

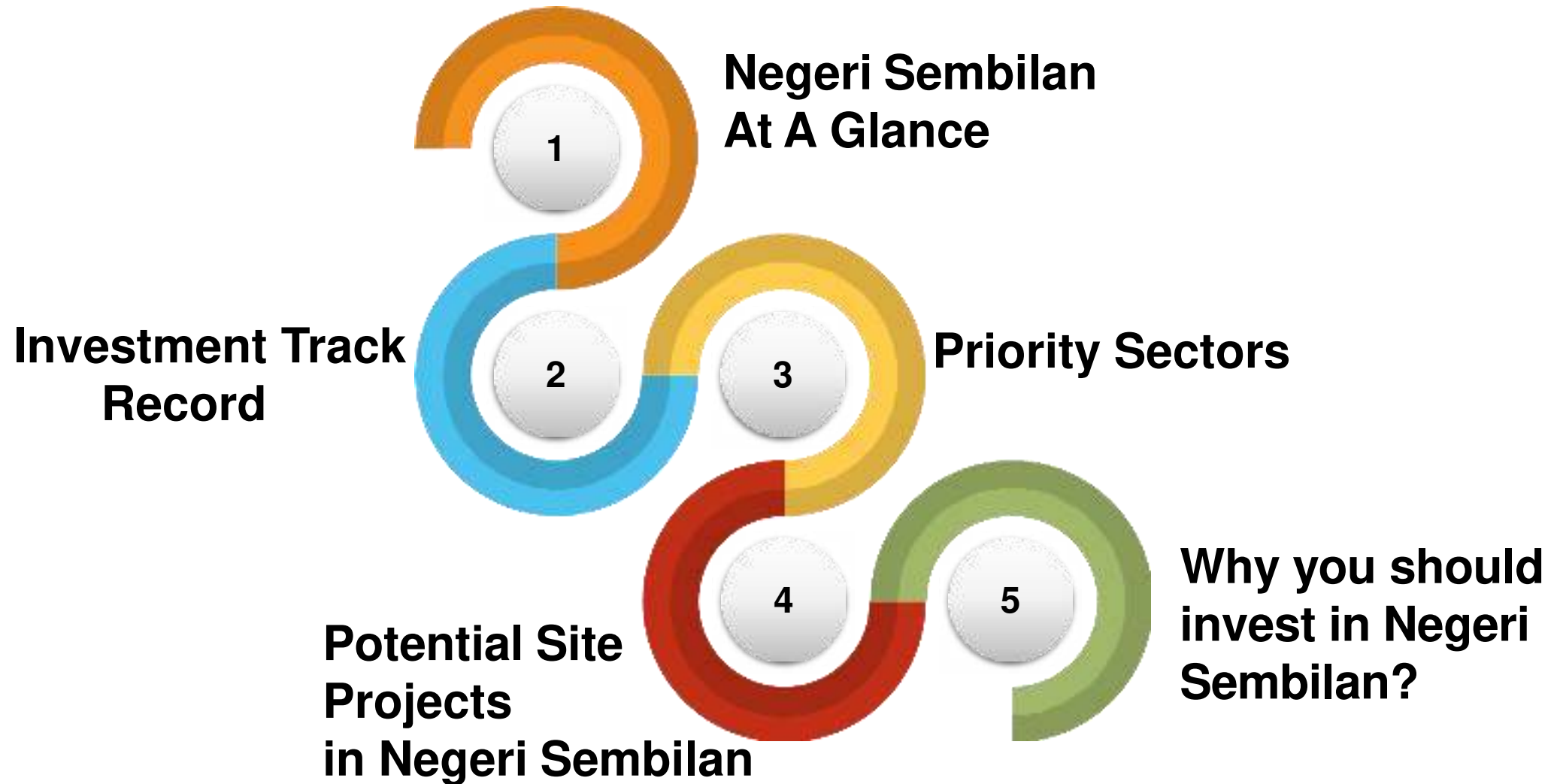


INVESTMENT OPPORTUNITIES IN NEGERI SEMBILAN DARUL KHUSUS, MALAYSIA

"Your Preferred Investment Destination"



Briefing Outline





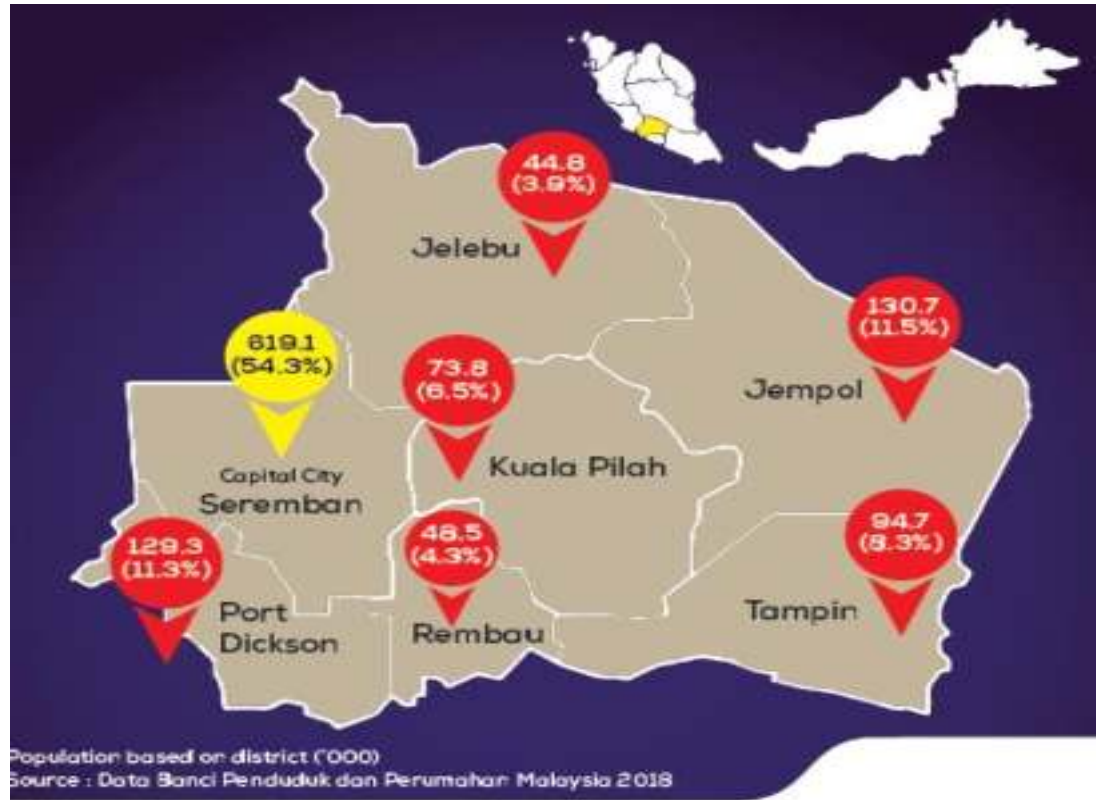
Negeri Sembilan At A Glance



- **Negeri Sembilan** is located in the central region of Peninsular Malaysia, is boarded in the north by Selangor, in the east by Pahang and in south by Melaka and Johor.
- The state's location is very strategic and next door to Kuala Lumpur, Port Klang, Kuala Lumpur International Airport (KLIA), Multimedia Super Corridor (MSC), Cyberjaya and Putrajaya.
- Existing industrial estate have excellent linkages by road – direct access to North South Highway, rail, air and sea.



Negeri Sembilan At A Glance



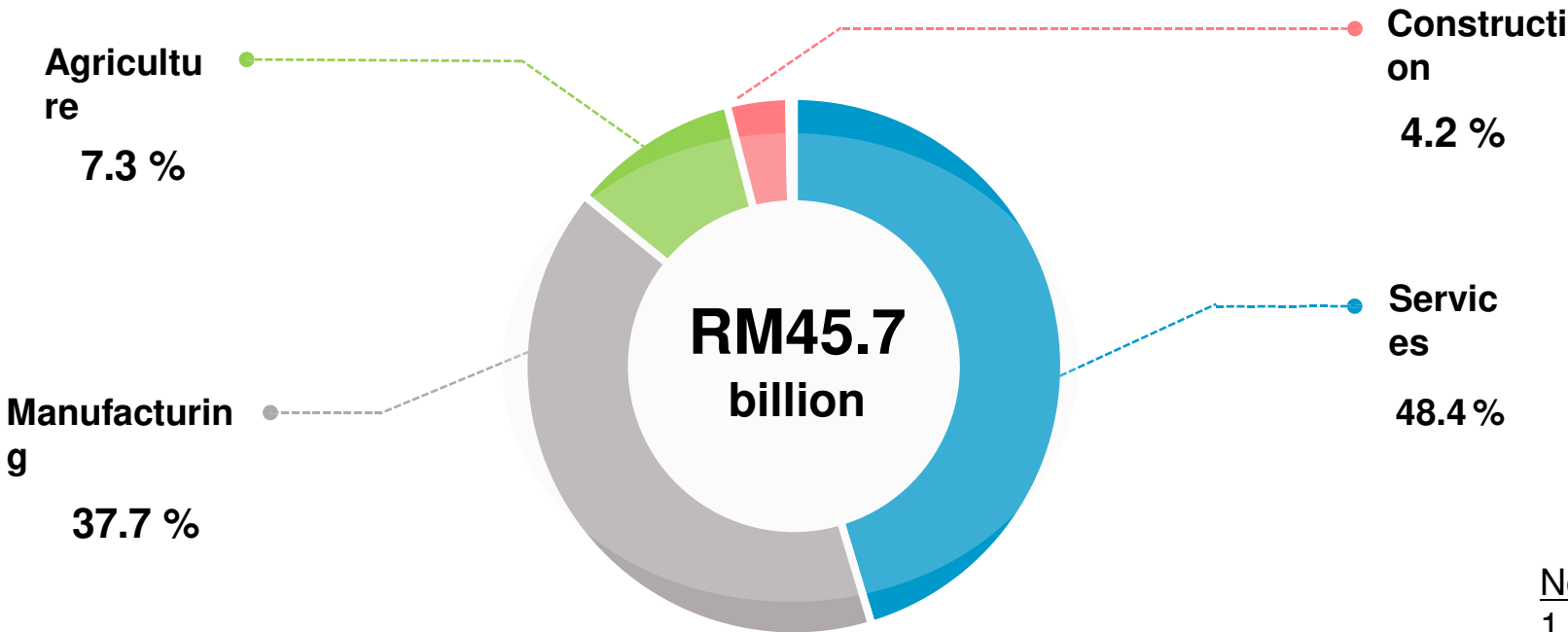
- The State of Negeri Sembilan consist of seven **(7) districts.**
- The capital city of Negeri Sembilan is **Seremban.**
- Land Area – **6,656 km²**
(the 4th smallest state in Malaysia)
- Total Population:
1,140.9 million
(Citizen: **92.7%**, Non-citizen: **7.3%**)
- Main Economic Activities:
 - **Services**
 - **Manufacturing**
 - **Tourism**
 - **Agriculture**





Gross Domestic Products (GDP)

• Share by sector, 2018



Note:
1. Import duty : 1.9%
2. Mining : 0.5%



INVESTMENT TRACK RECORD



COLLABORATION INSPIRE VISION MOTIVATION
DELIVER **INNOVATE** PERFORMANCE
ACHIEVEMENT
SERVICE INTEGRITY SUCCESS SKILL DUTY **STRENGTH** ACCOUNTABLE
TEAMWORK COURAGE EXCELLENCE
RESPECT



Investment Track Record

TOTAL APPROVED MANUFACTURING PROJECTS IN NS FOR THE PAST 10 YEARS (2009 – Q3,2019)

No. of Projects	Jobs Created	DDI	FDI	Total Investment
388	35,796	RM 8.6 bil	RM 16.8 bil	RM 25.4 bil



Investment Track Record

MAIN INDUSTRIES IN NEGERI SEMBILAN (2009 – Q3 2019)

No.	Type of Industry	No.of Project	Employment	Total Investment
1.	Non-Metallic Mineral Products	27	2,973	RM 4.3 bil
2.	Electrical & Electronic	41	6,204	RM 4.0 bil
3.	Transport Equipment	32	4,781	RM 2.8 bil
4.	Chemical & Chemical Products	47	2,393	RM 2.0 bil
5.	Food Manufacturing	28	2,726	RM 1.8 bil
TOTAL		175	19,077	RM 14.9 bil





Investment Track Record

MAJOR SOURCE OF FOREIGN DIRECT INVESTMENT IN NEGERI SEMBILAN (2009 – Q32019)

No.	Country	No.of Project	Employment	Total Investment
1.	South Korea	28	5,264	RM 4.1 bil
2.	Japan	31	4,467	RM 1.9 bil
3.	China	16	2,063	RM 1.8 bil
4.	UAE	8	978	RM 1.0 bil
5.	Singapore	38	3,196	RM 0.9 bil
	TOTAL	121	15,968	RM 9.7 bil



Investment Track Record

Major Investors in Negeri Sembilan:





PRIORITY SECTORS



Logistics Hub





Priority Sectors

High Technology

Non -
Labour
Intensive

Clean / Environmental
Friendly

Skills &
Knowledge
Worker

Manufacturing

Aerospace Industry

Automotive

Pharmaceuticals – Vaccines,
Medicaments etc

E & E / Advance
Electronic

Halal Based Industry

Services

MRO – Aviation &
Maritime

Integrated Logistic Hub

Renewable
Energy Project

ICT / Datacentre

Agricultural

Aquaculture

Crops & Vegetables
Cultivation

Cattle Farming
/Integrated
Farming

Tourism

Hotel Business

Eco Tourism
Project /Tourist
Attraction

Wellness/Medical
Tourism



POTENTIAL SITE PROJECTS in Negeri Sembilan



SENDAYAN
TechValley | TechPark
MALAYSIA





Potential Site Projects in Negeri Sembilan: Malaysia Vision Valley



TOTAL AREA

1,534 sq km
153,411 ha

2x

larger than
SINGAPORE
(719 sq km)

1.5x

smaller than
ISKANDAR
(2,300 sq km)



COVERAGE

Districts of
SEREMBAN
and **PORT DICKSON**

2.2x

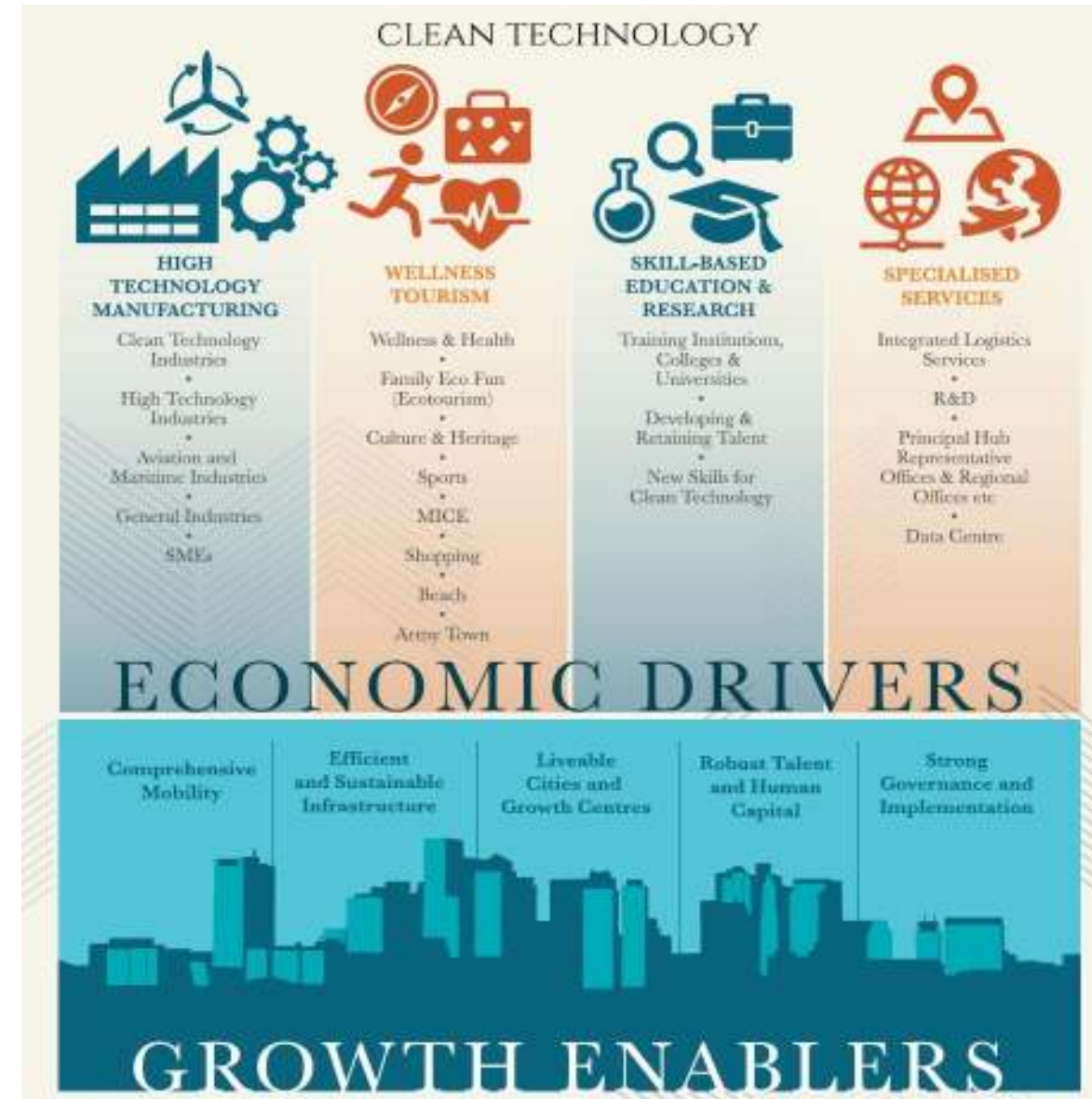
smaller than
GREATER KL/KV
(3,442 sq km)



Potential Site Projects in Negeri Sembilan: Malaysia Vision Valley

OUR VISION

A WORLD-CLASS METROPOLIS THAT IS COMPETITIVE, INCLUSIVE AND CLEAN





Potential Site Projects in Negeri Sembilan: Malaysia Vision Valley

MALAYSIA VISION VALLEY 2.0 HEARTBEAT DEVELOPMENT COMPONENTS

Phase 1 (2015-2045)

High Technology and Industrial Park (2,838 acres)

Integrated Transport District (8,796 acres)

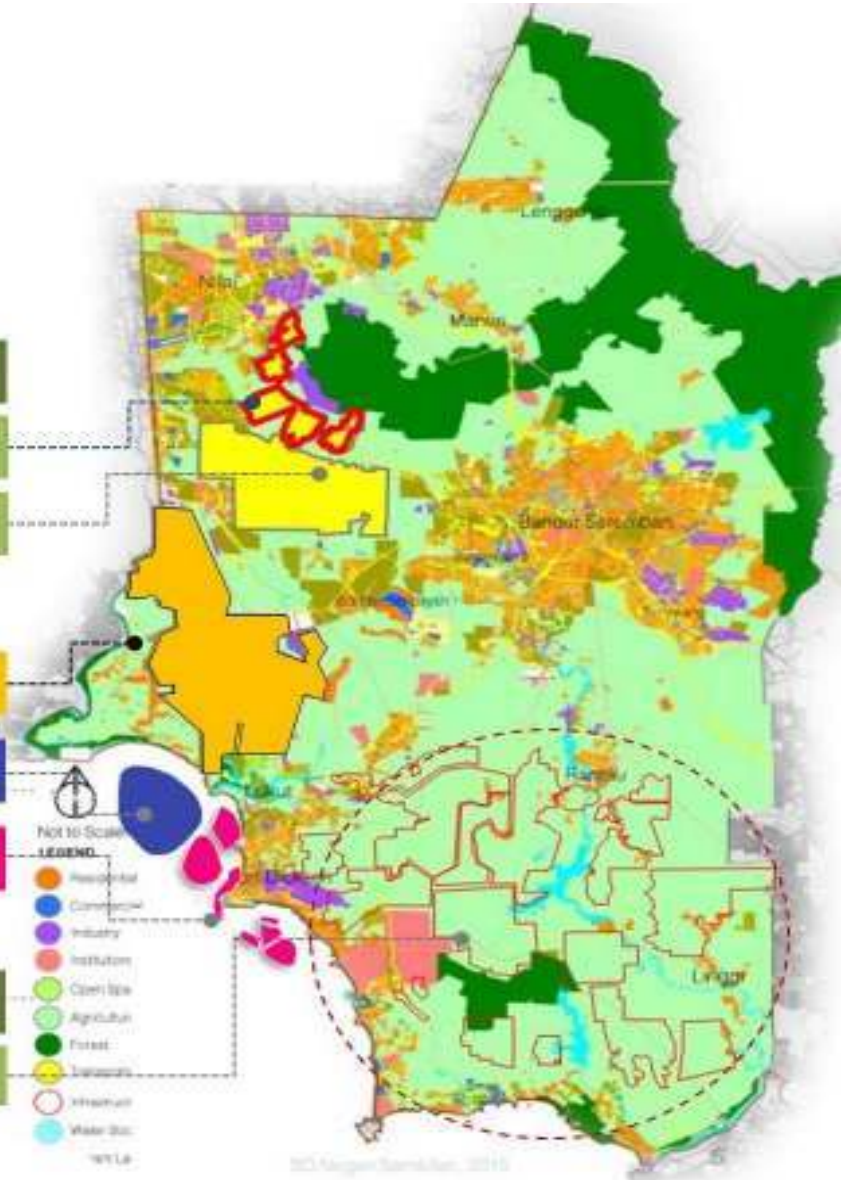
AEROSPACE VALLEY (approx. 16,000 acres)

MARITIME HUB (approx. 3,960 acres)

TOURISM (approx. 2,910 acres)

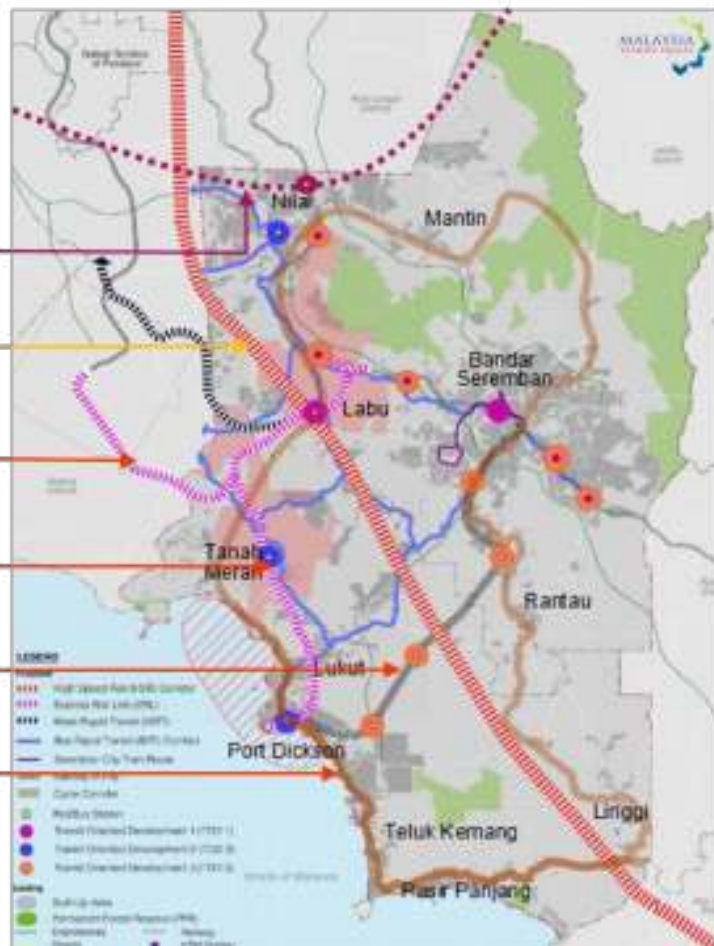
Phase 2 (beyond 2045)

Future Heartbeat Development Areas (42,500 acres)





Proposed: Cycling lane

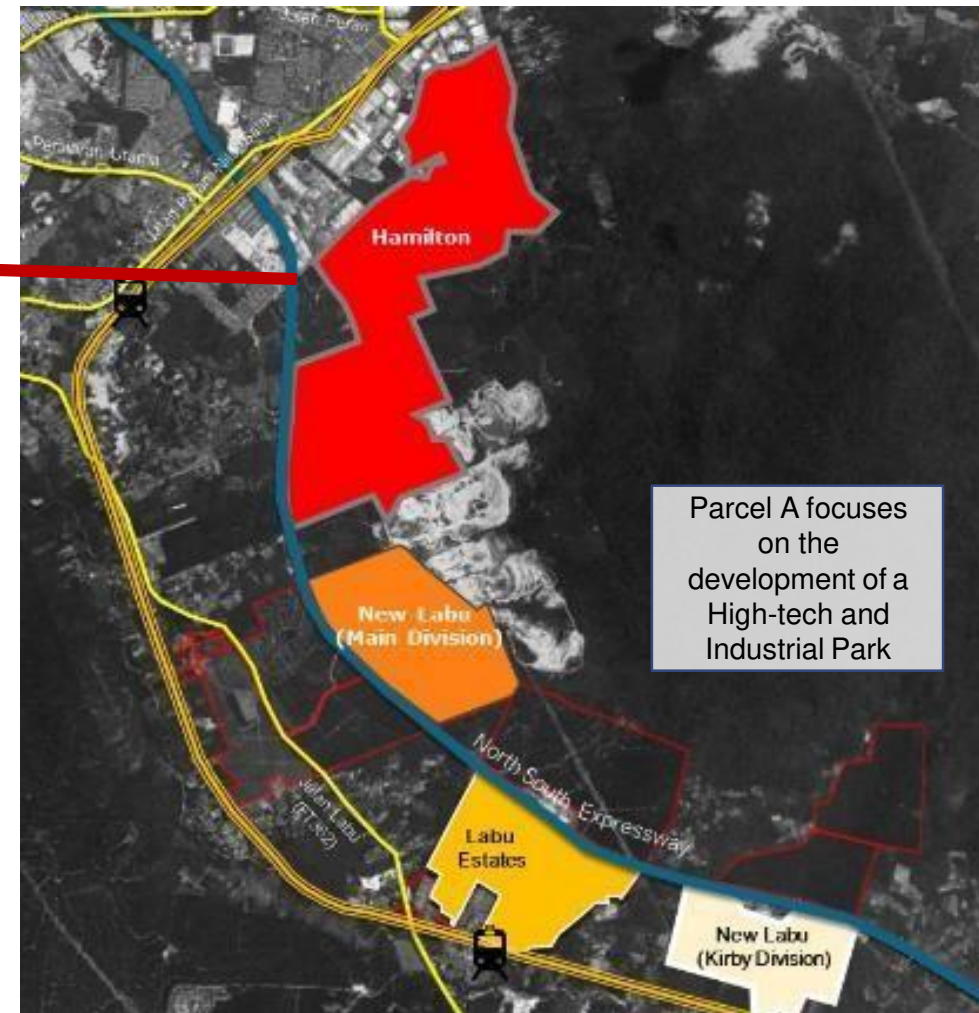
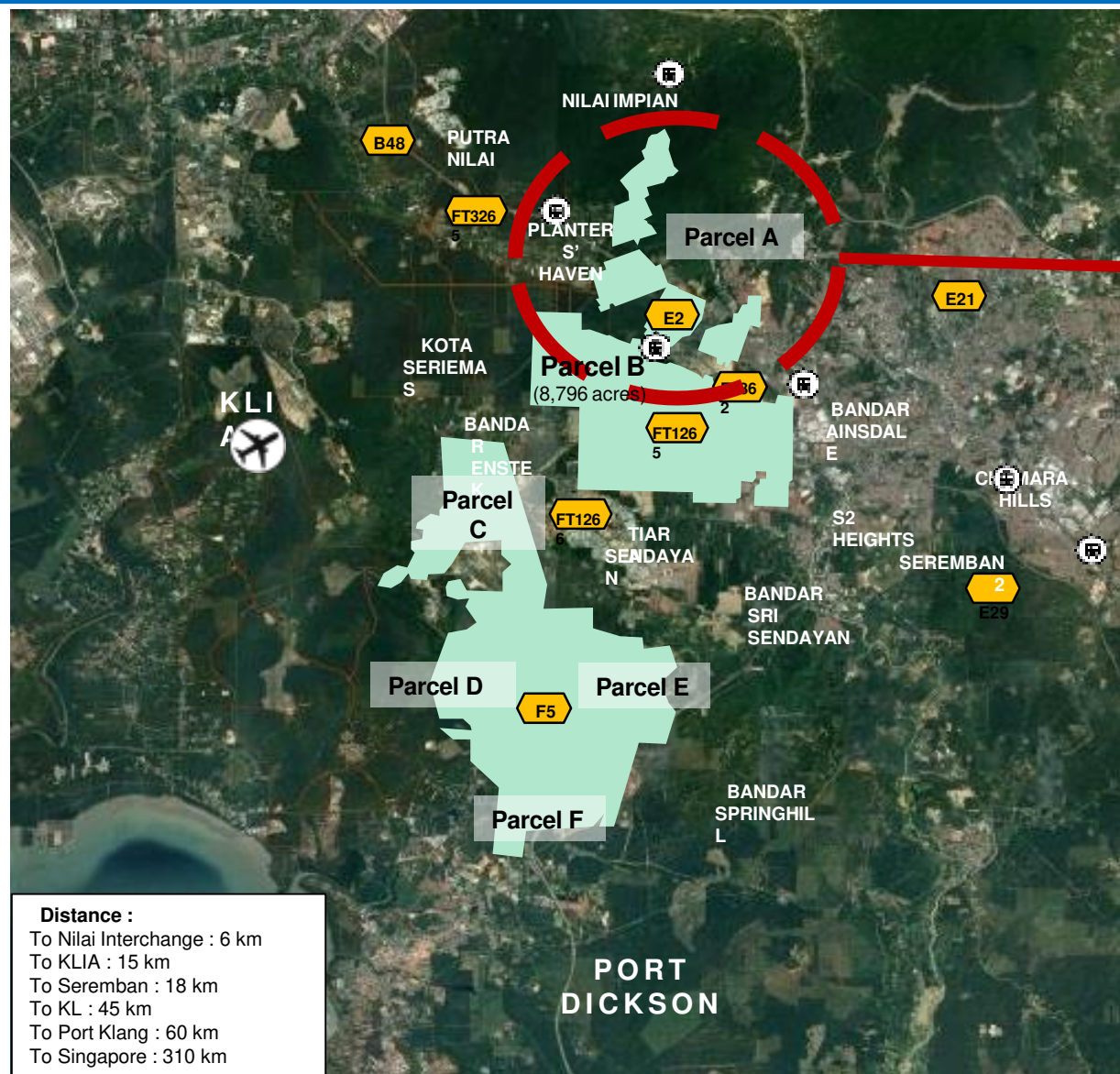


Proposed - West Coast Expressway
Distance - 48km





Potential Site Projects in Negeri Sembilan: Malaysia Vision Valley












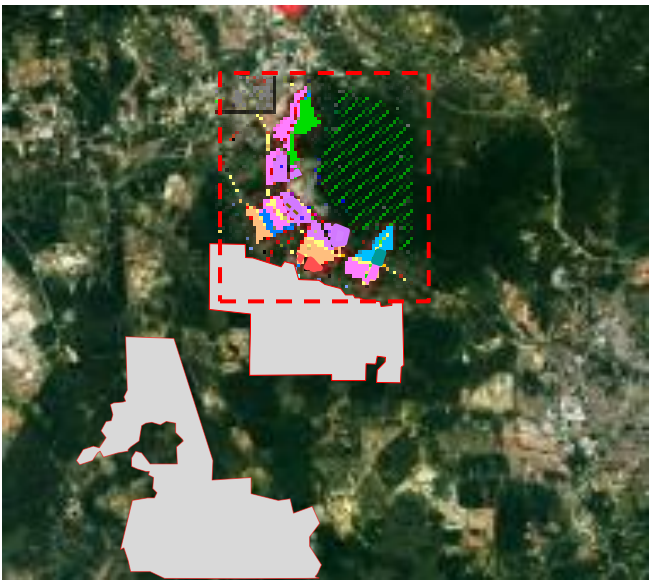
Parcel A covers an area of **2,838 acres** and focuses on the development of a **High-tech and Industrial Park**













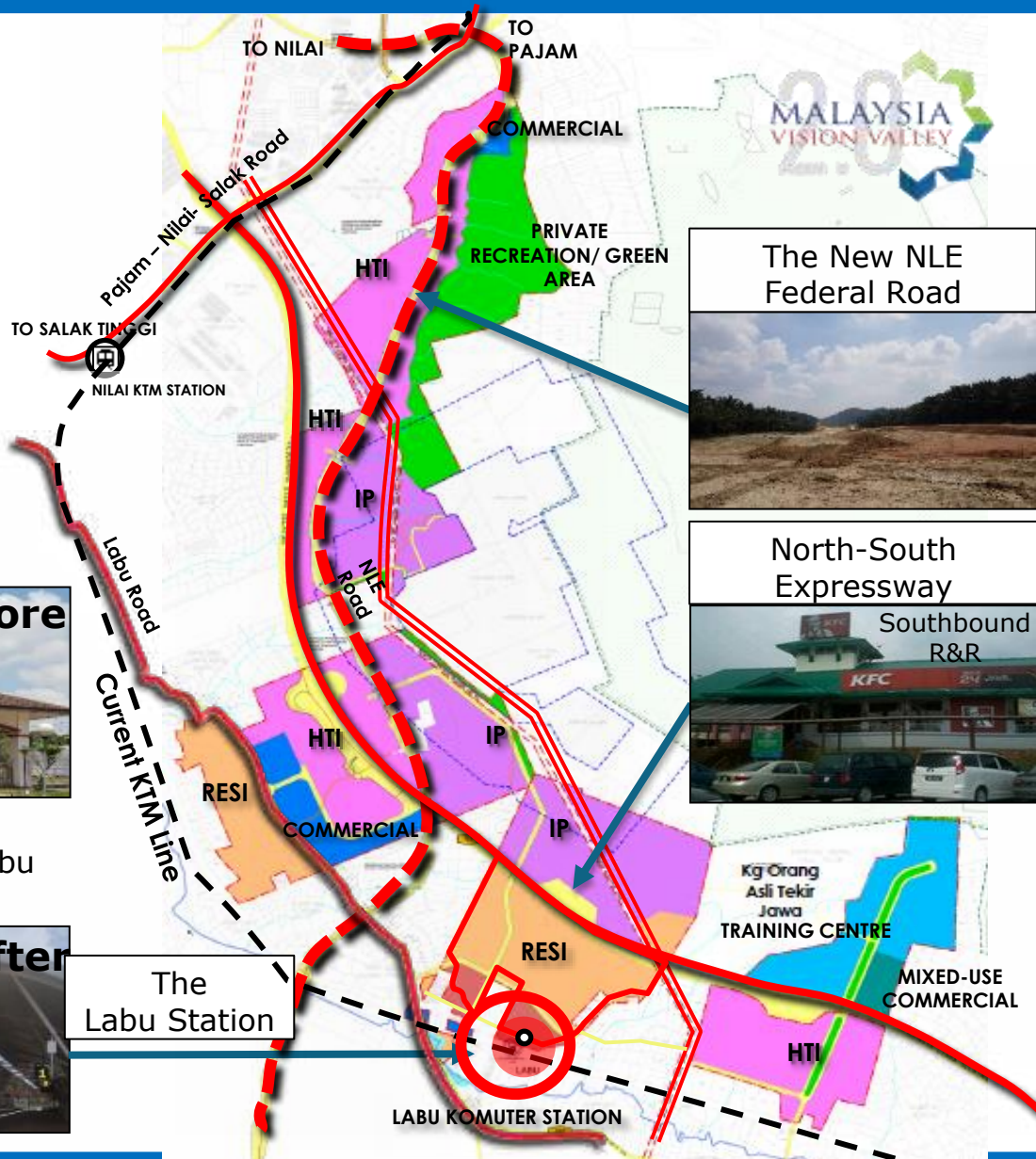
Potential Site Projects in Negeri Sembilan: Malaysia Vision Valley 2.0

Parcel A will be the next MVV 2.0 development project by SDPB after Nilai Impian XME, with these development components:

LAND USE	AREA (acre)	%
DEVELOPABLE AREA		
 Residential	409	14.4
 Mixed Use Residential	51	1.8
 Commercial	107	3.8
 Mixed Use Commercial	30	1.1
 Private Institution/ Eco-Development	213	7.5
 High Technology Park	719	25.3
 Industrial Park	652	23.0
Sub Total	2181	76.8
NON - DEVELOPABLE AREA		
 Infrastructure and Amenities	314	11.1
 Private Green Area/Recreation	343	15.2
Sub Total	657	23.2
TOTAL	2,838	100.0



LEGEND	
RESIDENTIAL	
	Residential
	Mixed-use Residential
COMMERCIAL	
	Commercial Business
ECO-DEVELOPMENT	
	Private Institution
	Eco Resort
	Training Centre
	Mixed-Use Commercial
INDUSTRIAL	
	High Tech & Industrial Park (HTI)
	Industrial Park (IP)
OTHER	
	Private Recreation / Green Area



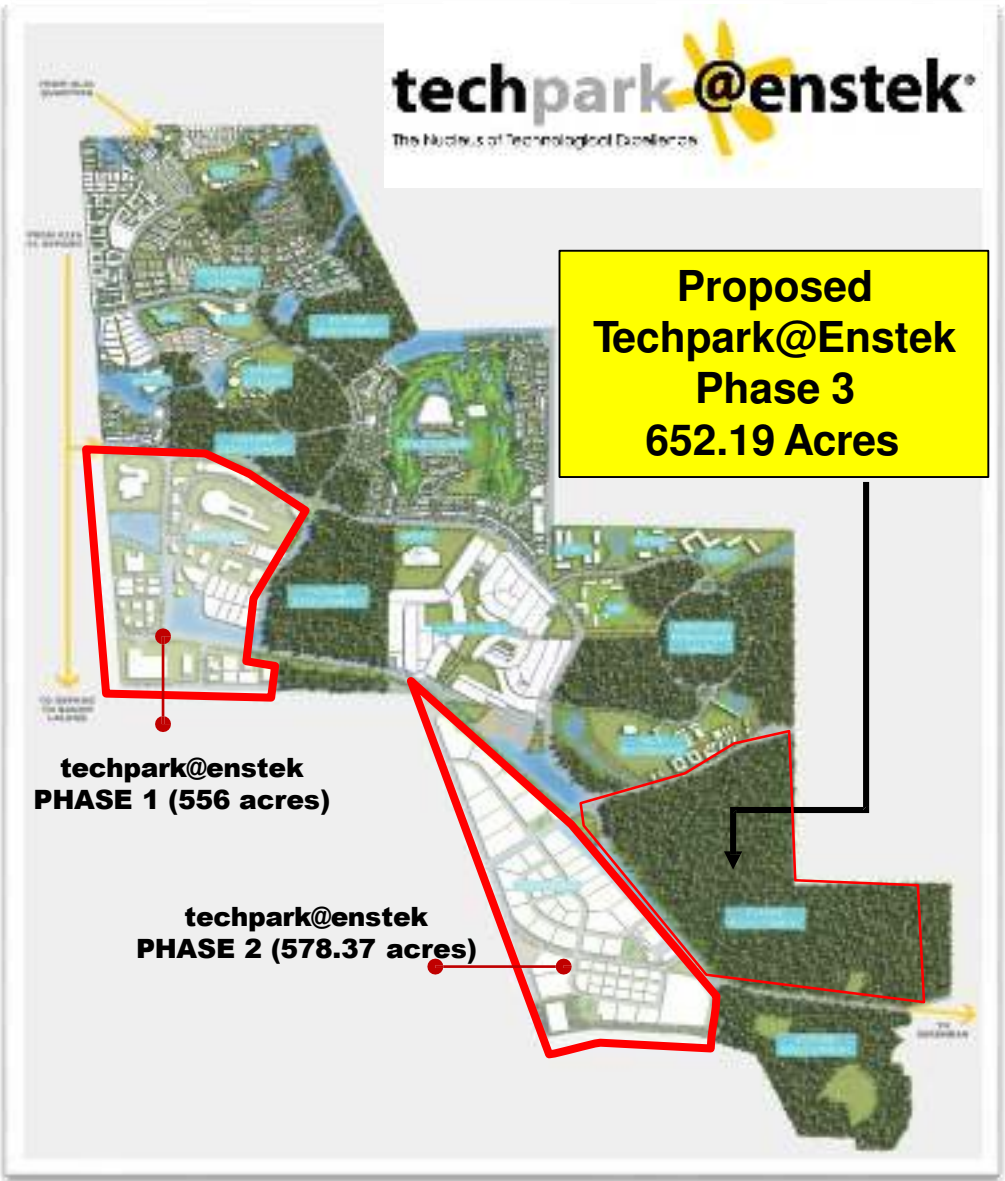
Potential Site Projects in Negeri Sembilan: Techpark @ Enstek



- Developer:
 - **THP Enstek Development Sdn Bhd** A subsidiary company within the **TH- Properties**
 - **Group of Companies**
100% owned by Lembaga Tabung Haji;
- Total Land Area : **5,119 acres**
 - Land Ownership Registered Under
Lembaga Tabung Haji
- Land Tenure : **Freehold**



Potential Site Projects in Negeri Sembilan: Techpark @ Enstek



techpark@enstek Phase 1

Gross Development Area	556 acres
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Net Saleable Area	332.27 acres (59.76%)
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techpark@enstek Phase 2

Gross Development Area	578 acres
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Net Saleable Area	314.49 acres (54.41%)
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* Almost 490 acres of land is dedicated for the provision of main and local infrastructures, including road, drainage system, storm water management etc.



Potential Site Projects in Negeri Sembilan: Techpark @ Enstek

Targeted industries:

- **High Impact, Advanced Technologies, Capital Intensive, Knowledge-based industries**
- **“Clean Industries” – be able to comply with Department of Environment Standard “A” Discharge**
- **Small & Medium-sized, and Services Industries**
- **Shari‘ah Compliant Industries**



techpark@enstek
The Hub of Technology Excellence



halmas
HDC DESIGNATED HALAL PARK

techpark@enstek is the first technology park to receive the HALMAS status Halal Park in June 2010.

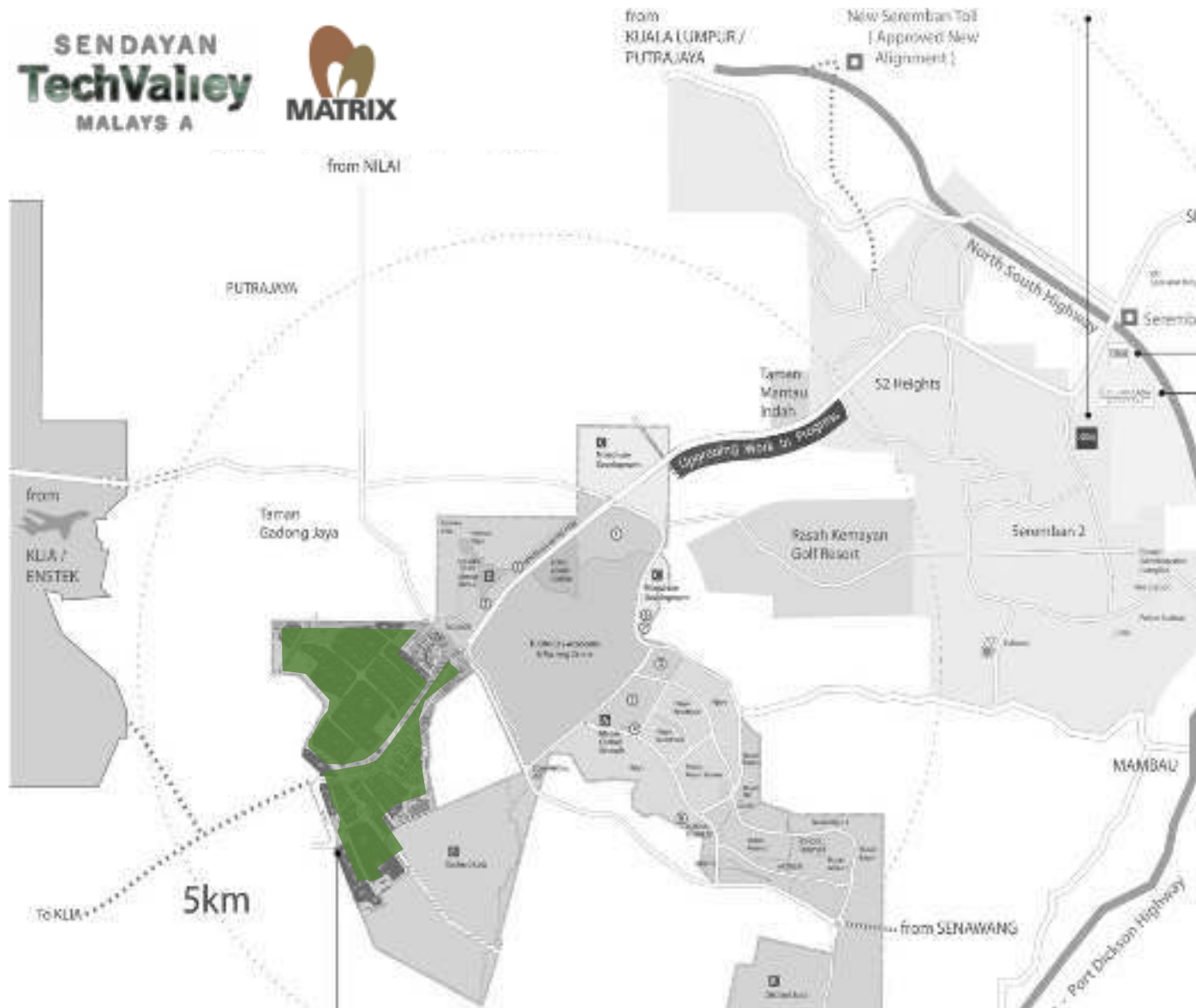
Halal Industry Players must locate their facilities in the HALMAS status Halal Park to be eligible for incentives given by **Halal Industry Development Corporation [HDC]**



Research & development facilities; production facilities for Halal products: food, snacks, beverages, nutraceuticals, ingredients, flavorings and fragrances, pharma & bio-pharmaceutical products, medical devices, ware-housings, etc.



Potential Site Projects in Negeri Sembilan: Sendayan TechValley



Spanning across **1,000 acres** of freehold land, Sendayan TechValley is a **hi-tech industrial park** with excellent infrastructure network. Foreign Direct Investment (FDI) from Japan, France, China & Taiwan flowing into Sendayan TechValley.

FOREIGN DIRECT INVESTMENTS :

- Hino Motor
- Daihatsu Motor
- SAFRAN Landing System
- Keen Point
- TMC Metal
- Akashi-Kikai Industry
- Meditop Corporation
- Nippon Kayaku
- Schmidt + Clemens
- Shimadzu
- Pan Asian Dairies
- Hubei Dijian Construction
- Just Energy Sdn Bhd
- Vio Star Manufacturing



Potential Site Projects in Negeri Sembilan: Sendayan TechValley



Items	Information
Mukim	Sendayan
District	Seremban
Total acreage	1,100 acres
Available	60 acres
Tenure	Freehold
Land Title	Industrial
Travel Distance	
KLIA	25 minutes
Port Klang	90 minutes
Seremban City	15 minutes
Singapore	3.5 hours



WHY YOU SHOULD INVEST NEGERI SEMBILAN?





WHY YOU SHOULD INVEST NEGERI SEMBILAN?

NEGERI SEMBILAN, MALAYSIA

“Your Preferred Investment Destination”



New Development Plan

MALAYSIA VISION VALLEY

ECRL – NILAI & JELEBU

Strategic Location

PROXIMITY TO KUALA LUMPUR

LOCATED AT CENTRAL REGION OF MALAYSIA

Competitive Cost

COST OF LAND

COST OF LIVING

COST OF LOGISTIC

**1st Class
Infrastructure**

EXCELLENT UTILITIES

CONNECTIVITY TO MAJOR HIGHWAY, KLIA & PORT KLANG

Good Quality of Life

**MODERN HEALTHCARE
FACILITIES**

QUALITY HOUSING

GOLF COURSES

Productive Workforce

NSSDC

> 20 UNIVERSITIES & COLLEGES WITHIN 50KM RADIUS

**Pro- Business State
Government**

ONE SOLUTION CENTRE

INVESTORS FRIENDLY

EFFECTIVE FACILITATION



Thank You

For further enquiry, please contact:

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