

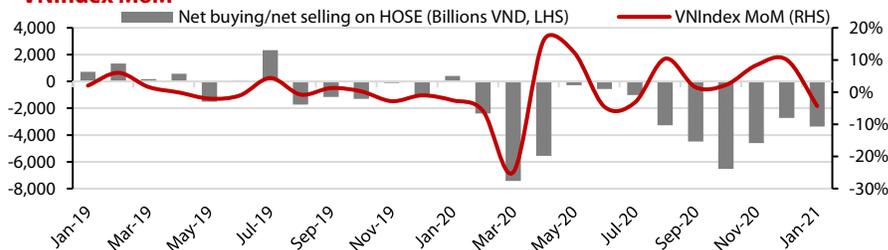
Macroeconomy commentary: The pandemic made headlines again

- There have been 301 community infections since 28/01/2021, following a two-month period with no community infections cases. The new Covid-19 outbreak was caused by new virus strain.
- Vietnam’s Manufacturing Purchasing Managers Index (PMI) posted at 51.3 in Jan 2021, down from 51.7 in December last year. Manufacturing sector struggled to gain momentum at the start of 2021 as new orders increased at a slower rate.
- Inflation remained subdued as the Consumer Price Index (CPI) fell by almost 1.0% YoY. On a monthly basis, the CPI rose by nearly 0.1% compared to Dec 2020. Prices of domestic fuels (petrol & gas) rose following global oil prices. The transport inflation index continued to rise by 2.3% MoM. As the Tet holiday makes consumer demand also increase, the food inflation index increased by 0.6% MoM while the textile inflation index was up by 0.4% MoM.
- In Jan 2021, the US Treasury said that Vietnam’s actions to push down the value of its currency are “unreasonable” and restrict U.S. commerce. According to the CSIS (Center for Strategic & International Studies), the US Treasury has a combination of several following actions: 1) seeking a negotiation with Vietnam’s government; 2) filing a dispute-settlement case at the World Trade Organization (WTO); and 3) imposing tariffs or other retaliatory measures against Vietnamese goods. The VND appreciated by 0.5% against the USD in that month.

Market commentary: Free fall

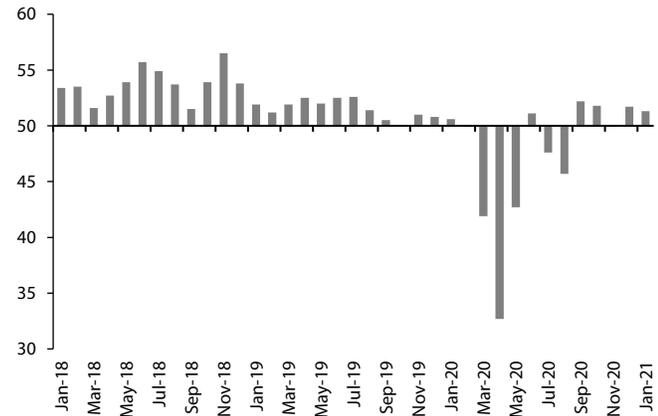
- VN-Index decreased by -4.3% MoM to 1056.6. From the top, it was a fall of 12.0%, which mostly occurred at the end of the month. This drop is among the most dramatic compared to SET (+1.2%), KOSPI (+3.6%), S&P 500 (-1.1%).
- Average matched liquidity on HOSE reached VND 15.1 trillion (+36.4% from last month). In general, the VN30, VN Mid and VN Small had a consensus, causing the upward momentum of liquidity to be maintained throughout the month. VN30 and VN Small both recorded a very high liquidity increase (+34.3% and +38.0% respectively). The negative news about new Covid outbreak in late January was one of the main factors contributing to the index’s decline. In 1M2020, domestic investors’ newly opened stock accounts reached a peak of 86,269.
- In January, foreign investors maintained net selling position on HOSE. The net sell value increased notably when VN Index approached the previous peak, reaching VND 3.4 trillion (+24% MoM).

Figure 4: Net buying/selling on HOSE via matching-order transaction versus VNIndex MoM



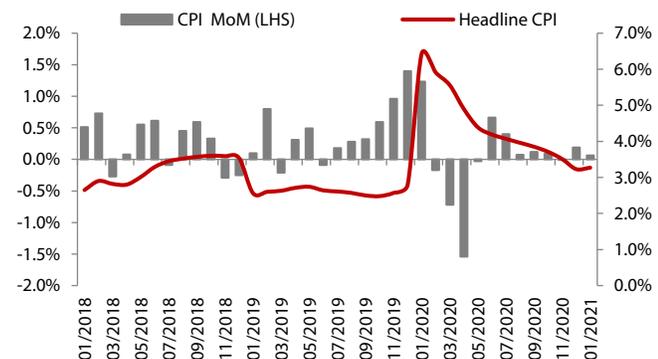
Source: Fiinpro, Rong Viet Securities

Figure 1: Manufacturing’s slowdown



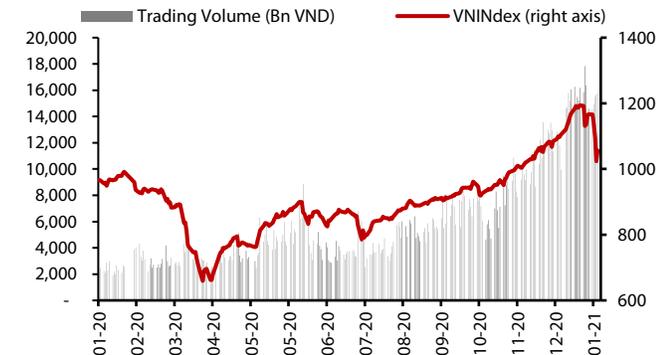
Source: GSO, Rong Viet Securities

Figure 2: Subdued inflation in January



Source: GSO, Rong Viet Securities

Figure 3: VNIndex performance since 2020



Source: Fiinpro, Rong Viet Securities

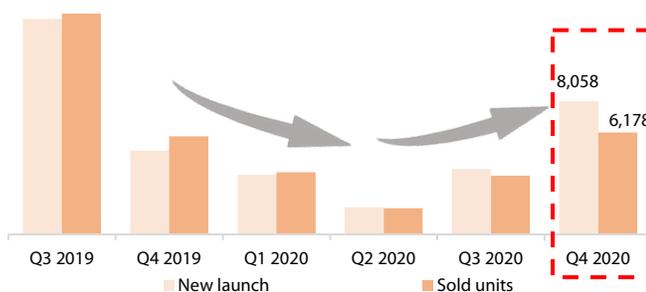
Residential real estate: The recovery is on track driven by high-end products
4Q2020 – Supply witnessed continuous recovery with the dominance of luxury and high-end segments

- In 4Q2020, new launch supplies indicated strong recovery on both a quarterly and yearly basis. Specifically, newly launched units reached 8,058 (+103% QoQ and +59% YoY) (Figure 5). However, 2020 was still a year of supply stagnancy with five-year supply hitting a low. New supply was 100% from the luxury and high-end units while nothing came from affordable and mid-end apartments, per CBRE. In our view, low profitability of these segments given the cost appreciation in land acquisition and compensation costs in HCMC discouraged developers to join this segment.
- The selling price of most products slightly climbed given the supply shortage, especially the price in the luxury segment up by 9% YoY. However, the high-end price stood still, dropping by 1% YoY. It is because there was a number of mid-end products in 2020 gradually transferred to the high-end segment, dominating the decrease in average price of the premium ones per CBRE. Therefore, the actual decline in the primary price of the high-end segment was considered as a change in product category (Figure 6).

The East and the South are two key hubs

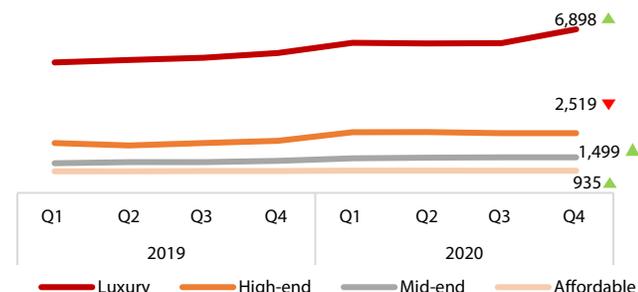
- In terms of location, Thu Duc City contributed nearly 40% of the new supply with eight projects in 2020. The higher-than-average (compared to HCMC) growth of Thu Duc City (c. 4% during 2015 – 2019) created strong housing demand.

Figure 5: New supply and sold units in 2020



Source: CBRE, VDSC

Figure 6: Price of key segments in 2020



Source: CBRE, VDSC

Sector's valuation (at 31/01/2021)

	%1M	%3M	%YTD	Basic P/E	P/B	ROE	ROA	Dividend yield (%)	PBT growth (YoY, %)	EPS growth (YoY, %)
Oil & Gas	-9.1%	14.7%	-9.1%	n/a	1.3	0.7%	0.0%	8.5%	-45.9%	3.0%
Basic Materials	-8.2%	33.7%	-8.2%	18.2	1.7	12.3%	6.1%	3.7%	-45.0%	63.1%
Industrials	-5.2%	15.6%	-5.2%	16.9	1.8	12.4%	7.3%	3.9%	249.2%	44.1%
Consumer Goods	-5.2%	4.2%	-5.2%	19.0	2.7	21.3%	13.7%	2.6%	41.9%	15.3%
Health Care	-2.3%	6.9%	-2.3%	14.7	1.8	15.8%	11.3%	4.6%	-27.6%	-2.8%
Consumer Services	0.0%	14.7%	0.0%	n/a	2.8	-2.8%	2.0%	3.4%	-17.2%	41.9%
Telecommunications	8.3%	31.1%	8.3%	33.6	3.6	10.3%	4.4%	5.2%	546.0%	33.4%
Utilities	-7.6%	11.2%	-7.6%	15.3	1.8	12.9%	9.2%	3.9%	35.6%	36.2%
Financials	2.2%	22.5%	2.2%	18.3	2.6	17.2%	6.2%	2.3%	61.1%	14.5%
Banks	-6.9%	15.7%	-6.9%	11.4	1.8	17.3%	1.5%	0.0%	57.0%	6.2%
Technology	6.6%	22.3%	6.6%	14.7	2.4	17.0%	8.0%	1.7%	139.5%	389.0%

Source: Fiinpro, VDSC



Performance of funds under current management of Eastspring Investments Fund Management Limited Liability Company

***Mutual fund (Eastspring Investments Vietnam Navigator Fund ("ENF"))**

Investment objective

Objective of the Navigator Fund is to deliver capital appreciation through exposure to multiple asset classes, including equity, bond, and bank deposit. Actively navigate the market through dynamic asset allocation to provide participation in equity upside when stock markets are performing well, while having a softening effect when stock markets are not performing well.

Commentary

In general, since inception until January 31st, 2021, the ENF Fund has performed better than some other investment channels such as savings deposit channel with 12-months-and-above maturity, five-year Vietnam Government bond, and stocks (VNIndex excluding dividends). In the last three years from 2018 to 2020, the ENF Fund's net return reached 6.3% / year. In 2020, the ENF fund increased by 17.4% and outperformed the stock market. After 1M2021, the ENF fund maintained the momentum by increased 1.6% YTD, while the stock market was down by -4.3%.

Fund details

Supervisor Bank	HSBC (Vietnam) Ltd.	Max. Investment	No limit
Total NAV	VND 160.3 billion	Min. Balance	100 units
Min. Initial Investment	VND 2,000,000	Min. Redemption	100 units
Min. Subsequent Investment	VND 1,000,000	Fund dealing frequency	Weekly

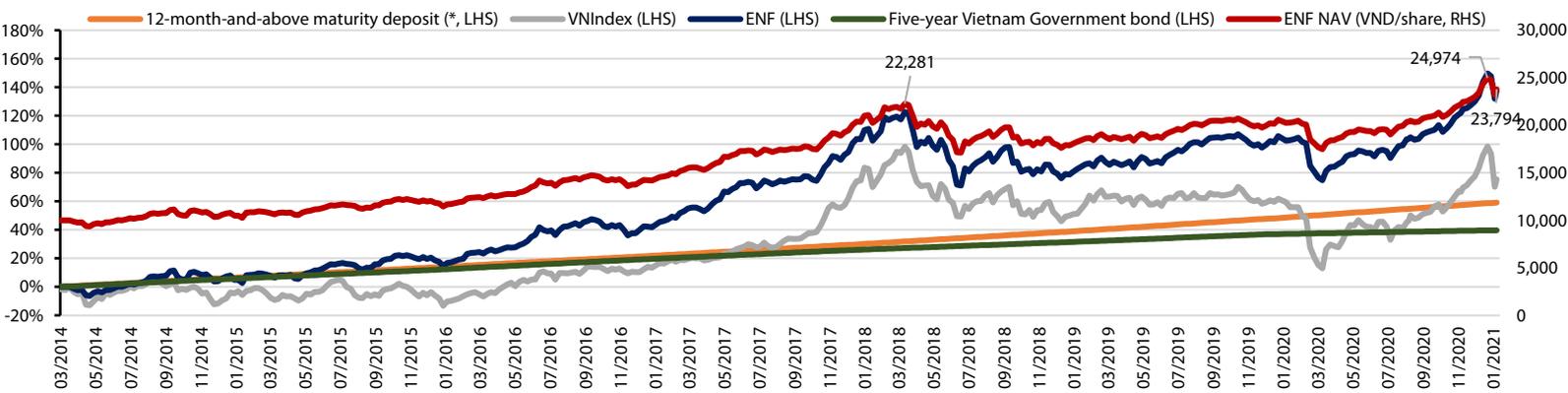
Source: EIFMC

Cumulative return of ENF and other assets (%) ()**

	Since ENF inception	ENF	VNIndex	VN 5-year bond	12-month-and-above maturity deposit (*)
Cumulation return		137.94%	75.56%	39.68%	59.10%
Annual return		13.47%	8.55%	4.99%	7.00%

Source: EIFMC, Rong Viet Securities

Cumulative performance of ENF vs other assets ()**



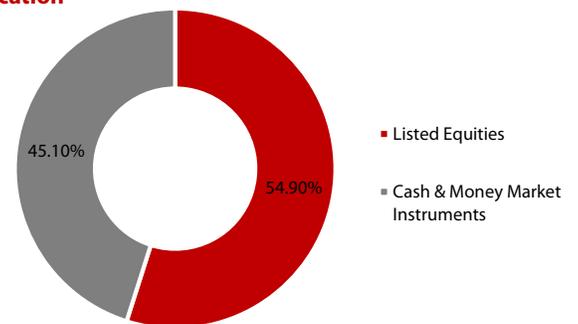
Source: EIFMC, Rong Viet Securities

Fund fees & charges

Subscription fee	Up to 3%
Annual management fee	1.5% per annum of total NAV
Custodian, Supervisory, Transfer Agent & other fees	Up to 0.25% per annum of total NAV

Source: EIFMC

Asset Allocation



Source: EIFMC

(*) Using average 12-month-and-above maturity deposit rate from weekly SBV announcement

(**) Past performance is not necessarily a guide to the future or likely performance of any particular fund, nor EIFMC. An investment in securities investment funds is subject to investment risks, including the possible loss of the principal amount invested. Potential investors may wish to seek advice from a financial adviser before purchasing any fund unit.

Performance of funds under current management of Eastspring Investments Fund Management Limited Liability Company

6 PRUlink Funds

6 PRUlink Funds are established from premium of unit-linked product policies provided by Prudential Vietnam, with an aim to maximize total income in the medium-to-long term for policyholders who are signed policies with Prudential Vietnam and does not apply to other individuals. These funds are designed for customers with low to high risk tolerance levels corresponding to investment strategy into assets with stable income (such as deposits ...) to high capital growth (such as stocks...).

Net return of PRUlink Funds (%)

Year/ Assets	PRUlink Vietnam Equity Fund	PRUlink Growth Fund	PRUlink Balance Fund	PRUlink Stable Fund	PRUlink Bond Fund	PRUlink Presever Fund	3-month maturity deposit interest	12-month-and- above maturity deposit interest	Five-year Vietnam government bond return	VNIndex
2016	13.83%	12.69%	11.63%	10.45%	8.73%	3.89%	4.76%	6.82%	6.63%	14.82%
2017	56.58%	42.01%	32.46%	23.29%	10.87%	4.00%	4.81%	6.80%	5.52%	48.03%
2018	-9.22%	-4.52%	-1.51%	1.39%	5.63%	4.74%	4.41%	6.90%	4.31%	-9.32%
2019	9.75%	10.56%	10.98%	11.41%	12.19%	5.50%	5.30%	6.93%	4.46%	7.67%
2020	16.21%	15.95%	14.67%	12.54%	9.14%	5.61%	4.48%	7.09%	1.92%	14.87%
1M2021	7.35%	5.27%	3.83%	2.39%	0.30%	0.33%	0.56%	0.48%	0.09%	-7.24%

Source: EIFMC, Rong Viet Securities

Note:

- Return of our funds is calculated based on the date of reported NAV. There could be difference between this return and return calculated at the end of the month. The PRUlink Funds' net return in 2020 and after 1M2021 have not been audited and provided by EIFMC and Rong Viet Securities and may be adjusted at the end of the financial year. Past performance is not necessarily a guide to the future. Customers are entitled to investment results and bear corresponding risks and should refer the terms and conditions of the insurance products for further information.
- 3-month maturity deposit interest is average of monthly quoted interest rates from three listed State-owned banks at the time of roll over (not including Vietcombank during 2015 – 2017 due to lack of data), 12-month-and-above maturity deposit interest is average rate from weekly SBV announcement, and five-year Vietnam government bond return has been calculated by Rong Viet Securities after it randomly selects a Vietnam government bond with duration of (or closest to) 5 years.

Commentary

- Regarding to the investment trust from Prudential, for the past 5-year period from 2016 to 2020, cumulative net returns of all the fund have increased sharply, in range of 26.0% and 105.7%. Of which PRUlink Vietnam Equity Fund had the highest growth with accumulated net return of 105.7%, followed by the PRUlink Growth Fund with cumulative net return of 95.3%.
- The PRUlink Vietnam Equity Fund recorded the best results after 1M2021 with 7.35%, followed by the PRUlink Growth Fund (5.27%) and PRUlink Balance Fund (3.83%). The PRUlink Vietnam Equity Fund (7.35%) also had better performance than the Vietnamese stock market (VNIndex, -7.24%).

DISTRIBUTORS

SSI Securities Corporation

(SSI)

Tel: (84-28) 3824 2897

KIS Vietnam Securities Corporation

(KIS)

Tel: (84-28) 3914 8585

RongViet Securities Corporation

(VDSC)

Tel: (84-28) 6299 2006

Vietcombank Securities Company

Limited (VCBS)

Tel: (84-24) 3936 6426

VNDIRECT Securities Joint Stock

Company (VNDS)

Tel: (84-24) 3972 4568

Bank for Investment & Development

Securities Joint Stock Company (BSC)

Tel: (84-24) 3935 2722

Viet Capital Securities Joint Stock

Company (VCSC)

Tel: (84-28) 3914 3588

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