

Capital markets update

VN Index decline slows

After lagging regional markets for several months, the Vietnam Index slowed its pace of decline by dropping 0.2 percent in November 2010, closing the month at 451.6 points. The MSCI Asia ex-Japan and Emerging Markets indices fell by 2.2 and 2.7 percent, respectively. The VN Index reached a 52-week low of 420 points in mid-November, but subsequently saw increased investor activity, with a recovery in trading volumes and values – a trend many expect to continue in December. For the year-to-date, the Index has lost 8.7 percent in VND terms (13.6 percent in USD terms).

Foreign net buying at USD670m YTD

The combined total trading value and volume for the month on both Vietnam's stock exchanges was USD1.5 billion and 1.4 billion shares, up 7.1 and 15.3 percent month-on-month, respectively. Foreign investors were net buyers of USD65.6 million, but selling value increased 32.7 percent versus the previous month, while buying value increased only 2.1 percent. Most foreign buying was in blue chip such as HAG, DPM, FPT and BVH. Net foreign buying for the year to November is USD670 million. Vietnam's market capitalisation at the end of the month was USD29 billion with an average estimated PE 2010 of 9.9x and a PB of 1.9x.

During the month, the chairman of a listed pharmaceutical company, DVD, was arrested on allegations of manipulating the share price of a competitor company. This is the first arrest for share price manipulation under Vietnam's criminal code (previously it was a civil violation).

Prime rate up to 9%; Govt bond auctions fail

The State Bank raised the prime interest rate by one percent, to 9.0 percent, during November. Deposit and lending rates climbed to 14 and 20 percent, respectively. The four auctions conducted in November for Vietnam government bonds failed as participants asked for higher yields than the ceiling rate. It is anticipated that yields will continue to rise as inflation nears double-digits at year-end, alongside the tighter liquidity that accompanies the lunar new year period. CII announced plans to issue an additional USD15 million in convertible bonds to Goldman Sachs, beyond the USD25 million deal approved earlier this year. Goldman Sachs also signed a USD30 million convertible bond agreement with MSN. Real estate developer HAG says they will issue 19 million shares to Deutsche Bank Trust Company America, following a USD55 million deal earlier this year. Techcombank plans to issue VND3 trillion in 10-year bonds. In early December, Vinacomin withdrew its USD500 million bond issuance due to concerns the followed news of Vinashin potentially missing payment on its USD600 million international bond.

Performance summary

Most recent NAV:	VOF	VNL	VNI
	(30 Nov 10)	(30 Sep 10)	(30 Nov 10)
NAV per share (USD) ¹	2.33	1.41	0.58
Return (%) ²	(from Oct 10)	(from Jun 10)	(from Oct 10)
Previous NAV	-0.7	-2.1	-1.2
YTD	-3.6	6.0	-13.4
Since inception	140.2	45.4	-31.3
	(30 Sep 03)	(22 Mar 06)	(5 Jul 07)
Issued shares ³	324,610,259	499,967,622	402,100,000
Total NAV (USDm)	756	705	231
Market cap (USDm)	605	465	154
Reuters	VOF.L	VNL.L	VNI.L
Bloomberg	VOF LN	VNL LN	VNI LN
ISIN	KYG9361Y1026	KYG936361016	KYG936121022

¹ Unaudited. VOF and VNI NAVs are updated monthly, VNL NAV is update quarterly.

² Adjusted for dividends/distributions (see VNI, page 5).

³ VNI holds 930,700 shares in a treasury facility.

VN Index	31 Oct 10	31 Dec 09	52 wk low	52 wk high
Close	451.6	494.8	420.0	541.4
	<i>M-o-M</i>	<i>YTD</i>		
Change (%)	(0.2)	(8.7)	7.5	(16.6)
Trailing PER (x)	10.6	Est. PER 2010 (x) 9.9		
Trailing P/B (x)	1.9			

Govt bonds	1 yr	3 yr	5 yr	10 yr
Yield curve (%)	10.3	10.9	11.3	11.6

CPI to exceed 10% for 2010

Economy

GDP growth is on track for a full-year increase of 6.7 percent. The two main drivers of growth continue to be industrial production (including construction), up 14.3 percent year-on-year, and retail sales and services, up 25.1 percent year-on-year.

Chief among Vietnam's economic concerns are inflation and the trade deficit. The Consumer Price Index rose 1.9 percent in November, resulting in year-to-date inflation of 9.5 percent. Full-year inflation is now certain to exceed ten percent, likely 10.5 percent. November saw food and construction materials price increases due to seasonal demand, while the weaker VND pushed up prices of imported goods.

Holiday shopping spurs trade deficit increase

The trade deficit in November was USD1.25 billion, up from USD1.1 billion in October. Part of the increased deficit is due to consumer goods imports before the holiday season. The full-year trade deficit is expected at USD12 billion. Both the trade deficit and current account deficit can be covered by capital inflows, as FDI disbursement stands at USD10 billion year-to-date, FII stands at USD920 million and overseas remittances are expected to reach USD8.2 billion by year end (compared to USD7.3 billion in 2009).

The open market exchange rate stabilised at VND21,000 per USD at the end of November after reaching as high as VND21,600 earlier in the month on the back of rampant gold speculation. The State Bank helped to cool the speculation by announcing it would not devalue the VND before the lunar new year, and then began selling USD into the banking system. The State Bank also made a series of public announcements about stronger capital inflows (the FDI and remittance figures quoted above) which has a stabilising impact on investor sentiment, and they allowed commercial banks to raise interest rates to 14 percent on VND accounts. Finally, many export companies stopped hoarding and sold their USD holdings to banks, fearing the open market rate would decline further.

Bank liquidity up as interest rates rise

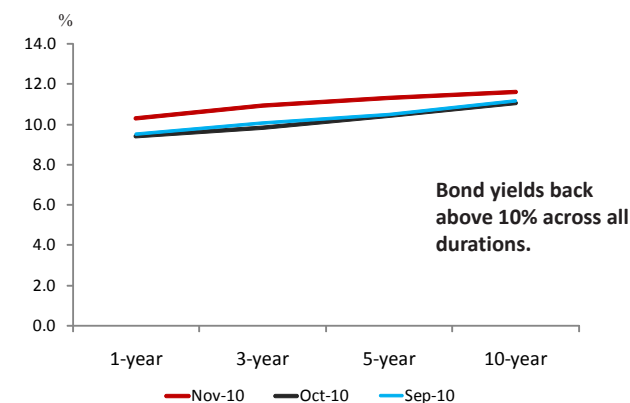
Bank liquidity improved as a result of the higher deposit rates. One commercial bank briefly raised its deposit rates to 18 percent, but lowered them to 14 percent at State Bank request. At month end, the State Bank continued to pump more liquidity into the market after overnight rates rose as 19 percent on the interbank market. The deadline for banks to increase their chartered capital to VND3,000 trillion has been extended by one year, to June 2011.

Macroeconomic indicators and forecast				
	2009	Nov-10	YTD	Y-o-Y change
GDP growth¹	5.3%		6.5%	
Inflation	6.9%	1.9%	9.5%	11.1%
FDI (USDbn)	21.5	1.2	13.3	-60.0%
Imports (USDbn)	68.8	7.7	74.9	19.8%
Exports² (USDbn)	56.6	6.4	64.2	24.4%
Trade deficit (USDbn)	12.2	1.3	10.7	-23.5%
Exchange rate³ (USD/VND)	18,479	19,500	5.5%	5.5%
Bank deposit rate (VND %)	9.8-10.5%	12.0-14.0%	n/a	n/a

Note: GDP figure updated quarterly. Exchange rate is Vietcombank ask rate at end of period. Sources: GSO, SBV, VCB.

¹ Annualised rate. ² Includes gold. ³ State Bank central rate.

Govt bond yields, Sep-Nov 2010



Portfolio developments

VOF's NAV declined to USD2.33 per share at the end of November 2010, from USD2.35 per share at the end of October. The decline is due to the capital markets performance, with no changes to the remainder of the portfolio. The share price increased to USD1.87 at the end of November 2010, from USD1.74 at the end of October. In November, VOF acquired stakes in Binh Dien Fertiliser and Thai Hoa Group, Vietnam's leading coffee producer and top exporter of Arabica beans. Subsequently, Thai Hoa listed its entire charter capital of USD26.2 million on the Hanoi Stock Exchange, resulting in a 30.8 percent gain for VOF's holding after only two weeks.

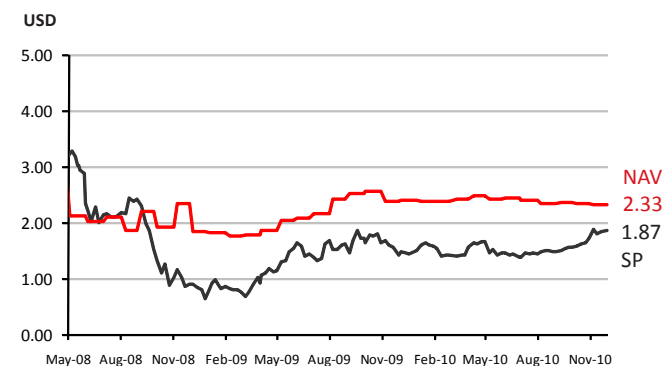
In early December, VOF published its final results for the financial year ended 30 June 2010. The NAV at 30 June was USD783 million, or USD2.41 per share, a 14.8 percent increase year-on-year. Net profit for the year was USD105 million, up from USD6.8 million in 2009, with earnings per share of USD0.32. Twelve VOF holdings listed during the year, resulting in a capital markets portfolio gain of 26.4 percent, versus the VN Index gain of 5.8 percent in USD terms. More details are available at www.vinacapital.com/vof (under 'Reports').

30 November 2010

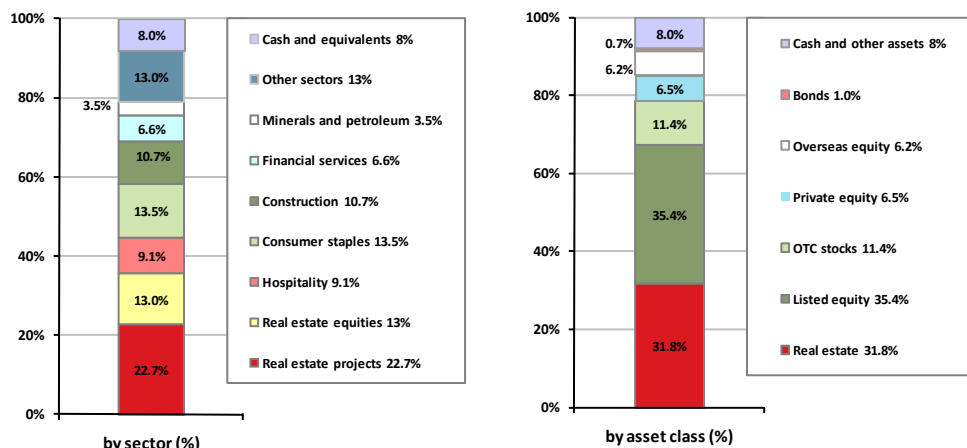
NAV **2.33** per share (↓ 0.7%)

Total NAV: USD756 million

NAV and share price performance (30 Nov 2010)



VOF portfolio (30 Nov 2010)



Major holdings (listed and OTC)*

	Type	Sector	% NAV	Manager's comment
VNM	Listed equity	Food products	5.2	Dairy firm with dominant market share.
EIB	Listed equity	Financial services	5.1	One of Vietnam's top joint stock banks.
HPG	Listed equity	Industrial	4.2	Major steel manufacturer.
Halico	OTC	Food products	2.9	Spirits producer with top market share.
QCG	Listed equity	Real estate	2.4	Major real estate developer.

Fund manager

Andy Ho

Fund background

VinaCapital Vietnam Opportunity Fund Ltd ("Vietnam Opportunity Fund" or "VOF") is a closed-end fund trading on the AIM Market of the London Stock Exchange.

VOF targets medium to long term capital gains with some recurring income and short term profit taking. Primary investment focus areas are: privately negotiated equity investments; undervalued/distressed assets; privatisation of state-owned enterprises; real estate; and private placements into listed and OTC-traded companies.

Download the VOF Factsheet at www.vinacapital.com/vof

Performance history (% change on NAV)

	2010	2009	2008	2007	2006
Jan	-1.1%	-1.3%	-2.9%	14.6%	3.9%
Feb	-0.3%	-3.7%	-10.2%	8.3%	6.3%
Mar	1.9%	1.7%	-11.8%	-0.6%	8.8%
Apr	3.0%	4.4%	-0.8%	-1.3%	7.6%
May	-2.5%	9.1%	-19.5%	5.1%	-1.0%
Jun	0.6%	2.2%	-4.7%	-0.8%	1.5%
Jul	-1.6%	3.8%	5.7%	-3.8%	-6.5%
Aug	-3.3%	12.2%	9.8%	0.0%	6.4%
Sep	1.7%	3.8%	-6.7%	8.1%	3.0%
Oct	-0.8%	1.2%	-12.4%	4.2%	1.0%
Nov	-0.7%	-6.5%	-1.9%	0.6%	13.5%
Dec		0.8%	-2.1%	-0.6%	8.1%
YTD	-3.6%	29.7%	-46.6%	37.4%	64.9%
VN Index	-8.7%	56.7%	-66.0%	23.3%	144.5%

* VOF's holding in VNL (4.4% of NAV) is classified as 'Overseas equity.'

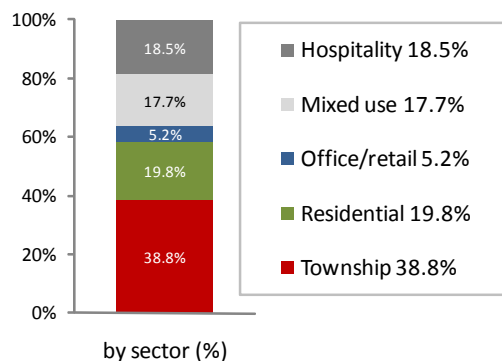
Portfolio developments

VNL's share price increased to USD0.93 at the end of November 2010, from USD0.84 at the end of October. During the last six months, a total of 481 sales contracts and reservations were recorded at residential projects in Danang, Nha Trang and Ho Chi Minh City, representing total contracts and reservations worth over USD58 million. VNL has released the results of its 10 December EGM, which confirmed the ability of the Manager to implement buybacks and tender offers. More information is available at www.vinacapital.com/vnl (under 'Announcements').

My Gia Township, Nha Trang

Vinaliving, the sales brand for all VNL residential assets, launched Phase 1 of its new township in the central coastal city of Nha Trang in late November 2010. Phase 1, comprising 276 lots ranging in size from 100-300sq.m, now has 200 completed presale contracts, with 36 reservations. Phase 2 was launched on 4 December, with an additional 150 lots brought to market. Ninety Phase 2 lots have sold, with deposits taken. The My Gia Township project comprises over 150 hectares and features freehold villa and townhouse plots alongside schools, a hospital and shopping facilities, all within 10 minutes of the Nha Trang coastal strip, which features the VNL-owned Sheraton Nha Trang Hotel and Spa.

VNL portfolio (30 Sep 2010)



Portfolio by geographic location (% NAV)

Hanoi	10%
Central provinces	26%
Ho Chi Minh City region	64%

Valuation breakdown (% NAV)

Assets held at cost	10%
Assets revalued	90%

Holdings breakdown (% NAV)

Top 10 assets	59%
Remaining 28 assets	41%

Development status (% NAV)

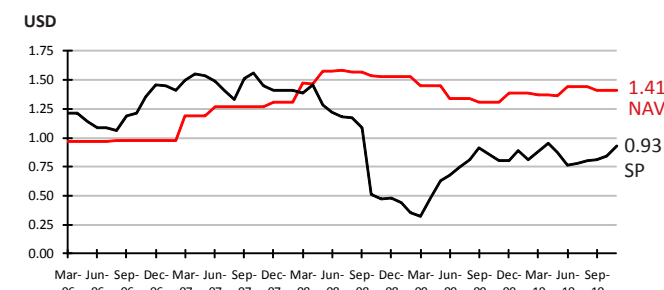
Landbanking assets	17%
Development stage assets	74%
Operating assets	9%

30 September 2010

NAV **1.41** per share (↓ 2.1%)

Total NAV: USD705 million

NAV and share price performance (30 Nov 2010)



Quarterly performance history (% change on NAV)

	2010	2009	2008	2007
Q1	3.0%	-5.2%	12.5%	22.0%
Q2	5.1%	-7.6%	7.1%	6.1%
Q3	-2.1%	-2.2%	-0.4%	0.2%
Q4		1.5%	-2.5%	3.2%
YTD	6.0%	-11.3%	17.1%	33.8%

Major holdings

Project	Type	Status
Aqua City (Long Hung)	Residential	Planning underway
Century 21	Mixed-use	Under construction
Danang Beach Resort	Mixed-use	Sales underway
Dai Phuoc Lotus	Mixed-use	Under construction
Fideco Binh Duong	Township	Investment licence
HUD	Township	Planning underway
Pavilion Square	Residential	Investment licence
VinaSquare Tower	Mixed-use	Investment licence
Vinh Thai Nha Trang	Township	Investment licence
Movenpick Saigon	Hotel	Operating asset

Fund manager

David Henry

Fund background

VinaLand Limited (VNL) is a closed-end fund trading on the AIM Market of the London Stock Exchange.

VNL targets medium to long term capital gains with some recurring income through investment in the following real estate sectors: office; residential; retail; township/industrial (large scale); and hospitality and leisure.

Download the VNL Factsheet at www.vinacapital.com/vnl

Portfolio developments

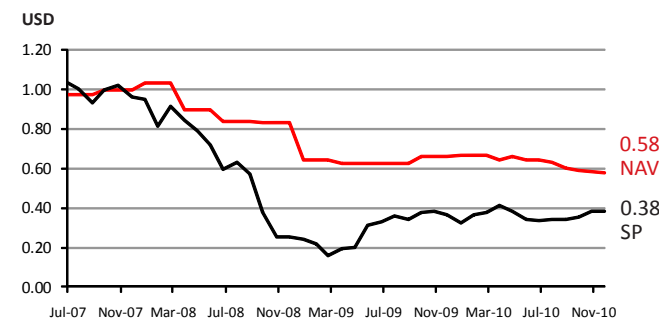
VNI's NAV declined slightly to USD231 million at the end of November 2010, from USD234 million at the end of October. The share price rose to match its 52-week high of USD0.41 during early November trading, but closed the month unchanged from the end October at USD0.38. Investee Ho Chi Minh Infrastructure Investment JSC (CII), representing 4.0 percent of VNI's NAV, has issued a five-year convertible bond worth USD25m to Goldman Sachs at an interest rate of four percent. Goldman Sachs has an option to convert the bond beginning in the second year of the term at a fixed price of VND43,500 per share, compared to CII's closing price of VN35,800 at the end of November. CII continues to post positive operating results, earning a net profit of USD17.2 million over the first nine months of 2010, a 55.0 percent year-on-year increase. However, EPS fell 18.3 percent as a result of a 25 percent dilution and a subsequent 3-for-2 stock split. CII owns several operating infrastructure assets including two toll roads.

30 November 2010

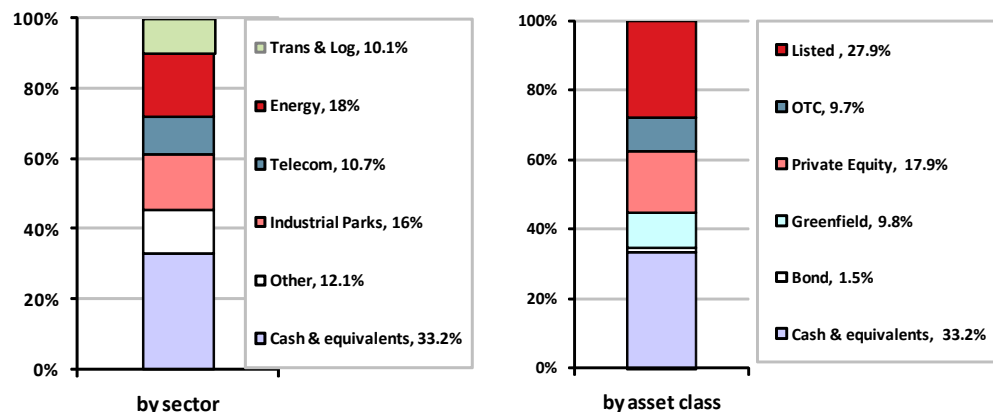
NAV **0.58** per share (↓ 1.2%)

Total NAV: USD231 million

NAV and share price performance (30 Nov 2010)



VNI portfolio (30 Nov 2010)



Quarterly performance history (total return)*

	2010	2009	2008	2007	
Q1	-3.0%	-0.5%	-12.8%	n/a	* Assumes dividends/distributions reinvested. VNI paid a USD0.10 per share capital distribution on 16 January 2009 (ex date 17 Dec 2008).
Q2	-0.3%	3.7%	-6.7%	n/a	
Q3	-7.8%	1.5%	-1.0%	2.9%	
Q4		0.8%	-12.0%	3.1%	
YTD	-11.0%	5.5%	-29.1%	6.1%	

Total return since inception: -31.3%

Fund manager

Tony Hsun

Fund background

Vietnam Infrastructure Limited (VNI) is a closed-end fund trading on AIM Market of the the London Stock Exchange.

VNI targets medium to long term capital gains with some recurring income through investment in the following infrastructure sectors: energy; transportation; industrial parks; telecommunication; and water and environmental utilities.

Download the VNI Factsheet at www.vinacapital.com/vni

Major holdings

Name	Sector	Asset class	NAV (%)
Long An S.E.A	IP	Greenfield	8.7
Tan Tao (ITA)	IP	Listed	5.1
Phu My Bridge	Transport	OTC	4.7
Nam Viet Oil	Energy	OTC	4.6
PVD	Energy	Listed	4.6
CII	Transport	Listed	4.0
VNC-55	Telecom	Private	3.7
VALC	Transport	OTC	3.5
MIDC	Telecom	Private	3.4
DIG	General	Listed	2.4

Important Information

This document, and the material contained therein, is not intended as an offer or solicitation for the subscription, purchase or sale of securities in VinaCapital Vietnam Opportunity Fund Limited, VinaLand Limited or Vietnam Infrastructure Limited (each a “Company”). Any investment in any of the Companies must be based solely on the Admission Document of that Company or other offering document issued from time to time by that Company, in accordance with applicable laws.

The material in this document is not intended to provide, and should not be relied on for accounting, legal or tax advice or investment recommendations. Potential investors are advised to independently review and/or obtain independent professional advice and draw their own conclusions regarding the economic benefit and risks of investment in either of the Companies and legal, regulatory, credit, tax and accounting aspects in relation to their particular circumstances.

The securities of the Companies have not been and will not be registered under any securities laws of the United States of America nor any of its territories or possessions or areas subject to its jurisdiction and, absent an exemption, may not be offered for sale or sold to nationals or residents thereof.

No undertaking, representation, warranty or other assurance, express or implied, is given by or on behalf of either of the Companies or VinaCapital Investment Management Limited or any of their respective directors, officers, partners, employees, agents or advisers or any other person as to the accuracy or completeness of the information or opinions contained in this document and no responsibility or liability is accepted by any of them for any such information or opinions or for any errors, omissions, misstatements, negligence or otherwise.

No warranty is given, in whole or in part, regarding the performance of either of the Companies. There is no guarantee that investment objectives of any of the three Companies will be achieved. Potential investors should be aware that past performance may not necessarily be repeated in the future. The price of shares and the income from them may fluctuate upwards or downwards and cannot be guaranteed.

This document is intended for the use of the addressee and recipient only and should not be relied upon by any persons and may not be reproduced, redistributed, passed on or published, in whole or in part, for any purposes, without the prior written consent of VinaCapital Investment Management Limited.

VinaCapital investment team

VinaCapital Investment Management Ltd (VCIM) is the BVI-registered investment manager of VinaCapital’s three AIM-traded funds.

Don Lam Chief Executive Officer, VinaCapital Group
Brook Taylor Chief Operating Officer, VinaCapital Group

Andy Ho Managing Director, Head of Investment
Tony Hsun Managing Director, Infrastructure
David Henry Managing Director, Real Estate
Stephen O’Grady Managing Director, Hospitality

Nguyen Viet Cuong Deputy Managing Director, Capital Markets
Dang T. Minh Loan Deputy Managing Director, Private equity
Kenny Low Deputy Managing Director, Infrastructure
David Blackhall Deputy Managing Director, Real estate
Anthony House Deputy Managing Director, Real estate

Contact
Michael L. Gray Investor Relations/Communications
ir@vinacapital.com
+848-3821-9930
www.vinacapital.com

Broker LCF Edmond de Rothschild Securities
+44 20 7845 5960 or funds@lcf.co.uk

Nominated advisor Grant Thornton Corporate Finance
Auditor Grant Thornton (Cayman Islands)
Internal auditor PricewaterhouseCoopers (Vietnam)
Custodian HSBC Trustee (VOF and VNL)
Standard Chartered (VNI)