



Market Report

INDUSTRIAL SNAPSHOT

*1st Week of August, 2025
[28th July - 3rd August 2025]*



INTRODUCTION

Dear esteemed readers,

CNCTech Industrial is pleased to introduce our 'Industrial Snapshot' section – your go-to source for the latest information and in-depth analysis on Vietnam's industrial sector and industrial real estate market. We understand that making informed investment decisions requires a deep understanding of the market. Therefore, our team has compiled and analyzed key information, including macroeconomic trends, market overviews, noteworthy projects, the industrial and logistics ecosystem, as well as the most recent investment support policies. We hope that this information will serve as a valuable resource, assisting you in making effective investment decisions.

[1]

Phu Tho Pioneers Smart Green Industrial Park Model in Vietnam

Nam Binh Xuyen Green Park, located in Binh Nguyen and Xuan Lang communes of Phu Tho province, marks a significant step toward Vietnam's green and digital economic transformation. Spanning 295.7 hectares, this next-generation industrial park is developed by CNCTech Industrial, a leading infrastructure developer in Vietnam with a comprehensive industrial and logistics ecosystem.

Designed with a strategic vision and robust technical foundation, Nam Binh Xuyen Green Park embodies the future of sustainable and smart industry. It integrates modern infrastructure, advanced technologies, and international environmental standards, aiming to attract large-scale investment in sectors such as electronics, technology, precision mechanics, supporting industries, and logistics.



Nam Binh Xuyen Green Park

A dedicated zone is also planned for semiconductor and high-tech industries, aligning with global supply chain shifts.

The “green” aspect emphasizes renewable energy use, resource optimization, waste treatment systems, and green spaces, contributing to Vietnam’s Net Zero by 2050 goal. The “smart” component leverages AI, IoT, and Big Data for real-time management of energy, water, waste, and operations.

As one of the pioneering models in Vietnam—alongside parks like Thang Long Vinh Phuc and Amata Bien Hoa—this development is expected to boost Vietnam’s international competitiveness and sustainable growth, despite the challenges of high initial investment and skilled labor requirements.



[2]

U.S. Reduces Retaliatory Tariff on Vietnam to 20% Following Bilateral Negotiations

On August 1, the Vietnamese Ministry of Industry and Trade announced that the U.S. has officially lowered its retaliatory tariff on Vietnamese goods from 46% to 20%, following President Donald Trump's executive order adjusting tariffs on 69 countries and territories. This move came after months of bilateral negotiations prompted by the U.S.'s earlier decision to delay tariff implementation and initiate trade talks with Vietnam.

In response, Vietnam formed a government negotiation team led by the Minister of Industry and Trade. During discussions, both nations made progress on several issues, including tariffs, rules of origin, customs procedures, agriculture, non-tariff measures, digital trade, services, investment, intellectual property, sustainable development, and supply chain cooperation.

Trading partners with an agreement

Country	Date announced	Tariff rate after trade agreement	Tariff rate before agreement
UK	May 8	10%	25%
Vietnam	July 2	20%	46%
Indonesia	July 15	19%	32%
Philippines	July 22	19%	20%
Japan	July 23	15%	25%
EU	July 27	15%	30%
South Korea	July 31	15%	25%
China*	May 12, talks still ongoing	30%	145%

The two countries aim to finalize a reciprocal trade agreement based on openness, equality, mutual benefit, and developmental considerations. Both sides also pledged to foster a stable and balanced economic and investment partnership, aligned with the goals of their Comprehensive Strategic Partnership.

In 2024, bilateral trade reached \$149.7 billion, with Vietnam recording a \$123.5 billion surplus. In the first five months of 2025, trade surged 36.5% year-over-year to \$77.4 billion, reaffirming the growing economic ties between the two nations.



[3]

Vietnam's Exports and Imports Surge 16.2% by Mid -July 2025

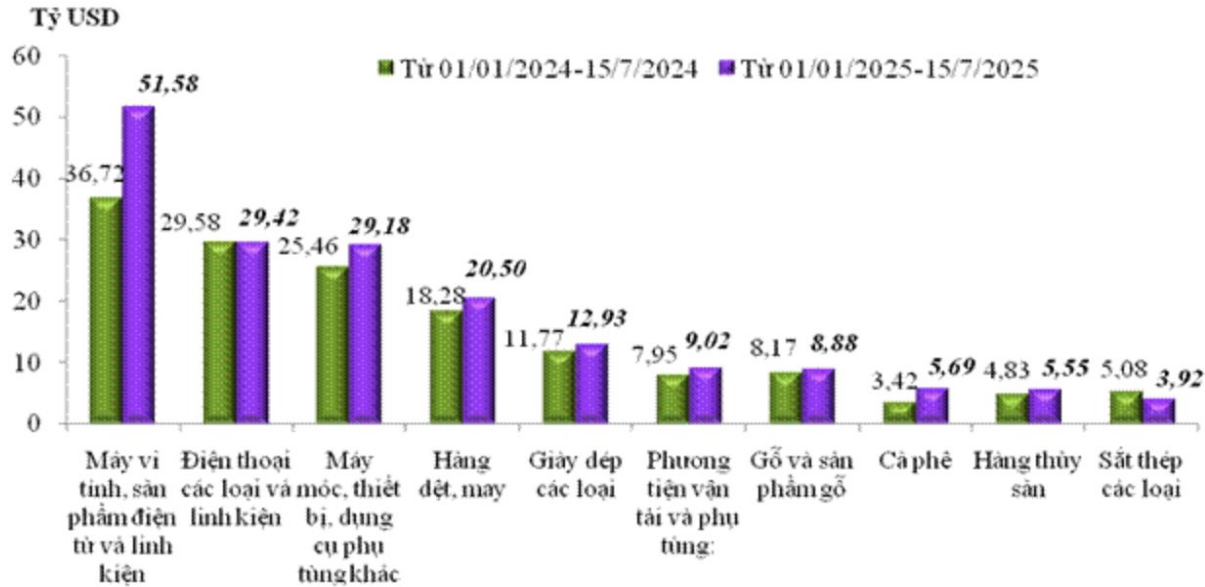
Vietnam's total trade volume reached \$470.63 billion by July 15, 2025, up 16.2% year-on-year—an absolute rise of \$65.48 billion compared to the same period in 2024. This growth reflects a resilient trade performance amid global uncertainty.

In the first fortnight of July, trade turnover amounted to \$38.21 billion, down 7% from late June. Exports in this period declined 13.2%, totaling \$19.04 billion, driven by lower shipments in electronics, machinery, textiles, and agricultural products; imports held steady at \$19.17 billion.



As of mid-July, export revenues stood at \$239.19 billion, rising 14.7% year-on-year, while imports reached \$231.44 billion, up 17.7%. Key export drivers included electronics, computers, machinery, and coffee—coffee exports surged 66.5%, and electronics jumped 40.5% over the same period.

FDI-sector companies remained dominant: export turnover under FDI reached \$175.8 billion (73.5% of total), up 17.5%, while their imports amounted to \$153.31 billion (66.2%), a gain of 22.7% year-on-year.



Source: vneconomy.vn

[4] Vietnam Manufacturing PMI Hits 52.4 as Sector Rebounds Despite U.S. Tariffs

In July 2025, Vietnam's Manufacturing Purchasing Managers' Index (PMI) climbed to 52.4, marking the first time in four months that the figure exceeded the critical 50-point threshold—a clear signal of expansion in the manufacturing sector. This rebound reflected notable improvements in business conditions, with new orders rising for the first time since November and output increasing for the third consecutive month.

Importantly, companies reported that this recovery occurred despite continued export weakness triggered by U.S. tariffs. Export orders have declined for nine straight months due to those trade restrictions. However, firms succeeded in securing alternative sources of demand, allowing total new orders to rebound.



Source: vneconomy.vn

Purchasing activity accelerated—its fastest pace since August 2024—while employment levels remained relatively stable. Businesses also flagged challenges such as supplier delays, shrinking input inventories, and rising input costs, which could constrain growth in coming months.

Andrew Harker, Economics Director at S&P Global Market Intelligence, noted that the PMI data suggests Vietnam’s manufacturing sector is regaining momentum after disruptions tied to U.S. tariff announcements, with firms balancing export headwinds by tapping into domestic and alternative markets.

Overall, the PMI surge to 52.4 in July indicates renewed strength in Vietnam’s manufacturing—and while U.S. tariffs continue to weigh on exports, the sector is showing resilience and adaptability in a shifting global trade landscape.



Source: vneconomy.vn

[5]

Vietnam Set to Become a Regional Technology Hub in Southeast Asia

In early August 2025, GM Vietnam 2025—Asia's premier conference on blockchain, digital assets, and investment technology—gathered over 200 speakers from countries including South Korea, Singapore, the UAE, Hong Kong, and the U.S., alongside 1,000 founders, investors, and regulators. The event highlighted Vietnam's vision to integrate blockchain into its national digital infrastructure. Government support—through landmark policies like the National Blockchain Strategy and the Digital Industry Law—has reinforced this ambition, underpinning a national mission to position Vietnam as a pioneer in the digital economy in the region.



Source: thoibaotaichinhvietnam.vn

Key enablers fueling this tech transformation include:

- Strategic international AI partnerships, notably with Nvidia and Viettel to build AI R&D and data centers.
- Robust FDI inflows into high-value sectors such as semiconductors, AI, cloud computing, and digital services—from major players including Intel, Samsung, Marvell, and SpaceX-linked firms.
- Expanded infrastructure, such as data center and undersea cable projects enhancing connectivity and capacity for AI-driven services.

With its rapidly growing digital ecosystem, proactive tech policies, and rising global investor confidence, Vietnam is emerging as one of Southeast Asia's most dynamic, innovation-led economies.



[6]

CNCTECH INDUSTRIAL HOSTS VIETNAMESE – CHINESE BUSINESS DELEGATION: STRENGTHENING CONNECTIONS, EXPANDING INDUSTRIAL INVESTMENT COOPERATION

On July 31, 2025, CNCTech Industrial welcomed a high-level Vietnamese – Chinese Business Delegation, including representatives from FSL Group, Lihe Ke Chuang Group, the Vietnam – China Business Council (VCBC), and Thanh An Company. The delegation featured leading experts in the high-tech sector. CNCTech was represented by Ms. Nguyen Phuong Nga, Deputy General Director, Mr. Luu Van Trung, Head of Sales, and the project development team.

During the meeting, CNCTech Industrial presented its vision of Green-Smart industrial development and highlighted infrastructure projects offering international-standard factory and warehouse systems.



These developments are designed to flexibly meet modern manufacturing and logistics needs, reinforcing CNCTech's commitment to sustainable growth and global supply chain integration.

Delegation members expressed strong appreciation for CNCTech's strategic orientation, long-term vision, and potential for value chain linkages. Both sides explored opportunities for cooperation in manufacturing investment, supplier networks, infrastructure development, and industrial support technologies.

The meeting served not only to strengthen ties between Vietnamese and Chinese enterprises but also laid the groundwork for future strategic partnerships. It marked a significant step toward sustainable industrial development and enhancing the region's industrial prominence.



Source: CNCTech Industrial

[7]

Dong Nai to Break Ground on Three High -Value Industrial Parks by Late 2025

Dong Nai province is gearing up to launch three strategically significant and government-backed industrial park projects—Bàu Cạn-Tân Hiệp, Xuân Quế-Sông Nhạn, and Long Đức 3—with investment scales reaching into the multi-trillion-dong range. These developments respond to critical shortages in industrial land amid rising investor demand.

At a March 2025 meeting, provincial officials led by Chairman Võ Tấn Đức directed infrastructure developers (Long Đức, Xuân Quế, Tân Hiệp companies) to accelerate planning, community consultations, and progress with land clearance and utility framework development—targeting groundbreaking by the end of 2025, aligned with major provincial and national events.



These parks are positioned to serve as major growth engines, supported by planned infrastructure corridors linking to the forthcoming Long Thành International Airport, the Biên Hòa–Vũng Tàu expressway, and key transport hubs. Sited in newly merged provincial land zones, they expand Dong Nai's industrial capabilities at a time when existing parks operate near full capacity.

The three projects are central to Dong Nai's vision of transitioning to strategic, high-tech, eco-industrial development—aimed at attracting quality domestic and foreign direct investment, boosting supply-chain value addition, and enhancing its regional industrial stature in southern Vietnam



Contact us

 cisgroup.vn

 hello@cisgroup.vn

 (+84) 866 505 509

 Thang Long III, Thien Ke, Binh Xuyen, Vinh Phuc Province, Vietnam



Scan the QR code to locate our
Head Office on Google Map



CNCTECH INDUSTRIAL
Leading Industrial Developer with
All-in-one Solutions

Point of contact



Dinh Hung Cuong (Mr)

Deputy General Director, CNCTech Group;
CEO, CNCTech Industrial



cuongdh@cnctech.vn



Nguyen Phuong Nga (Mrs)

DGD, CNCTech Group; DGD, Business,
CNCTech Industrial



nganp@cnctech.vn



**THANK
YOU**