

MARCO REPORT – 2Q/2026

PEAK OF INTEREST RATES IS BOTTOM OF STOCK MARKET



April 12, 2026

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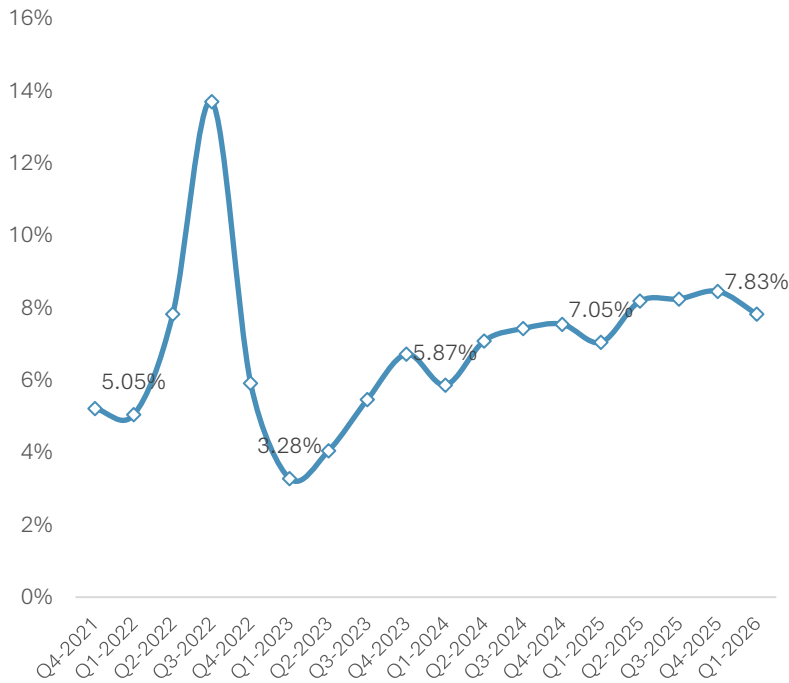
Economic growth in Q1 - 2026

GDP: Growth of 7.83%, consistent with the target of 2-digit growth

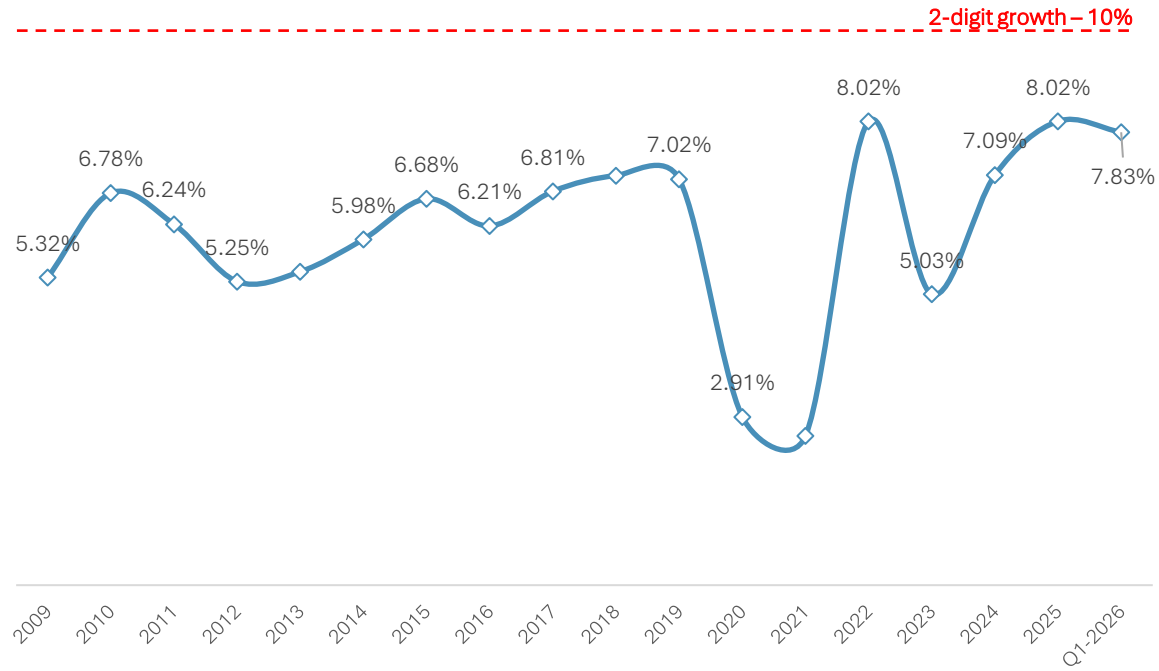
GDP growth in Q1-2026 reached 7.83%, higher than 7.05% over the same period and was mainly driven by the growth of industrial production activities (8.92%) and services and tourism (8.18%).

In the regular meeting, the Prime Minister affirmed the "2-digit" growth target according to Resolution 01/NQ-CP.

GDP by quarter



GDP growth by year

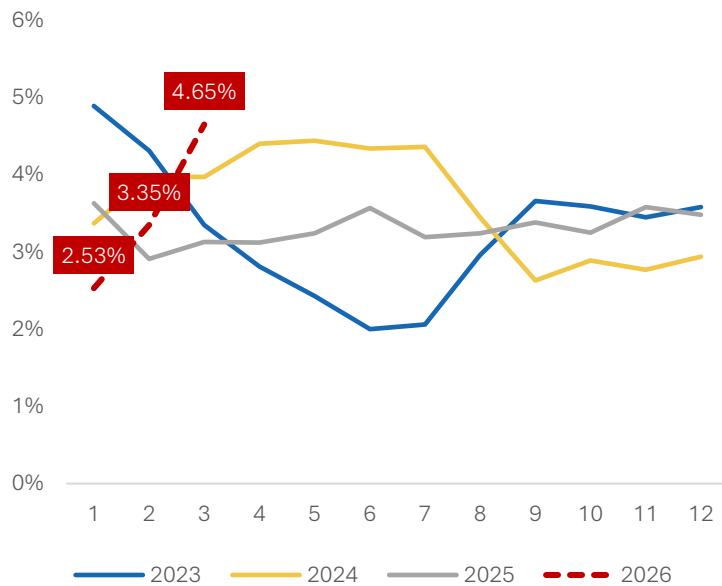


Inflation in Q1 - 2026

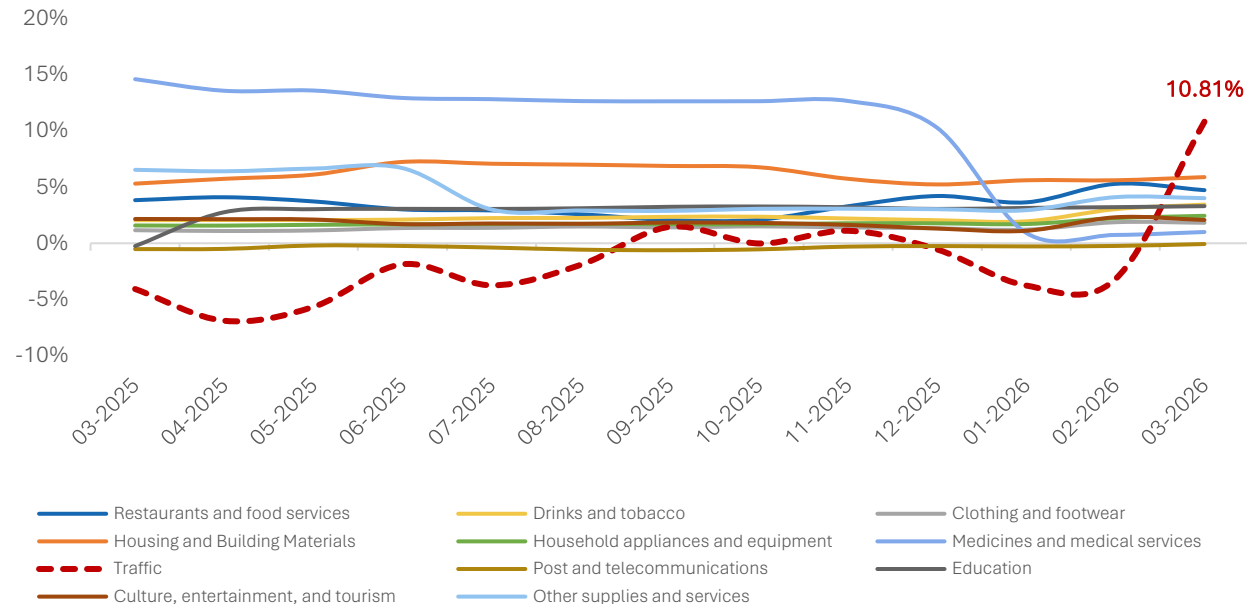
CPI: Strong increase in March due to rising oil prices

CPI in March rose sharply to 4.65%, exceeding the inflation target (4.5%) due to the impact of rising oil prices as geopolitical instability in the Middle East continues to persist. The average CPI in the first quarter of 2026 increased by 3.51%. In order to avoid inflation from being out of control, the Government has reduced the petroleum import tax to 0% and extended the Resolution until the end of June 2026 to ensure supply, and at the same time activated the Petroleum Stabilization Fund up to 9 times in 1 month with an amount of about VND 5,300 billion to keep the selling price of petrol and oil from fluctuating sharply. In addition, the increase in central budget in 2025 with an amount of VND 8,000 billion will be advanced to the Petroleum Stabilization Fund to manage prices and reduce fluctuations.

CPI by months



CPI structure

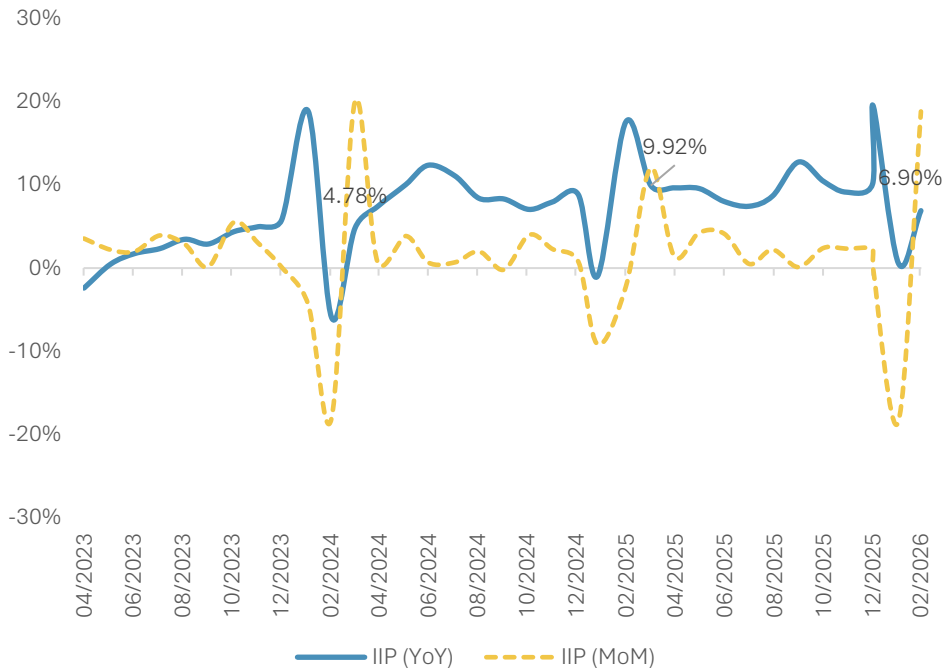


Industrial production and purchasing situation

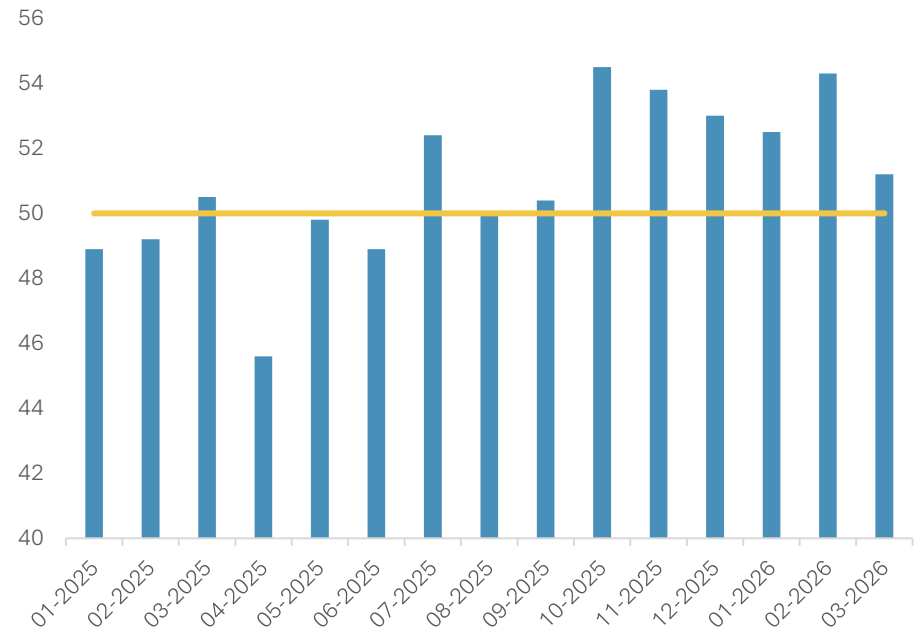
Industrial production in March increased more slowly than year-on-year statistics

- The IIP remained relatively positive with an increase of 6.9% YoY, driven by the processing and manufacturing industry (up 7.46% YoY) and water supply and wastewater treatment (up 12.11% YoY). However, the growth of IIP in March was lower than that in the same period of 2025 (9.92%), indicating a slight weakening of production activity. The IIP in Q1-2026 increased by 9% YoY, higher than yoy statistics (8.3%).
- The PMI stood at 51.2 points in March, down from 54.3 points in February. The war in the Middle East has caused input costs to rise and the growth rate of the number of orders to fall to the lowest level since September 2025.

IIP



PMI

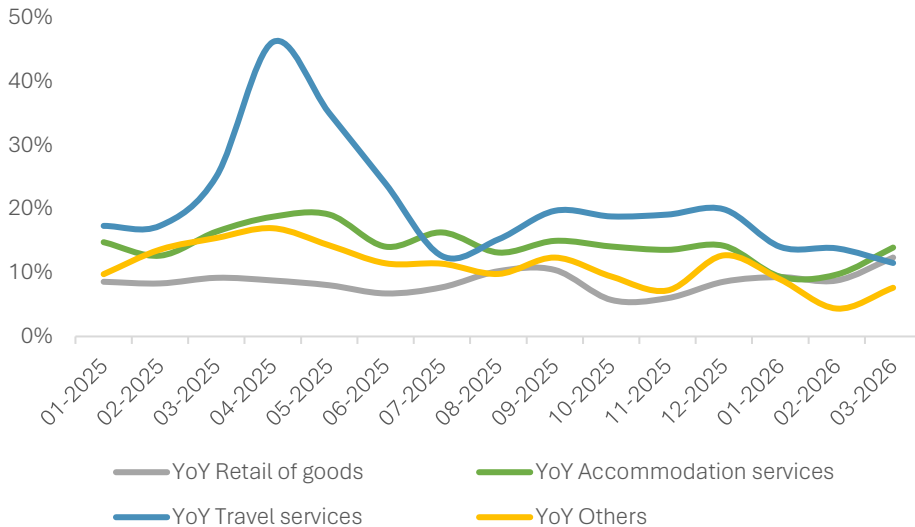


Retail sales

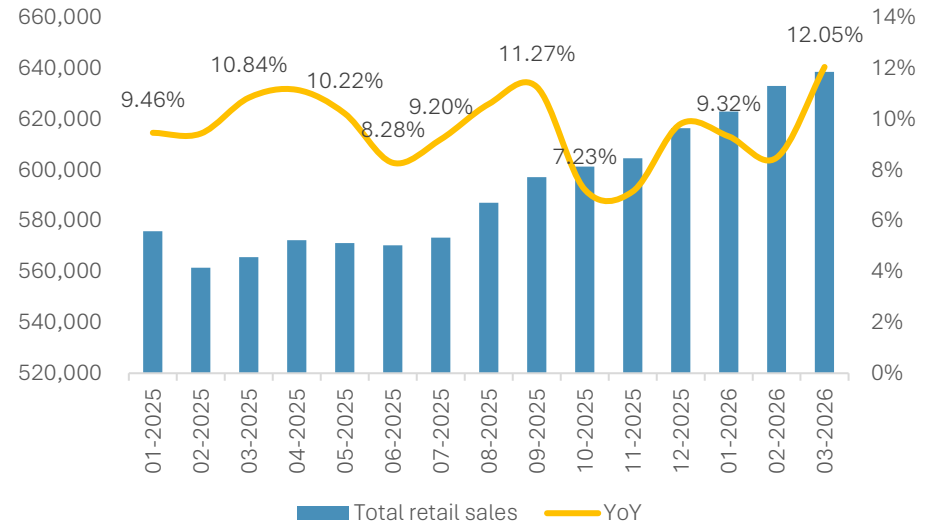
Retail growth of goods slowed down compared to that in the same period

Total retail sales in March increased by 12.05% YoY, higher than the 10.84% YoY increase in March 2025, pulled by a 12.37% YoY increase in retail sales of goods as demand for gasoline spiked by 23.3% YoY due to people's fears of the war situation. In Q1-2026, total retail sales of goods and services increased by 10.9% YoY, if excluding the price factor, it increased by 7% YoY – lower growth of 7.5% YoY in Q1-2025. In which, the increase in revenue from garments and home appliances was greater than that in the same period of 2025 due to high shopping demand during the Tet holiday, while the growth of revenue in the education and food and food segments slowed down. Growth in accommodation and travel service revenue was lower than the increase in Q1-2025.

Structure of growth of retail sales



Total retail sales



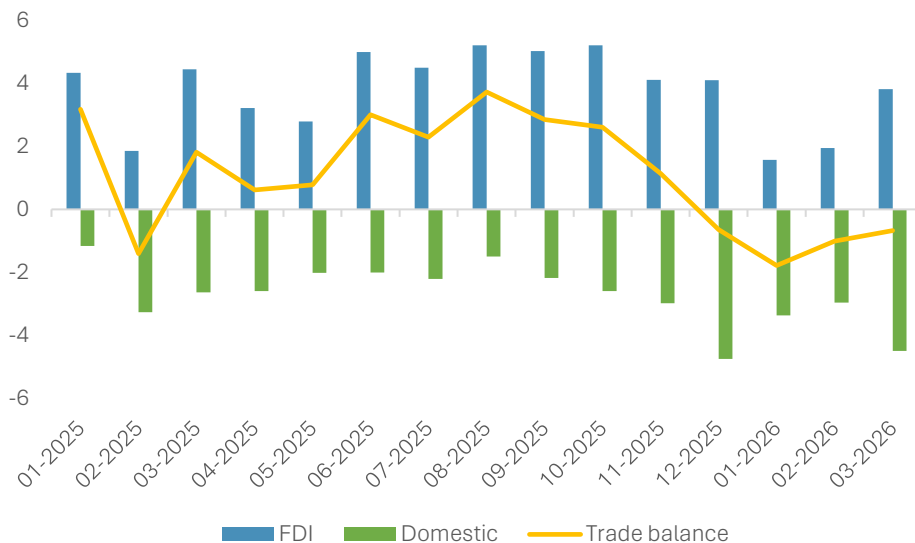
Export – import situation in Q1 - 2026

Trade deficit in March - 2026

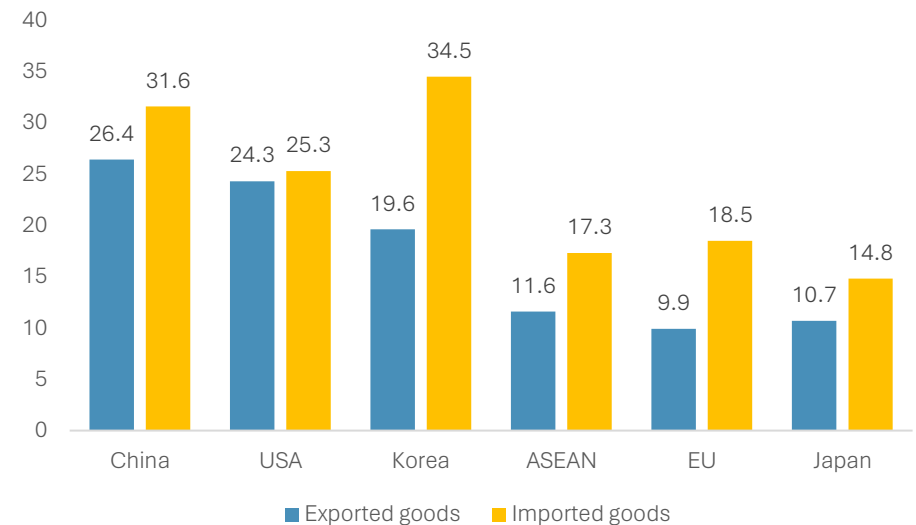
The trade balance of goods in March 2026 had a trade deficit of 0.67 billion USD. Generally, in Q1-2026, the trade deficit is 3.64 billion USD to serve production activities when the PMI is still at the threshold of expansion over 50 points. In which

- Total goods exports increased by 19.1% YoY, driven by export growth from FDI as the domestic economic sector decreased by 16.6% YoY, the FDI sector increased by 33.3% YoY. Total import turnover of goods increased by 27% YoY, of which the domestic economic sector decreased by 4.3% YoY, the FDI sector increased by 45.3% YoY.
- The FDI sector had a trade surplus of 7.09 billion USD. The domestic economic sector had a trade deficit of 10.73 billion USD.
- The key export markets were the United States and the EU, with trade surplus increasing by 24.3% and 9.9% YoY. Strong trade deficit of Chinese and Korean products with a high increase of 31.6% and 34.5% YoY.

Trade balance



Growth in export-import by market (%)



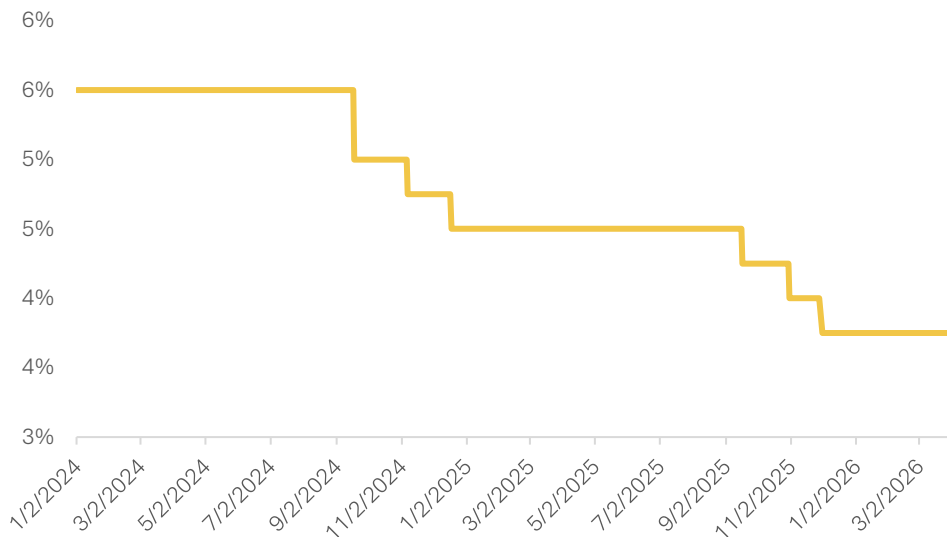
Monetary policy – exchange rates

Rising DXY puts pressure on the USD/VND exchange rate

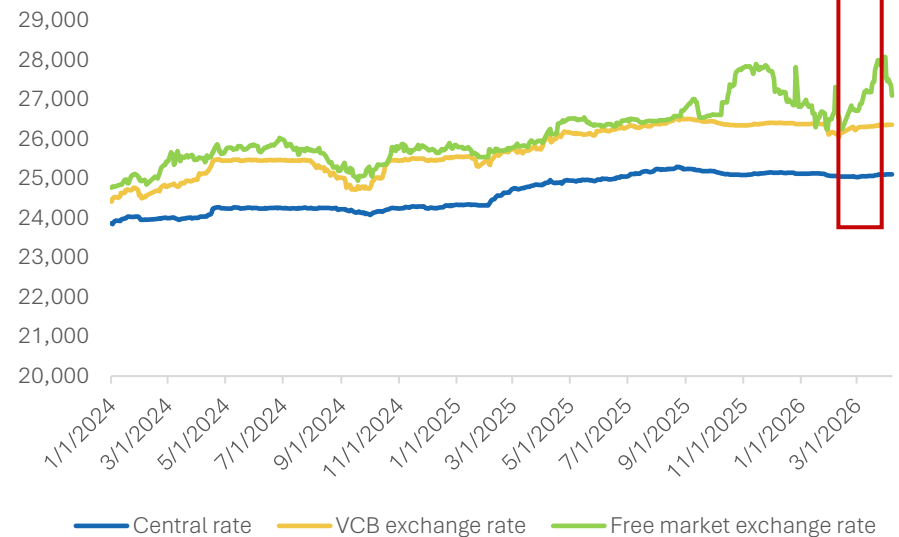
The US core PCE in February eased slightly to 3.0% compared to 3.1% in January, equivalent to an increase of 0.4% MoM, although in line with market expectations but still above the Fed's 2% inflation target. CPI in March has increased to 3.3% due to impact of high oil price. The relatively stable job market and the increasing risk of inflation due to the impact of oil price fluctuations are the main reasons why the Fed did not cut interest rates in March. The Fed interest rate is currently at 3.75%. Currently, the market is still leaning towards the situation that the Fed may not cut interest in 2026. The Fed's maintenance of interest rates at 3.75% and rising oil prices have caused DXY to rise by more than 3.9% since the bottom in mid-January 2026, increasing pressure on the USD/VND exchange rate. In addition, the trade deficit in the first quarter also increased exchange rate pressure. In more than 1 month from mid-February to the end of March, the free-market USD/VND exchange rate increased by nearly 7%, the central exchange rate increased slightly by 21 bps.

In the face of increasing pressure on exchange rates, in March, SBV sold 180-day USD futures with cancellation to credit institutions with negative foreign currency status to solve the short-term exchange rate problem.

Fed fund rates



USD/VND exchange rate

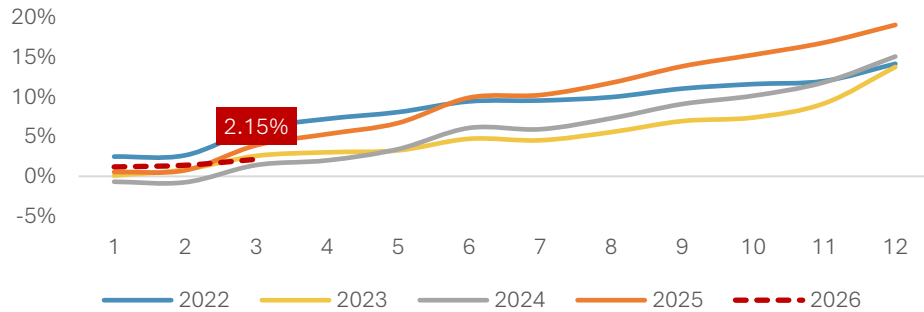


Monetary policy – interest rates

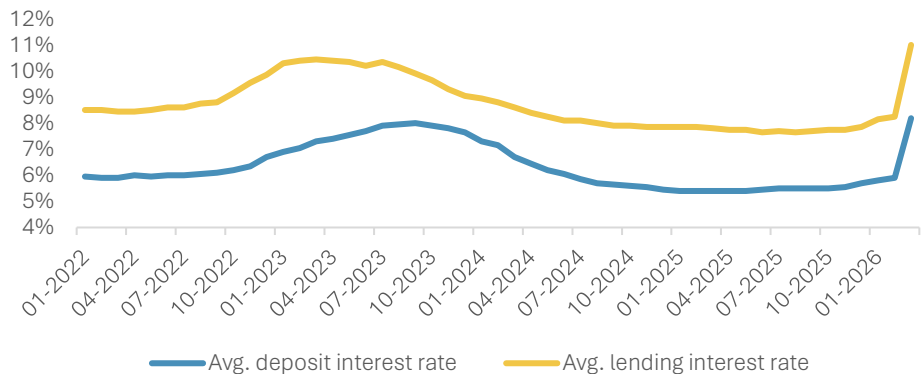
Interest rates anchored high in March, credit was stagnant

The SBV’s net withdrawal was VND 114.6 trillion in March, causing liquidity pressure to increase, and the average interbank interest rate increased sharply. The lack of liquidity in the system and the promotion of credit targets at the end of the month caused the deposit interest rate to increase throughout the industry, thus the lending interest rate has increased. The higher lending rates caused the higher cost of fund of enterprises while the purchasing and production situation has weakened due to global economic instability, causing credit growth in March to slow down. Credit growth in the first 3 months of the year reached 2.15% YTD, lower than 3.91% YTD in March 2025.

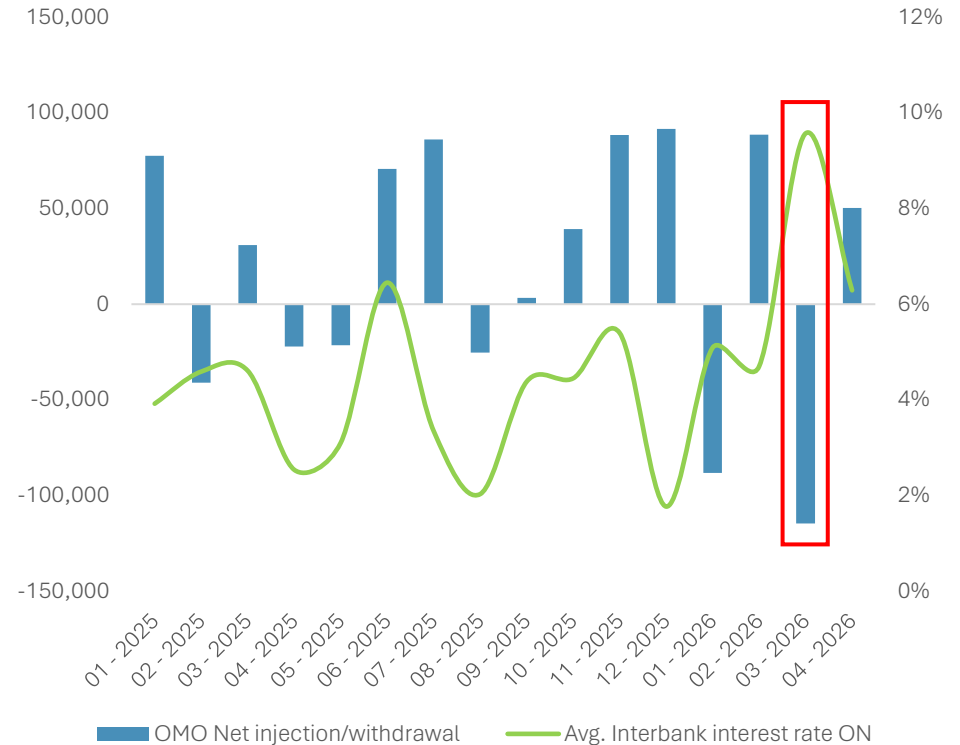
Credit growth (%YTD)



Gap between deposit rates and lending rates



Net injection/ withdrawal and interbank interest rates



Monetary policy – interest rates

Deposit interest rates continue to rise, indicating cost of fund pressure in Q2

Interest rates announced on the websites of some major banks in early April

Banks	12-month savings interest rate (%)	Unsecured loan interest rate (%)	Mortgage loan interest rate (%)
Vietcombank	5.9	10.8 – 14.4	5.5 – 9.5
Agribank	5.9	7 – 17	6.5 – 10.5
BIDV	5.9	11.9	5.5 – 9.5
Vietinbank	5.9	9.6	6 – 9.5
Techcombank	6.75 – 7.4	From 12.9	From 6
MBBank	6.5	12.5 – 20	6 – 10.8
ACB	6.6	12.5 – 20	6.9 – 12
VPBank	6.6 – 7.1	14 – 20	6.9 – 12.3
TPBank	6.4	8.7 – 17	6.4 – 12
HDBank	5.7 – 7.7	13 – 24	6.6 – 10.6
SHB	6.2	8.5 – 17	6.9 – 10
OCB	6.9	20.2 – 21	5.9 – 7.5
VIB	7.0	16 – 18	7.8 – 11.4
MSB	5.8	9.6 – 18	5.9 – 10.8

Bank interest rates today 8: 4 Big players suddenly increase deposit interest rates sharply

Economy

Banks continue to increase savings interest rates, with deposits of 500,000 VND yielding interest of up to 8.2% per year.

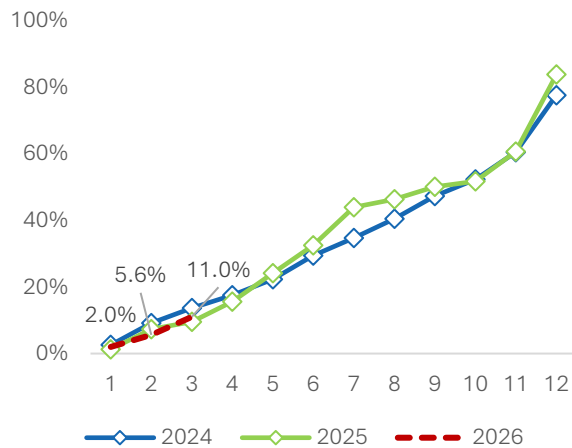
Credit demand is expected to increase more positively from Q2 seasonally, causing higher mobilization pressure throughout the banking system, including the state-owned banking group

Public investment, FDI

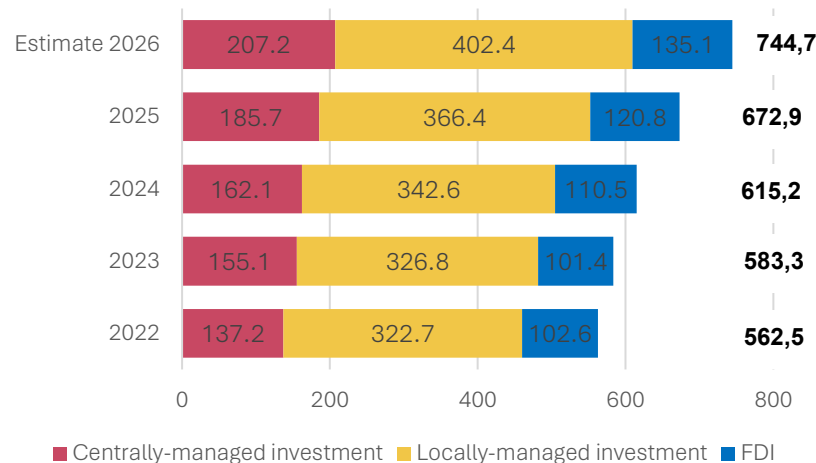
Public investment plays a pivotal role in the 2-digit economic growth target

- The realized investment capital of the whole society recorded a positive increase in Q1-2026 (10.7% YoY). In which, the increase from the non-state sector and FDI was better than the statistics in the same period in 2025.
- Realized FDI in Q1-2026 increased positively by 9.1% YoY, the highest increase in many years. In which, capital in the industrial and manufacturing sectors increased by 10.6% YoY, FDI in real estate business increased slightly by 0.4% YoY, and electricity and water production and distribution increased by 1.6% YoY.
- The target for public investment disbursement in 2026 is VND 995,348 billion, including the amount of capital transferred from the old year, the total amount is VND 1,008,611 billion. The disbursement rate of public investment has reached 11% in March, higher than yoy statistics. However, the pressure on disbursement is still great to achieve 2-digit growth.

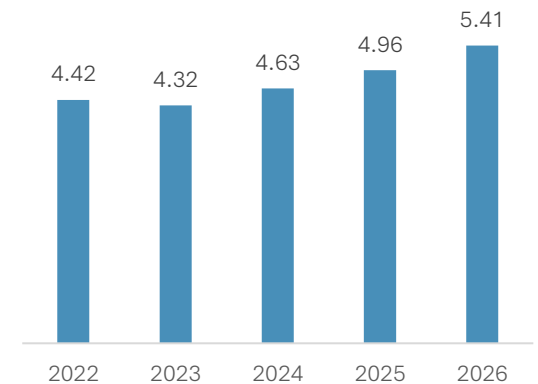
Public investment disbursement rate



Total social investment (trillion VND)



Realized FDI in Q1 (billion USD)



Macro economic picture in Q1 - 2026

Signs of slight weakness due to global macro uncertainty but still under control

Indicators	Q1-2026	03-2026	Comments
GDP	7.83%		Pretty good. GDP growth in Q1-2026 is positive.
CPI	3.51%	4.65%	Medium – deteriorate. Price pressures have increased due to the impact of the war but are still under control.
IIP	9.0%	6.9%	Medium. Positive data for the whole quarter but March recorded signs of slight weakening.
PMI		51.2	Medium. PMI is still above 50 points but down sharply from the statistics in the previous month.
Retail sales	10.9%	12.1%	Medium. Q1 retail sales data increased positively, but if the price factor is excluded, it only reached 7%, lower than that yoy.
Export - Import (bil USD)	-3.64	-0.67	Medium. Trade deficit continued due to the late arrival of the Tet holiday.
Public investment (bil VND)	110,288	54,548	Good. The disbursement rate is higher than the same period, but the disbursement pressure is still great.
Realized FDI (bil USD)	5.41		Good. FDI into manufacturing industry activities expanded.
Credit growth (%YTD)	2.15%	2.15%	Medium.
Interest rate	Quite high	Quite high	Medium – deteriorate. The increase in deposit interest rates has increased the cost of fund of banks and businesses.
Exchange rates	Under control	Under control	Medium. Exchange rate fluctuations are under control, but there is still a risk of increasing the exchange rate.

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Stock market in April 2026

Official upgrade results announced - Massive cash flow into the market

Event Calendar

07/04	FTSE announces the results of the market upgrade review – Officially upgraded
09/04	China Consumer Price Index (CPI)
10/04	US Consumer Price Index (CPI)
14/04	US Producer Price Index (PPI)
16/04	Derivatives maturity European Consumer Price Index (CPI)
20/04	Diamond and VN Finselect Portfolio
22/04	UK Consumer Price Index (CPI)
24/04	UK Retail Sales Announcement
29/04	VN Diamond related ETFs and VN Finselect completes the structure
30/04	Fed Monetary Policy Decision Personal Expenditure Index (PCE)

Benefits from market upgrades

Aspects	Impact
• Capital flow	Attracting ETFs and active funds
• Liquidity	Significant increase
• Pricing	Can re-rate P/E
• Transparency	Improving market standards
• Enterprise	Easy to raise capital

Investment implications

- Macro data (especially US CPI, Fed decision) will be the main driver **in April**
- **ETF** structured activities and derivative maturities can create short-term volatility
- The upgrade story maintains its role as a medium-term support driver for capital flows
- The market tends to be divergent, depending on global interest rate expectations

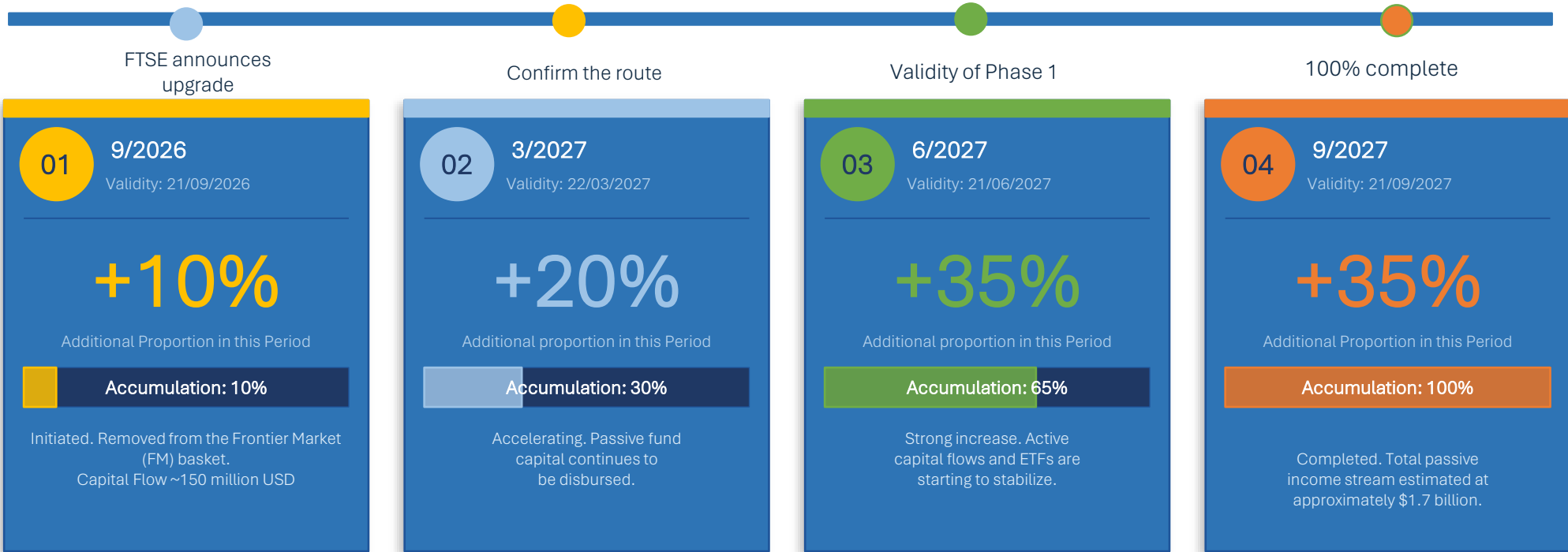
Phased upgrade roadmap helps cash flow very sustainably

Official upgrade results announced - Massive cash flow into the market

FTSE RUSSELL CAPITAL ALLOCATION ROADMAP – VIETNAM

EM UPGRADE

Marginal → Secondary Emerging Market



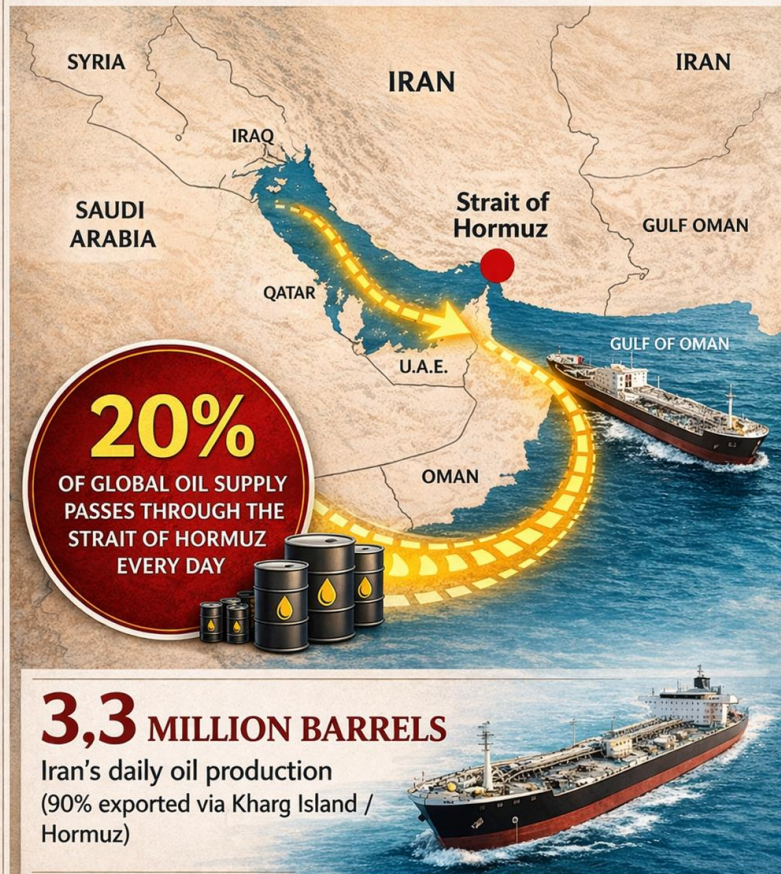
Source: NHSV Research

Middle East war: Still under pressure but there is a glimmer of hope in the Strait of Hormuz

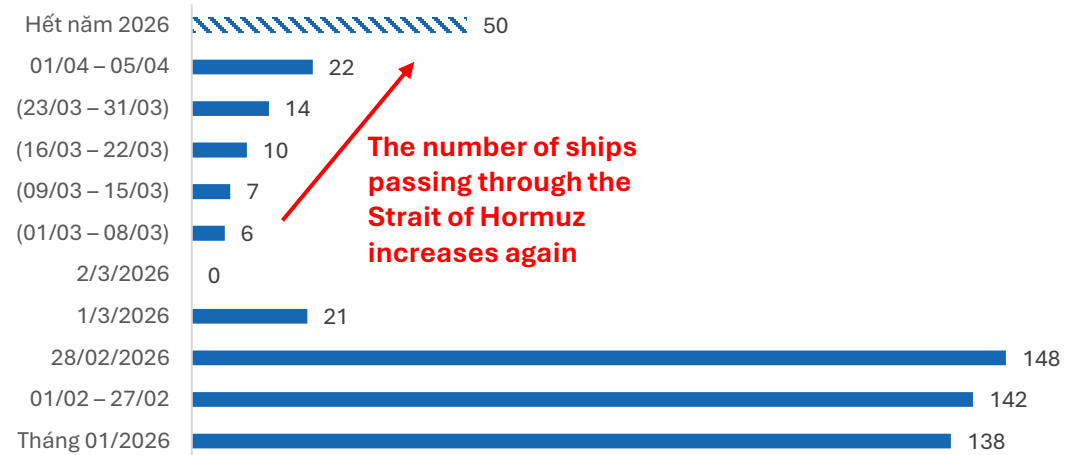
A dark color when the Middle East war broke out

Hormuz Chokepoint and the Rule

STRATEGIC GEOGRAPHY



The number of ships passing through the Strait of Hormuz in 2026



The conflict between Iran and Israel has transformed the Strait of Hormuz—a route that carries 20% of the world's oil supply daily—into a focal point of global instability. Before the outbreak of hostilities, shipping traffic remained stable at 138-142 vessels per day. However, a terrifying "break point" occurred on February 28, 2026, with 148 vessels passing through just before the conflict escalated. Only 24 hours later (March 1), this number plummeted to 21 vessels and hit an absolute bottom on March 2, 2026, with zero vessels passing through, marking an unprecedented complete paralysis in modern maritime history. A glimmer of hope began to emerge in mid-March as shipping traffic gradually recovered week by week: from 6 vessels per day (first week of March) to 14 vessels per day (last week of March). As of April 1-5, 2026, traffic reached 22 vessels per day, as countries considered "friendly" such as Russia, India, and Bangladesh were assured of safe passage through the Strait. While this number remains very low compared to normal conditions (a decrease of approximately 85%), it demonstrates the efforts to regulate and the adaptability of the energy market in the face of war pressure. In particular, with Iran exporting 3.3 million barrels of oil per day (90% via Kharg/Hormuz), fluctuations in the Strait are not only a measure of the conflict but also a "trigger" that will determine the stability of world oil prices in the future. We believe that in the near future, the number of vessels passing through the Strait could reach 50 vessels per day.

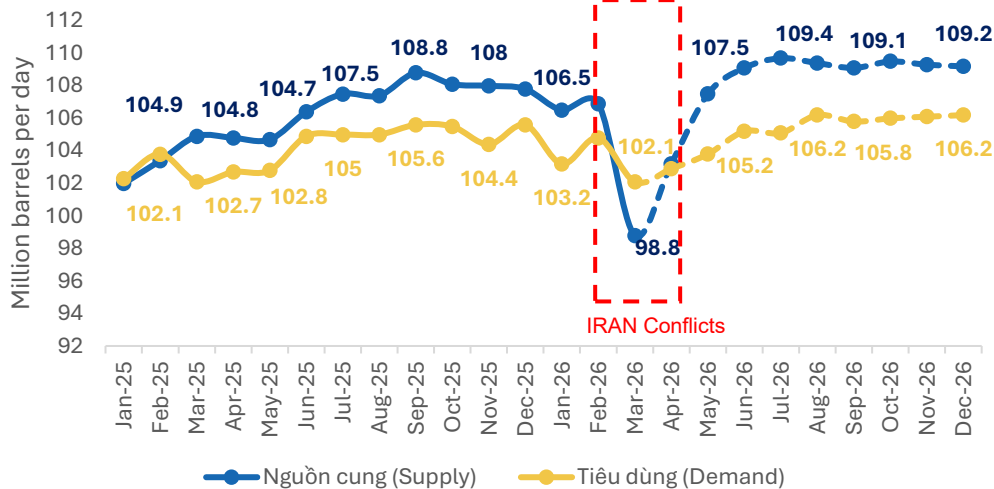
Oil: Strong fluctuations from day to day

Supply and demand shock due to geopolitical tensions

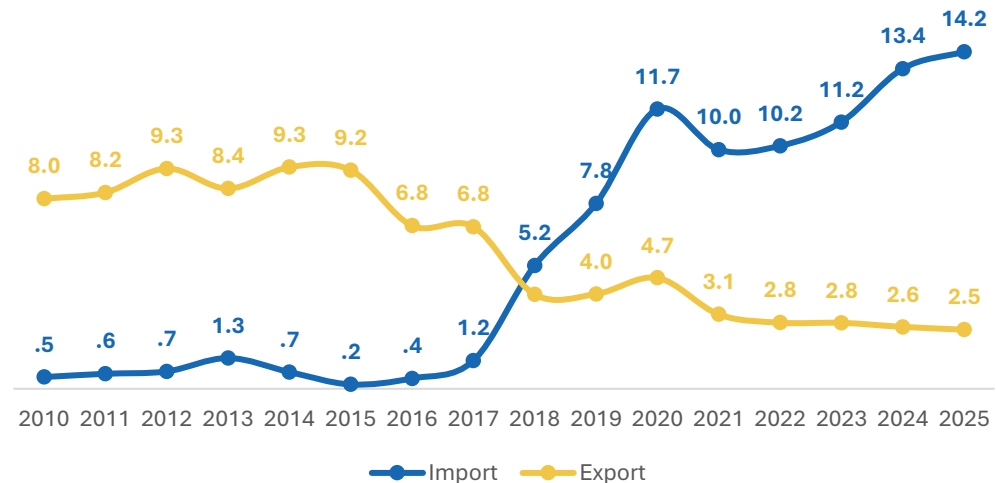
Source: GSO, NHSV Research

- Geopolitical tensions in the Strait of Hormuz disrupt global oil supplies in early 2026. In the positive scenario, supply is expected to recover soon in the coming quarters, but oil prices are likely to remain in the high region of 80-90 USD/barrel.
- Vietnam currently has a trade deficit of more than 10 million tons of crude oil per year, showing a significant level of dependence on external supplies, most of which come from the Middle East and must be transported through the Strait of Hormuz.
- Domestic gasoline prices used to have a period of sharp increase, closely following the world trend. However, currently, thanks to regulatory measures, gasoline prices have been controlled and increased lower than in the world. In contrast, diesel still maintains a high increase, nearly double the world's increase, mainly due to pressure on transportation and logistics costs.
- Inflationary pressures have been clearly reflected in the short term and can be maintained in the medium term if the oil price level continues to be high.

IEA Global Oil Supply and Demand Forecast 2025-2026



Vietnam's crude oil imports and exports (Millions Tons)

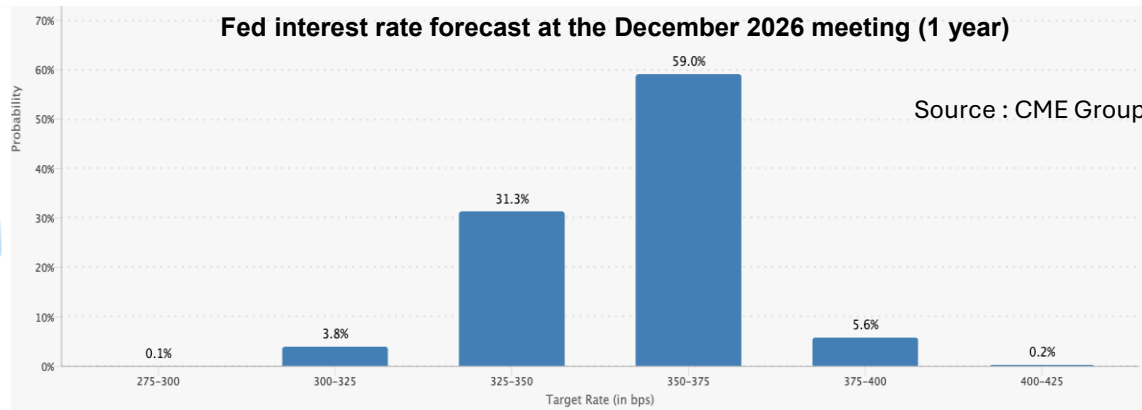
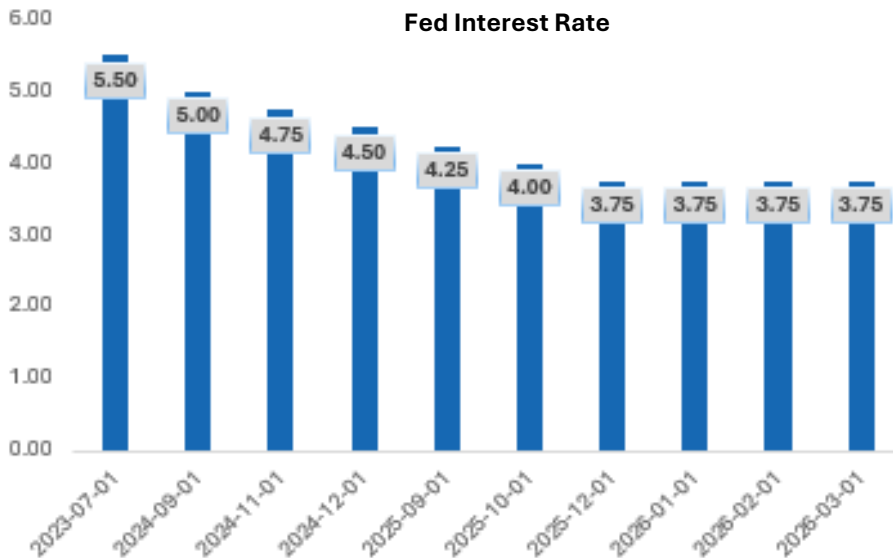
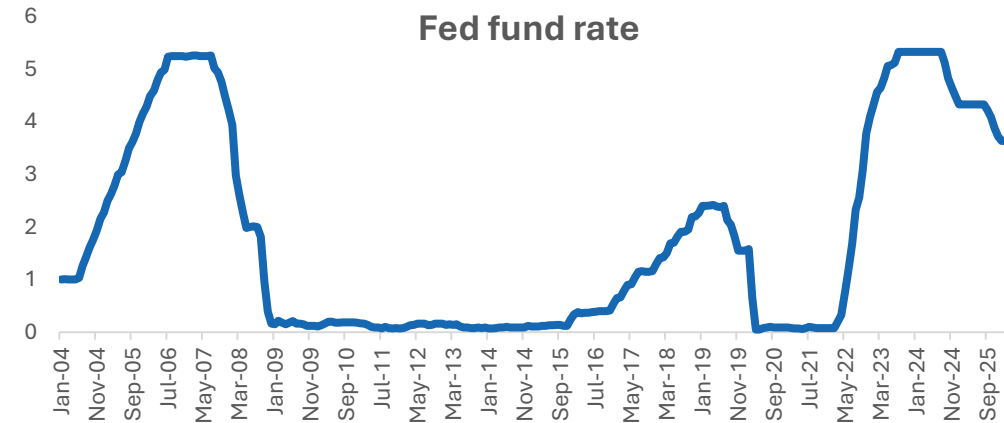


Global interest rates: Great pressure but will still keep interest rates unchanged

Cycle of lowering interest rates is interrupted by inflation shock, rising pressure may return from 2027

The easing of inflationary pressure in 2025-early 2026 has created room for the Fed to lower interest rates and move towards monetary easing to support economic growth. However, this development is unlikely to last indefinitely. A shock in oil prices could push inflation back up from late 2026, thereby slowing down the easing process.

According to CME Group: 94.2% of experts in the US predict the Fed will keep interest rates unchanged, while only 5.8% predict an increase.



TARGET RATE (BPS)	PROBABILITY(%)			
	NOW *	1 DAY 8 APR 2026	1 WEEK 2 APR 2026	1 MONTH 9 MAR 2026
225-250	0.0%	0.0%	0.0%	0.4%
250-275	0.0%	0.0%	0.0%	3.1%
275-300	0.1%	0.0%	0.1%	13.0%
300-325	3.8%	1.3%	1.9%	30.0%
325-350	31.3%	20.2%	21.6%	36.0%
350-375 (Current)	59.0%	77.7%	76.3%	17.6%
375-400	5.6%	0.8%	0.2%	0.0%
400-425	0.2%	0.0%	0.0%	0.0%

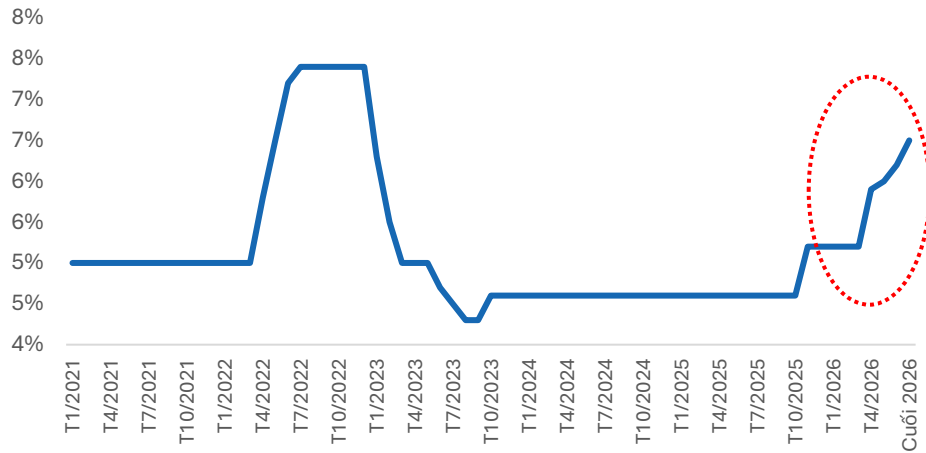
* Data as of 9 Apr 2026 10:01:00 CT

Vietnam's interest rate: The possibility of peaking after rising hot in the first 3 months of the year

Consequences of rapid credit growth

Source: NHSV Research

Top 4 bank interest rates increase sharply after the Tet holiday



Credit growth and mobilization



The difference between mobilization and credit

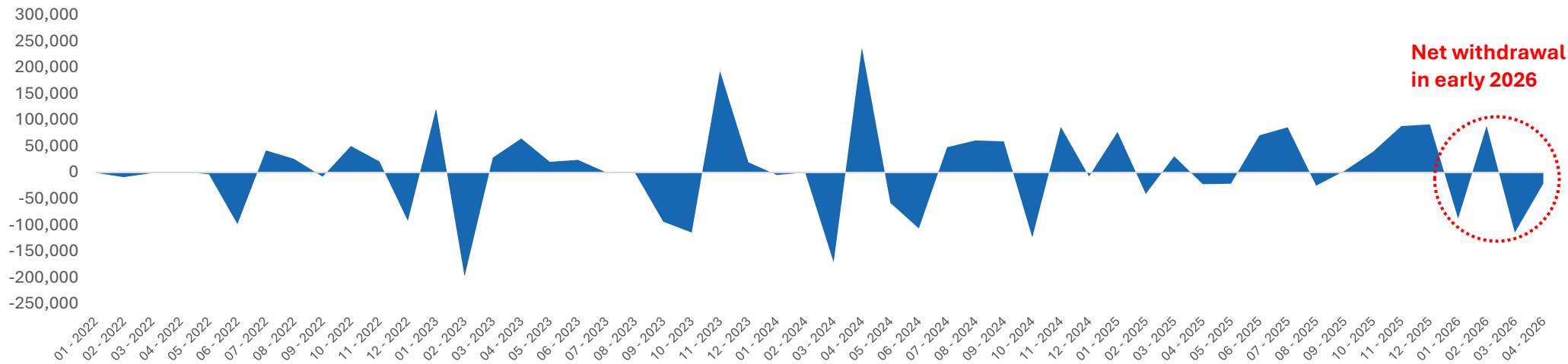


As of the end of March 2026, credit growth in the economy reached 2.15%, significantly higher than the 0.44% increase in deposits, clearly demonstrating liquidity pressure at banks. This development shows that credit growth is much higher than deposit growth, leading to liquidity pressure for credit institutions in recent times, and extending the pressure from 2025 to the present, when credit increased by 19% while deposits only increased by 14%. This has already begun to be reflected when, immediately after the Lunar New Year, deposit interest rates surged sharply. Notably, in early April 2026, some smaller banks pushed deposit interest rates above 9%, such as Vikkibank, and Pvcombank reached 10%. The pressure to raise funds is immense due to two factors: 1. The loan-to-deposit ratio (LDR) of banks remains very high, requiring interest rate increases to attract more deposits and ensure sufficient liquidity in the system; and 2. The government has set a strong GDP growth target of 10% in 2026, resulting in extremely high demand for lending capital. However, we believe that interest rates are unlikely to continue rising sharply because the government has just requested a reduction in interest rates to boost economic growth and injected money through the Open Market Operations (OMO) channel, helping to lower interbank interest rates. Evidence of this is the simultaneous reduction in deposit interest rates by many banks on April 9th.

The State Bank's net pumping/suction status

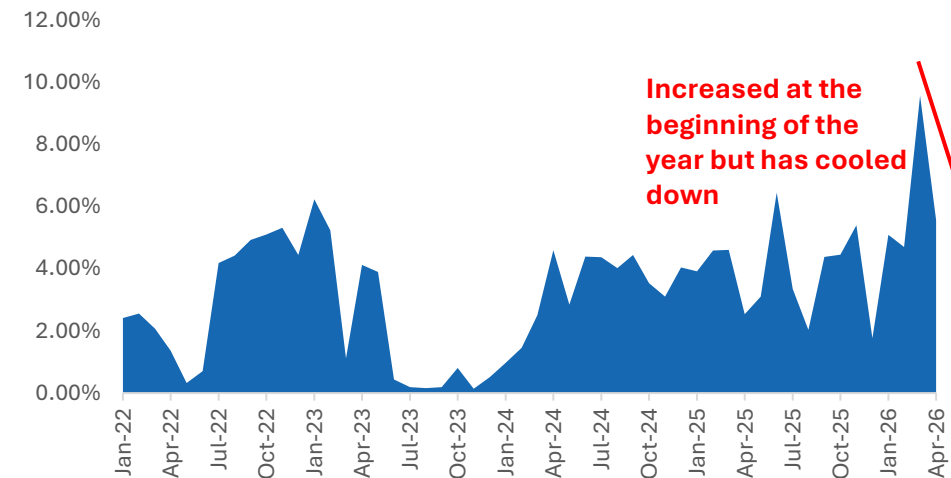
Continuous net withdrawal in the first months of the year

Net pumping/suction of the State Bank



Source :FINN, NHSV Research

Overnight interbank interest rates



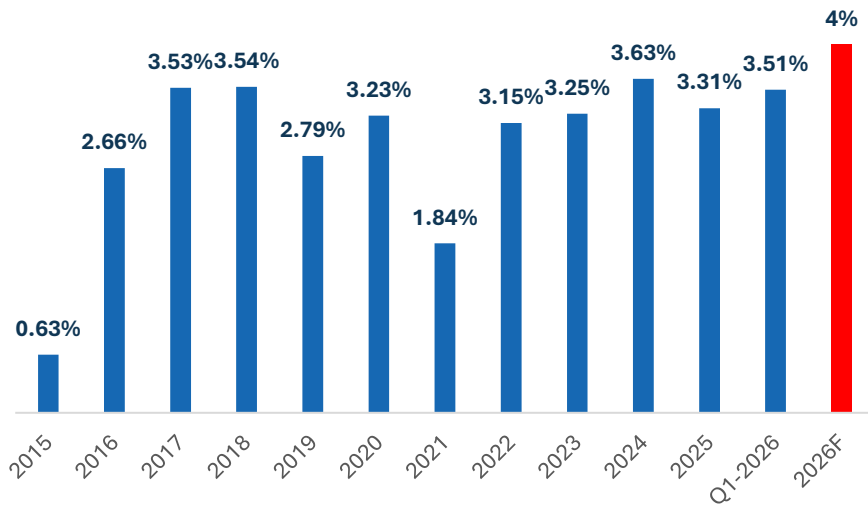
From the beginning of 2026 to the end of April 2026, the State Bank of Vietnam (SBV) managed liquidity in a flexible, two-way manner instead of maintaining a prolonged net injection as in the previous period. Specifically, January saw a net withdrawal trend aimed at reversing the amount of money injected at the end of 2025 and controlling exchange rate and inflation pressures. However, in early February, when system liquidity became strained and interbank interest rates surged (at times reaching nearly 20%), the SBV quickly switched to large-scale net injections to stabilize the market. In March and April, the SBV continuously withdrew liquidity on a record scale as interest rates cooled down. The fact that the SBV aggressively withdrew liquidity while interbank VND interest rates still fell sharply indicates that system liquidity has improved to some extent. This move shows that the central bank is proactively rebalancing liquidity, thereby indirectly supporting exchange rate stability and maintaining room for interest rate stability, instead of continuously injecting net liquidity during a period when exchange rate and inflation pressures remain at their peak during the second quarter and throughout 2026.

Inflation: Growing pressure

Many items have adjusted their prices sharply when the conflict broke out

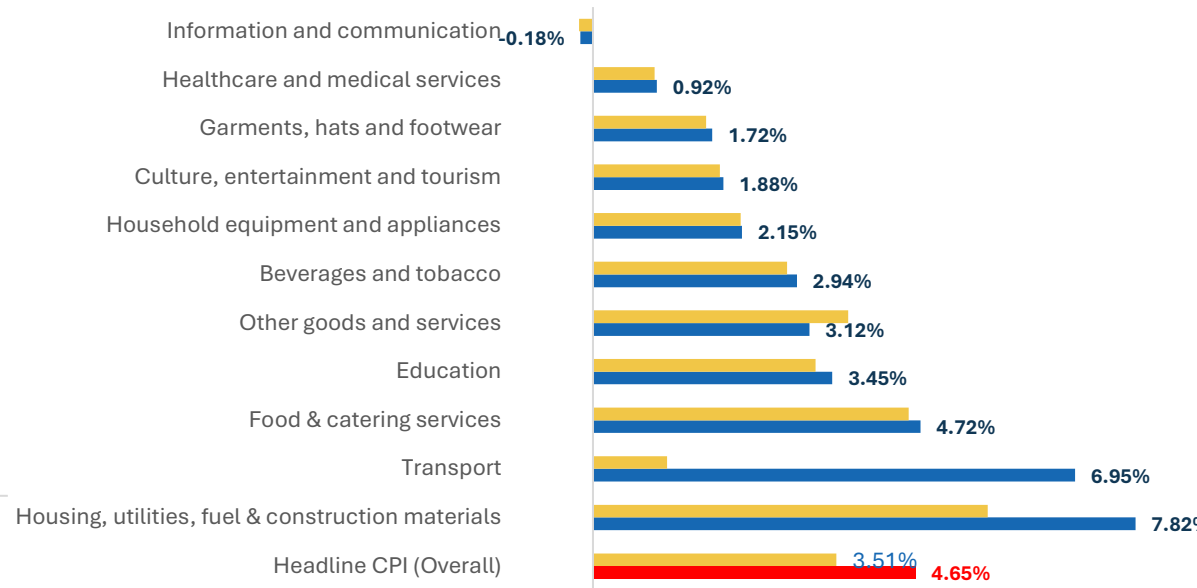
- Inflation returned to an upward trend, with CPI Q1/2026 reaching ~3.51% YoY, mainly due to input cost pressures, especially energy.
- This pressure is spreading to related groups such as transportation and the cost of living; Rising fuel prices pushed the March CPI to ~4.65%, the highest monthly level in years, indicating the risk of persistent inflation if oil prices remain high. Most commodities such as food or shipping have adjusted sharply to increase prices to compensate for input fuel prices such as diesel or gas to avoid losses.
- In the baseline scenario, if oil prices remain high, input cost pressures will continue to spread, we forecast that the year-end CPI may reach 4% YoY, the highest level in history in 10 years. thereby narrowing the room for monetary policy easing.

Inflation



Source :GSO, NHSV Research

Inflation by industry group in March and Q1 -2026



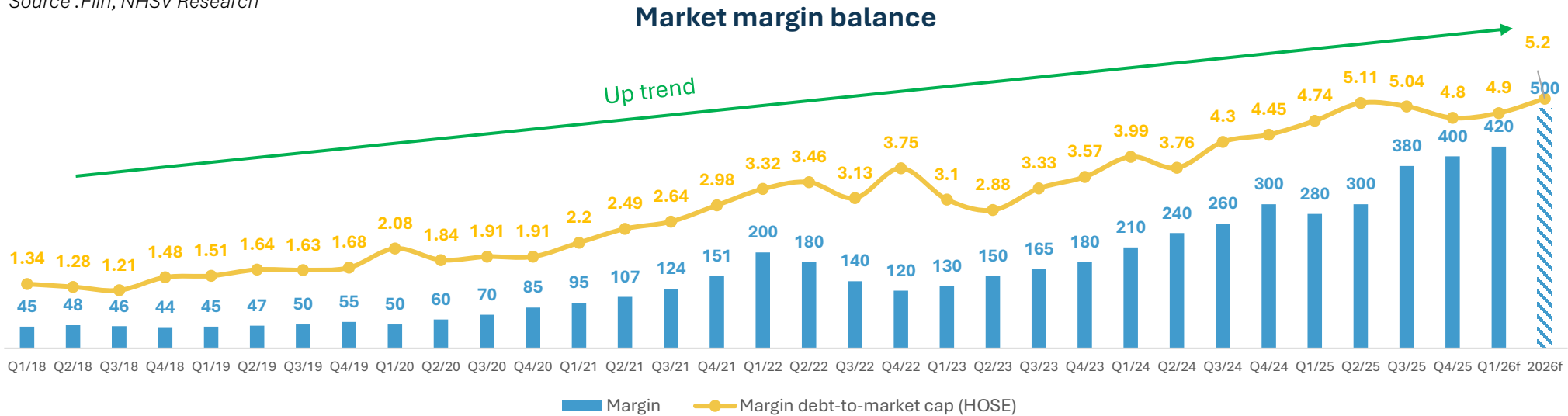
■ Q1/2026 ■ Mar-26

Source :GSO, NHSV Research

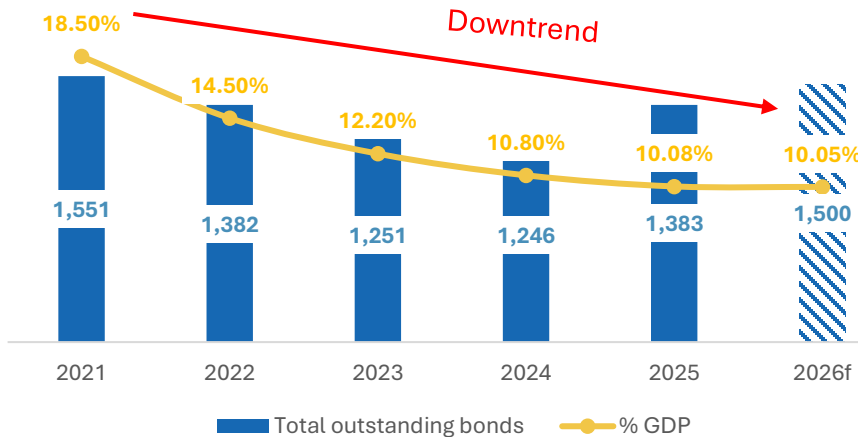
Margin balance: Continue to conquer new heights

Large capital demand, other mobilization channels still face many challenges

Source :Fiin, NHSV Research



Value of corporate bonds in circulation (million billion)



Market-wide margin lending reaches a new record: By the end of 2025, total margin lending reached 400 trillion VND, an increase of 100 trillion VND compared to 2024, marking the highest level in the history of the Vietnamese stock market. This increase is not only due to the leverage demand from individual investors, but also from borrowing activities by major shareholders and corporate leaders, in the context of difficulties in bank credit and corporate bonds. We forecast that in 2026, margin lending will continue to reach record highs, as the stock market remains positive with the government setting a high GDP growth target and the official upgrade decision taking effect on April 8, 2026.

- Regarding corporate bonds, in 2026, the outstanding value will continue to increase, but it will still be difficult to return to the peak of 2021, as people still have reservations due to the bond crisis that occurred in previous years. Therefore, the bond-to-GDP ratio will continue to decline in 2026, as the growth rate of corporate bonds is projected to be lower than the GDP growth rate.

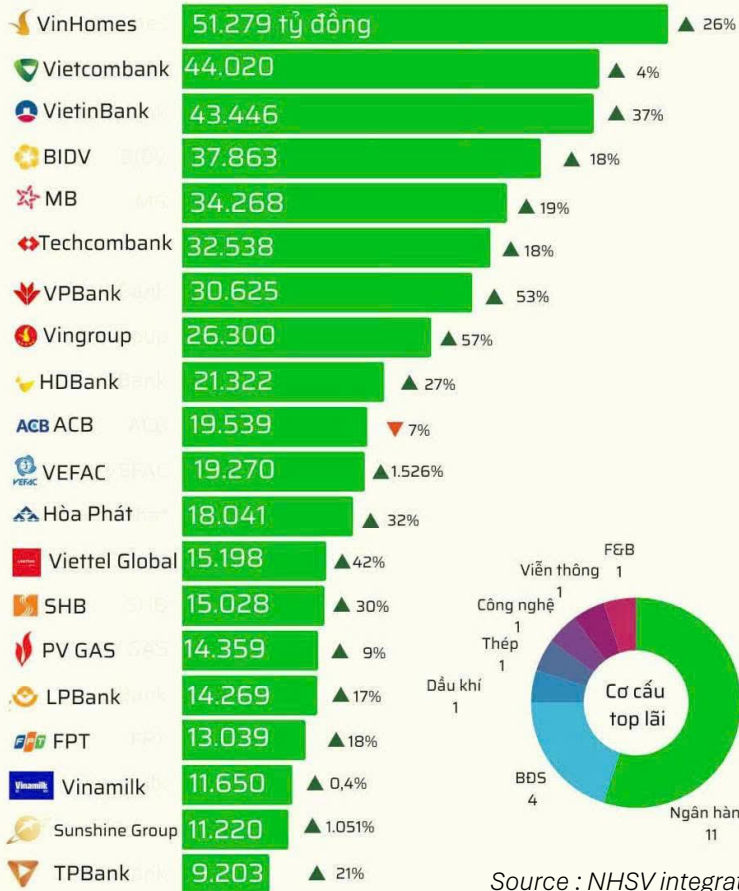
Foreign investors continue the trend of net selling

Consequences of the proportion of banking or real estate enterprises accounting for too large a proportion in the leading group

Top 20 Profit Before Taxes in 2025

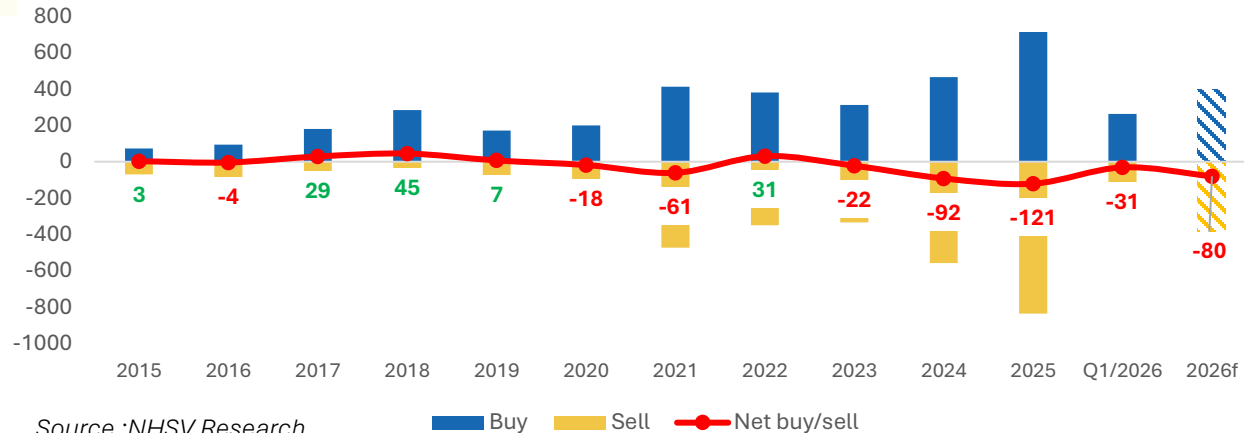
Data: CafeF.vn

10 cái tên có lợi nhuận lớn nhất năm 2025 bao gồm 8 Ngân hàng và 2 doanh nghiệp họ Vin. VinHomes vượt qua nhiều ngân hàng lớn trở thành doanh nghiệp niêm yết có lợi nhuận trước thuế lớn nhất năm 2025.



Source : NHSV integrated

Net foreign value (trillion VND)



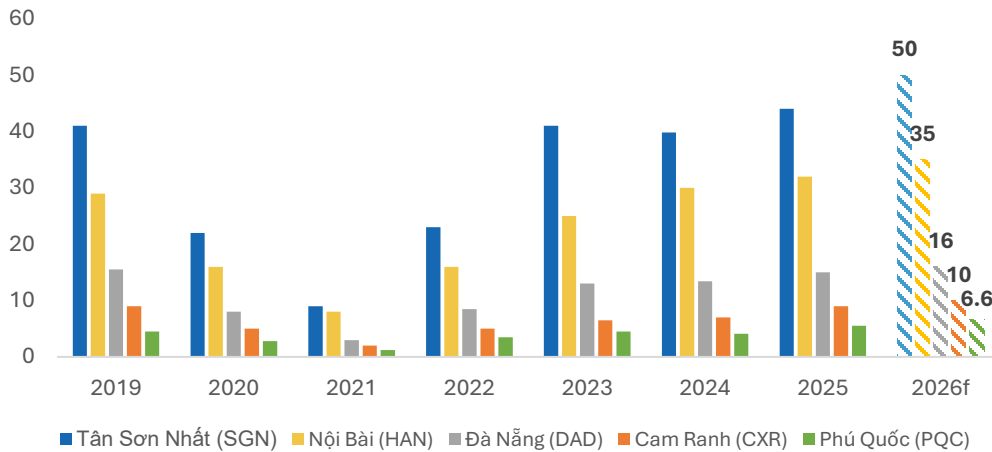
Source : NHSV Research

In the first quarter of 2026, foreign investors continued to net sell VND 31 trillion, a historically high figure and continuing the net selling trend of the past four years. The continuous net selling by foreign investors in the Vietnamese stock market recently stems primarily from a combination of macroeconomic and structural factors. Firstly, increased exchange rate pressure due to interest rate differentials between the USD and VND puts pressure on the domestic currency, forcing foreign funds to reduce their holdings to mitigate exchange rate risk. Secondly, amidst increasing global instability, investment funds tend to reallocate their portfolios internationally, prioritizing withdrawals from frontier markets like Vietnam – which account for only a small proportion of their portfolios and are often sold off before risks escalate. Furthermore, the Vietnamese stock market is limited in its portfolio, lacking large-scale and diversified businesses (75% of the top 20 most profitable companies in 2025 are in banking and real estate), making it less attractive to and able to retain foreign capital. Another technical factor is that investment funds categorized by market type are restructuring their portfolios in anticipation of market upgrades, leading to capital outflows from frontier markets before emerging market funds enter the market. Finally, this net selling trend also reflects the overall picture of the region as international capital is withdrawing from many Asian markets due to global economic and geopolitical instability, with ongoing conflicts and wars in many parts of the world.

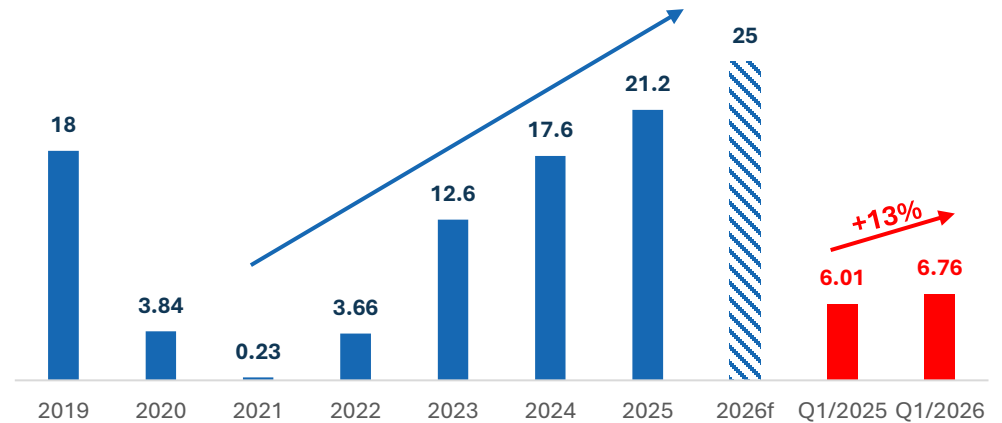
Vietnam's tourism industry: Nature – Geography – Harmony

Push for the stock market

Number of passengers arriving at major airports in Vietnam (million)

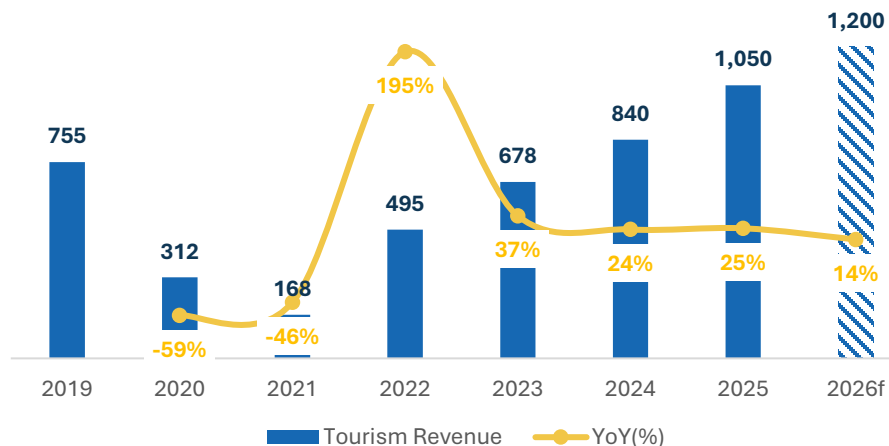


Number of international visitors to Vietnam (million)



Source :GSO,CAAV, Flightaware, ACV, NHSV Research

Tourism revenue (trillion VND)

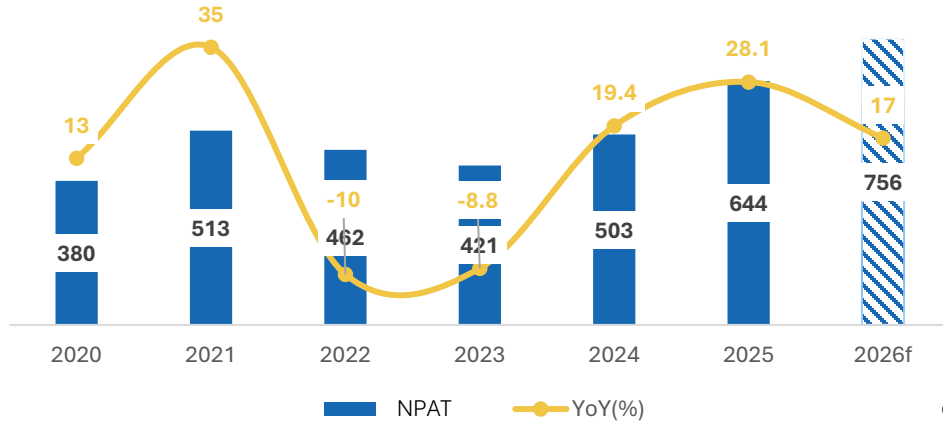


Entering 2026, Vietnam's tourism industry is not just recovering but is truly entering a new era of breakthrough growth. With the goal of welcoming 25 million international visitors and 150 million domestic visitors, tourism is affirming its position as a key economic sector, making a significant contribution to the national GDP. By the end of the first quarter of 2026, the number of international visitors to Vietnam reached 6.76 million, a 12% increase and a new record for the Vietnamese tourism industry. The impetus for growth in 2026 comes from the synergy of several strategic factors: A boom in aviation infrastructure: The full operation of Tan Son Nhat Terminal 3 and the expansion of Noi Bai Terminal 2 have completely resolved the "bottleneck" issue, helping air transport capacity reach a record high of 95 million passengers per year. In particular, the first test flights at the Long Thanh mega-airport are raising expectations of transforming Vietnam into a leading regional transit hub. The tourism sector's benefits will directly impact the profits of many listed companies such as retail, consumer goods, aviation, and public investment, as it is projected that tourism revenue will reach VND 1.2 trillion by 2026 (a growth of +15% year-on-year).

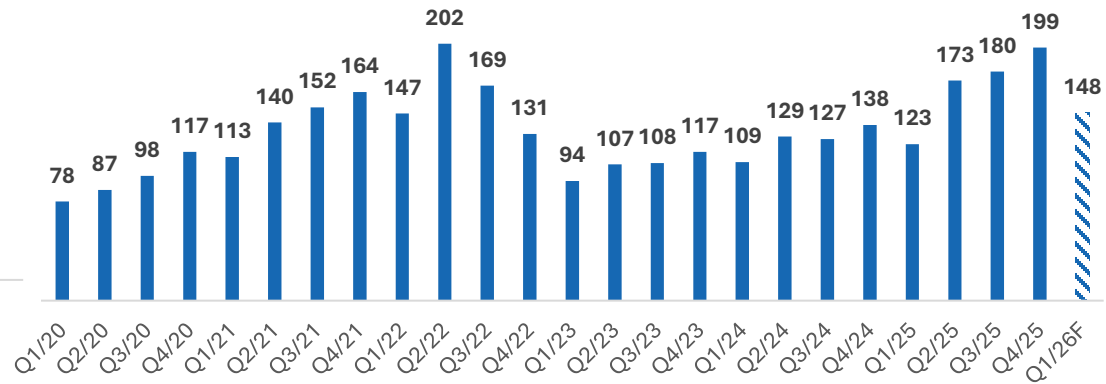
Market profit still maintains good growth

Profit in Q1 2026 is forecast to continue to reach a record

Profit after tax of the whole industry by year (trillion)



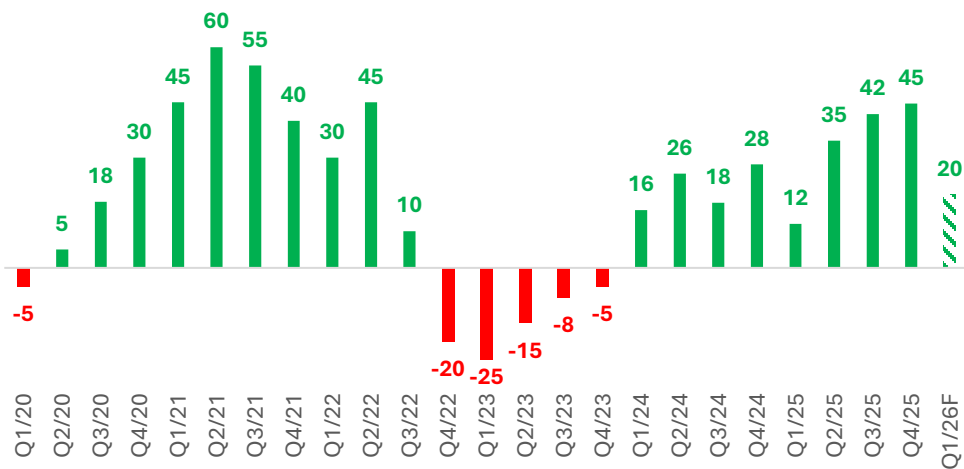
Profit after tax by quarter (trillion)



Source :Fiin, NHSV Research

Source :Fiin, NHSV Research

Industry-wide profit after tax growth quarter-over-quarter (%)

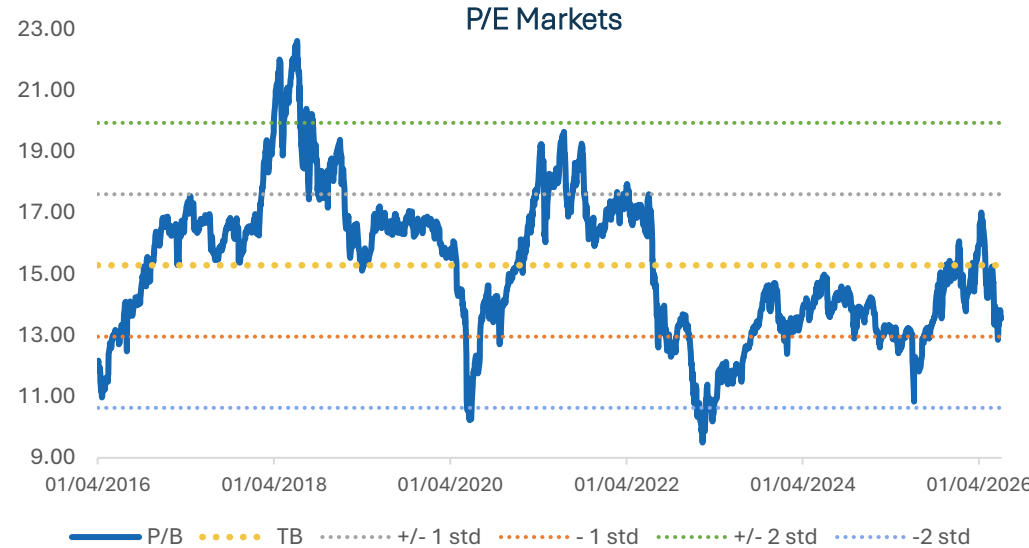
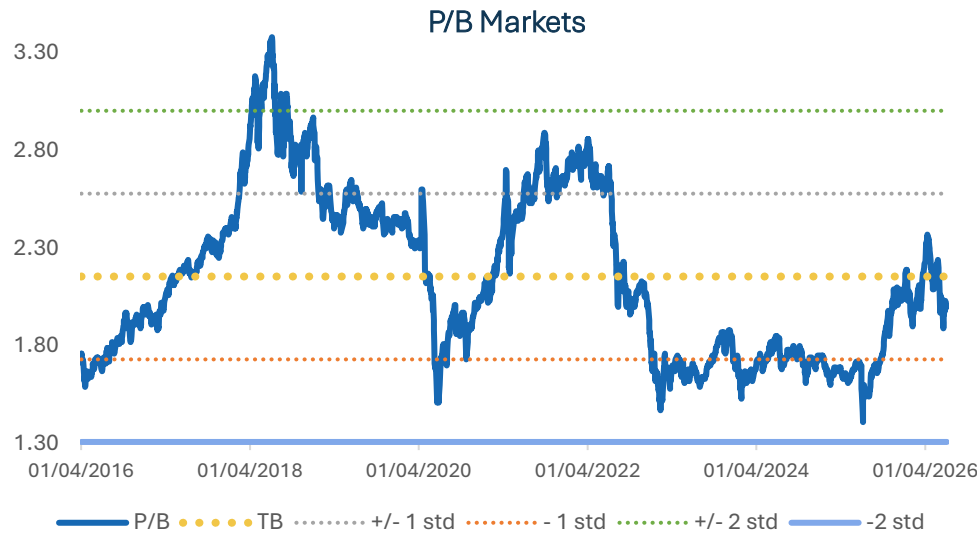


The overall profitability of the Vietnamese stock market is maintaining a strong and increasingly sustainable growth trend in line with the economic recovery cycle. Specifically, after a period of decline in 2022–2023, corporate profits have recovered significantly from 2024 with a growth rate of approximately 20%, and are expected to continue double-digit growth in 2025, reaching over VND 644,000 billion thanks to a positive macroeconomic environment, low interest rates, and improved credit demand. Notably, this growth momentum is further strengthened in late 2025 when Q4 profits record an increase of over 45% year-on-year, reflecting the uniform recovery of many key sectors. Market profit growth is currently supported by three main drivers: (i) a favorable macroeconomic environment with high GDP growth and boosted public investment, (ii) low interest rates helping to improve corporate profit margins, and (iii) a recovery in consumer demand and business activity, thereby laying the foundation for sustainable profit growth prospects in the medium term. In 2026, despite complex global fluctuations, total market profits could continue to reach new highs of VND 756 trillion due to the government's very high growth target for 2026.

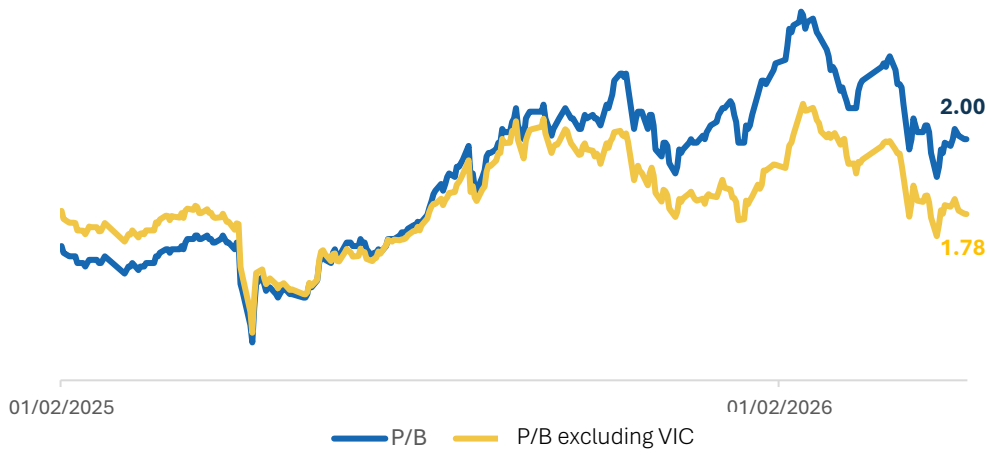
Source :Fiin, NHSV Research

Attractive market valuation for many years

Although the macro is complicated, the stock price has adjusted deeply



P/B When remove VIN groups



Despite a lot of negative information related to the conflict and interest rate situation, we believe that stock prices have already discounted sufficiently. Current market valuations are attractive when considering both P/B and P/E ratios. Specifically, the VN-Index's P/B ratio fluctuates around ~2.0x, significantly lower than the long-term average and still below +1 standard deviation, while the P/E ratio is also only around ~13–14x, approaching the historical -1 standard deviation. Notably, when excluding the VIN group of stocks – which significantly impacts the index – the market P/B ratio falls even further, to around ~1.78x, reflecting a real valuation level that is even cheaper, comparable to the lows of 2020 and 2022. This development indicates that the market is trading below fair value amidst a stable macroeconomic environment and gradually improving profit growth prospects, thereby opening up an attractive safety margin for medium- and long-term investors. We forecast that in 2026, the overall stock market will experience profit growth of approximately 10%, equivalent to GDP growth, making market valuations even more attractive.

TABLE OF CONTENT

1	• Overview of macroeconomic situation in Q1 - 2026
2	• Stock market in Q2 - 2026
3	• Investment themes and portfolios in Q2 - 2026



Stock market scenarios

Neutral scenario: Vn-Index bottomed at 1,600, expected to reach 1,840 in Q2

Neutral scenario

Vn-Index bottomed at 1,600 points (equivalent to 61.8% Fibonacci) and continue to rise to around 1,840 points in Q2. This scenario has the highest probability of occurrence because most stocks in Vn-Index have fallen to a very low.

Negative scenario

Vn-Index would fall to retest the bottom around 1,600 points (equivalent to 61.8% Fibonacci), the probability of this scenario is low, unless VIC stocks fall sharply or the US-Iran war has new tensions.

Favorable scenario

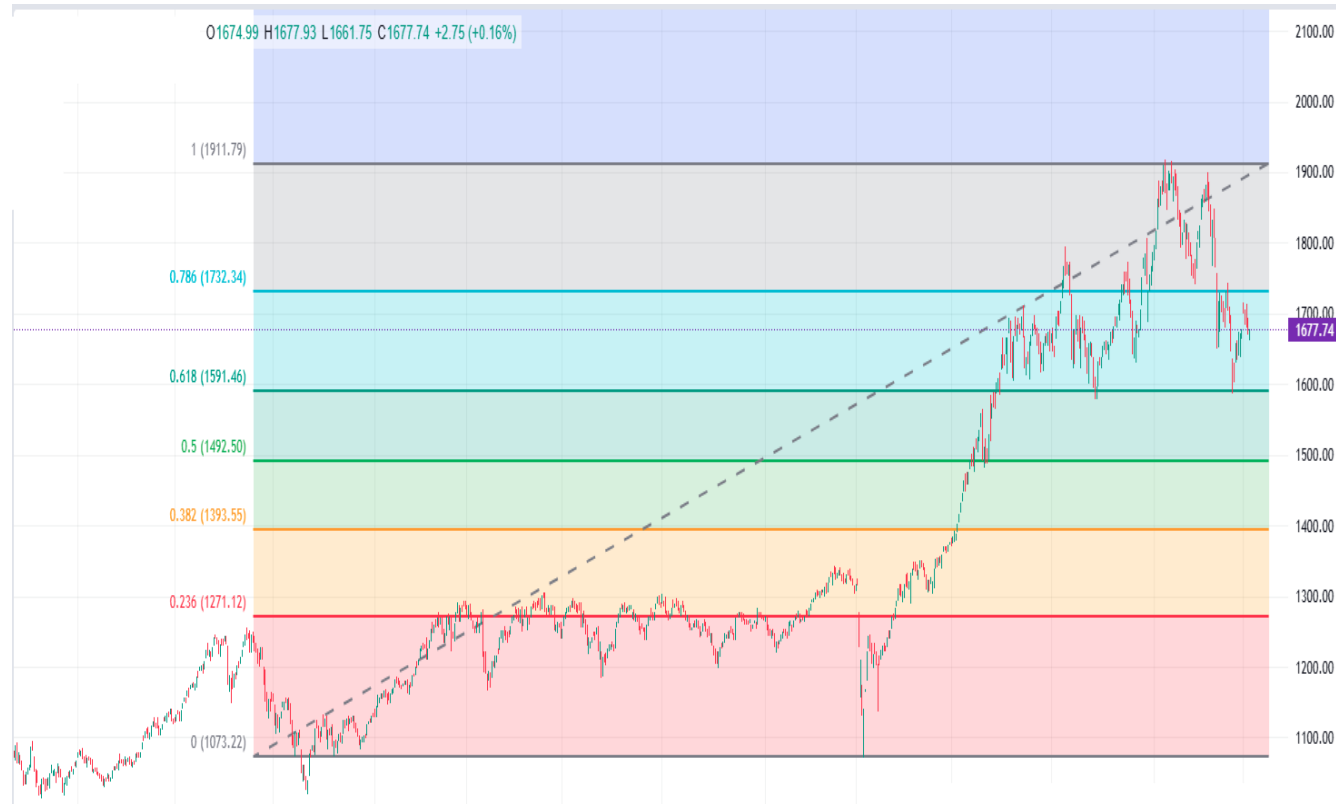
The US-Iran war would end earlier than expected, thus world oil prices would fall rapidly, Vn-Index could surpass the area of 1,920 points.

Pros: ✓

- The stock prices have fallen deeply.
- PE and PB valuation indices have been very cheap.
- The interest rate level in Vietnam is going up very high, Vietnam has gone through the cheap money cycle in the period of 2023-2025. However, interest rates have shown signs of peaking and are unlikely to increase further.

Risks: ✗

- Rising oil prices make inflation likely to rise in the coming months.
- The Fed would postpone the deadline for lowering interest rates, even raising interest rates in 2026.



Investment themes in the 2nd quarter - 2026

Typical industries and stocks

No.	Investment themes	Typical industries	Stock tickers
1	Promoting investment (Public investment, FDI,...)	Steel	HPG
		Construction	CTD, VCG
		Industrial parks	KBC, GVR
2	Increase in exports	Seaport	VSC, GMD
3	Vietnam's stock market official upgrade by FTSE	Stocks in the FTSE Portfolio	HPG, VHM, MSN, VNM VIC, VCB, SSI
		Securities	SSI, VCI, HCM
4	The group of stocks which fell deeply	Real Estate	CII, CEO, DXG, NLG, KDH
		Oil & Gas	PLX, GAS, PVS, PVT
5	Long-term sustainable growth group of stocks	Banking	VPB, TPB, ACB
		Electric	PC1, NT2
		Retail	MWG, FRT

Investment themes in the 2nd quarter - 2026

Q2 Equity portfolio

No.	Tickers	Capitalization	Target price	Upside	PE	PB	Reasons
1	VPB	203,108	31,684	23.8%	8.47	1.21	The retail segment will recover well thanks to the increase in reduction of family circumstances and changes in the PIT. Reduction of mandatory reserves.
2	TPB	43,969	23,493	48.2%	5.94	1.04	Low PE, PB valuation
3	PC1	11,063	32,000	37.6%	7.97	1.5	Hydropower will have many advantages when the cost of gas power will increase very high due to the increase in gas prices Electricity grows well to serve the GDP growth target of 10% Nickel prices have risen by 15.8% since the beginning of 2026
4	HPG	206,086	34,200	27.4%	13.34	1.6	Public investment helps increase output World HRC prices have increased by 15% YTD and increased by 17% YoY
5	VCG	13,544	23,700	13.1%	3.7	1.2	Public investment helps increase contract value Very low PE PB valuation
6	SSI	67,135	34,000	26.2%	13.7	2.1	Leader in the securities industry FTSE officially upgrades Vietnam's stock market
7	GVR	125,800	40,000	27.2%	23.65	2.23	Natural rubber prices have increased by 11% YTD FDI in Q1/2026 increased by 9.1% YoY GVR's stock price has fallen 32% from its peak
8	NLG	13,437	45,000	62.5%	15.35	1.06	Leader in the real estate industry Real estate prices have increased by about 30% in the South NLG stock price has fallen deeply
9	CII	11,693	26,000	49.4%	86.03	1.31	CII is expected to receive more land fund in Thu Thiem
10	PLX	49,426	50,000	28.5%	18.48	1.89	The stock price has fallen 44% from its peak

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