

**COMPARISON TABLE
LIST OF BUSINESS INVESTMENT LINES
SUBJECT TO CONDITIONS**

**2025 INVESTMENT LAW
VS
2026 LAW AMENDING THE INVESTMENT LAW**

**REDUCED FROM 198 TO 137 INDUSTRIES AND
TRADES
EFFECTIVE DATE: 01/03/2027**

OVERVIEW

118

industries and trades unchanged

Not a single word changed compared to the current list.

49

industries and trades repealed

No longer classified as a conditional business investment line.

20

industries and trades merged into 7 groups

Seven merged groups; for example, four insurance-related lines merged into one.

7

industries and trades narrowed in scope

Narrower in scope than before or renamed, while still subject to conditions.

4

industries and trades with wording revisions only

Corrections to legal citations and typographical errors, with substance unchanged.

1

newly added industries and trades

Visa-issuance support services provided by authorized business establishments.

Legal basis: Article 1.2 of Law No. 24/2026/QH16

Comparison Table of the List of Conditional Business Investment Lines Between the 2025 Investment Law and the 2026 Amended Investment Law (effective 01/3/2027)

Current No.	Conditional Business Investment Line	New No.
1	Production of seals	1
2	Support tools business (including repair)	2
3	Fireworks business, excluding explosive firecrackers	3
4	Business of concealed recording, filming and positioning devices/software, and mobile-signal jamming and interference devices	4
5	Paintball gun business	Repealed
6	Business of military uniforms and equipment for the armed forces, military weapons, specialized military and police equipment, technical gear, ordnance and vehicles; specialized components, parts, spares, supplies and equipment, and specialized technology for manufacturing them	5
7	Pawnbroking services business	6
8	Massage services business	7
9	Business of signal-emitting devices for vehicles with right of way	Repealed
10	Security services business	8
11	Practice of law	9
12	Practice of notarial services	10
13	Practice of forensic examination	11
14	Practice of property auctioneering	Repealed
15	Practice of judgment enforcement services	Repealed
16	Practice of asset management and liquidation for enterprises and cooperatives during bankruptcy proceedings	Repealed
17	Accounting services business	Repealed
18	Auditing services business	12
19	Duty-free goods business	Repealed
20	Business of bonded warehouses and less-than-container-load (LCL) consolidation points	13

Current No.	Conditional Business Investment Line	New No.
21	Business of customs clearance, cargo-gathering, inspection and supervision locations	14
22	Securities business	15
23	Securities registration, depository, clearing and settlement services business; support services for trading on the domestic carbon exchange	16
24	Insurance business Insurance business operations (excluding insurance auxiliary services)	17
25	Reinsurance business	Merged into 17
26	Insurance brokerage	Merged into 17
27	Insurance agency	Merged into 17
28	Valuation services business	18
29	Lottery business	19
30	Prize-winning electronic games business for foreigners Prize-winning games business (including prize-winning electronic games for foreigners, casinos and betting)	20
31	Credit rating services business	21
32	Casino business	Merged into 20
33	Betting business	Merged into 20
34	Voluntary supplementary pension insurance fund management services business	22
35	Petroleum and oil business	23
36	Gas business	Repealed
37	Industrial explosive materials business (including destruction/disposal activities)	24
38	Explosive precursor business	25
39	Business involving the use of industrial explosive materials and explosive precursors	26

Current No.	Conditional Business Investment Line	New No.
40	Blasting services business	27
41	Production of and trading in chemicals, excluding chemicals and minerals on the prohibited list under Appendix II issued together with Investment Law No. 143/2025/QH15; chemical storage services; specialized chemical consultancy activities	28
42	Alcoholic beverages (liquor) business	Repealed
43	Business of tobacco products, tobacco materials, and machinery and equipment specific to the tobacco industry, excluding e-cigarettes and heated tobacco products	29
44	Food business within the specialized management fields of the Ministry of Industry and Trade, the Ministry of Agriculture and Environment, and the Ministry of Health	30
45	Operation of Commodity Exchanges	31
46	Operation of power generation, transmission, distribution, wholesale and retail activities	32
47	Rice export	33
48	Minerals business	Repealed
49	Industrial precursor business	34
50	Operation of goods purchase and sale, and activities directly related to goods purchase and sale, by foreign service suppliers in Vietnam	Repealed
51	Business under the multi-level sales method	35
52	Operation of e-commerce: management and operation of intermediary e-commerce platforms, social networks conducting e-commerce activities, and integrated e-commerce platforms; certification of electronic commercial contracts	36
53	Operation of petroleum and gas activities	Repealed
54	Operation of vocational education activities	37
55	Vocational education quality accreditation	Repealed
56	Occupational skills assessment services business	38

Current No.	Conditional Business Investment Line	New No.
57	Occupational safety technical inspection services business	39
58	Occupational safety and hygiene training services business	Repealed
59	Overseas labor placement services business	40
60	Business of voluntary drug rehabilitation, smoking cessation, HIV/AIDS treatment, and care services for the elderly, persons with disabilities, and children Voluntary drug rehabilitation services business	41
61	Road transport business	42
62	Production, assembly and import of automobiles	43
63	Motor vehicle inspection services business	44
64	Automobile driving training services business	45
65	Traffic safety auditor training services business	Repealed
66	Driving test services business	46
67	Traffic safety audit services business	47
68	Waterway transport business	Repealed
69	Training services business for crew members and operators of inland waterway vessels	48
70	Training of maritime seafarers, and organization of recruitment and supply of maritime seafarers	49
71	Sea transport business	Repealed
72	Import and dismantling of used seagoing vessels	Repealed
73	Seaport operation business	Repealed
74	Air transport business	50
75	Design, production, maintenance and testing services business for aircraft, aircraft engines, aircraft propellers and aircraft equipment in Vietnam	51

Current No.	Conditional Business Investment Line	New No.
76	Business, import, temporary import for re-export, temporary export for re-import, testing, repair and maintenance of unmanned aircraft, other flying vehicles, aircraft engines, aircraft propellers, and equipment and devices of unmanned aircraft and other flying vehicles	52
77	Business of unmanned aircraft, other flying vehicles, aircraft engines, aircraft propellers, and equipment and devices of unmanned aircraft and other flying vehicles	Merged into 52
78	Research, manufacture, testing, repair and maintenance of unmanned aircraft, other flying vehicles, aircraft engines, aircraft propellers, and equipment and devices of unmanned aircraft and other flying vehicles	Merged into 52
79	Airport business	53
80	Aviation services business at airports	54
81	Aviation personnel professional training services business	55
82	Rail transport business	56
83	Railway infrastructure business	57
84	Dangerous goods transport services business	58
85	Pipeline transport business	Repealed
86	Real estate business	59
87	Clean water (domestic water) business	Repealed
88	Practice of construction investment project management Practice of construction investment project management and site supervision (site commander)	60
89	Practice of construction survey	61
90	Practice of construction design and design appraisal	62
91	Practice of construction supervision consultancy	63
92	Practice of construction site commander	Merged into 60
93	Practice of construction inspection	Repealed

Current No.	Conditional Business Investment Line	New No.
94	Specialized construction testing services business	64
95	Practice of urban and rural planning consultancy	65
96	Business of white asbestos products of the Serpentine group	Repealed
97	Postal services business	66
98	Telecommunications services business	67
99	Trust services business	68
100	Operation of publishing houses	69
101	Printing services business, excluding printing of packaging that does not bear goods labels	70
102	Publication distribution services business	Repealed
103	Social network services business	71
104	Business of games on telecommunications networks and the Internet	72
105	Pay radio and television services business	73
106	General electronic information website establishment services business	74
107	Processing and repair services for goods on the List of Used Information Technology Products Prohibited from Import, performed for foreign traders for consumption abroad	75
108	Information content services business on mobile telecommunications networks and the Internet	Repealed
109	Domain name registration and maintenance services business	Repealed
110	Electronic authentication services business	76
111	Business of cybersecurity products and services (excluding the business of civil cryptography products and services)	77
112	Imported press distribution services business	78
113	Business of civil cryptography products and services	79
114	Business of mobile signal jamming and interference devices	Merged into 4

Current No.	Conditional Business Investment Line	New No.
115	Operation of preschool education institutions Operation of preschool, general, higher and continuing education activities	80
116	Operation of general education institutions	Merged into 80
117	Operation of higher education institutions	Merged into 80
118	Operation of foreign-invested educational institutions, representative offices of foreign education entities in Vietnam, and branch campuses of foreign-invested educational institutions Operation of foreign educational institutions and their branch campuses	81
119	Operation of continuing education institutions	Merged into 80
120	Operation of special (specialized) schools	Repealed
121	Operation of joint training programs with foreign partners	Repealed
122	Education quality accreditation	Repealed
123	Fisheries exploitation	82
124	Aquatic products business	83
125	Business of aquatic feed, animal feed, and aquaculture environment treatment products Production of aquatic feed, aquaculture environment treatment products, animal feed, and livestock waste treatment products	84
126	Testing services business for aquatic feed, animal feed, and aquaculture environment treatment products	Repealed
127	Business of biological products, microorganisms, chemicals, and environmental treatment substances used in animal husbandry	Repealed
128	Business of newbuilding and conversion of fishing vessels	Repealed
129	Fishing vessel registry inspection	85
130	Training and professional development of fishing vessel crew members	Repealed
131	Plant protection products business	86

Current No.	Conditional Business Investment Line	New No.
132	Treatment services business for objects subject to plant quarantine	87
133	Testing services business for plant protection products	88
134	Plant protection services business	Repealed
135	Business of veterinary medicines, vaccines, biological products, microorganisms, and chemicals used in veterinary medicine	89
136	Veterinary technical services business	Repealed
137	Animal testing and surgery services business	90
138	Animal vaccination, diagnosis, prescription, treatment and healthcare services business	91
139	Testing and trial services business for veterinary medicines (including veterinary medicines, aquatic veterinary medicines, vaccines, biological products, microorganisms, and chemicals used in veterinary medicine and aquatic veterinary medicine)	92
140	Farm-based livestock business	93
141	Livestock and poultry slaughtering business	94
142	Fertilizer business Production of fertilizer	95
143	Fertilizer testing services business	96
144	Plant varieties and animal breeds business Animal breeds business and production of plant varieties	97
145	Production and nursing of aquatic breeding stock	98
146	Testing services business for plant varieties and animal breeds	Repealed
147	Testing services business for aquatic breeding stock	Repealed
148	Testing and trial services business for biological products, microorganisms, chemicals, and environmental treatment substances used in aquaculture and animal husbandry	Repealed
149	Genetically modified products business	99
150	Medical examination and treatment services business	100

Current No.	Conditional Business Investment Line	New No.
151	Pharmaceutical business	101
152	Production of cosmetics	102
153	Business of chemicals and insecticidal/germicidal preparations used in the household and medical fields	Repealed
154	Medical equipment business	103
155	Intellectual property assessment services business (including assessment of copyright and related rights, industrial property assessment, and assessment of plant variety rights)	Repealed
156	Radiation work services business	104
157	Support services business for atomic energy applications	105
158	Conformity assessment services business	106
159	Technology assessment, valuation and appraisal services business	107
160	Intellectual property representation services business (including representation services for copyright and related rights, industrial property representation services, and representation services for plant variety rights)	108
161	Film distribution and exhibition services business	109
162	Assessment services business for relics and antiques	110
163	Services business for planning, project formulation, design, construction organization, and construction supervision consultancy for heritage preservation, restoration and rehabilitation projects	111
164	Karaoke and dance hall (nightclub) services business	112
165	Travel services business	113
166	Sports business activities of sports enterprises and professional sports clubs	114
167	Business of audio and video recordings of music, dance and theatrical performances	Repealed
168	Accommodation services business	115

Current No.	Conditional Business Investment Line	New No.
169	Business of relics and antiques, excluding the export business of relics and antiques; business of preservation, restoration, digitization and database-building services for relics and antiques	116
170	Import of cultural goods within the specialized management of the Ministry of Culture, Sports and Tourism	117
171	Museum services business	Repealed
172	Electronic games business (excluding the business of prize-winning electronic games for foreigners and prize-winning online electronic games)	Repealed
173	Land investigation and assessment consultancy services business	Repealed
174	Land use planning and land use plan formulation services business	Repealed
175	Land price determination services business	Repealed
176	Surveying and cartography services business	118
177	Hydro-meteorological forecasting and warning services business	119
178	Groundwater drilling and exploration services business	120
179	Water resource exploitation services business	121
180	Decision-support services business for water resource regulation and allocation; decision-support services for reservoir and inter-reservoir operation	Repealed
181	Mineral exploration services business	122
182	Mineral extraction	123
183	Hazardous waste transport and treatment services business	124
184	Import of scrap materials	125
185	Environmental monitoring services business	126
186	Business operations of commercial banks	127
187	Business operations of non-bank credit institutions	128

Current No.	Conditional Business Investment Line	New No.
188	Business operations of cooperative banks, people's credit funds, and microfinance institutions	129
189	Provision of payment intermediary services, provision of payment services not through a customer's payment account; provision of mobile money services	130
190	Provision of credit information services	131
191	Business operations and provision of foreign exchange services by entities other than credit institutions	Repealed
192	Gold business, excluding gold jewelry and fine art objects	132
193	Training and certification of radio operators	Repealed
194	Business of intermediary, data analysis and data aggregation products and services	133
195	Business of data analysis and data aggregation products and services	Merged into 133
196	Data exchange (data platform) services business	134
197	Operation of providing services related to crypto-assets	135
198	Personal data processing services	136
	Visa-issuance support services provided by authorized business establishments	137

Item 137 is a newly added industry/trade line. For business establishments that were already providing visa-issuance support services before 01/3/2027, the Government will provide transitional handling arrangements (Article 3.2 of Law No. 24/2026/QH16).

PROHIBITED INDUSTRIES AND TRADES

N2O gas added to the list of industries and trades prohibited from business investment

PREVIOUSLY

No provision

Article 6.1 of Investment Law No. 143/2025/QH15 lists prohibited business investment lines from Point a to Point l, which do not include N2O gas.

Legal basis: Article 6.1 of Law No. 143/2025/QH15

FROM 01/01/2027

Prohibition on the business of N2O gas for human inhalation use

“m) Business of N2O gas for human use via the respiratory tract, except for medical, food-technology, testing and scientific research purposes, and other purposes as prescribed by the Government.”

Legal basis: Article 1.1.a of Law No. 24/2026/QH16

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