unitedconsulting.asia

INVESTMENT LAW

POST JULY 2026

23 CLOSED AND 62 CONDITIONAL LINES

REFERENCE SHEET

The 23 Closed Lines and the 62 Conditional Lines, Named



Section A: The 23 Closed Lines, Named

Closed to foreign investors in Vietnam, in full

State Monopoly and Public Services — 6 lines

1. Goods and Services Under the State Monopoly in Commerce
7. Cemetery and Graveyard Infrastructure for Transfer of Attached Land-Use Rights
8. Direct Household Waste Collection
9. Public Opinion Polling
12. Public-Interest Postal Services
16. Acquisition and Handling of Public Assets at Armed-Force Units

Security and Maritime Control — 6 lines

4. Investigation and Security Services
10. Blasting Services
11. Import and Demolition of Used Sea-Going Vessels
18. Maritime Aids to Navigation, Surveys, Charts and Safety Publications
19. Maritime Safety Regulation and Maritime Electronic Information Services
20. Inspection, Testing and Certification of Transport Vehicles and Specialised Equipment, and Fishing Vessel Registry

Natural Resources and Genes — 3 lines

3. Offshore Fishing and Fisheries Exploitation
21. Natural Forest Investigation, Assessment and Exploitation
22. Livestock Breed Gene Research and New Breed Production before Ministry Approval

Justice and Labor — 3 lines

5. Judicial Administrative Services: Forensic Appraisal, Bailiff, Auctioneering, Notarisation, Insolvency Practice
6. Sending Workers Abroad Under Contract
17. Industrial Property Representation and IP Appraisal Services

Border Trade — 3 lines

13. Entrepôt Goods Trading
14. Temporary Import for Re-Export
15. Exercise of Export, Import and Distribution Rights over Goods Restricted to Foreign Investors

Press and Information — 1 lines

2. Press Activities and News Gathering in All Forms

Travel — 1 lines

23. Travel Services, except International Tour Services for International Tourists to Vietnam

Source: Appendix I, Section A, Decree 96/2026/ND-CP

Section B: The 62 Conditional Lines, Named

Part 1 of 2: Media, Culture, Education and Health; Finance and Professional Services; Infrastructure, Transport and Energy (40 lines)

Media, Culture, Education and Health

12 lines

1. Production and Distribution of Cultural Products, Including Sound and Video Recordings
2. Production, Distribution and Screening of TV Programs and Dance, Music, Stage and Film Works
3. Radio and Television Services
7. Printing (except Unlabelled Packaging) and Publication Distribution
10. Education Services
25. Tourism Services
26. Health and Social Services
27. Sports and Entertainment Services
39. Publishing House Operations
52. Services Relating to Cultural Heritage, Copyright, Photography, Exhibitions, Festivals, Libraries and Museums
53. Tourism Promotion Services
54. Representation and Management of Artists and Athletes

Finance and Professional Services

8 lines

4. Insurance, Banking, Securities Business and Related Services
21. Legal Services
22. Veterinary Services
24. Technical Testing and Analysis Services
33. Audit, Accountancy, Bookkeeping and Tax Services
34. Enterprise Valuation Services for Equitisation
42. Commercial Arbitration and Arbitration Mediation
43. Logistics Services

Infrastructure, Transport and Energy

20 lines

5. Postal and Telecommunications Services
11. Exploration, Exploitation and Processing of Natural Resources, Minerals, Oil and Gas
12. Hydropower, Offshore Wind Power and Nuclear Power
13. Cargo and Passenger Transport by Rail, Air, Road, Inland Waterway, Sea and Pipeline
18. Construction, Operation and Management of Inland Ports, Seaports and Airports
20. Construction Activities of Foreign Contractors
28. Paper Production
29. Manufacture of Transport Vehicles with More than 29 Seats
31. Commodity Exchange Operations
32. Domestic Less-than-Container-Load Consolidation Services
36. Aircraft Manufacture
37. Railway Locomotive and Carriage Manufacture
40. Shipbuilding and Repair
44. Coastal Maritime Transport
46. Construction Material Production
47. Construction and Related Technical Services
50. Aviation Support, Ground Technical, Catering, Navigation and Meteorological Services
51. Shipping Agency and Ship Towage Services
58. Aerial Seeding and Chemical Spraying Services
59. Maritime Pilotage Services

Source: Appendix I, Section B, Decree 96/2026/ND-CP

Section B: The 62 Conditional Lines, Named

Part 2 of 2: Land, Agriculture and Resources; Trade, Leisure and Consumer Services; Defense, Security and Pilot Regimes (22 lines)

Land, Agriculture and Resources

6 lines

8. Surveying and Mapping Services
9. Aerial Photography Services
14. Aquaculture and Cultivation
15. Forestry and Hunting
35. Agriculture, Forestry and Fishery Related Services
45. Cultivation and Processing of Rare Plants; Breeding and Processing of Rare Wild Animals

Trade, Leisure and Consumer Services

13 lines

6. Advertising Services
16. Betting and Casino Business
17. Security Services
19. Real Estate Business
23. Goods Trading and Related Activities of Foreign Service Suppliers in Vietnam
30. Development and Operation of Traditional Markets
38. Tobacco Products, Materials and Machinery
41. Waste Collection and Environmental Monitoring Services
48. Motorbike Assembly
49. Sports, Performing Arts, Fashion Shows, Beauty Contests and Other Entertainment Services
55. Family Related Services
56. Operation of Intermediary E-Commerce Platforms, E-Commerce Social Networks and Integrated Platforms
57. Cemetery, Funeral and Burial Services

Defense, Security and Pilot Regimes

3 lines

60. Lines Invested Under Pilot Mechanisms of the National Assembly, Standing Committee, Government or Prime Minister
61. Production and Trading of Weapons, Explosives and Support Tools
62. Production of Military Materials and Equipment; Trading in Armed-Force Uniforms and Equipment

Source: Appendix I, Section B, Decree 96/2026/ND-CP