

VIETNAM BOND MARKET REPORT JUL 2025

CORRECTION AND SELECTIVE PHASE

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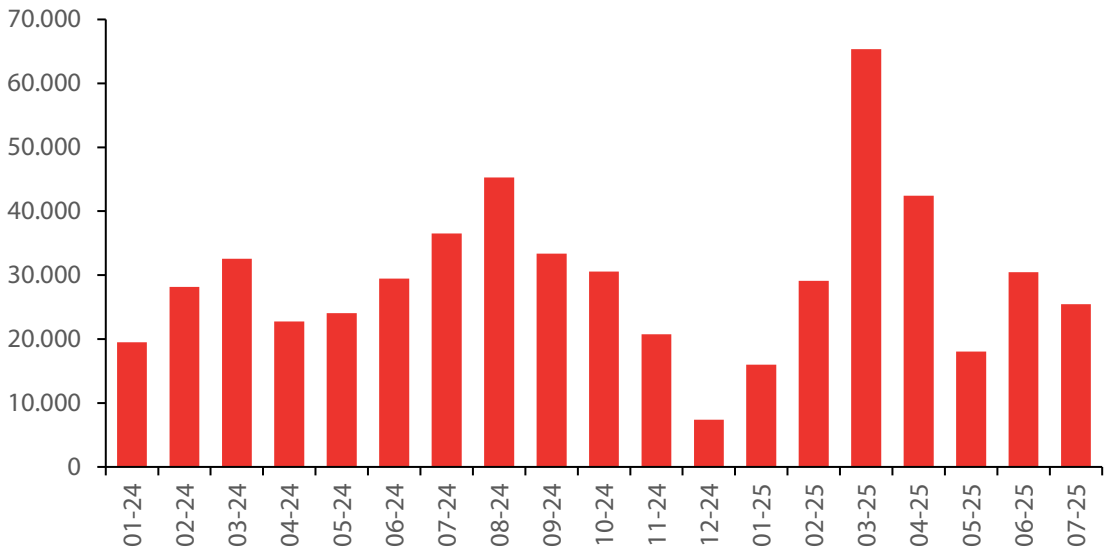




	<u>OVERVIEW</u>
	<u>GOVERNMENT BOND</u>
	<u>CORPORATE BOND</u>
	<u>APPENDIX</u>

- Primary government bond issuance slowed, reaching only VND 25.86 trillion (-15.1% MoM). In response to weaker than expected Q2 results, the State Treasury raised its auction target to VND 52 trillion to accelerate funding. The winning rate dropped sharply to 49.9%, despite a bid-to-offer ratio of 84.9%, reflecting the standoff between rising yield expectations and the State Treasury's objective to control funding costs.
- The 10-year tenor remained dominant (83.7% of total issuance), while longer tenors (>15 years) saw weak demand, indicating investor preference for liquidity. Government bond yields continued to climb, with the 10-year winning yield rising to 3.29% p.a. at end-July—up 11bps MoM and 53bps YoY. The yield curve shifted higher across all tenors.
- Secondary market liquidity moderated, with average daily trading value down 17.2%, mainly due to reduced trading in the 15-year tenor. Foreign investors remained net buyers, lending support to market stability.
- The corporate bond market cooled significantly, with new issuance in July at just VND 27.55 trillion (-78% MoM), though YTD volume was still up 51% YoY thanks to a surge in June. The banking sector remained dominant, accounting for 81.5% of total issuance.
- Cautious corporate sentiment stemmed from higher funding costs and the amended Enterprise Law (effective 1 July 2025), which tightened private placement requirements for unlisted firms (limiting total liabilities to five times equity).
- Early redemptions fell 68% MoM, mainly among bank-issued bonds from the high-rate period (2020–2023). Secondary corporate bond liquidity weakened notably (-32.3% MoM), with trading concentrated in long-term real estate and bank bonds. Investor sentiment turned more cautious amid substantial refinancing pressure and heightened default risks.
- Refinancing pressure in the corporate bond market is set to intensify in August (VND 36 trillion, including VND 21 trillion in real estate). Fifteen issuers announced delayed principal/interest payments in July, including prominent names such as Hoang Anh Gia Lai, Bong Sen, Saigon Glory, and Hano-Vid, who continued to extend bond maturities.

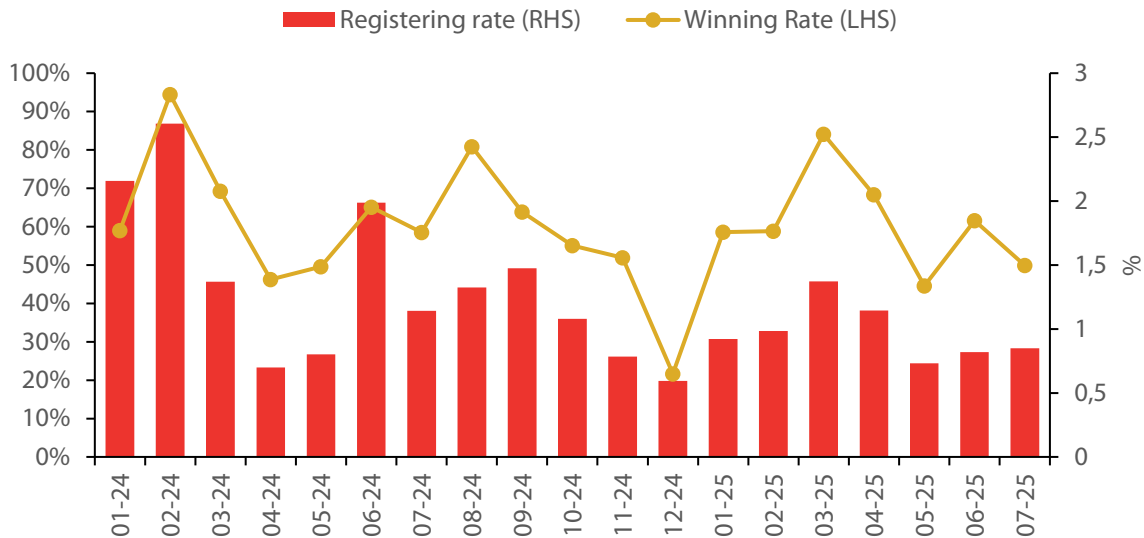
Issued value by month (bil VND)



Source: HNX, RongViet Securities

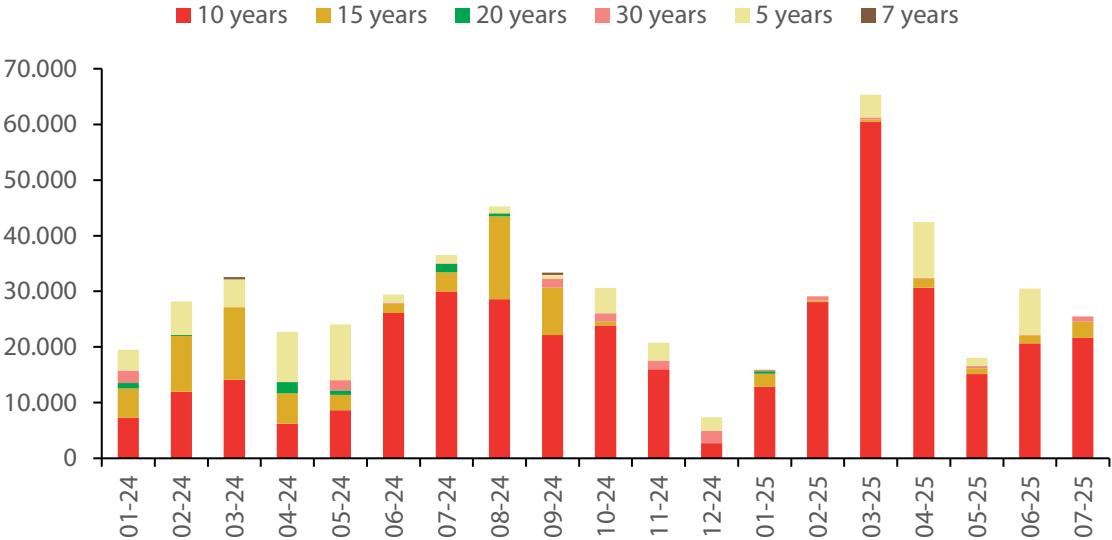
- In July 2025, primary government bond (GB) issuance reached VND 25.86 trillion, down 15.1% MoM, signaling a temporary slowdown. Notably, the State Treasury (ST) proactively raised its auction target from VND 50 to VND 52 trillion, underscoring its determination to accelerate capital mobilization, especially after underwhelming Q2 results.
- While market demand remained fairly robust—evidenced by a bid-to-offer ratio of 84.9%—the winning rate dropped sharply to 49.9%. This indicates that investors remained active but tended to raise their yield expectations, while the ST only accepted bids within the Ministry of Finance’s interest rate framework.
- Cumulatively for 7M2025, total GB issuance reached VND 227.25 trillion, fulfilling 45.4% of the annual plan. For Q3 alone, only VND 25.86 trillion out of the targeted VND 120 trillion (21.5% of the quarterly plan) has been raised, suggesting potential acceleration in issuance in the coming months. For August, the ST set a new auction target of VND 48 trillion.

Registering & winning rate



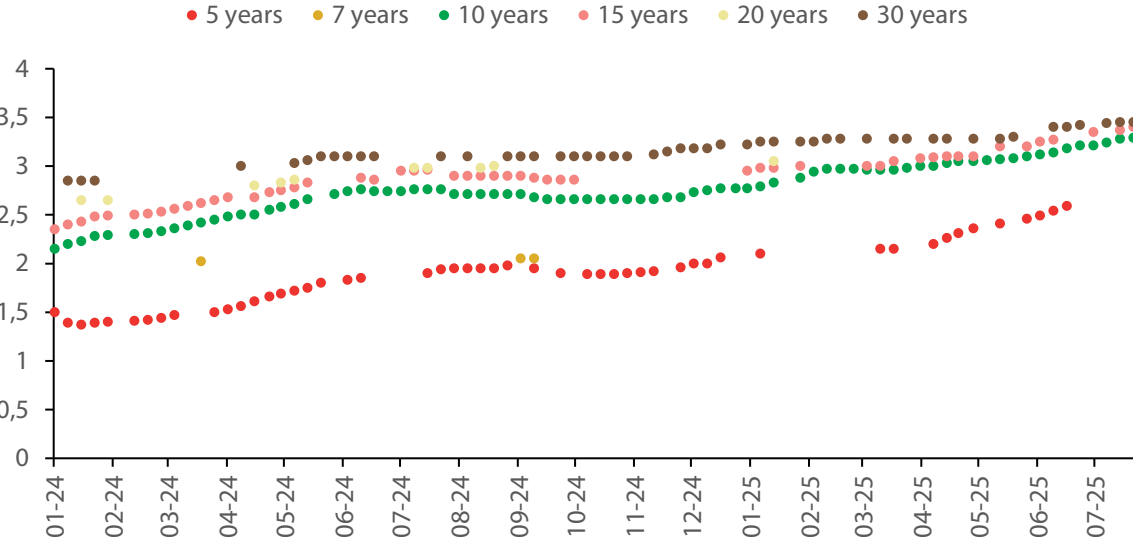
Source: HNX, RongViet Securities

Issued value by maturity term (bil VND)



Source: HNX, RongViet Securities

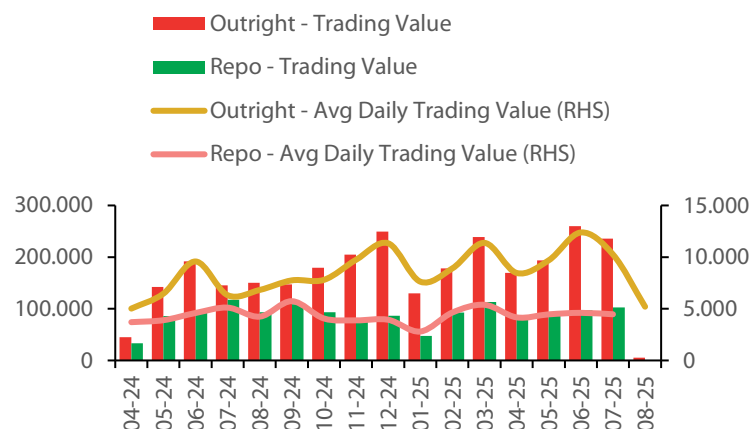
Coupon term (%/year)



Source: HNX, RongViet Securities

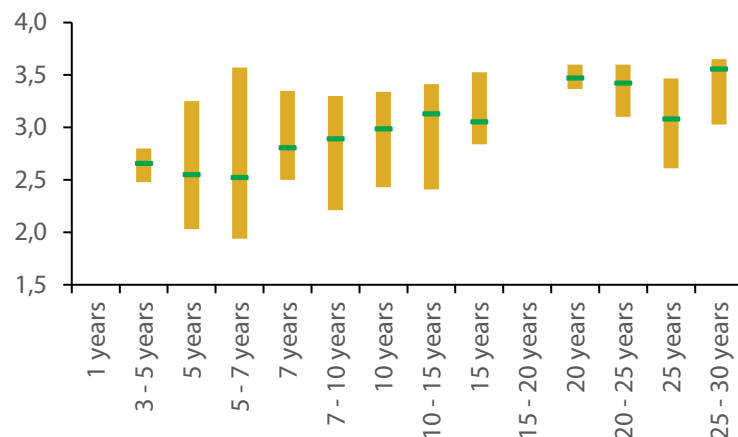
- The 10-year government bond remained the preferred choice among investors, accounting for 83.7% of total issuance. Although longer tenors over 15 years were originally targeted to make up around 24% of the 2025 issuance plan, actual absorption in this segment has remained low at just 11% YTD, indicating investors are not yet ready to allocate capital to longer durations.
- Winning yields continued their upward trend, mainly driven by expectations of increased funding needs for infrastructure investment in the second half of the year and concerns over potential inflation upticks. Specifically, the 10-year bond yield rose to 3.29% per annum as of July 30, up 11bps from the previous month and 53bps higher than the same period in 2024.

Trading value (bil VND)



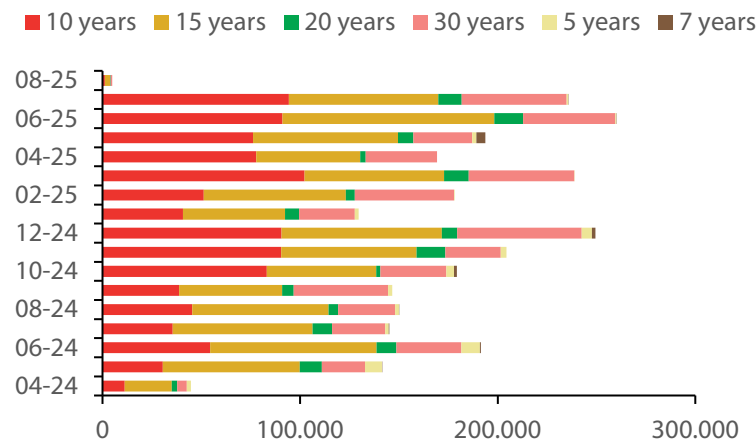
Source: HNX, RongViet Securities

Yield curve by remaining maturity



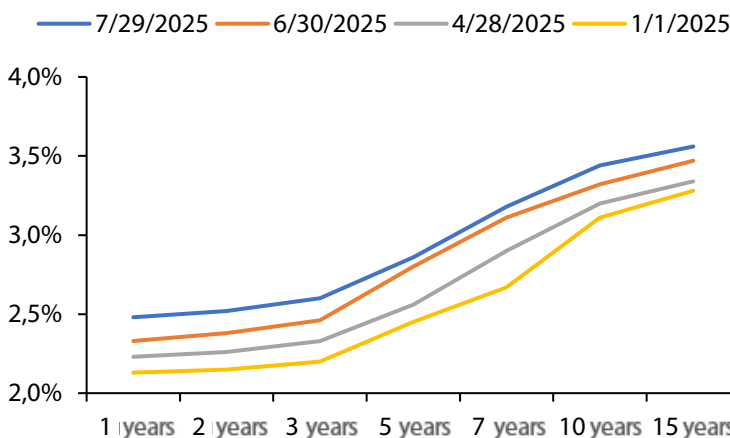
Source: HNX, RongViet Securities

Trading value by maturity term (bil VND)



Source: HNX, RongViet Securities

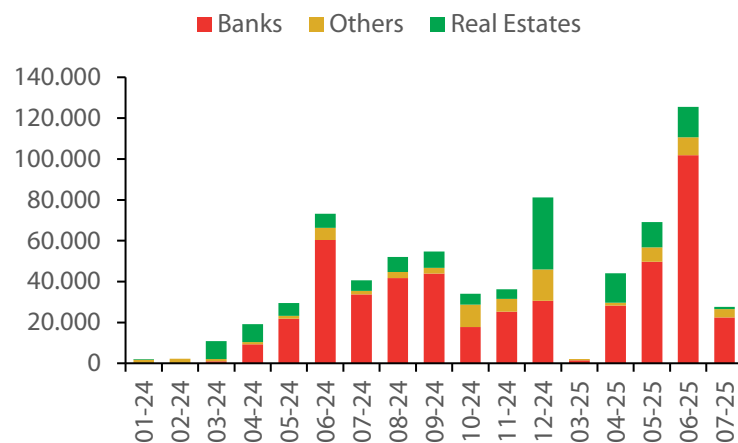
Yield curve



Source: HNX, RongViet Securities

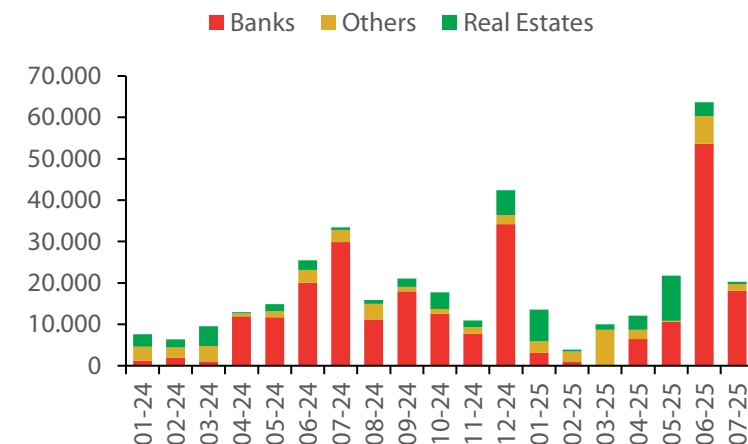
- After robust trading growth in June, secondary market liquidity for government bonds (GBs) showed signs of cooling in July 2025. Average daily trading value reached nearly VND 10.26 trillion, down 17.2% MoM. Outright transactions continued to dominate, accounting for 69.6% (VND 236 trillion), while repo transactions totaled VND 102.7 trillion. The decline was mainly attributed to reduced activity in the 15-year tenor.
- The GB yield curve continued to shift upwards across all maturities, reflecting persistent market expectations of rising inflation and funding costs. By end-July, the 10-year yield stood at 3.44% per annum, up 33bps from the start of the year, consistent with the upward trend in primary issuance yields.
- Foreign investors remained net buyers, supporting market stability with net purchases of VND 51.5 billion in July, bringing the cumulative net buying in the first seven months to nearly VND 2.11 trillion.

Issued value by month (Bil VND)



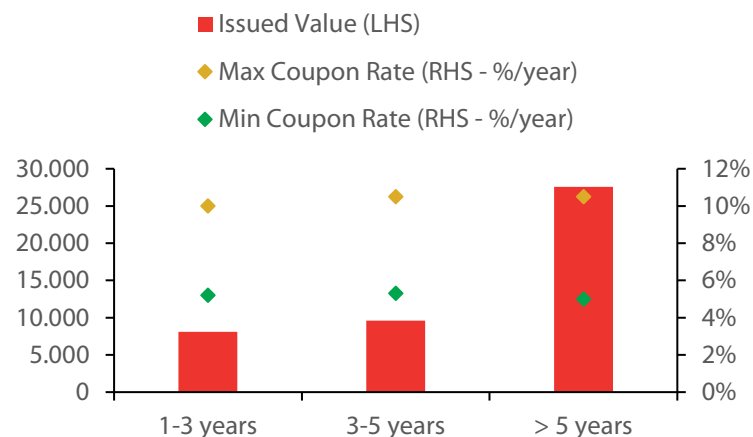
Source: HNX, RongViet Securities

Buyback value by month (bil VND)



Source: HNX, RongViet Securities

Issuance activities (Bil VND)



Source: HNX, RongViet Securities

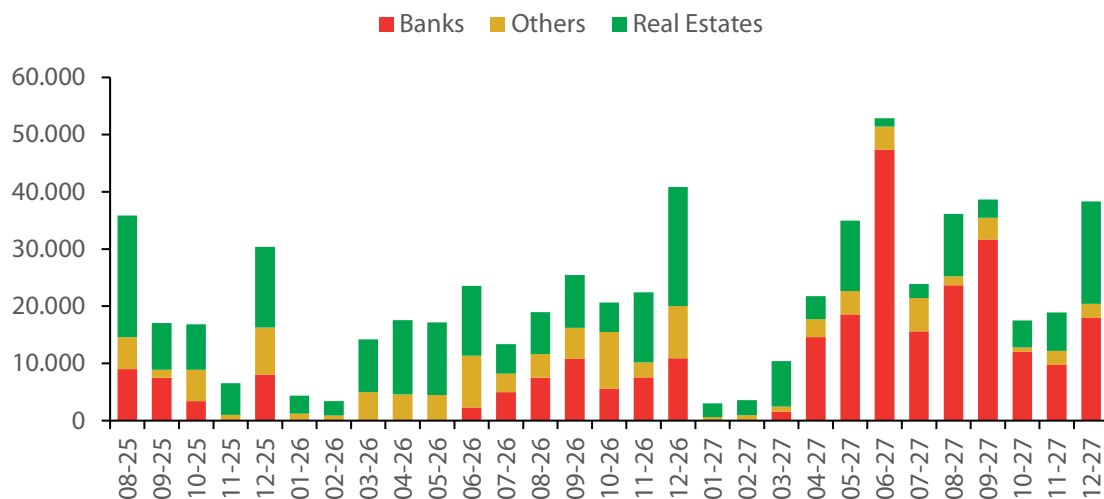
Buyback value by remaining maturity (bil VND)



Source: HNX, RongViet Securities

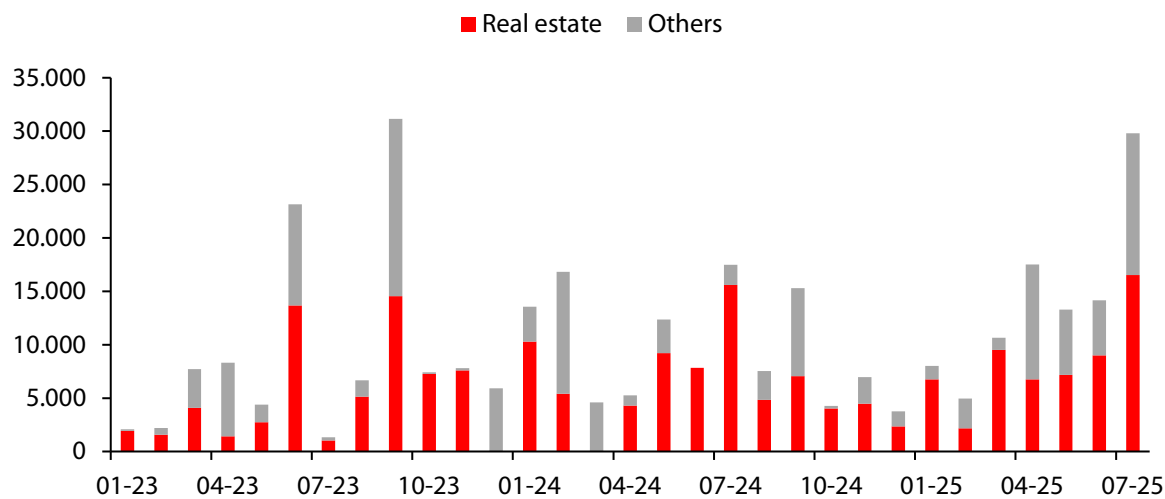
- New corporate bond (CB) issuance dropped sharply in July, reaching only VND 27.55 trillion (-78% MoM, -32% YoY) across 32 issuances. For the first seven months of the year, total issuance amounted to VND 268.22 trillion, up 51% YoY, largely thanks to the surge in June.
- Banks continued to dominate, accounting for 81.5% of July's total issuance (VND 22.47 trillion), led by notable deals from Agribank (VND 7.52 trillion, 2-year tenor, 5.2% p.a.) and OCB (VND 5.3 trillion, 3-year tenor, 5.35–5.4% p.a.).
- Early redemption activity reached VND 20.32 trillion, down 68% MoM, with banks making up 89.3% of buybacks. These were mainly concentrated in bonds with over one year remaining, issued during the high-rate period (2020–2023).
- The decline in issuance and buybacks was mainly due to increased caution among corporates facing higher funding costs and the impact of the amended Enterprise Law (effective July 1, 2025), which tightens private placement requirements for unlisted companies (limiting total liabilities to no more than five times equity).

Maturity value (bil VND)



Source: HNX, RongViet Securities

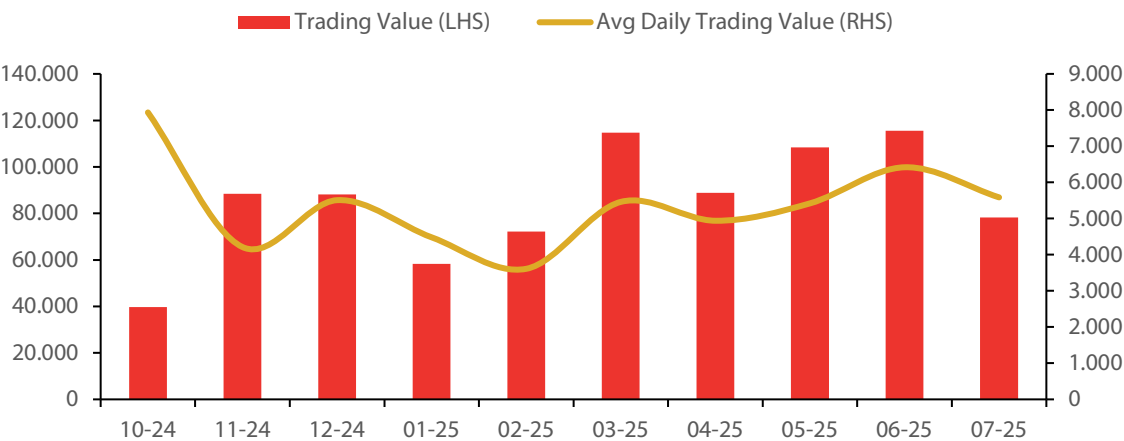
Monthly value of deferred/restructured bonds (bil VND)



Source: HNX, RongViet Securities

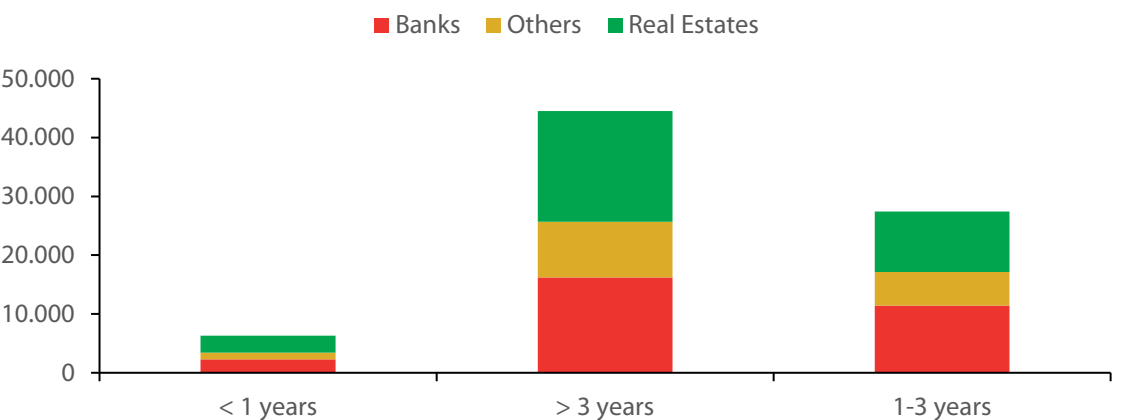
- July saw 15 issuers announce delays in principal and/or interest payments on corporate bonds. Notable cases included Hoang Anh Gia Lai (VND 6.60 trillion), Bong Sen (VND 4.80 trillion), and Saigon Glory (VND 4.00 trillion). The trend of bond maturity extensions also persisted, with Hano-Vid continuing to extend payment terms for bond tranches totaling VND 2.94 trillion.
- In August 2025, the corporate bond market faces significant refinancing pressure, with maturities expected to reach approximately VND 36 trillion, of which the real estate sector alone accounts for VND 21 trillion. This is likely to place considerable strain on the cash flows of property developers.

Trading value (bil VND)



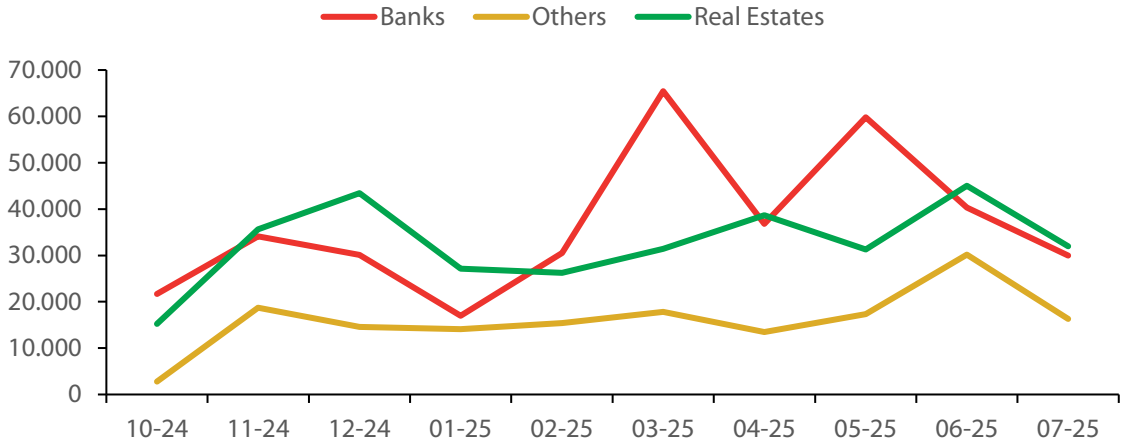
Source: HNX, RongViet Securities

Trading value by remaining maturity (bil VND)



Source: HNX, RongViet Securities

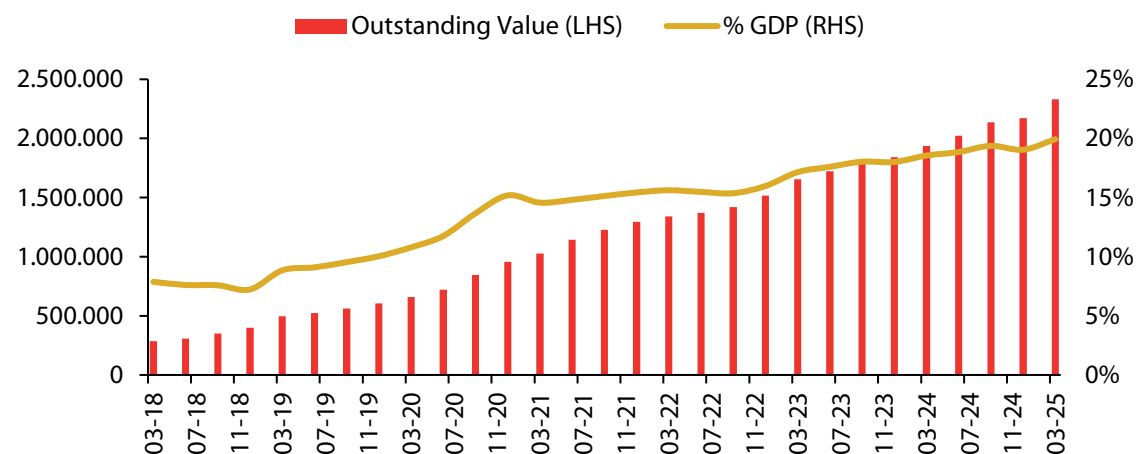
Trading value by sector (bil VND)



Source: HNX, RongViet Securities

- After several active months, secondary market liquidity for corporate bonds saw a marked decline in July 2025, with total trading value falling to VND 78.20 trillion (-32.3% MoM). This adjustment was mainly driven by the real estate and banking sectors, where trading volumes dropped sharply to VND 31.96 trillion and VND 29.95 trillion, respectively.
- Trading activity remained concentrated in longer-term bonds, particularly those with maturities over three years. Specifically, VND 18.80 trillion in real estate bonds and VND 16.23 trillion in bank bonds. This trend indicates that investors have become more selective, prioritizing bonds with higher credit quality and better alignment with their risk appetite. It also reflects growing caution amid rising interest rates and increasing payment risks in the coming months.

Govi Bond Market Size (Value & % GDP, bil VND)



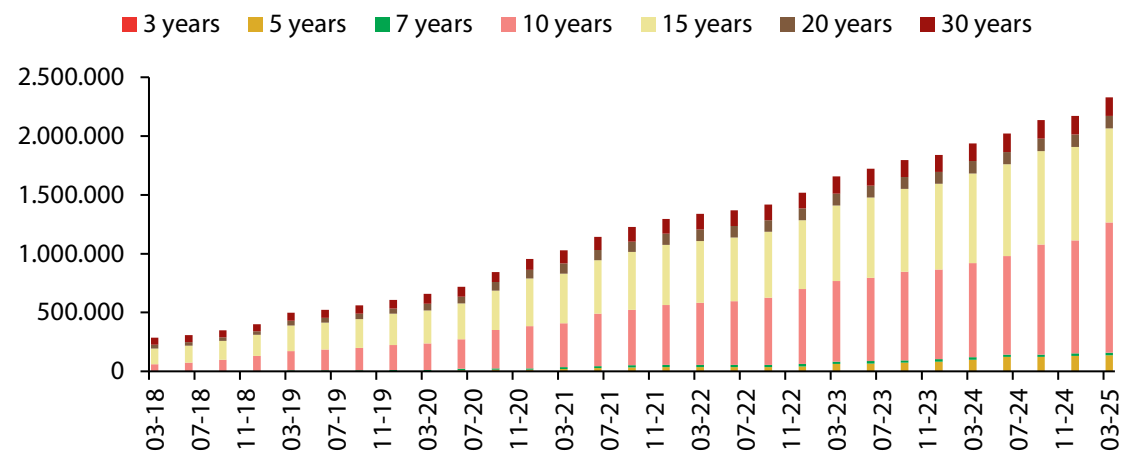
Source: HNX, RongViet Securities

Govi Bond Auction Plan and Actual Issuance

Q3/2025	5 years	7 years	10 years	15 years	20 years	30 years	Total
Plan (VND tn)	30	2	50	30	3	5	120
Issued (VND tn)	0.4	0	21.6	2.9	0	0.9	25.86
% of Quarterly Plan	1	0	43	10	0	18	21.5

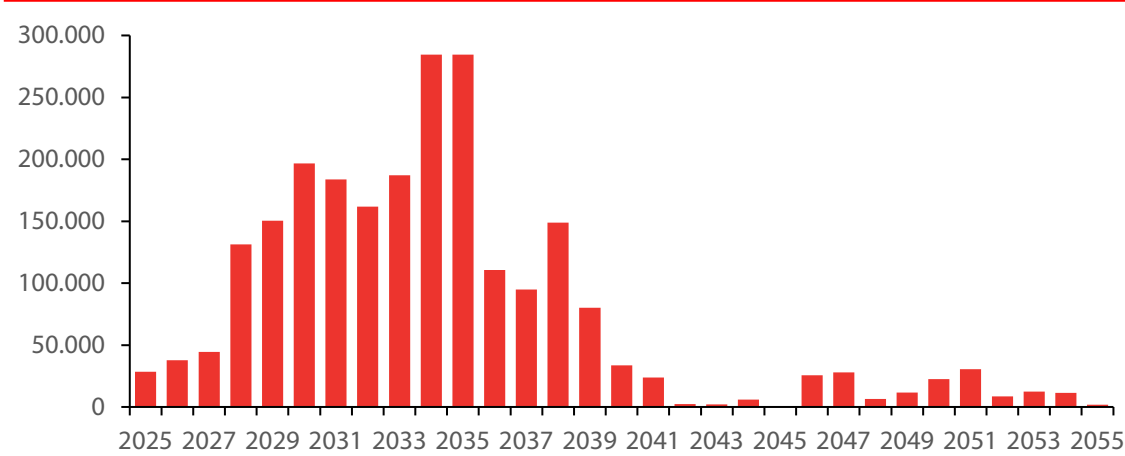
Source: VBMA, RongViet Securities

Govi Bond Market Size by Maturity Term (bil VND)



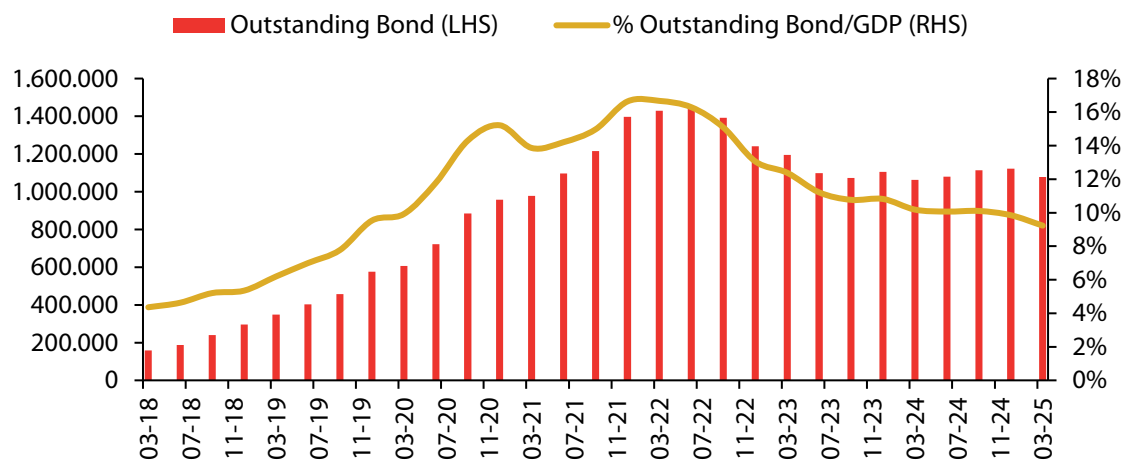
Source: HNX, RongViet Securities

Govi Bond Repayment Schedule (bil VND)



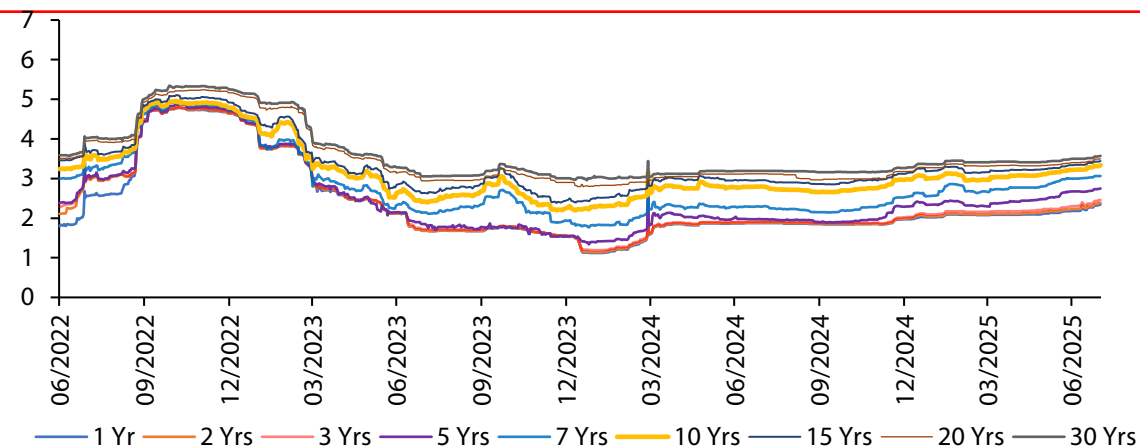
Source: Bloomberg, RongViet Securities

Corporate bond market size (value & % GDP, bil VND)



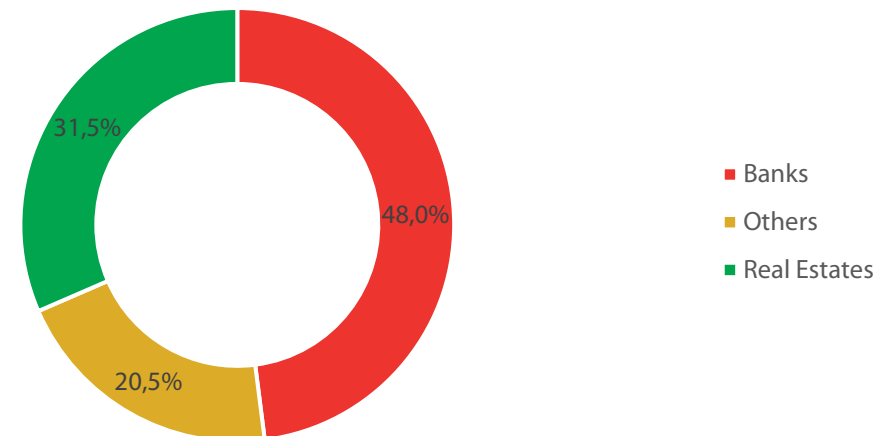
Source: HNX, RongViet Securities

Vietnam govi bond yield



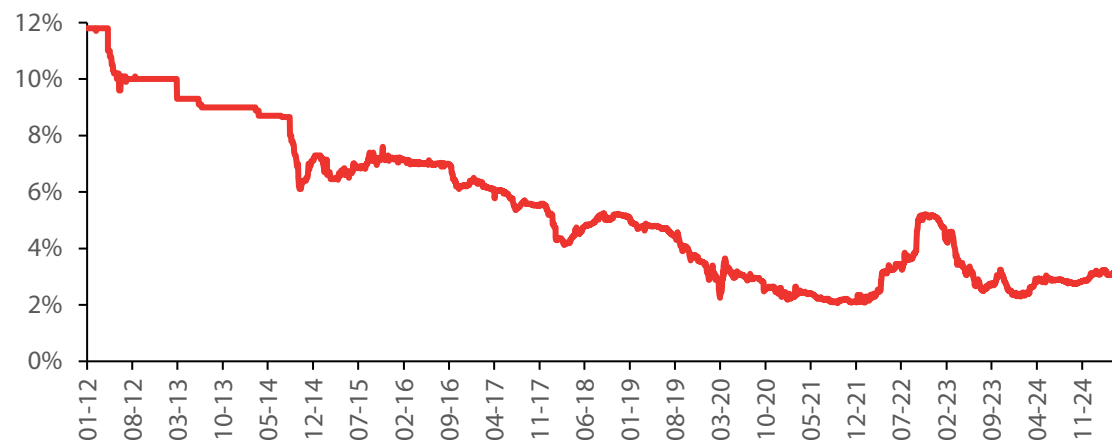
Source: Bloomberg, RongViet Securities

Corporate bond market size by sector



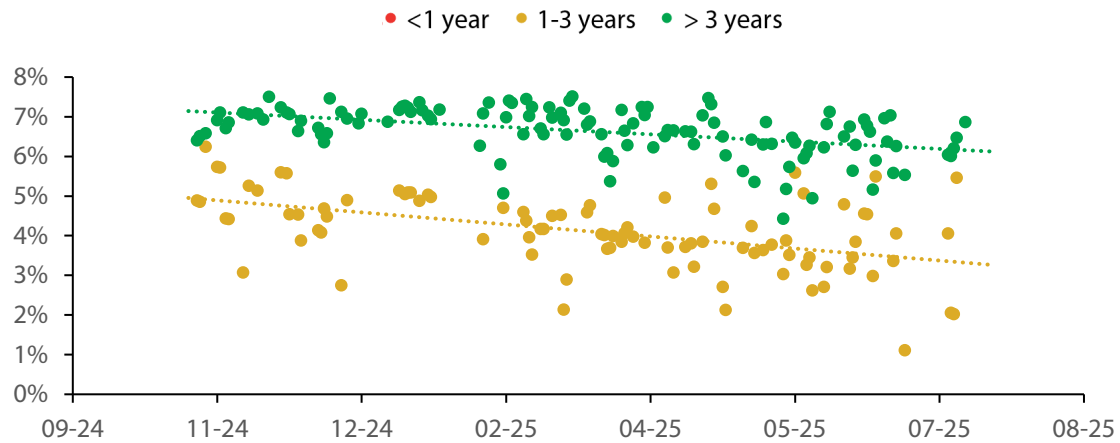
Source: HNX, RongViet Securities

10-year govi bond yield volatility



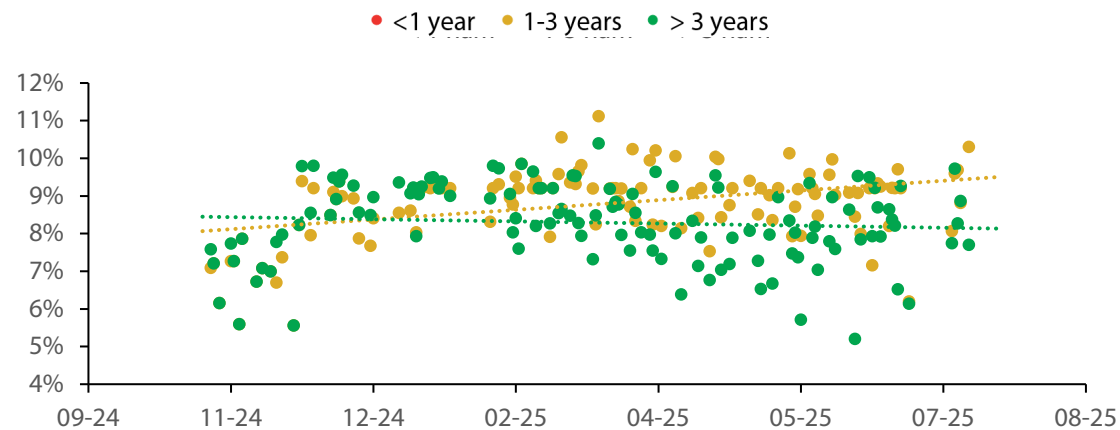
Source: Bloomberg, RongViet Securities

Banks



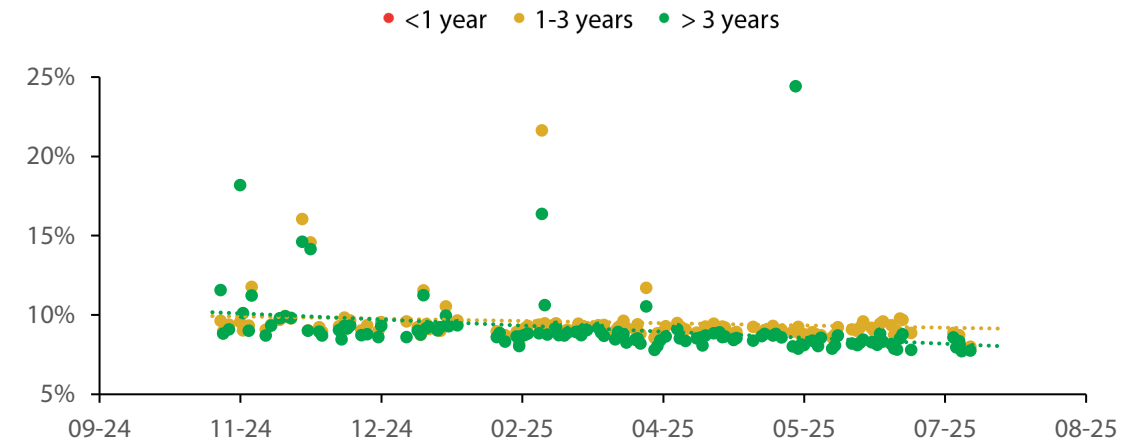
Source: HNX, RongViet Securities

Securities



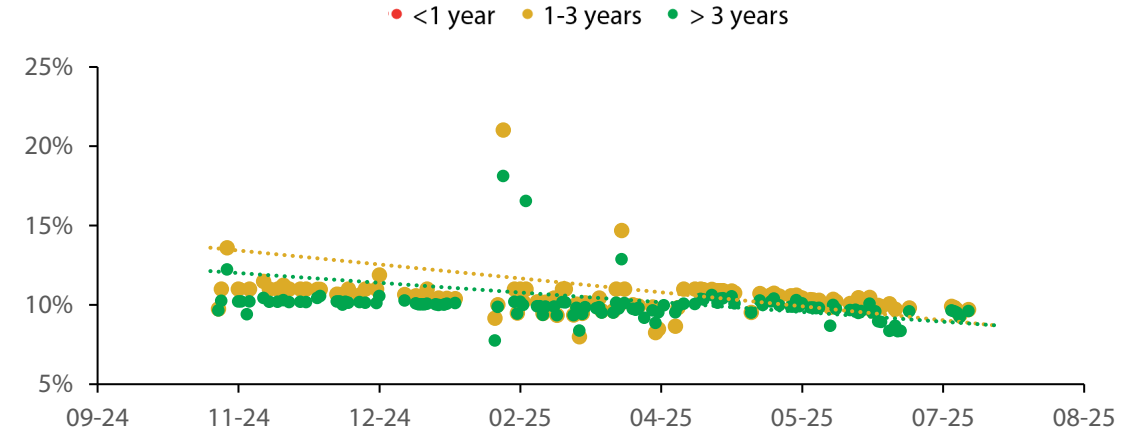
Source: HNX, RongViet Securities

Real Estates



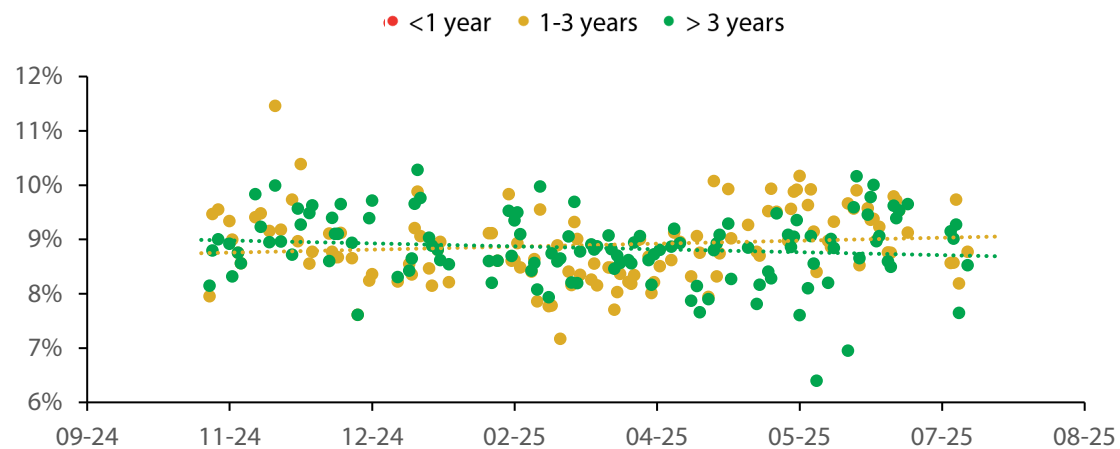
Source: HNX, RongViet Securities

Real Estates



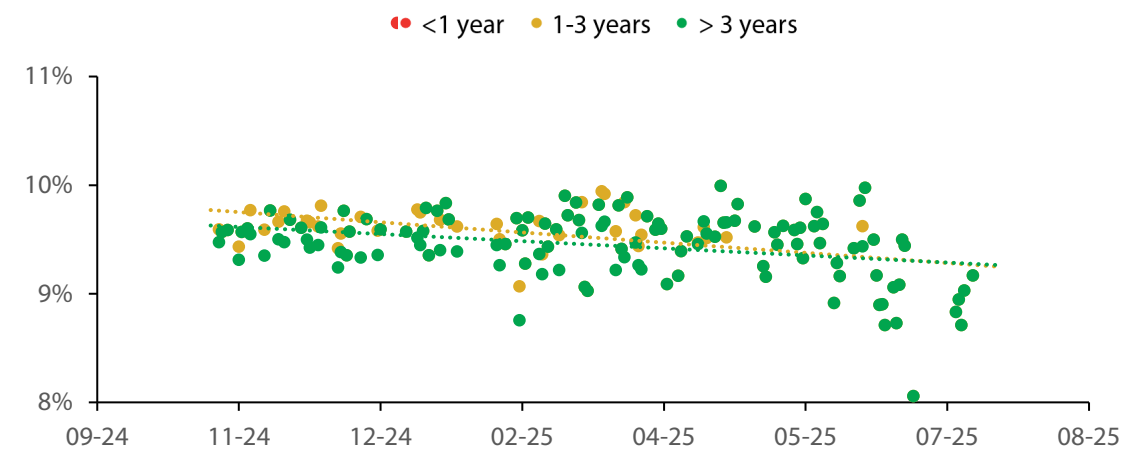
Source: HNX, RongViet Securities

Manufacturing



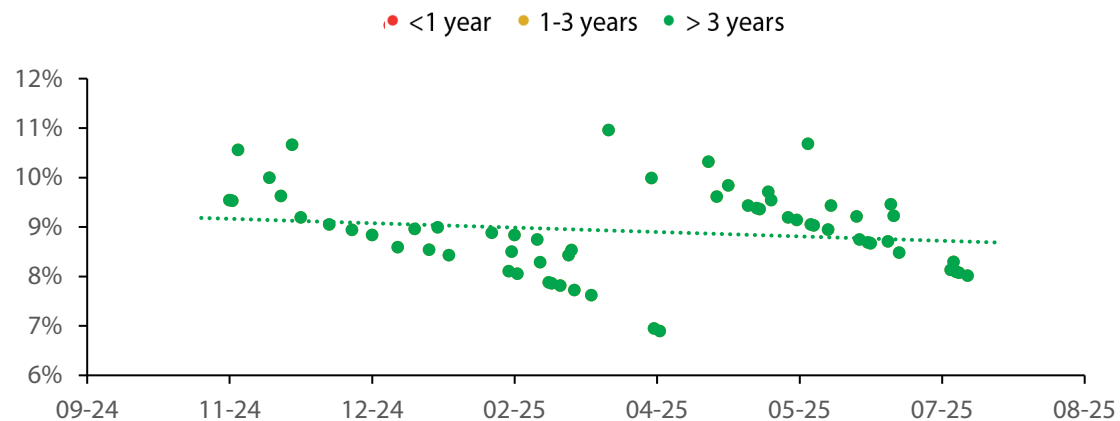
Source: HNX, RongViet Securities

Trade & services



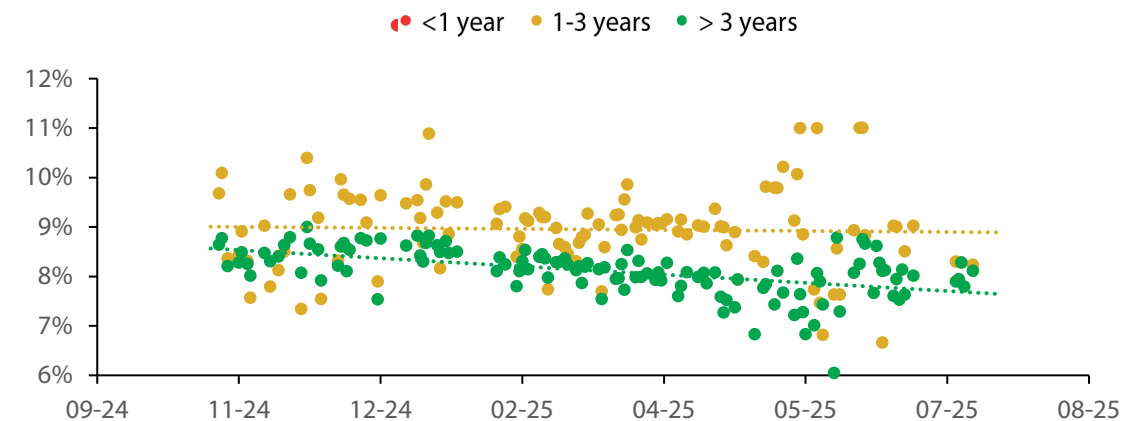
Source: HNX, RongViet Securities

Energy



Source: HNX, RongViet Securities

Others



Source: HNX, RongViet Securities

Company Name	Ticker	Sector	Bond code	Issue value (VND bn)	Coupon rate (%/year)	Tenor (Year)	Issue Date	Maturity Date
Thanh Vinh Real Estate Development Investment Joint Stock Company		Real Estate	TVR32501	500	9,2%	7	7/17/2025	7/17/2032
Thanh Vinh Real Estate Development Investment Joint Stock Company		Real Estate	TVR32502	600	9,2%	7	7/23/2025	7/23/2032
New Tech Construction Investment Joint Stock Company		Construction	NWT12501	885	10,5%	3	7/14/2025	7/14/2028
Vietjet Aviation Joint Stock Company	VJC	Other	VJC12502	1000	10,5%	5	7/2/2025	7/2/2030
F88 Business Joint Stock Company	F88	Trading and Services	F8812504	100	10,0%	1	7/10/2025	7/10/2026
TCO Holdings Joint Stock Company		Other	TCH42501	260	9,0%	1	7/7/2025	7/7/2026
VETC Joint Stock Company		Trading and Services	ETC12501	500	5,0%	5	7/22/2025	7/22/2030
Power Finance Joint Stock Company	EVF	Credit Institution	EVF12501	215	7,0%	3	7/15/2025	7/15/2028
DNP – Bac Giang Water Infrastructure Investment Co., Ltd.		Other	DBG12501	60	8,5%	10	7/24/2025	7/24/2035
Ha Long Sun Co., Ltd.		Other	SHL12501	200	9,1%	2	7/21/2025	7/21/2027
Ha Long Sun Co., Ltd.		Other	SHL12502	300	9,1%	3	7/21/2025	7/21/2028
Ha Long Sun Co., Ltd.		Other	SHL12503	384	9,1%	4	7/21/2025	7/21/2029
Ho Chi Minh City Technical Infrastructure Investment JSC	CII	Construction	CII12502	300	10,3%	5	7/10/2025	7/10/2030
Vietnam Bank for Agriculture and Rural Development		Banking	VBA12503	7520	5,2%	2	7/14/2025	7/14/2027
Nam A Commercial Joint Stock Bank	NAB	Banking	NAB12503	200	7,0%	7	7/14/2025	7/14/2032
Asia Commercial Bank (ACB)	ACB	Banking	ACB12514	500	5,6%	3	7/3/2025	7/3/2028
Bank for Investment and Development of Vietnam (BIDV)	BID	Banking	BID12532	100	5,7%	7	7/3/2025	7/3/2032
Bank for Investment and Development of Vietnam (BIDV)	BID	Banking	BID12533	1200	5,8%	8	7/3/2025	7/3/2033
Bank for Investment and Development of Vietnam (BIDV)	BID	Banking	BID12534	400	5,7%	7	7/9/2025	7/9/2032
Bank for Investment and Development of Vietnam (BIDV)	BID	Banking	BID12535	200	5,7%	7	7/15/2025	7/15/2032
Vietnam Maritime Commercial Joint Stock Bank (MSB)	MSB	Banking	MSB12507	680	6,2%	5	7/11/2025	7/11/2030
Orient Commercial Joint Stock Bank (OCB)	OCB	Banking	OCB12512	1300	5,4%	3	7/15/2025	7/15/2028

Source: HNX, RongViet Securities

Company Name	Ticker	Sector	Bond code	Issue value (VND bn)	Coupon rate (%/year)	Tenor (Year)	Issue Date	Maturity Date
Orient Commercial Joint Stock Bank (OCB)	OCB	Bank	OCB12513	3000	5,4%	3	7/23/2025	7/23/2028
Orient Commercial Joint Stock Bank (OCB)	OCB	Bank	OCB12514	1000	5,4%	3	7/24/2025	7/24/2028
Military Commercial Joint Stock Bank (MB Bank)	MBB	Bank	MBB12513	50	6,4%	8	7/7/2025	7/7/2033
Military Commercial Joint Stock Bank (MB Bank)	MBB	Bank	MBB12514	1000	6,5%	10	7/16/2025	7/16/2035
Military Commercial Joint Stock Bank (MB Bank)	MBB	Bank	MBB12515	250	6,4%	8	7/18/2025	7/18/2033
Military Commercial Joint Stock Bank (MB Bank)	MBB	Bank	MBB12516	250	6,4%	8	7/18/2025	7/18/2033
Military Commercial Joint Stock Bank (MB Bank)	MBB	Bank	MBB12517	1000	6,4%	8	7/21/2025	7/21/2033
Military Commercial Joint Stock Bank (MB Bank)	MBB	Bank	MBB12518	100	6,5%	10	7/23/2025	7/23/2035
Saigon – Hanoi Commercial Joint Stock Bank (SHB)	SHB	Bank	SHB12502	1500	7,7%	7	7/14/2025	7/14/2032
Vietnam Prosperity Joint Stock Commercial Bank (VPBank)	VPB	Bank	VPB12510	2000	5,3%	3	7/29/2025	7/29/2028

Source: HNX, RongViet Securities

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