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# Vietnam Investment Guide 2025

Strategic insights for foreign investors  
and market-entry teams.



# Strategic Overview

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## Macro Overview

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## Market Fundamentals

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Commercial Assets & Legal Framework

# Why Vietnam Matters in 2025



**6%**

## Persistent Growth

Average annual real GDP expansion over the past 20 years. Target real GDP growth of 7% per annum through 2030.



**>\$30B**

## Capital Magnet

Consistently attracting >\$30 billion in Foreign Direct Investment (FDI) annually since 2019.



**China+1**

## Supply Chain Beneficiary

The primary strategic hub capturing the structural manufacturing and supply-chain shift.



**101.1M**

## Rising Consumer Class

Population with a rapidly expanding middle class supporting long-term domestic demand and real estate absorption.

# 2024–2025 Market Fundamentals



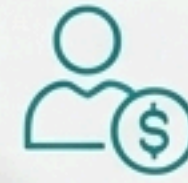
**101.1 million**

Population



**USD 476.3 billion**

Nominal GDP



**USD 4,700**

GDP Per Capita



**3.6%**

CPI Inflation  
(Stable macro environment)



**2.2%**

Unemployment Rate  
(Full employment)



**331,690 km<sup>2</sup> | 3,260 km**

Land Area | Coastline length

# The Catalyst for Current Investment

- Supply Chain Diversification:** Capturing the US-China manufacturing shift, specifically driving the electronics and components industries.
- Cost Competitiveness:** Highly competitive regional manufacturing and minimum wages compared to peers like Malaysia.
- Pro-Business Reforms:** Transparent investment laws and updated 2024 Land Laws (effective Jan 2026) streamlining land access and property rights.
- Infrastructure Supercycle:** Billions currently channeled into mega-projects to drastically reduce transit times and logistics costs.



# The Heart of Southeast Asia

## The Crucial Link

Positioned precisely between China's manufacturing belt and ASEAN's fast-growing consumer markets.

## Maritime Dominance

3,260 km eastern coastline (top-27 longest globally) adjacent to the world's primary maritime shipping routes, ensuring frictionless export access.

## Aviation Radius

Within a 2–3 hour flight radius to all major Asian financial and manufacturing hubs.



# Pillars of the Investment Climate



## Political & Social Stability

A predictable, unified political framework aggressively focused on economic growth, foreign enterprise support, and poverty eradication.



## Deep Global Integration

Established diplomatic relations with 189/193 UN states. Member of ASEAN, WTO, APEC, with an extensive network of Free Trade Agreements.



## Demographic Dividend

A young (median age 32.5), adaptable, and increasingly skilled workforce fueling both manufacturing and services.



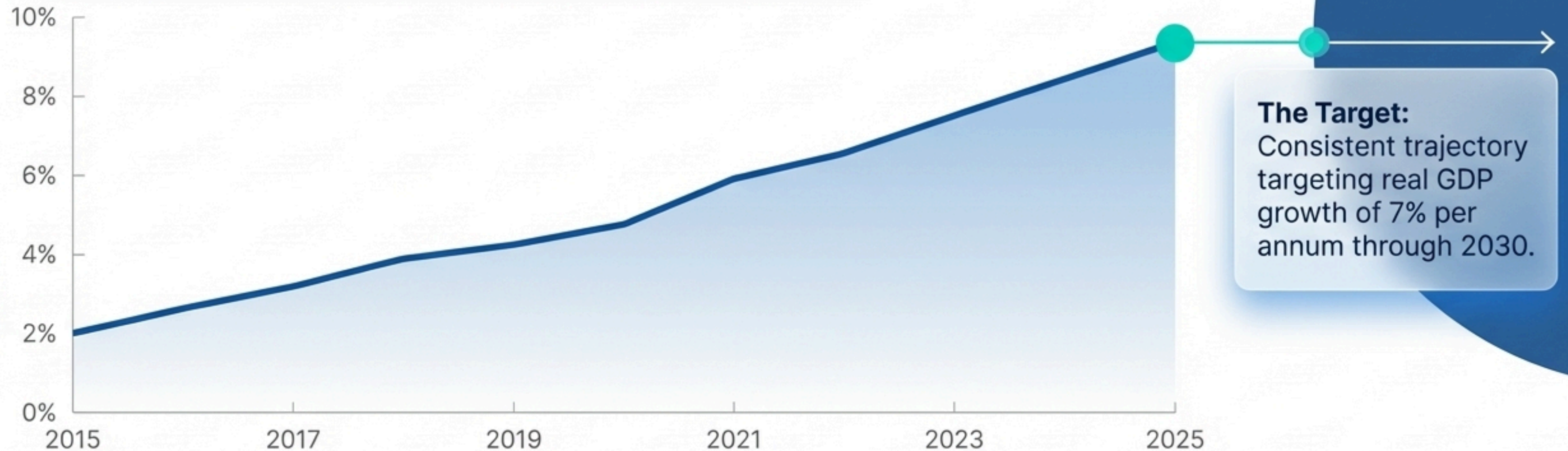
## Rising Domestic Engine

Rapid urbanization and a growing middle class driving sustained domestic consumption and commercial real estate demand.

# A Track Record of Outperformance

Fundamental strength supported by robust domestic demand and export-oriented manufacturing.

**Key Insight:** Vietnam has maintained its position among the world's fastest-growing economies through global volatility.



# Unwavering Foreign Capital Inflows

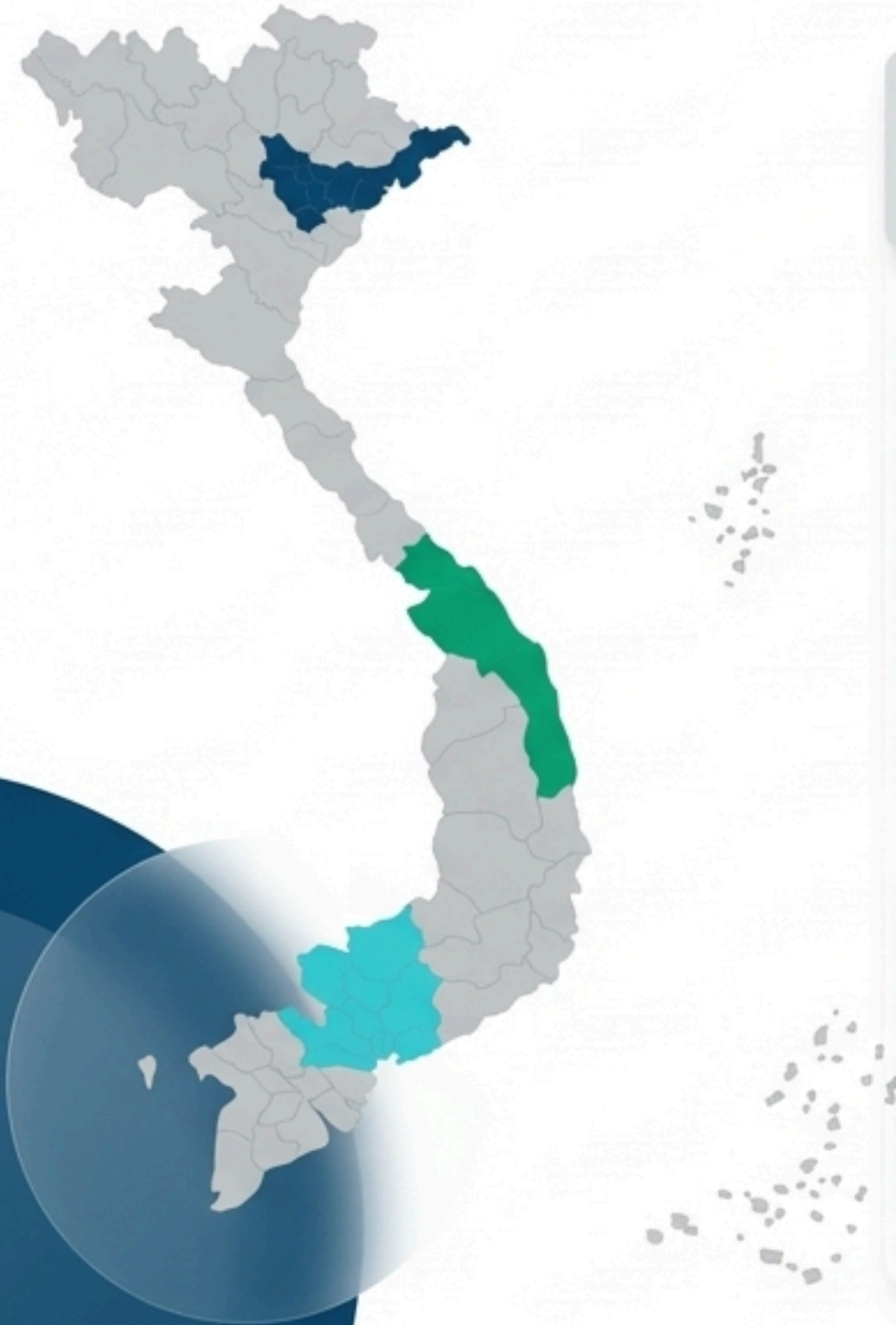
**Consistent Volume:** >USD 30 billion injected annually since 2019.

**Target Sectors:** Capital is highly concentrated in Electronics, Transport Components, Wood Products, and Textiles.

**Investor Sentiment:** Sustained confidence backed by regulatory transparency, generous tax incentives, and domestic market size.



# Geographic Opportunity Zones



## Northern Key Economic Region (NKER)



- Hubs: Hanoi, Hai Phong, Bac Ninh
- Focus: 'China+1' electronics, heavy manufacturing, deep seaports.

## Central Key Economic Region (CKER)



- Hubs: Da Nang, Hue
- Focus: Hospitality, tourism, financial services, emerging high-tech.

## Southern Key Economic Region (SKER)



- Hubs: Ho Chi Minh City, Binh Duong, Dong Nai
- Focus: Logistics, corporate office markets, residential, diverse industrial base.

# Tier-1 Provincial Hubs & Governance

Top destinations defined by the 2024 Provincial Competitiveness Index (PCI) and sector activity.

## Hai Phong

PCI Rank #1 | Pop 2.41m

Unmatched business governance, driven by Lach Huyen port and industrial expansion.



## Hanoi & HCMC

Pop 8.72m | Pop 9.45m

The unquestioned centers of gravity for Office, Apartment, and Hotel commercial real estate.



## Bac Ninh & Binh Duong

Premier Manufacturing

The premier manufacturing and ready-built property hubs for the North and South, respectively.



## Long An & Dong Nai

Logistics Growth

Experiencing massive infrastructure-led industrial and logistics growth.



# The Infrastructure Supercycle

## Aviation



Long Thanh International Airport (USD 16bn mega-project, 100m passenger capacity) currently under construction outside HCMC.

## Urban & Highway Transit



Rapid expansion of Metro Line 1 (HCMC) and Line 2A (Hanoi), alongside critical Ring Roads 3 & 4.

## Maritime Upgrades



Major expansions to Lach Huyen deep seaport (Phase II) and the Vam Co River port cluster.

**Impact: Billions deployed to ensure physical connectivity outpaces industrial demand, drastically reducing friction for exporters.**

# The Ready-Built Industrial Boom



## 15M sqm

of ready-built property stock (15% CAGR from 2018–2024).



**Modernization:** Modern supply now accounts for 48% of warehouse stock, meeting high-standard, flexible multinational needs.



**Primary Drivers:** Accelerated by US-China trade tensions and the rapid expansion of the electronics sector.



**Operational Security:** Land Use Rights (LUR) are granted for 50–70 years with extension possibilities, facilitating long-term capital deployment.



# Commercial Real Estate & Legal Entry

## Office Market Dynamics

Strong 'flight-to-quality' absorption in new, green-certified buildings driven by IT and Financial sectors. Typical commercial leases run 3–5 years.



## Foreign Land Access

Foreigners can hold title via investment projects for 50 years, extendable by an additional 20 years.



## The 2024 M&A Advantage

Under updated laws, companies with  $\leq 50\%$  foreign ownership are now classified as 'domestic.' This allows direct transfer and mortgaging of non-agricultural land, radically simplifying Joint Ventures.



## Environmental Compliance

Streamlined, global-standard staging (PEIA, EIA, Env. License valid for 7-10 years) ensures ESG compliance.

# Giang Dien

Industrial park

Strategic industrial destination in Dong Nai for modern manufacturing investment

# Overview



**529.2 ha**

Large-scale industrial park



**332.8 ha**

Total land for lease



**63 tenants**

A proven multi-industry ecosystem



**To 2058**

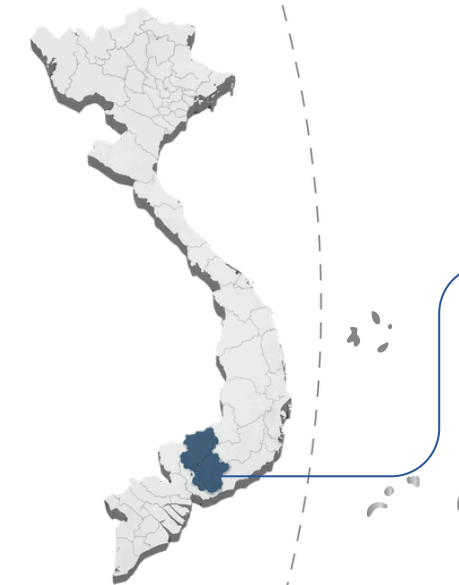
Long-term investment horizon





# Location & Connectivity

A prime Dong Nai location with seamless access to airports, seaports, and major transport corridors.



Positioned in Southern Vietnam's key industrial region



# Masterplan

**Lot 1**  
26,17 ha



**Lot 2**  
2,79 ha

**4**  
4,22  
ha

**Lot 3**  
2,28 ha



**Lot 4**  
4,22 ha



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