in Nam Vân Phong.

The project, which would be the firm’s first near-zero-emissions refinery, is expected to be worth around US$10 billion.

Previously, ExxonMobil had explored other investment plans in Việt Nam, including the Blue Whale gas field and gas-fired power plants in the central region, though those plans have yet to be realised.

Whether the energy giant decides to invest in Nam Vân Phong remains to be seen.

ExxonMobil plans to complete surveys by 2027, start construction and regulatory procedures in 2031 and begin operations in 2035.

Aside from Việt Nam, the company is also assessing two other locations in the Asia-Pacific region.

This news has already heated up foreign direct investment (FDI) discussions in Việt Nam, at a time when global investment flows remain cautious due to tariff policies and geopolitical uncertainties.

Foreign investment-related activities in Việt Nam have been particularly vibrant in recent weeks. Bắc Ninh Province granted investment certificates for a series of FDI projects in mid-August this year, including nine new projects with a total registered capital of $322.5 million, and nine capital increases with an additional $762 million.

Two investors have also committed to expansion with a projected additional $300 million. Altogether, the province attracted over $1 billion in new FDI within just one month, a remarkable figure.

After merging with Bắc Giang, Bắc Ninh has further solidified its position as a magnet for investment in the North, with many projects in high technology and semiconductors.

The province currently ranks second nationwide in FDI attraction, after HCM City, both for the first seven months of this year and cumulatively.

Chairman of the Bắc Ninh Province People’s Committee Vương Quốc Tuấn said that the province would continue to improve technical infrastructure, ensure power supply and enhance worker skills to attract more investment projects.

Out of 250 projects that were either inaugurated or broke ground nationwide on August 19, five were FDI projects, with a total investment of VNĐ54 trillion ($2.1 billion).

**Upgrading quality with European and US capital**

Việt Nam’s real estate market has also seen heightened mergers and acquisitions (M&As) since the start of the year, with a wave of large-scale deals driven by foreign investors, according to Savills Vietnam.

Among the standout transactions, Capitaland acquired a project from Becamex IDC for $553 million in the former Bình Dương Province. Meanwhile, a consortium of Sumitomo Forestry, Kumagai Gumi and NTT Urban Development teamed up with Kim Oanh Group to develop the One World project, and Nishi Nippon Railroad purchased a 25 per cent stake in Nam Long’s Paragon Đại Phước project.

These deals underscore growing interest from Japanese, South Korean and Singaporean investors, alongside an increasing flow of capital from the US and Europe, markets known for long-term strategies and high investment standards.

Industrial real estate continues to attract strong attention thanks to competitive labour costs and strategic positioning. New projects are underway, including two industrial parks: Becamex IDC in Bình Dương (1,080ha) and the Vietnam – Singapore Industrial Park (VSIP) in former Nam Định Province (180ha), scheduled to break ground in the third quarter of this year.

In housing, suburban developments dominate. Vingroup has started work on the 2,870ha Vinhomes Green Paradise in Cần Giờ (HCM City); Sun Group launched the 96.6ha Sun Blanca City; and Masterise Homes is rolling out the Masteri Rivera project with over 1,100 apartments in Đà Nẵng.

The retail segment is also expanding, with AEON Mall strengthening its presence in the Mekong Delta through two new projects: the recently opened AEON Mall Long An and the 8.5ha AEON Mall Cần Thơ, now under construction.

**FDI inflows**

In parallel, FDI inflows remain on an upward trajectory. The National Statistics Office reported that total registered FDI reached $24.1 billion in the first seven months of this year, up 27.3 per cent year-on-year.

Director of Savills Hanoi Matthew Powell noted that despite global uncertainties and trade tensions, Việt Nam is pressing ahead with structural reforms and sustaining investor confidence. Stable FDI and infrastructure improvements, he said, point to favourable long-term growth prospects.

The Government has also set an ambitious GDP target for this year, anchored in reforms, increased public investment and stronger private sector support. Key measures include streamlining the administrative system by consolidating 63 provinces and cities into 34, and phasing out the district level to enhance efficiency and create more investor-friendly conditions.

In addition, the Politburo's Resolution 68 seeks to advance private sector development through legal reforms, reduced business barriers, improved access to land and finance, protection of property rights and promotion of fair competition.

On the trade front, Việt Nam is working to narrow tariff gaps with the US and has proposed cuts on import duties for American goods. Efforts are also being stepped up to curb counterfeit and transit goods, diversify trade partnerships and deepen international economic integration.

Tourism and aviation are likewise benefitting from surging international arrivals. Beyond the sharp rebound in visitor numbers, major initiatives are in progress, including hosting APEC 2027 in Phú Quốc, airport expansions and the launch of Sun Phu Quoc Airways, reflecting a coordinated development vision across both public and private sectors.

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**Hung Yen charts path to modern, green growth**

*VIR*

Hung Yen’s post-merger development promises to unlock vast coastal, industrial, and green economic potential, propelling the province towards a modern, sustainable, and globally connected future.

This new development space offers comprehensive and abundant potential. Before the merger, Hung Yen already held a prized location adjacent to Hanoi, making it an attractive destination for investment in high-tech industries, electronics, and precision engineering.

As Hanoi's eastern gateway, the province boasts easy access to a vast consumer market, a modern logistics network, and strong urban development prospects.

Following the merger, Hung Yen has gained a coastline along the East Sea, opening access to valuable maritime resources, vast land reserves, and new opportunities in the marine economy, renewable energy, and green industry.

A key highlight is the over-30,000-hectare Thai Binh Economic Zone, located along the coastal highway, alongside promising strategies for future land reclamation from the sea.

Hung Yen’s transportation infrastructure has been and continues to be comprehensively developed.

The province is now connected to the northern region through key routes, including the coastal expressway, the Ninh Binh–Haiphong expressway, and a new link road between Thai Binh and Hung Yen.

This transport artery is now integrated with inland waterways, maritime routes, and port systems such as Diem Dien Port, Ba Lat Port, Haiphong Port, Lach Huyen Port, and the upcoming deep-water Ninh Binh Port.

In addition, post-merger [Hung Yen](https://vir.com.vn/hung-yen-breaks-ground-on-three-major-projects-worth-over-720-million-134802.html) enjoys proximity to diverse airports, including Cat Bi, Van Don, and soon, Gia Binh and Ninh Binh airports. The province also handles a railway line.

This comprehensive land–sea–air transport system will shorten geographical distances, facilitate the flow of goods, workers, and services, reduce logistics costs, and enhance value chains in the global supply network.

With its vast golden rice fields and rich offshore fisheries, Hung Yen gains an added advantage in developing a clean, ecological, and high-tech agriculture sector.

The province is now positioned for large-scale, high-productivity, high-efficiency agricultural production with greater added value.

With thousands of historical and cultural relics, many of which are nationally significant, hundreds of traditional festivals, and renowned craft villages such as Cau Nom bronze casting, Lien Phuong silk weaving, and Dong Xam silver engraving, Hung Yen also has immense potential for developing cultural, historical, and spiritual tourism. Major tourism projects, including international-standard golf courses, are underway.

In this newly expanded space, Hung Yen is shaping a multi-pillar economic ecosystem – combining green industry, clean agriculture, modern services, and smart logistics.

In line with the national trend of digital transformation and e-governance, the establishment of new Hung Yen province represents a step towards modern administrative management.

A digitised system allows for integrated data, streamlined public services, reduced operational costs, and optimised administrative efficiency – paving the way for a more agile, intelligent, and responsive model of state governance.

Hung Yen was home to 35 industrial parks (IPs) pre-merger and had attracted more than 650 projects, over half of which were funded from abroad, with total foreign capital exceeding $7 billion.

The former Thai Binh drew in 388 projects with a total capital approximating $9 billion, including more than $5.1 billion in FDI. These figures clearly demonstrate the province’s attractiveness to both domestic and international investors.

As of the end of July, new Hung Yen had already drawn more than $840 million in investment capital, reaching 84 per cent of its annual target. Among these were 64 newly licensed projects, including 35 foreign-invested projects with a total registered capital of $352 million, and 29 domestic-backed projects worth approximately $360 million.

In addition to new investments, existing investors have continued to inject additional capital – an indication of long-term confidence in Hung Yen’s investment environment.

Specifically, 35 projects had their investment capital increased, including 26 foreign-led projects with an additional $114 million and nine domestic projects adding another $14 million.

The province has either met or exceeded nearly all key development targets set by the 19th Party Congress of pre-merger Hung Yen province and the 20th Party Congress of pre-merger Thai Binh province for the 2020–2025 term.

Many targets have surpassed expectations. The economic structure is shifting positively towards industrialisation and modernisation; the economy is expanding; urbanisation is accelerating; and agriculture and rural areas are transforming effectively. The new rural development programme has achieved significant milestones.

Strategic breakthroughs have been effectively implemented, contributing to driving the province’s comprehensive development.

Highlights include the expansion of transport and urban infrastructure, and the establishment and operation of Thai Binh Economic Zone, as well as numerous IPs and industrial clusters, all laying a solid foundation for the province’s transformation.

These achievements help form a solid foundation for the future. With its newly expanded development space, Hung Yen is well-positioned to become a major industrial and urban centre in the Red River Delta.

As the Red River Delta region is being planned as a key driver of national growth, the emergence of a new, high-potential Hung Yen – with strengths in industry, services, and the marine economy – will serve as a crucial catalyst, creating a dynamic, modern, and sustainable growth pole for the region and the country.

The province is oriented towards becoming an industrialised, modern, and civilised urban area, advancing in line with the principles of green transition. By 2035, Hung Yen aims to become a modern industrial province meeting Grade I urban centre criteria.

Looking ahead to 2045, the province envisions itself as a centrally governed smart and ecological city, with a modern industrial base among the nation’s leading regions.

It also seeks to become a major marine economic hub in northern Vietnam, moving in step with the rest of the country into a new era – an era of growth, strength, prosperity, and national pride.

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# PROPERTY

**Vietnam's real estate sector sees robust capital inflow**

*VET*

**These transactions highlight the growing interest from investors from Japan, South Korea, and Singapore, as well as the emergence of capital from the United States and Europe,**

In the first half of 2025, Vietnam's real estate market experienced a robust influx of capital, driven by large-scale M&A transactions and a wave of expanded investment across diverse sectors, including residential, industrial, retail, and tourism. This reflects a clear trend of investor diversification.

According to the Savills APIQ Q2 2025 report, the first half of the year saw a series of foreign-led M&A deals in real estate. Notable examples include Capitaland's acquisition of a project in Binh Duong from Becamex IDC for up to $553 million. Additionally, a consortium of Sumitomo Forestry, Kumagai Gumi, and NTT Urban Development is partnering with Kim Oanh Group to develop The One World project, while Nishi Nippon Railroad acquired a 25% stake in Nam Long's Paragon Dai Phuoc project.

These transactions highlight the growing interest from investors from Japan, South Korea, and Singapore, as well as the emergence of capital from the United States and Europe—markets known for their high standards and typically long-term investment strategies.

Alongside M&A deals, capital has also been channeled strongly into other sectors. Industrial real estate, in particular, has emerged as a key destination, leveraging the country's advantages in labor, cost-effectiveness, and strategic location.

Despite concerns over potential trade barriers with the US, Vietnam continues to solidify its role in the global supply chain. Numerous new projects have been launched, including two industrial parks by Becamex IDC in Binh Duong (totaling 1,080 ha) and the VSIP Nam Dinh park (180 ha), which is set to break ground in Q3 2025.

In the residential segment, the trend of suburban and satellite city development remains dominant, highlighted by the launch of several large-scale projects. Vingroup has broken ground on a 2,870-ha project in Can Gio (Ho Chi Minh City), while Sun Group has launched a 96.6-ha project in Vung Tau. Meanwhile, Masterise Homes has marked its entry into the Central region with a project featuring approximately 1,112 apartments.

The retail sector also continues to show clear progress, spearheaded by AEON Mall's expansion in the Mekong Delta region with two new projects.

Additionally, the tourism and aviation sectors are benefiting from a surge in international arrivals, with more than 12.2 million visitors in the first seven months (a 22.5% increase year-on-year), and major upcoming events like the APEC 2027 summit in Phu Quoc. Airport expansion plans and the establishment of the new airline, Sun PhuQuoc Airways, underscore the comprehensive development vision shared by private investors and the Government.

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**Nghe An approves 41 social housing projects**

***VET***

**Among the approved projects, 34 already have investors in place, accounting for nearly 28,000 units, while 7 others—representing around 8,000 units—are still seeking investment.**

Nghe An province in central Vietnam has approved investment policies and detailed 1:500 planning for 41 social housing projects covering a total area of 107 ha, with an estimated scale of 36,000 apartments.

Among the approved projects, 34 already have investors in place, accounting for nearly 28,000 units, while 7 others—representing around 8,000 units—are still seeking investment.

Notably, all projects are designed with synchronized technical and social infrastructure, including kindergartens, preschools, markets, and shopping centers, to meet the essential needs of future residents.

In 2025, the Prime Minister assigned Nghe An a target of constructing 1,420 social housing units. However, in just over half a year, the province has already completed 2,381 units, and is expected to reach approximately 2,517 units by year-end—far exceeding the original target set under Decision No. 44/QĐ-TTg dated February 27, 2025.

Previously, during the 2021–2024 period, under the national initiative to build at least one million social housing units for low-income earners and industrial park workers by 2030, the province completed 1,675 units across three projects. This means that in 2025 alone, the province has already outperformed the combined results of the previous four years.

In parallel with social housing development, Nghe An has also prioritized the construction of accommodation facilities for workers and experts. Over the past three years, the province has launched five housing complexes, providing stable living conditions for tens of thousands of workers in industrial zones.

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

**Vietnam to transfer additional one million carbon credits to World Bank**

*VIR*

The Vietnamese government has approved the transfer of one million tonnes of CO₂ emission reductions generated from plantation forests in the north-central region to the International Bank for Reconstruction and Development (IBRD), a member of the World Bank Group.

The credits form part of the 5.9 million tonnes of surplus CO₂ reductions remaining after Vietnam’s initial transfer under the first phase of its Emission Reductions Payment Agreement (ERPA), which generated revenues of $51.5 million.

Under the agreement, about 95 per cent of these credits will be returned to Vietnam to support its Nationally Determined Contributions, the country’s greenhouse gas reduction commitments submitted biennially to the United Nations under the Paris Climate Agreement.

The transfer price is based on the payment terms signed five years ago between Vietnam and IBRD. With the previous average rate of $5 per tonne, the additional one million credits could bring in an estimated $5 million.

Funds raised will be allocated to forest owners, local commune authorities, and organisations tasked with managing natural forests across the five provinces involved in the programme, Thanh Hoa, Nghe An, Ha Tinh, Quang Tri, and Thua Thien Hue. A portion will also support groups engaged in forest protection, sustainable livelihoods, and income improvement for local communities.

In 2020, the Ministry of Agriculture and Rural Development and IBRD signed an ERPA for the north-central region, covering 10.3 million tonnes of CO₂ reductions in its first phase. Actual reductions achieved in 2018-2019 exceeded this volume, leaving a surplus of 5.9 million tonnes. IBRD subsequently proposed purchasing an additional one million tonnes from this balance.

Last year, the ministry submitted a proposal to the prime minister to allow the additional transfer, ensuring further financial resources for forest protection and development.

The remaining 4.9 million tonnes will be reserved for Vietnam’s own NDC implementation, as finding further buyers is challenging and the market value of reductions typically decreases over time.

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**Pacifico Energy Vietnam secures $28.5 million financing for wind farm venture**

*VIR*

Pacifico Energy Vietnam (PEV), the Vietnam-based development platform of Pacifico Energy Group (PEG), on August 27 announced the closing of up to $28.5 million in senior debt financing from VietinBank for its utility-scale Sunpro Wind Farm.

This is [PEG](https://vir.com.vn/search_enginer.html?p=search&q=Pacifico) ’s second power project in Vietnam and a pivotal step in the company's expansion in the country.

The 30 MW wind farm, located in Vinh Long province in the Mekong Delta, is expected to generate 89.5 GWh of electricity annually – roughly a 10 MW 24/7 equivalent load. This amount of power production is equal to about a month of Vinh Long province's electricity use.

The plant will use seven Goldwind turbines and is preparing for commercial operation by the end of Q3 under a signed power purchase agreement with Vietnam Electricity. On an average day, Sunpro will produce about 245 MWh – enough to fully charge five 50-MWh grid batteries.

VietinBank, one of Vietnam's four state-owned banks and the second-largest by total assets, will provide senior debt financing for engineering, procurement, and construction activities and the refinancing of existing shareholder loans. The financing demonstrates strong institutional confidence in Pacifico Energy's development capabilities and in Vietnam's renewable energy sector.

“This financing marks a major financial and strategic milestone for PEV and for the country's energy landscape,” said Nate Franklin, chairman of PEG. "We appreciate VietinBank's professionalism and support. Reliable megawatt-hours are the currency of growth in Vietnam's next decade, and Sunpro's ~10 MW of 24/7-equivalent output is practical capacity the grid can use every hour of the year. As AI, cloud, and advanced manufacturing scale globally, 'critical power' has become a competitiveness issue, not only in Vietnam but worldwide, and Pacifico is focused on delivering dependable megawatt-hours at industrial scale."

The Sunpro Wind Farm supports Vietnam's ambitious targets under the revised Power Development Plan VIII (PDP8). Aligned with Party General Secretary To Lam's growth agenda, targeting about 10 per cent average GDP growth during 2026-2030, PDP8's updated commercial electricity targets (500-558 TWh by 2030) implies sustained double-digit demand growth. Sunpro adds reliable, utility-scale supply in the Mekong Delta, and Pacifico Energy stands ready to help Vietnam meet these national goals with bankable, grid-integrated projects.

“VietinBank is honoured to be selected as the financing bank for this important project,” said Le Van Hao, director of VietinBank Ho Chi Minh branch. “We highly appreciate the systematic and professional implementation shown by Pacifico Energy and their commitment to technical standards and environmental harmony. This financing demonstrates our strategic cooperation and lays the foundation for a long-term, sustainable partnership.”

The Sunpro Wind Farm advances several strategic objectives for Pacifico Energy: establishing a wind power track record in Vietnam's regulatory environment, opening new development opportunities in the Mekong Delta, and demonstrating execution capability in a rapidly evolving power market. The project further positions PEG for growth with regulators, partners, and investors across the Asia-Pacific region.

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## LEGAL

**Hà Nội rolls out over 750 fully online admin services**

*VNS*

The Municipal Public Administrative Service Centre said this allows citizens and businesses to file, track and receive results digitally.

Residents in Hà Nội can conduct 767 administrative procedures entirely online, including land-related applications, starting from September 3 as part of the capital city’s wider digital transformation push.

The Municipal Public Administrative Service Centre said this allows citizens and businesses to file, track and receive results digitally. In the land sector, the system covers services such as providing data, first-time land registration in cases where the State allocates land for management and reissuance of lost land-use certificates.

The move follows the Politburo’s Resolution 57-NQ-TW on science, technology and national digital transformation as well as Hà Nội’s Decision No 4445/QĐ-UBND approving a list of procedures to be processed entirely online.

For procedures that cannot yet be handled fully online due to legal or technical requirements, applicants will submit forms through the national e-service portal and send paper documents via the postal service.

All online procedures will return electronic results with physical copies delivered free of charge to applicants’ registered addresses when required, except for cases requiring original verification or signatures in official registers.

The centre said that moving online will help reduce costs, travel and processing time while increase transparency and contribute to building a centralised database to enhance the reuse of administrative information.

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# New regulations aim to prevent, combat terrorist financing

*VNA*

## *Prime Minister Pham Minh Chinh has issued Decision No. 30/2025/QD-TTg, establishing new regulations for inter-agency coordination to prevent and combat the financing of activities that threaten Vietnam’s national security or are linked to terrorism.*

The decision, which will take effect on October 15, 2025, outlines the coordination principles, objectives, forms, scope, and responsibilities in preventing and combating activities by organisations and individuals abroad to transfer funds and assets to activities that harm national security or terrorist acts.  
  
The regulations aim to ensure concentrated, unified, prompt leadership and strengthened responsibilities of ministries and government agencies in the work.  
  
Coordination methods include written documents, emails, phone calls, faxes, meetings, joint inspections, and other mechanisms.  
  
Six areas of responsibility are assigned to relevant ministries, including intelligence exchange; public communication; legal monitoring; verification and investigation; transaction delays; and asset freezes, and seizure of funds linked to terrorism. International cooperation is also emphasised. The Ministry of Public Security and the Ministry of National Defence will provide other agencies with timely intelligence on suspected foreign individuals or groups funding terrorism or threatening national security. This includes annual reports and case-specific updates upon request.  
  
When requested, these security agencies must supply necessary documents within 10 days, prioritising legal and investigative considerations. Agencies must also report regulatory weaknesses in financial oversight and recommend reforms. Information must be shared if public officials receive suspicious funds.  
  
Security agencies will guide financial institutions and regulated non-financial businesses on compliance with rules related to transaction delays, account freezes, and asset seizures linked to terrorist financing.  
  
The State Bank of Vietnam must share data on suspicious transactions or accounts with the Ministries of Public Security and National Defence, including information from the national anti-money laundering database. Responses are required within 10 days, and immediate reporting is mandated for suspicious financial activities.  
  
The Ministry of Finance is responsible for sharing intelligence within 10 days on suspicious securities, digital asset, and cryptocurrency activities. It must also report abnormal cross-border movements of cash, precious metals, or gemstones.  
  
Entities under its supervision must report relevant information to law enforcement agencies in line with anti-money laundering, counter-terrorism, and national security laws. The Ministry of Science and Technology is also required to report cases where postal or telecom services are misused to transfer funds to subversive groups.  
  
All other ministries and agencies must share relevant information upon request or according to their legal duties. Unverified information must be clearly identified and coordinated with security bodies for confirmation and follow-up.  
  
The Ministries of Public Security and National Defence will lead national communication efforts to combat terrorist financing. They will guide ministries, agencies, and organisations, annually or upon request, in developing public awareness strategies.  
  
These campaigns will highlight threats, tactics, legal responsibilities, and preventive measures through press briefings, public education initiatives, online portals, and training sessions.  
  
The Ministry of Culture, Sports and Tourism will instruct the state media to broadcast content aligned with national security and counter-terrorism goals. Vietnam Television (VTV), Radio the Voice of Vietnam (VOV), and the Vietnam News Agency (VNA) will play leading roles in disseminating relevant information.  
  
Other government agencies are requested to coordinate closely with these ministries and media outlets to counter hostile narratives and foreign funding of activities that threaten national security or terrorist acts.

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