



**SUMMARY REPORT:
IMPLEMENTATION STATUS
OF INDUSTRIAL PROJECTS
IN VIETNAM**

(QUARTER 3, 2024)

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** Data in the Report updated until 31/09/2024*

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I. SOCIO-ECONOMIC SITUATION IN THE THIRD QUARTER OF 2024



Colorbond Steel

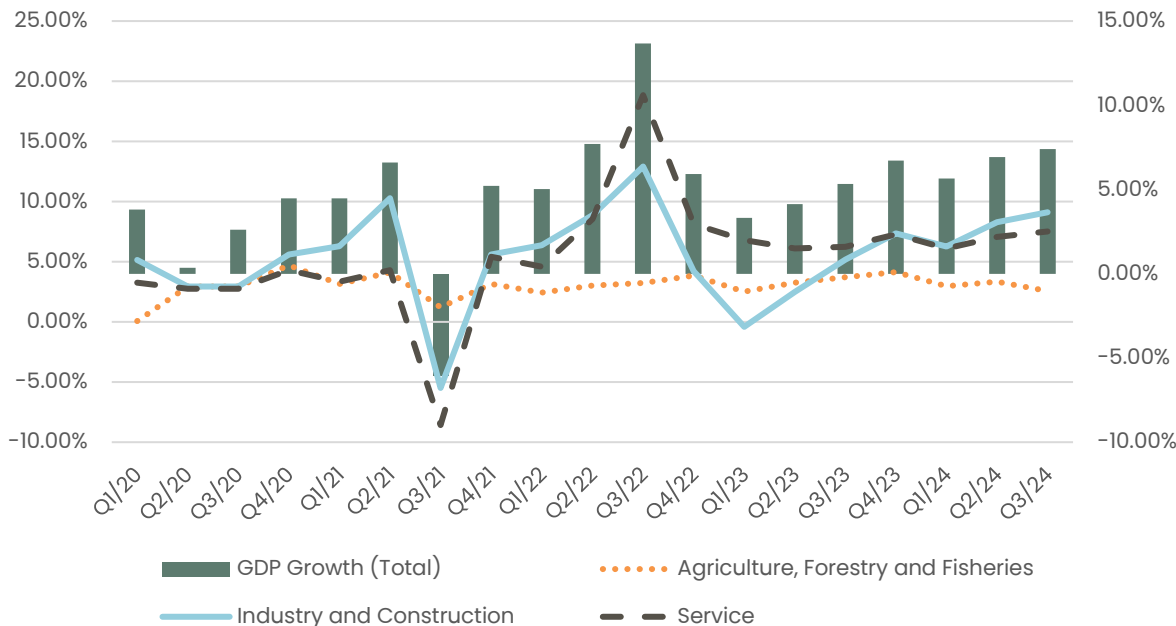


1. Gross Domestic Product Growth

Vietnam's GDP in the third quarter of 2024 reached 7.4% compared to the same period last year, driving GDP growth for the first nine months of this year to 6.8%. Among all sectors, industry and construction exhibited the strongest growth, with a 9.11% increase in Q3 2024. Cumulatively, for the first nine months, the GDP of the industry and construction sector rose by 8.19% compared to the same period in 2023.

Vietnam's GDP maintained solid and stable growth in the third quarter, which is a highly positive outcome, particularly considering the severe impact of Typhoon Yagi in early September. This indicates that production and business activities in Vietnam are experiencing a robust recovery following the effects of the Covid-19 pandemic. With this growth momentum, it is projected that Vietnam's GDP for the entire year of 2024 could exceed 7%, in line with the government's target.

GDP Growth by Quarter and by Sector, Q1'20 - Q3'24



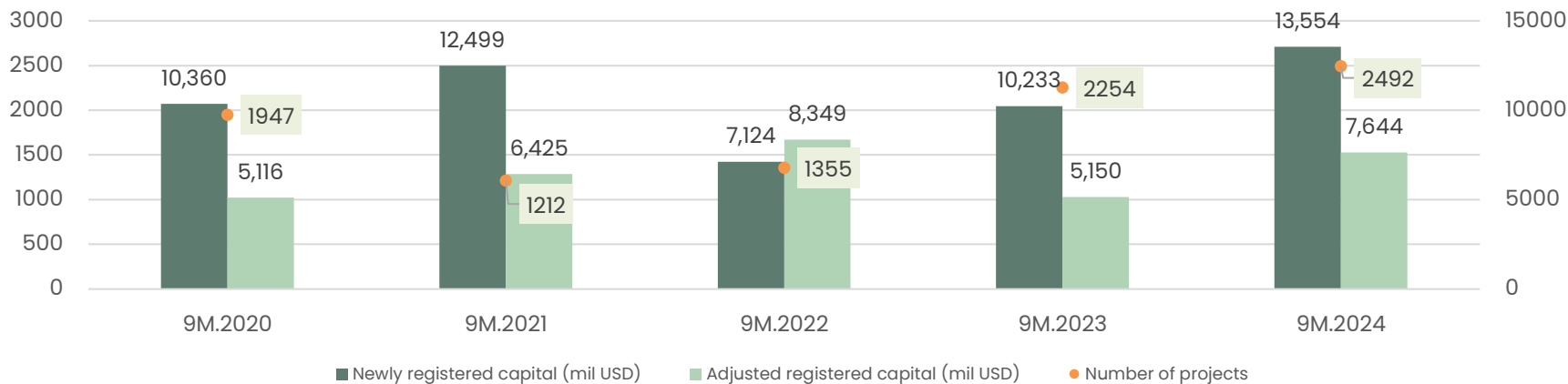
Source: GSO

2. Foreign Direct Investment (FDI) Attraction

FDI attraction has been a highlight in Vietnam’s economic landscape during the first nine months of 2024. Specifically, 2,492 FDI projects were licensed during this period, marking an 11% increase compared to the same period last year. The total registered capital for new and adjusted investments reached USD 13,553.8 million and USD 7,644 million, respectively, representing year-over-year increases of 32% and 48%, the highest in the past five years.

Including capital from foreign investors' share purchases, Vietnam attracted nearly USD 25 billion in FDI during the first nine months of 2024, an 11.6% increase compared to the same period in 2023. This impressive growth underscores Vietnam’s appeal and potential for international investors.

Total newly registered & adjusted capital and the number of FDI projects in the first 9 months of 2020 – 2024

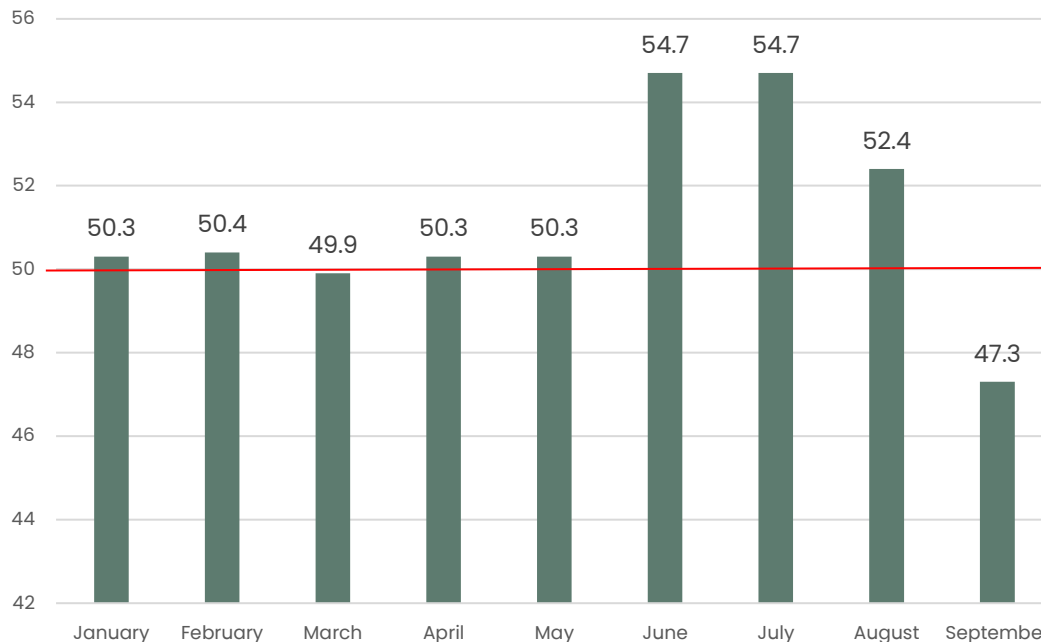


Source: GSO

3. Vietnam's Index of Industrial Production (IIP) and Purchasing Managers' Index (PMI)

Overall, Vietnam's PMI in September 2024 fell to 47.3 points. This marks the second time in 2024 that the PMI has dropped below the 50-point threshold. The aftermath of Typhoon Yagi in early September significantly disrupted production schedules, leading to quality control issues, order delays, and a reduction in new orders for manufacturing businesses. However, with a substantial increase in new orders during mid-year, it is forecasted that Vietnam's PMI will recover quickly in the final months of 2024, returning to a level above the 50-point threshold, indicating a resumption of growth.

Purchasing Managers' Index (PMI), Jan - Sep 2024



Source: S&P Global Intelligence

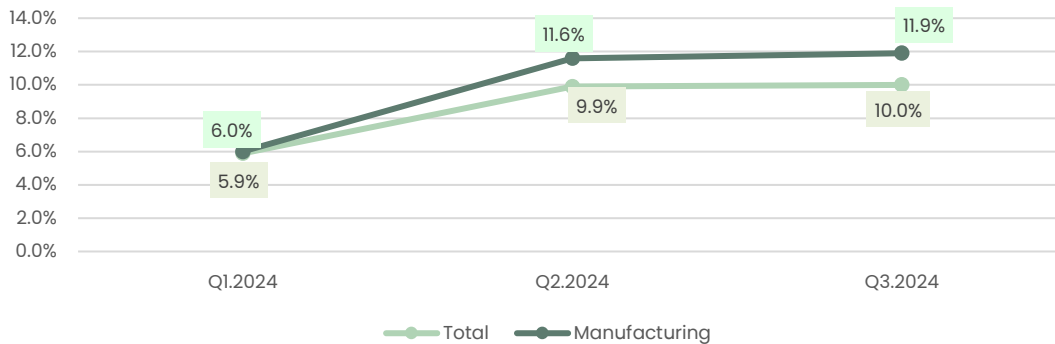
The IIP for the first nine months of 2024 increased by 8.6% across the entire sector compared to the same period in 2023. Among the industries, only the mining sector experienced a decline, with its IIP dropping by 6.4% year-over-year, while all other sectors reported solid growth. The electricity production and distribution sector recorded the highest IIP growth for the nine months of 2024, with an increase of over 11%. Both the manufacturing and processing sector and the water supply, waste, and wastewater treatment sector posted IIP growth rates of 9.9%.

In the third quarter of 2024, despite the impact of Typhoon Yagi, the overall IIP still rose by 10% compared to the same period in 2023. The manufacturing and processing sector alone saw an IIP increase of nearly 12%, maintaining consistent growth for three consecutive quarters in 2024. Alongside strong FDI attraction, these developments highlight the appeal of Vietnam’s investment environment and reaffirm the effectiveness of the government’s economic policies in supporting and promoting production and business activities for investment enterprises.

INDUSTRIAL PRODUCTION INDEX (IIP) – 9 MONTHS OF 2024 (%)
(Compared to the same period)

108.6% WHOLE INDUSTRY	Mining	↓6.4%
	Manufacturing	↑9.9%
	Generation and distribution of electricity	↑11.1%
	Water supply and waste-wastewater treatment	↑9.9%

Index of Industrial Production, Q1 – Q3.2024

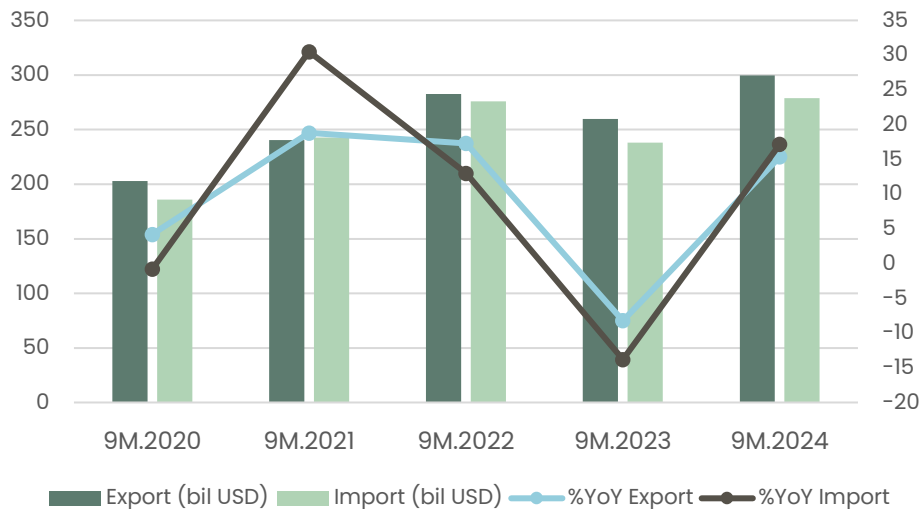


Source: GSO

4. Situation of Export and Import

In the first nine months of 2024, the total import-export turnover reached USD 578 billion, the highest in the past five years. Of this, exports amounted to USD 299 billion, a 15% increase compared to the same period last year, while imports totaled USD 279 billion, up 17% year-over-year. Regarding export markets, the foreign-invested sector accounted for the majority, making up approximately 72% of total export value. This sector also dominated in terms of imports, representing 64% of total import value.

Export and import situation in the first 9 months of 2020 - 2024



Export and Import Value by Economic Sector in the first 9 months of 2024



Source: GSO

Electronics, computers, and components continue to be Vietnam's primary export items, accounting for 19% of total export value. Following closely are phones and components, which reached USD 41.9 billion, a 7.2% increase compared to the same period last year. On the import side, Vietnam mainly imports electronics, computers, components, and machinery, which account for 31% and 14% of total import value, respectively

During the first nine months of 2024, the United States and China were Vietnam's top two export markets. Exports to the U.S. saw a significant rise, increasing by 27.4% year-over-year. In terms of imports, Vietnam primarily sourced products from China and South Korea. China remained Vietnam's largest trading partner during this period, with total import-export turnover reaching USD 148.6 billion, accounting for about a quarter of Vietnam's total import-export turnover in the first nine months of 2024.

Major imported and exported goods in the first 9 months of 2024

Exported Goods	Electronics, computers and components 52.8 billion USD (↑ 27.4%)	Mobile and components 41.9 billion USD (↑ 7.2%)
	Machinery and equipment 37.8 billion USD (↑ 22.1%)	Textile 27.3 billion USD (↑ 8.9%)
Imported Goods	Electronics, computers and components 79.1 billion USD (↑ 25.8%)	Machinery and equipment 35.4 billion USD (↑ 16.6%)

Source: GSO

Top Vietnam exporting and importing markets in the first 9 months of 2024

Top export countries	Top import countries
US (89.4 billion USD) (↑ 27.4%)	China (105 billion USD) (↑ 32.5%)
China (43.6 billion USD) (↑ 1%)	Korea (41.5 billion USD) (↑ 8.2%)

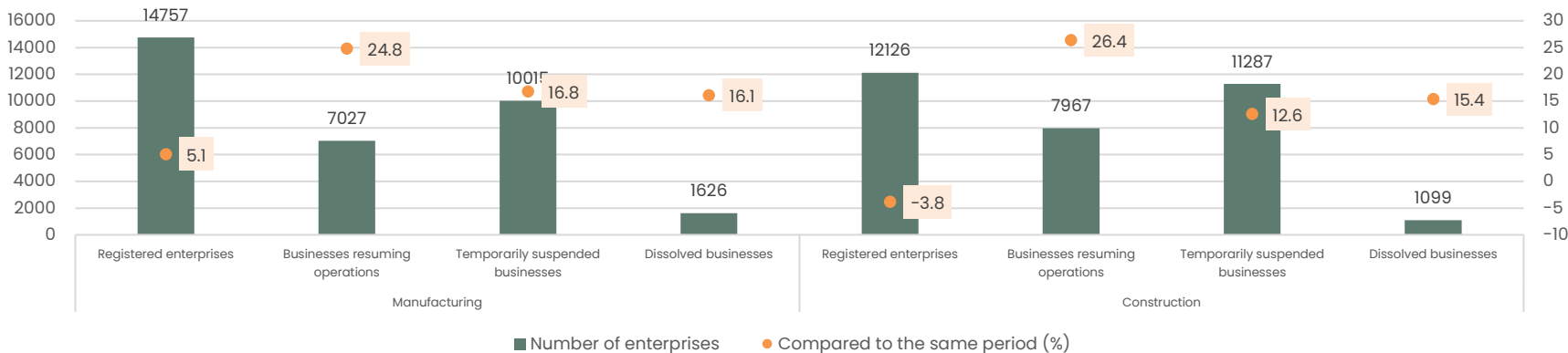
Source: Vietnam Customs

5. The quantity of enterprises in the Manufacturing and Construction Sectors

In the manufacturing and processing sector, the number of newly registered enterprises increased by 5.7% compared to the same period in 2023, while the number of businesses resuming operations rose by 24.4%. These figures indicate positive progress, suggesting that the government is gradually resolving difficulties for businesses and creating favorable conditions for both domestic and foreign enterprises to engage in production. However, the number of temporarily suspended and dissolved enterprises remains high, with increases of 17.9% and 14.7%, respectively, compared to last year. This highlights ongoing challenges for manufacturing businesses, particularly in securing orders and accessing loans.

In the construction sector, newly registered enterprises saw a decline of about 2.4% compared to the same period last year, but the number of businesses resuming operations showed strong growth, with an increase of 26.1% year-over-year. At the same time, the number of temporarily suspended and dissolved enterprises continued to rise, by 13.4% and 14.2%, respectively. Construction companies are still facing significant challenges in accessing new projects, and rising raw material costs are proving to be a substantial hurdle for the sector.

The number of enterprises in the Manufacturing and Construction Sectors in the first 9 months of 2024



Source: GSO

II. SITUATION OF NEWLY REGISTERED INDUSTRIAL PROJECTS IN THE THIRD QUARTER OF 2024

The analysis is based on data from newly registered foreign direct investment (FDI) projects in the following sectors: manufacturing and processing; transportation and warehousing; agriculture; production and distribution of electricity, gas, water, and air conditioning; and construction involving leased factories or industrial land.



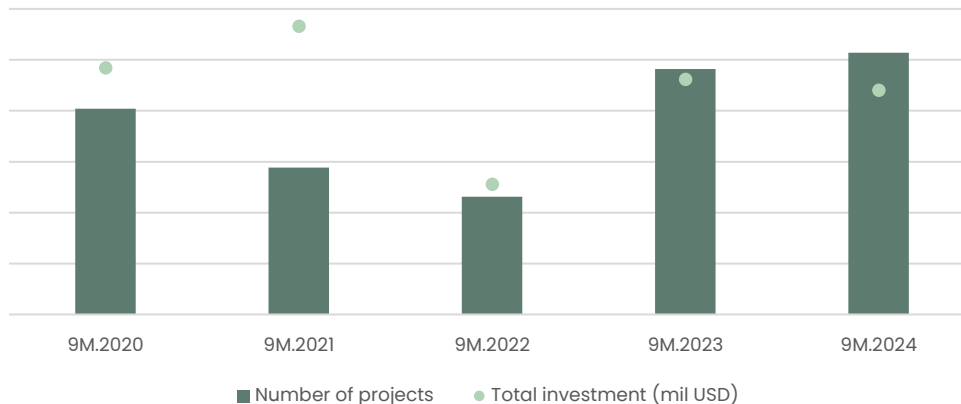
1. Overview of the FDI Attraction

Newly Registered FDI Attraction has recorded a slight growth

Vietnam's overall FDI attraction has recorded good growth during the first nine months of 2024. However, a deeper analysis of newly registered FDI projects involving leased factories or industrial land presents a different perspective on the current state of investment attraction in Vietnam. In terms of project quantity, the number of registered projects in this period reached the highest level in the past five years, increasing by 7% compared to the same period in 2023. However, when examining the total investment amount, the data shows a slight decline in the first nine months of this year, decreasing by 5% compared to the same period in 2023, but higher than the figures from the first nine months of 2022.

It can be observed that the scale of investment for projects during the first nine months of each year has been gradually decreasing. This decline is attributed to the fact that the investment projects during this period are mainly small and medium-sized, with fewer large-scale projects emerging, primarily from existing investors. Overall, the attraction of FDI projects remains a notable highlight in the broader picture of Vietnam's economy, indicating that Vietnam continues to be an ideal destination for foreign enterprises. However, the increasing competition from other investment-attracting markets worldwide, particularly from regional countries and India (especially in attracting large-scale investment projects), poses challenges and difficulties for Vietnam in the near future.

Situation of attracting FDI projects in the first 9 months of 2020 - 2024

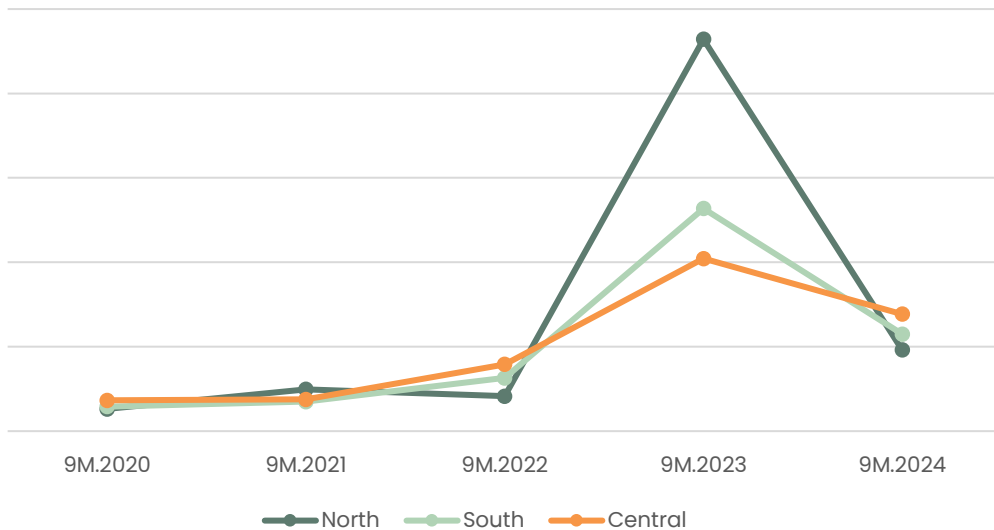


Source: HOUSELINK Data

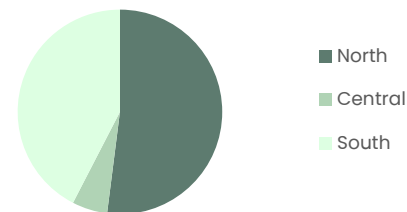
The North of Vietnam is the key area for attracting investment projects

The Northern region of Vietnam continues to account for the largest share of both the number of projects and the total investment attracted nationwide, representing approximately 52% and nearly 60%, respectively, in the first nine months of 2024. Trailing behind this are the Southern and Central regions, with the Central region holding a small share, concentrated in a few provinces such as Thanh Hoa, Quang Nam, and Nghe An.

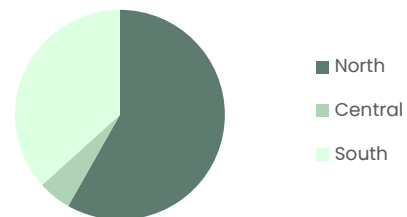
Growth rate in the number of projects by Region in the first 9 months of 2020 – 2024



Allocation of FDI projects in the first 9 months of 2024 by the number of projects



Allocation of FDI projects in the first 9 months of 2024 by total investment

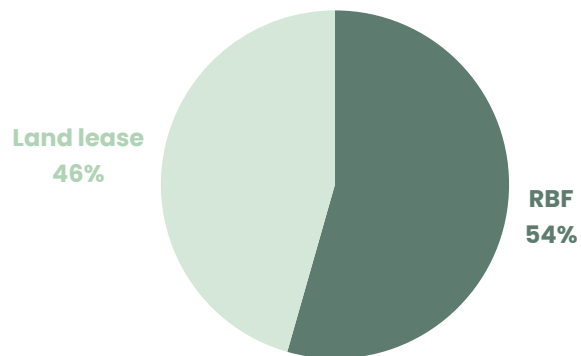


Source: HOUSELINK Data

2. Analysis of Projects by Type of Investment Type

“During the first 9 months of 2024, Factories have become the type of industrial real estate most chosen by investors.”

Allocation of FDI projects by Investment Type in the first 9 months of 2024



Source: HOUSELINK Data

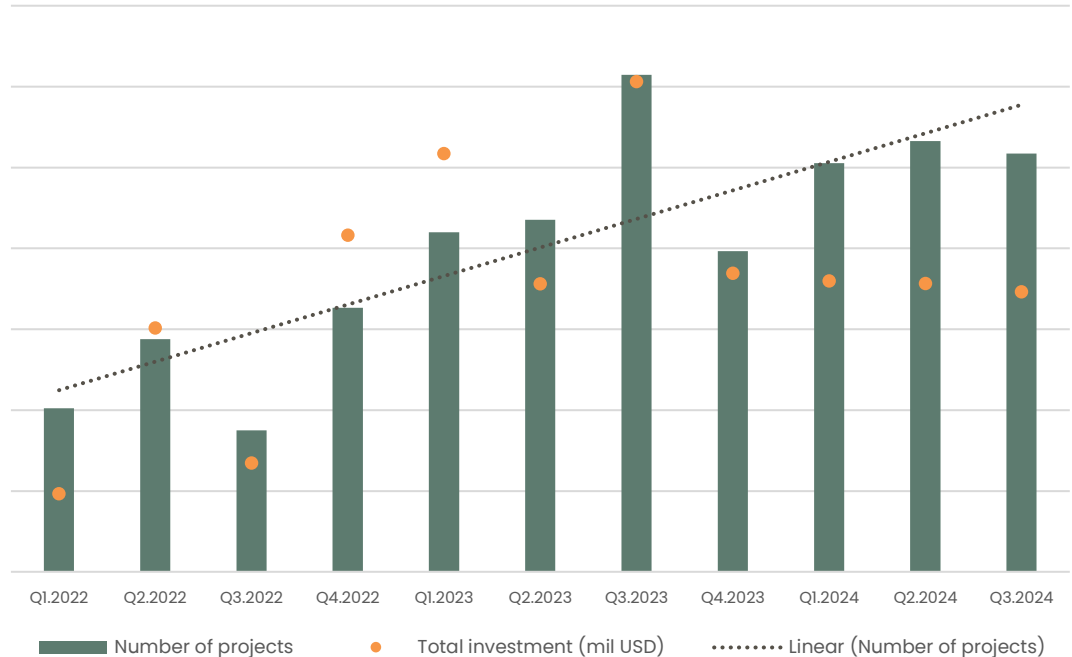


2.1. Trends in Factory Leasing Projects

The trend of leasing factories has been on the rise in recent years, with an average annual increase of about 16% in the number of projects. In 2024, the number of factory leasing projects has remained relatively steady across the quarters. Although the number of leasing projects in Q3 2024 decreased by approximately 16% compared to Q3 2023, the increases in Q1 and Q2 of this year offset this decline, resulting in a slight overall increase of 6% in the total number of factory leasing projects during the first nine months of 2024 compared to the same period in 2023.

In terms of total investment, the capital for factory leasing projects in the first three quarters of 2024 is lower than that of the same quarters in 2023. Throughout the early quarters of 2024, similar to the number of projects, there has not been significant variance in the total investment, with the average capital per project being approximately USD 2.7 million. This aligns with the general trend of decreasing investment scale for newly registered FDI projects during this period.

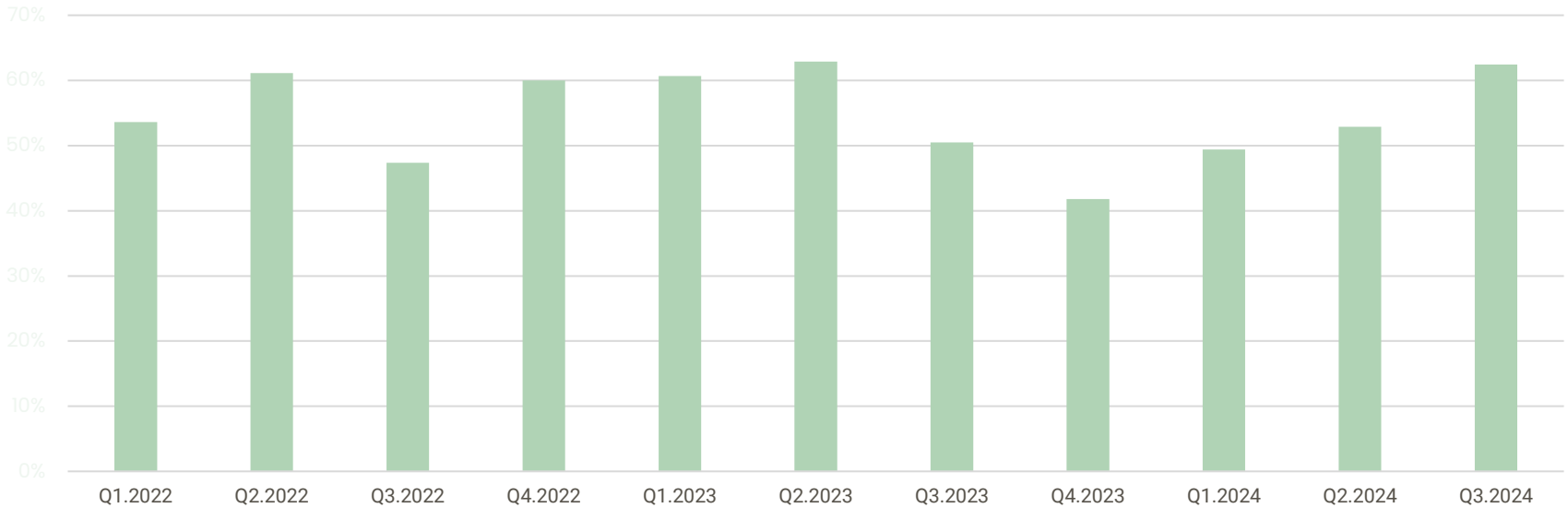
Trends in RBF projects, Q1 2022 – Q3 2024



Source: HOUSELINK Data

In terms of proportion, after experiencing a decline in the share of leasing projects in the second half of 2023, the share of factory leasing projects in the total number of attracted projects has been increasing again in the early quarters of 2024. In the first two quarters of 2024, the proportion of factory leasing projects remained stable at approximately 50% of the total number of projects. However, by Q3, this industrial segment saw significant growth, accounting for 62% of the total number of investment projects, nearing its peak in Q2 2023 when it represented 63% of the total projects over the past three years.

Proportion of RBF projects, Q1 2022 – Q3 2024



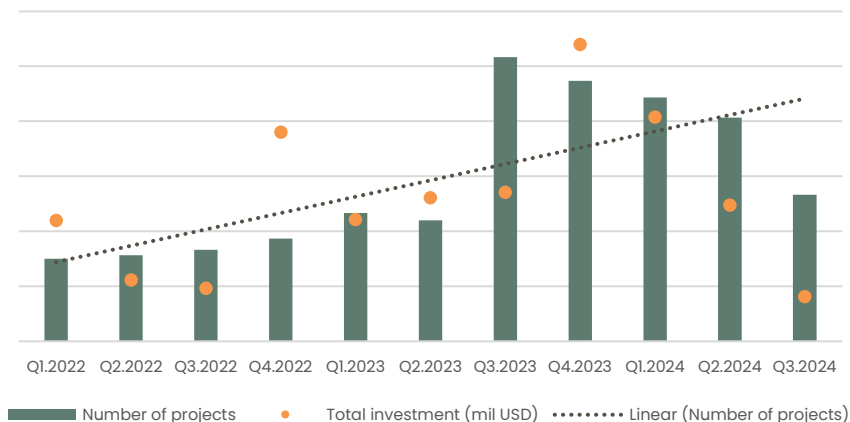
Source: HOUSELINK Data

2.2. Trends in Land Leasing Projects

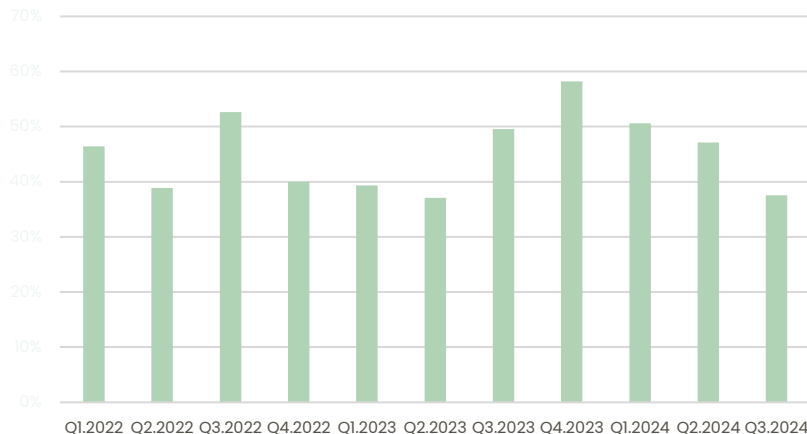
According to HOUSELINK’s database system, while land leasing projects have shown an upward trend since Q1 2022, in 2024, this type of leasing is experiencing a decline in both the number of projects and total investment. In Q3 2024, the number of land leasing projects decreased by 34%, and total investment attracted dropped by as much as 67% compared to Q2 2024.

In terms of proportion, land leasing projects have been gradually declining in recent times. Notably, since the beginning of 2024, the share of land leasing projects has remained below 50%. The rising costs of industrial land leasing, particularly in key areas, combined with a slowdown in the supply of clean land and increasing competition from the availability of factory spaces, has contributed to the reduction in the number of land leasing projects.

Trends in Land lease projects, Q1 2022 – Q3 2024



Proportion of land lease projects, Q1 2022 – Q3 2024

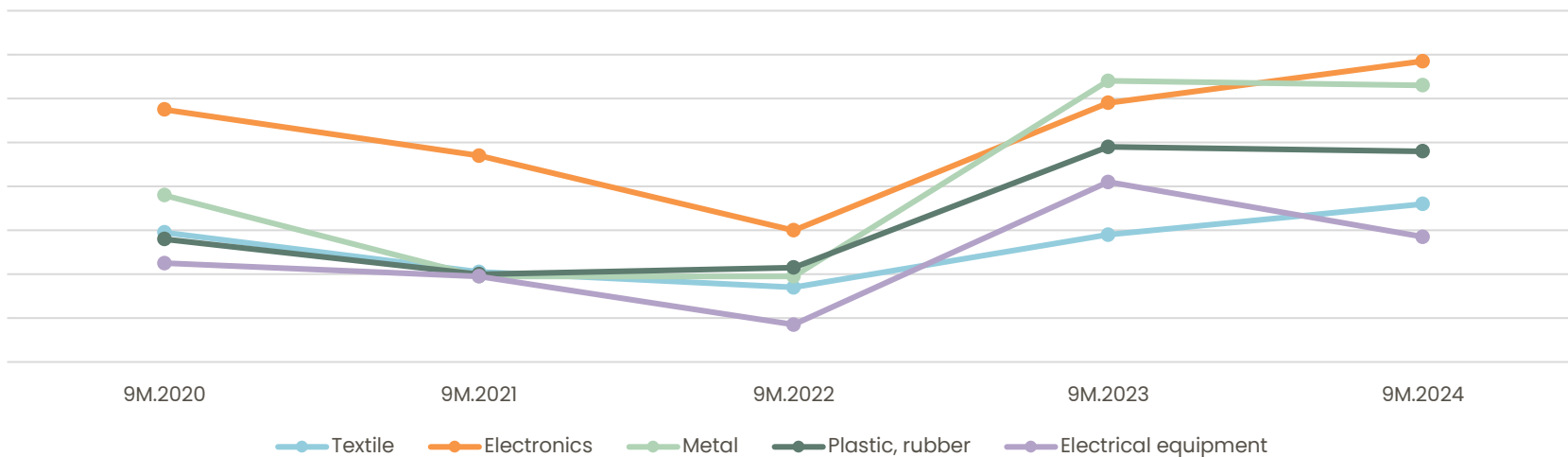


Nguồn: HOUSELINK Data

3. Key Industries Attracting FDI

In the first 9 months of 2024, the electronics sector continued to be the industry with the highest number of investment projects, followed by metals, plastics-rubber, textiles, and electrical equipment. After a period of decline due to the impact of the COVID-19 pandemic, the growth rate of electronics projects is showing a strong recovery, increasing by approximately 97% in the first nine months of 2023 compared to the same period in 2022, and continuing to rise by 17% in the first nine months of 2024 compared to the same period in 2023. Notably, the textile sector experienced the highest growth rate in the first nine months of 2024, with an increase of 24% compared to the same period last year, as many large textile projects have been initiated and are currently being implemented in Vietnam this year.

Top 5 FDI industries attracting investment by number of projects in the first 9 months of 2020 – 2024

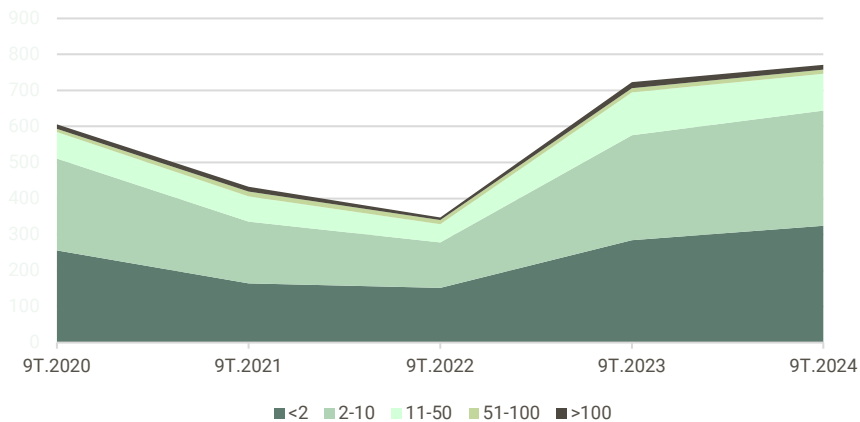


Source: HOUSELINK Data

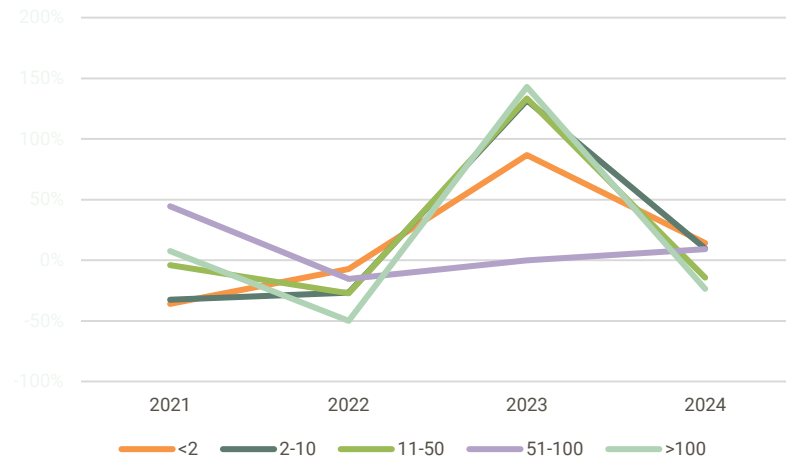
4. Investment Scale of Projects

Among the investment projects in Vietnam, those with a capital investment of \$10 million or less constitute a significant proportion, averaging around 80% of the total number of investment projects. The remaining 20% consist of projects with capital above \$10 million. In terms of growth rates, during the first 9 months of 2024, three capital segments have achieved positive growth: those with capital under \$2 million, between \$2 million and \$10 million, and between \$51 million and \$100 million. Notably, while the segments under \$2 million and between \$2 million and \$10 million have seen a slowdown in growth compared to the same period in 2023, the segment with capital from \$51 million to \$100 million, despite having a relatively small number of projects, has maintained a steady growth rate.

Situation of attracting FDI projects by number of projects and by investment level in the first 9 months of 2020 - 2024



Growth Rate of Investment Projects by Investment Level (%)



Source: HOUSELINK Data

III. SITUATION OF ATTRACTING INDUSTRIAL CONSTRUCTION PROJECTS OVER THE LAST 5 YEARS

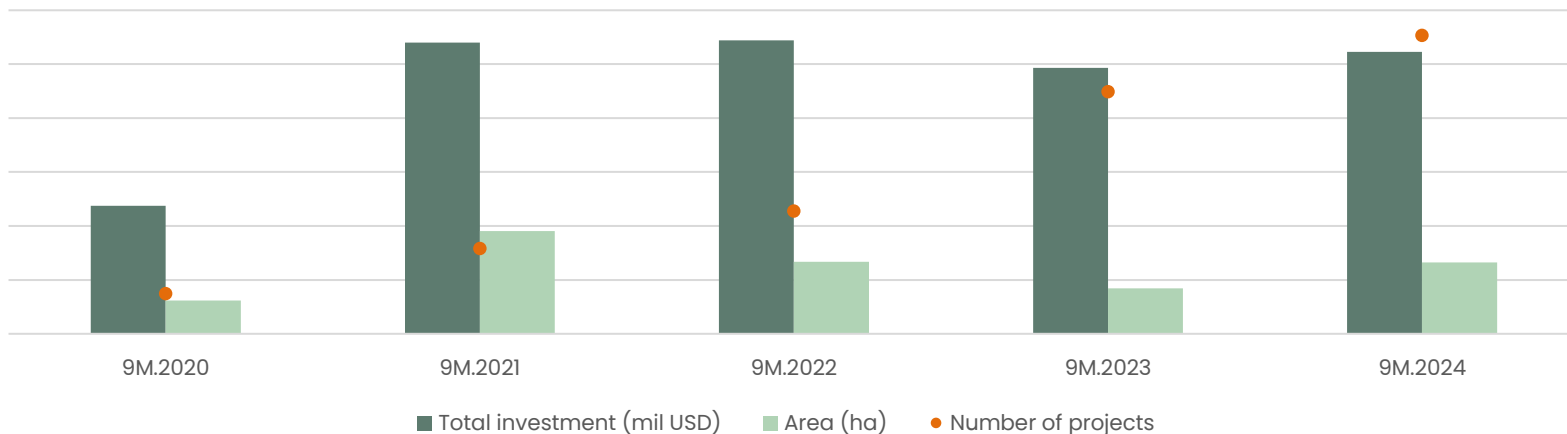
In this section, we focus on analyzing investment projects from foreign direct investment (FDI) and domestic direct investment (DDI) that involve leasing land for construction within the HOUSELINK system (each project has an investment capital of \$2 million or more). All projects have been verified by the HOUSELINK team for information accuracy at the time of this report.



1. Trends in Investment Project

According to data from HOUSELINK, the number of land lease projects with an investment capital of over \$2 million has shown a positive growth trend in the first nine months of each year from 2020 to the present. In the first nine months of 2024, the number of projects recorded in the HOUSELINK system reached its highest level in the past five years, increasing by 23% compared to the same period last year. While the number of projects has increased significantly, the overall investment capital growth rate has not been as high. In the first nine months of 2024, total investment rose slightly by 6% compared to the same period in 2023, and it was lower than the figures recorded in the first nine months of 2021 and 2022.

Situation of attracting industrial projects in the first 9 months of 2020 - 2024

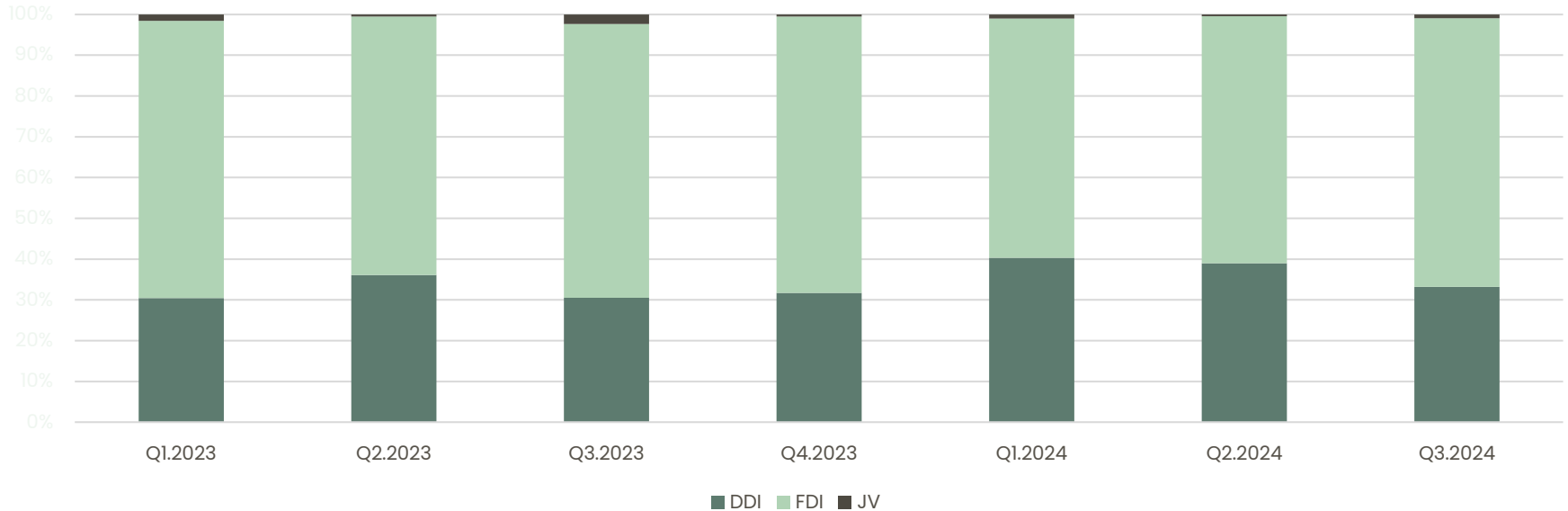


Source: HOUSELINK Data

2. Types of Investment Capital

According to HOUSELINK's system data, we note that FDI projects account for the majority in terms of the number of projects. On average, FDI projects make up about 65% of the total number of projects and have consistently maintained this proportion across the quarters over the years.

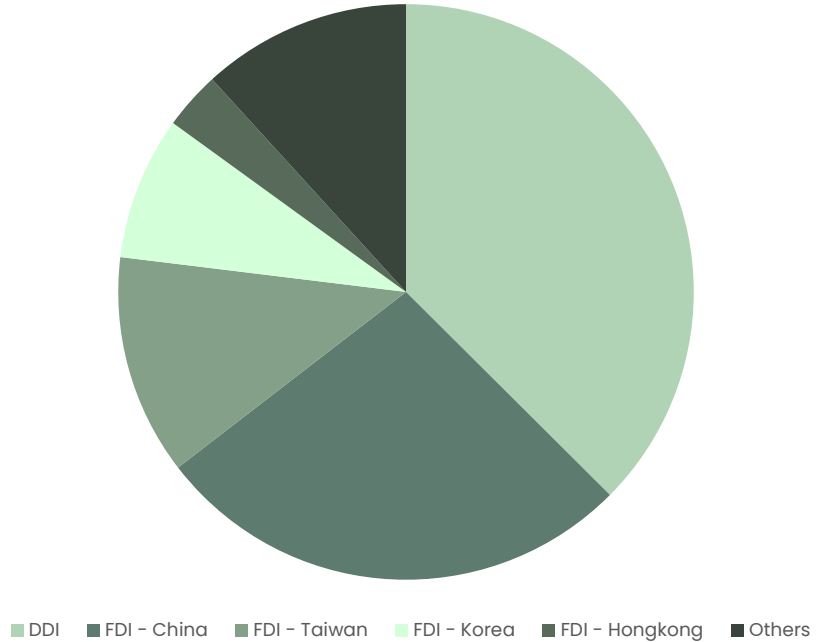
Proportion of investment types by number of projects, Q1 2023 - Q3 2024



Source: HOUSELINK Data

In terms of investment by country of origin, investment from Vietnamese enterprises (DDI capital) accounted for the largest proportion of projects during the first nine months of 2024. Chinese FDI and Taiwanese FDI ranked second and third, respectively, in terms of investment in Vietnam. South Korea and Hong Kong also made the top 5 investor countries in Vietnam by project count. These top 5 countries together account for more than 90% of the market share in foreign investment in Vietnam.

Share of Investment type by the number of projects in the first 9 months of 2024

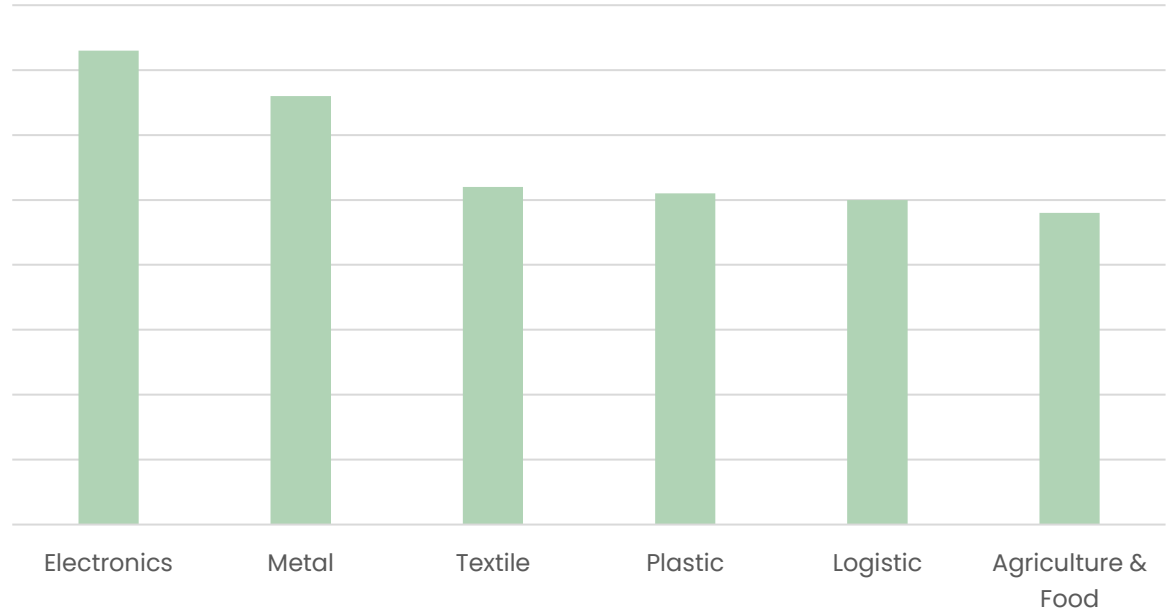


Source: HOUSELINK Data

3. Key industries attracting FDI

The electronics sector is the leading industry attracting the most investment projects in the first nine months of 2024, according to the HOUSELINK database. Following closely in second place are metal industry projects, which account for approximately 9% fewer projects than those in the electronics sector. Subsequent sectors include textiles, plastics, logistics, and agriculture-food. There is not much discrepancy in the number of investment projects across these sectors. While agriculture and food projects are primarily funded by domestic direct investment (DDI) enterprises, foreign direct investment (FDI) plays a more significant role in the remaining industries.

Top industries attracting investment by number of projects in the first 9 months of 2024

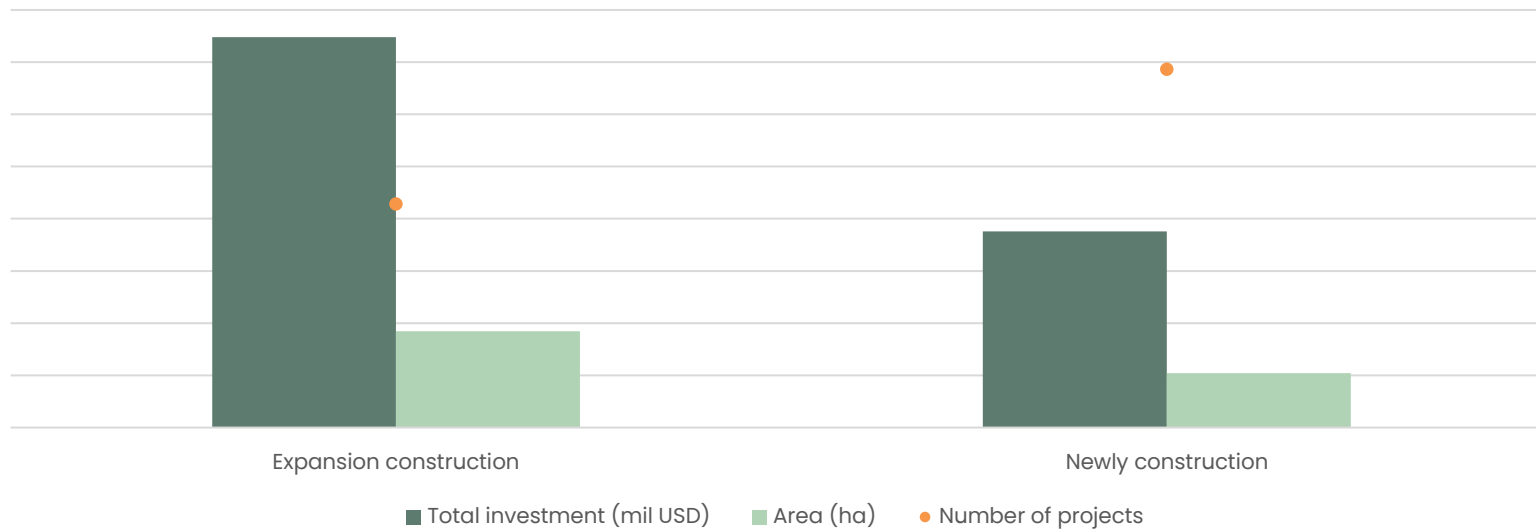


Source: HOUSELINK Data

4. Types of Construction

According to HOUSELINK system data—excluding energy projects—the first nine months of 2024 recorded a significantly lower number of expansion projects compared to new construction projects (approximately 38% fewer). However, the total investment value of expansion projects was about twice as high as that of new construction projects. This indicates that while more new investors are entering the Vietnamese market, the scale of their projects is generally not large. Most large-scale projects are primarily expansions by existing investors.

Project scale by construction type in the first 9 months of 2024



Source: HOUSELINK Data

IV. OVERVIEW OF INDUSTRIAL PROJECTS UNDER PREPARATION IN VIETNAM

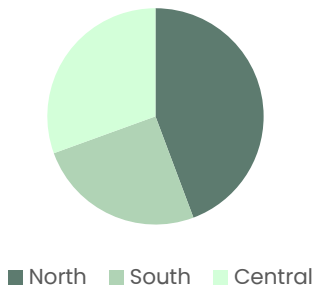
In this section, we focus on analyzing investment projects from FDI and DDI sources with an investment of 2 million USD or more that we have verified in the HOUSELINK system and are in the preparation phase for construction (Project preparation, Design, Bidding, Selection of main contractors) based on the following criteria: Type of construction, Location, Type of project, Investment form.



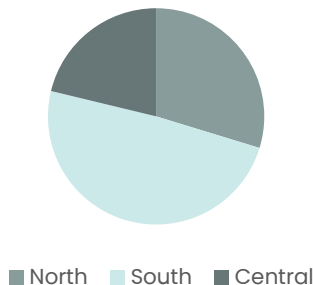
1. Location of the Industrial Projects

According to the data we have recorded, construction projects are primarily allocated in the northern region, focusing on several provinces and cities such as Ha Long, Hai Phong, Thai Binh, and Nam Dinh. Along with favorable positions for import-export trade, the completeness of diverse supply chains is also a crucial factor in attracting many investors to participate in production in Vietnam. Although the northern region attracts the most projects nationwide, in terms of total investment, the Central region holds the largest share. Due to its geographical characteristics, which include many energy sector projects, the total investment in this area is the highest among the three regions, accounting for approximately 50% of the total project investment in the country.

Regional allocation by the number of projects

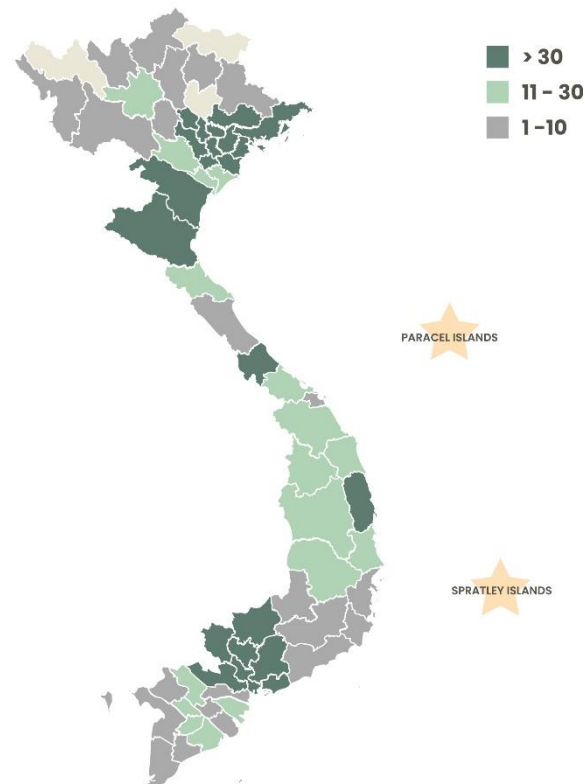


Regional allocation by total investment



Source: HOUSELINK Data

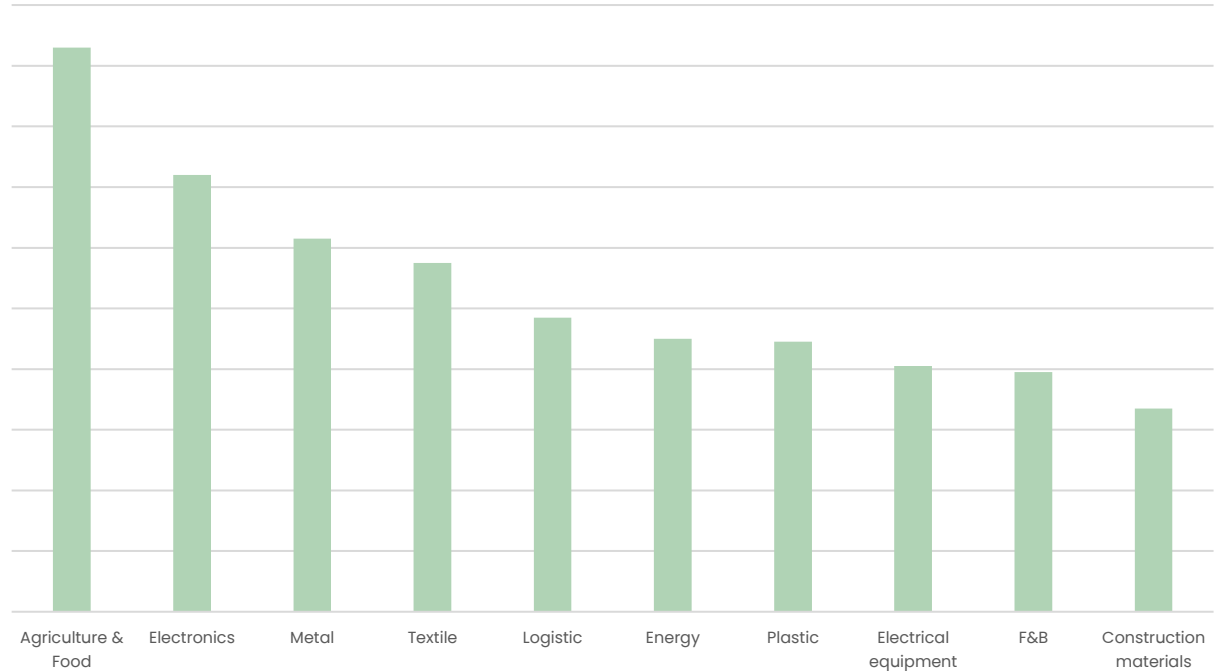
Map of projects preparing for future construction by Category of the number of projects



2. Top industries of the Industrial Projects

Agriculture and food are the sectors with the most projects preparing for construction in the future. Following them are electronics projects (approximately 23% fewer than those in agriculture and food), metal, textiles, and others. Most projects in the agriculture and food sector attract domestic enterprises, primarily distributed in several provinces such as Gia Lai, Binh Phuoc, and Dong Thap. Each sector has a distinct distribution that aligns with the specific geographical locations in different regions.

Top 10 industries by the number of projects preparing for construction

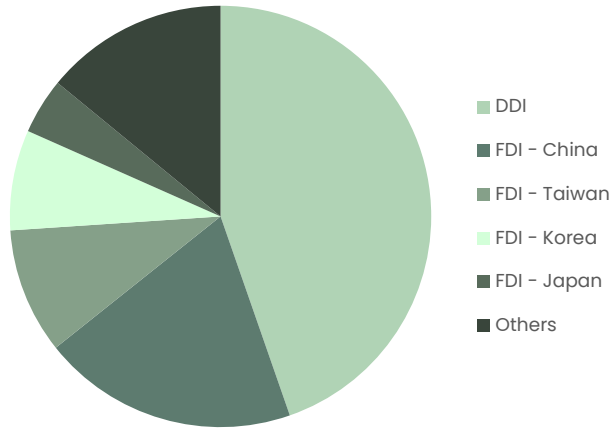


Source: HOUSELINK Data

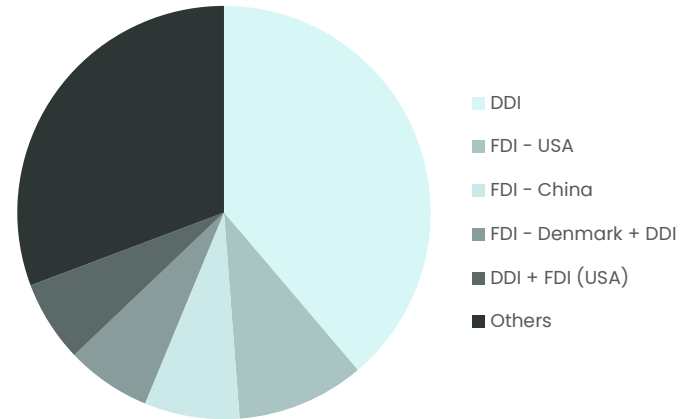
3. Sources of Investment Capital

Projects with DDI funding lead the country in both the number of projects and total investment. The proportion of DDI projects accounts for about 45% of the total number of projects preparing for construction. Following them are China, Taiwan, South Korea, and Japan. In terms of total investment, while not in the top five for the number of investment projects, U.S. funded projects rank second in terms of investment capital, only behind DDI funding. The majority of U.S. FDI projects preparing for construction are large-scale energy sector investments, evenly distributed across all three regions. Following these are projects funded by China, joint ventures between Denmark and DDI, as well as between the U.S. and DDI.

Investment sources by the number of projects



Investment sources by total investment



Source: HOUSELINK Data

IV. TOP 05 PROMINENT INVESTMENT PROJECTS IN THE Q.III/2024

(Projects licensed the certificate of investment)





- 1. UNIONCHEM Nam Dinh Vu hai Phong Chemical Warehouse**
- 2. TOKUYAMA Chemical Factory**
- 3. BEI KE YUAN Auto Parts and Accessories Factory for Electronics, Semiconductors, High-Tech Environmental Treatment Equipment**
- 4. BOX-PAK Long An Factory – KRAFTON Greenpax**
- 5. K&K Garment Accessories Factory**

VI. SOME OUTSTANDING INDUSTRIAL PROJECTS





GOERTEK VINA FACTORY

Location: Nghe An

Investor: GOERTEK VINA PRECISION INDUSTRY Co., Ltd

Material: COLORBOND® steel (for wall) & ZINCALUME® steel (for roof)

Contact: (+84) 28 3821 0066 - colorbond@bluescope.com.vn



ELECTRIC CABLES PRODUCTION FACTORY

Location: Hung Yen

Investor: KOREA ELECTRICAL EQUIPMENT JSC.

Material: ZINCALUME® steel (roofing)

Profile: LYSAGHT® KLIP-LOK® OPTIMA™ (roofing)

Contact: (+84) 28 3821 0066 - colorbond@bluescope.com.vn



VINA KYOEI

Location: Phu My 1, Vung Tau City, Vietnam

Scale: 32,000 m² – 3,500 MT

Industry: Construction Materials

Client: Vina KyoEI – Japan

Scope of work: Design, manufacturing, erection

Contact: +84 28 3926 0666 – Sales@atad.vn



HOA PHAT STEEL FACTORY

Industry: Building Materials

Location: Dung Quat Economic Zone, Quang Ngai Province, Vietnam

Client: Hoa Phat Group

Main Contractor: ATAD

Scale: 144,000 m² – 63,000 ton

Contact: +84 28 3926 0666 – sales@atad.vn

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ATAD STEEL STRUCTURE CORPORATION



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COMMITMENT

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