

The IMG Monthly Bulletin serves as a comprehensive review of developments in the real estate industry, bringing together insights, news, and updates on the property market. Each week, we publish focused snapshots on the month's main theme, offering timely perspectives on key trends shaping the sector. At the end of every month, these insights are consolidated into the IMG Monthly Bulletin, providing readers with an in-depth overview of industry movements, emerging opportunities, and strategic considerations for stakeholders across the property market.

Malaysia Vision Valley 2.0

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Part 1: Strategic Connectivity: Bridging Greater Kuala Lumpur and Global Markets

Introduction

Malaysia Vision Valley 2.0 (MVV 2.0) is a strategic growth area in **Negeri Sembilan** designed to transform the region into a world-class metropolis that is competitive, inclusive, and clean. It is a state-led, private-sector-driven development that serves as an economic extension of Greater Kuala Lumpur.

Six Specialized Development Parcels

To ensure organized growth, the area is divided into six specialized parcels:

Parcel A

Tech Park
2,838 Acres

Parcel B

Smart County
8,796 Acres

Parcel C

Integrated Industrial Hub
15,373 Acres

Parcel D

**Integrated Maritime Hub
& Waterfront Corridor**
6,220 Acres

Parcel E

**Port Dickson Free Zone &
AI Smart Container Port**
1,184 Acres

Parcel F

NS Semiconductor Valley
841 Acres

Key Aspects

The Vision:

Elevated to align with the New Industrial Master Plan 2030, MVV 2.0 aims to transform the region into a high-income economy.

Vast Scale and Timeline:

The corridor covers an area:
153,411 hectares
(1,534 sq km)

Total estimated Gross
Development Value (GDV) of
RM2 Trillion

Governed by
30 years
Long-term vision

The corridor covers the
districts of
Seremban & Port Dickson

The Focus of Specialized Development Parcels

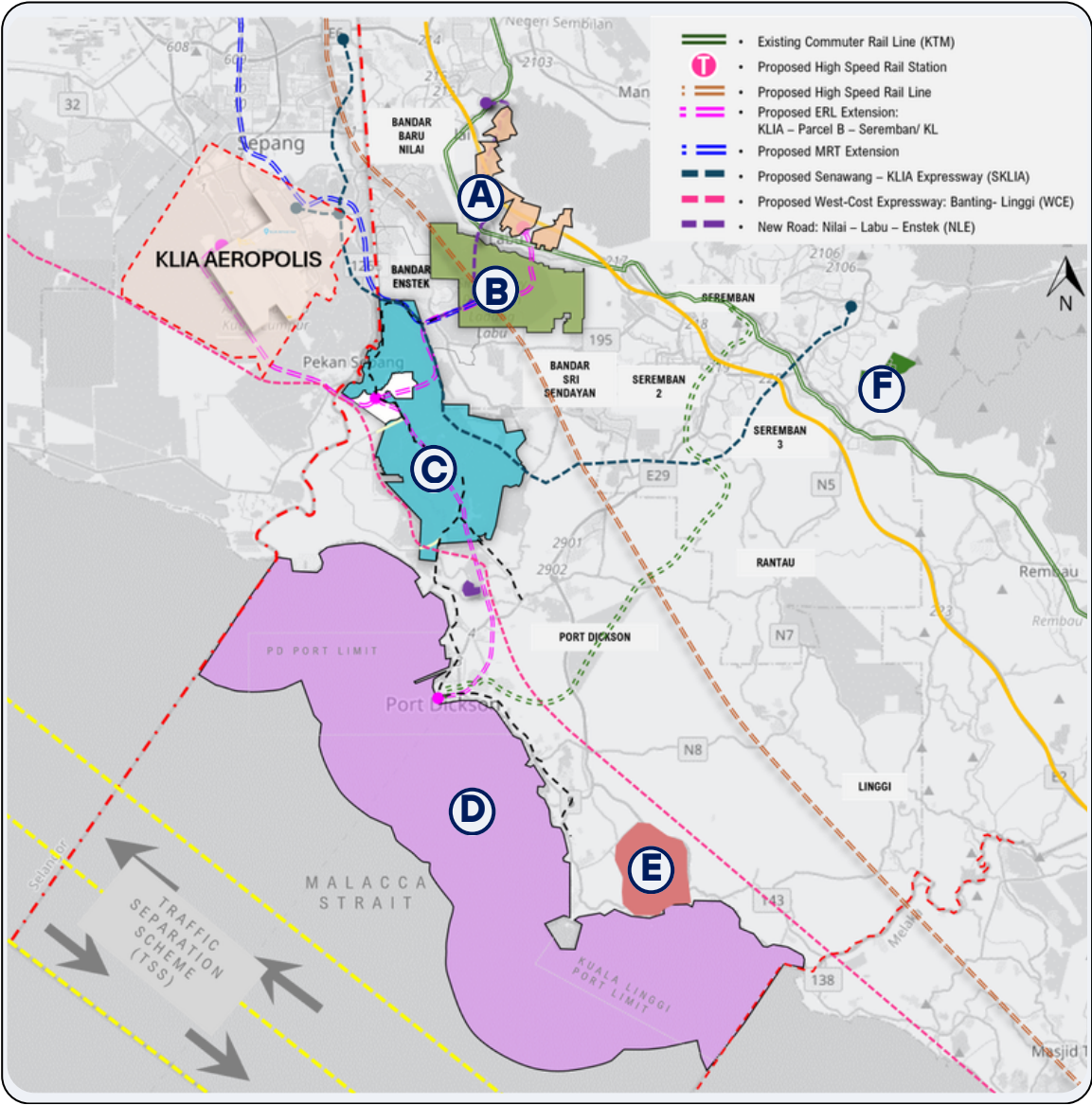
Organized growth tailored to specific high-value industries to attract international and local investments.

- A** Advanced manufacturing and technology focus.
- B** Home to MVV City. Integrated city with smart tech & green energy.
- C** Aviation, aerospace manufacturing and services.
- D** Coastal corridor focusing on maritime industries.
- E** Research and development for autonomous technologies.
- F** Electronics and semiconductor manufacturing hub.

Jobs and Business Opportunities



Development Parcels Location



Part 2: The Silicon Valley of the South: Semiconductor and High-Tech Industrialization

Parcel A

Officially known as the NS High Tech Industrial Park, is one of the six core development areas within the Malaysia Vision Valley 2.0 economic corridor. Parcel A is dedicated to high-technology industries and digitalization. It is designed to attract high-value investments that align with Malaysia's goal of moving further up the global value chain.

Key Details:

Massive Land Area:
2,838 Acres

Serves as:
Industrial Engine

Nationally in Manufacturing:
Ranked 5th

Parcel F

Officially designated as the NS Semiconductor Valley, is a specialized industrial zone within the Malaysia Vision Valley 2.0 economic corridor. It represents a strategic effort by the Negeri Sembilan state government to move the region further up the global value chain by fostering high-tech manufacturing and exports.

Key Details:

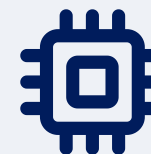
Parcel Land Area:
841 Acres

Development Phase:
Early-Stage Status

2024 State Investment:
46.9% Total Share

High-technology projects like those planned for Parcel F accounted nearly half of the state's total investment in 2024, signaling strong international confidence in the region's potential.

Strategic Industrial Focus:



Chip Testing & Packaging:

Dedicated entirely to "back-end" semiconductor processes. This critical niche allows Negeri Sembilan to rapidly move up the Global Value Chain in the international electronics market.



EV Supply Chain Synergy:

Testing roles directly support the surging Electric Vehicle (EV) supply chain, complementing massive neighboring investments like Samsung SDI Energy's battery facility.

Economic Target & Workforce Development

Parcel F plays a monumental role in the broader MVV 2.0 vision to create high-quality, high-income employment opportunities for the entire region over the next two decades.

600,000 New Jobs by 2045

To support these incoming high-tech roles, the corridor is heavily investing in human infrastructure:

- Establishment of specialized **TVET facilities**.
- Creation of cutting-edge **Education & Innovation Centers**.
- Shaping the future leaders of modern technology right at home.

High-Value Global Investors:

Global companies are highlighted specifically within the high-tech, semiconductor, and industrial sectors that Parcel A and Parcel F aims to attract:

Samsung SDI Energy *South Korea*
First EV battery cell manufacturing facility in the region.

NXP & Onsemi *Netherlands & USA*
Semiconductor giants anchoring chip testing, packaging and high-tech supply chains.

Saffron Landing Systems
World leader in aircraft landing and braking systems.

Nefco
Specializing in aerospace fasteners and precision machining components.

Global Automotive Brands
Hamilton Nilai City development designed to attract various global automotive brands.

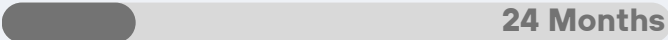
Coca-Cola & Dutch Lady
Global F&B Brands anchoring the Nilai and Enstek industrial areas.

Strategic State Incentives:

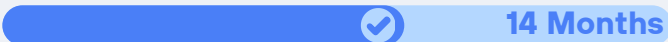
The state government has implemented the **Fast Lane Approval Program**.

Significant Time Reduction

Standard Regulatory Process



Fast Lane Initiative



The primary function of the program is to shorten the project planning and approval cycle for investors. Under this initiative, the timeline is reduced from the traditional 24 months to just 14 months.

Jendela Project (Phase 1)



Negeri Sembilan was the first state to successfully complete Jendela Project (Phase 1), ensuring the digital infrastructure (such as 4G coverage) is already in place to support the industries entering through the **"Fast Lane"**.

Part 3: A Blueprint for the Smart Modern Metropolis: Data Center and Green Energy Boom

Parcel B

Parcel B, officially designated as the Smart County, is one of the six major development parcels within the Malaysia Vision Valley 2.0 (MVV 2.0) economic corridor. It is centrally important as it hosts the MVV City project, which serves as the flagship project and the first area to be developed within the broader 153,411-hectare corridor.

Key Details:

Parcel B (Smart County):

8,796 Acres

MVV City Component:

3, 560 Hectares

Phase 1 GDV (952 Hectares):

RM15 Billion

Strategic Vision of Malaysia Vision Valley City (MVV City)

- Advanced Infrastructure**
Sustainable practices and innovative designs for better living.
- Smart Tech & Green Energy**
Integration of new technologies and green industries.
- ESG Principles**
Commitment to social inclusion and environmental sustainability.

Phase 1 Components

 15,000

Premium Residences

 70 Hect

Commercial Lots & Business Centers

 40 Hect

High-Tech Industrial Area

Innovation & Educational Hub

A central pillar designed to prepare a future-ready workforce where innovation, enterprise, and community converge.

- TVET Facilities**
Specialized Technical and Vocational Education and Training centers aimed at shaping future leaders in modern innovation and tech.
- World-Class Institutions**
Attracting top-tier higher education institutions to create a dynamic knowledge-based environment.

Smart Infrastructure

- 

Technology Integration
Merging smart technology with green energy industries to dramatically improve daily life.
- 

Exceptional Connectivity
Strategically located for seamless access to airports, sea ports, and rail networks.
- 

High-Speed Rail (HSR) Integration
Planned stop for the KL-Singapore High-Speed Rail, poised to revolutionize travel and spark dynamic economic clusters.

Data Center & Green Energy Boom

Negeri Sembilan is transforming into a high-tech powerhouse, leveraging existing infrastructure to attract "Big Tech" and global brands away from the congested Klang Valley.

Hyperscale Hub

Google's milestone entry marks a digital transformation, establishing Port Dickson as a key node.

The Project

RM 1 Billion

Google appoints Gamuda Group to construct a massive hyperscale data center in Port Dickson.

Infrastructure Synergy

65M Liters/Day

New water treatment facility included. **25% allocated for domestic use**, ensuring industrial growth benefits the local community.

Power & Sustainability

Meeting the immense power demands of high-tech manufacturing while adhering strictly to ESG principles.

Solar Power (CGPP)

Two midsize solar farms under development to provide renewable options for incoming industries.

1,400MW CCGT Plant

New Malakoff Corporation combined cycle gas turbine in Port Dickson, capable of supporting ~2.8M households.

1,400MW CCGT Plant

Leveraging the existing 2,000MW Jimah Project 3B and Tuanku Jaafar power plants in Port Dickson.

Why Global Giants Choose Negeri Sembilan



Strategic Logistics

Positioned south of KL offering superior, uncongested access to KLIA in Sepang.



Digital Readiness

First state to complete Jendela Phase 1: 100% 4G coverage in populated areas.



Affordability

Lower cost of living Landed 2-storey homes available under RM600k.

Part 4: A Comprehensive Market and Spatial-Economic Study on Air-Maritime Multi-Modal Industrial Corridors: Assessing the Absorption Capacity and Real Estate Feasibility of Malaysian Vision Valley 2.0

Parcel C : NS Aerospace Valley

THE INTEGRATED INDUSTRIAL HUB OF MVV 2.0



15,373

Massive Acres



**Global Aviation
Supply Chain**

Strategic Focus



KLIA, Sepang

Strategic Proximity

Major Global Investment

"High-value investments driving Negeri Sembilan's position as a key player in the aerospace sector."

According to the sources, major global companies investing in the region's aerospace sector include:

Safran Landing Systems (France):

RM650 Million

Facility Expansion

A world leader in aircraft landing and braking systems, this company is making a RM650 million expansion. Specialized in manufacturing top-tier aircraft landing and braking systems.

Nefco (Taiwan):

\$40 Million

Est. RM170 Million Investment

This Taiwanese giant is investing approximately \$40 million (about RM170 million) in a facility specializing in aerospace fasteners and precision machining components.

Parcel D: Maritime Hub and Coastal Corridor

THE INTEGRATED MARITIME HUB OF MVV 2.0



Negeri Sembilan State Water & Waterfront

Location Focus



Transform Port Dickson - Global Economic Engine

Primary Goal



Blending Leisure & Tourism with High-Tech Logistics

Core Strategic

Tourism Expansion



Waterfront Economic Hub

Elevating Port Dickson from its traditional role as the Klang Valley's favorite seaside escape into a dynamic hub. It blends popular holiday destinations with lucrative new economic activities.



Coastal Corridor Development

Centered on Negeri Sembilan State Water, creating a specialized corridor that magnifies coastal appeal. Designed to attract **higher-value tourism investments** parallel to industrial scaling.

High-Tech Logistics

Waterfront Economic Hub

Integrated with the nearby AI Smart Container Port to significantly relieve the heavy operational load currently on Port Klang.

Global Positioning

Modern maritime infrastructure designed to place Negeri Sembilan on the global logistics map as a highly competitive alternative for shipping.

Free Zone Synergy

Working in tandem with the upcoming Port Dickson Free Zone to attract global tech/industrial titans.

Q2 2026

Parcel E : Unmanned Vehicle Valley

INTEGRATING ADVANCED LOGISTICS WITH
NEXT-GEN AI & UNMANNED TECHNOLOGY.



1,184

Total Acres



High-Tech Hub

Global Industrial Focus



Port Dickson

Strategic Location

The Core Pillars of Parcel E

AI Smart Container Port

Advanced AI Capabilities



Real-time analysis of traffic data, market demand, and global trends to maximize operational efficiency and radically reduce human error/accidents.

Load Distribution



Strategically positioned to ease the heavy operational burden currently handled by Port Klang.

Project Momentum



Agreements signed to transition from conceptual planning directly into early-stage execution.

Port Dickson Free Zone

Q2 2026

Global Attraction



Designed specifically to attract major global industrial companies into a consolidated high-tech ecosystem.

Synergistic Operations



Works strictly in tandem with the AI Smart Container Port, providing the manufacturing and processing backup to the automated logistics front.

Development Timeline



Full-scale development and breaking ground is officially slated to commence in the second quarter of 2026.

The IMG Monthly Bulletin serves as a comprehensive review of developments in the real estate industry, bringing together insights, news, and updates on the property market. This month, our focus shifts to Malaysia Vision Valley 2.0 (MVV 2.0), a state-led, private-sector-driven strategic growth area designed to transform Negeri Sembilan into a competitive, world-class metropolis.

The Malaysia Vision Valley 2.0 (MVV 2.0) economic corridor represents a monumental state-led, private-sector-driven development designed to transform Negeri Sembilan into a world-class, inclusive, and clean metropolis. Functioning as a strategic economic extension of Greater Kuala Lumpur, the corridor spans a vast scale of 153,411 hectares across the Seremban and Port Dickson districts. Governed by a long-term 30-year vision, MVV 2.0 carries a total estimated Gross Development Value (GDV) of RM2 Trillion. Elevating its core parameters to align directly with the nation's New Industrial Master Plan 2030, the corridor is specifically architected to transform Negeri Sembilan into a high-income economy supported by a highly skilled workforce, structurally organizing its growth into six specialized development parcels tailored for high-value global industries.

To ensure highly organized growth and optimized absorption capacity, MVV 2.0 is systematically divided into six specialized development parcels that target specific high-value industries to anchor international and local investments. These parcels are strategically distributed to maximize geographical advantages and regional connectivity, starting with Parcel A, the Tech Park, which encompasses a substantial 2,838 acres designed for advanced manufacturing and technology focus. Adjacent to it, the 8,796-acre Parcel B acts as the Smart County, serving as the host for the flagship MVV City project that integrates smart technology and green energy. Parcel C allocates a massive 15,373 acres for the Integrated Industrial Hub, centering its spatial layout on aviation and aerospace manufacturing and services. For maritime focus, the 6,220-acre Parcel D establishes the Integrated Maritime Hub & Waterfront Corridor, focusing deeply on coastal maritime industries. Meanwhile, Parcel E spans 1,184 acres to develop the Port Dickson Free Zone & AI Smart Container Port, prioritizing research and development for autonomous technologies. Finally, Parcel F rounds out the master plan with 841 acres dedicated to the NS Semiconductor Valley, acting as a highly focused electronics and semiconductor manufacturing hub.

The industrial engine of MVV 2.0 is heavily concentrated in Parcel A, officially known as the NS High Tech Industrial Park, and Parcel F, designated as the NS Semiconductor Valley. Spanning 2,838 acres, Parcel A focuses entirely on high-technology industries and digitalization, moving Malaysia further up the global value chain. Complementing this, the 841-acre Parcel F focuses strictly on critical "back-end" semiconductor processes, specifically chip testing and packaging. This strategic niche supports the surging global Electric Vehicle (EV) supply chain, creating a powerful synergy with neighboring industrial investments such as Samsung SDI Energy's first regional EV battery cell manufacturing facility. Demonstrating strong international confidence, high-technology projects like those in Parcel F captured a massive 46.9% share of Negeri Sembilan's total state investment in 2024. To support these high-tech roles and achieve the economic target of generating 600,000 new jobs by 2045, the corridor is investing heavily in human infrastructure through specialized TVET facilities and cutting-edge Education & Innovation Centers. Furthermore, the state government has introduced the Fast Lane Approval Program, which dramatically shortens the project planning and approval cycle for global investors from the traditional 24 months down to just 14 months.

This fast-track initiative is backed by the successful completion of Phase 1 of the Jendela Project, making Negeri Sembilan the first state to achieve 100% 4G digital infrastructure coverage in populated areas. These structural advantages have successfully anchored premier global brands, including semiconductor giants NXP and Onsemi, aerospace leaders Safran Landing Systems and Nefco, global automotive brands within the Hamilton Nilai City development, and major F&B anchors like Coca-Cola and Dutch Lady in the Nilai and Enstek areas.

Parcel B, officially designated as the Smart County, plays a central role in the MVV 2.0 master plan by hosting the flagship MVV City project. Spanning 8,796 acres, this parcel serves as the initial development area within the broader corridor, with its Phase 1 covering 952 hectares and commanding an impressive GDV of RM15 Billion. Built strictly upon ESG principles, Phase 1 of MVV City integrates advanced infrastructure, smart technology, and green energy to deliver 15,000 premium residences, commercial lots, business centers, and a high-tech industrial area.

A core pillar of this parcel is the 70-hectare Innovation & Educational Hub, which brings together world-class higher education institutions and specialized TVET facilities. Additionally, exceptional multi-modal connectivity is ensured through seamless access to airports, sea ports, and a planned integration stop for the KL-Singapore High-Speed Rail (HSR). This robust digital readiness and structural layout have triggered an unprecedented data center and green energy boom, transforming Negeri Sembilan into a premier alternative hub to the congested Klang Valley. Highlighting this shift is Google's landmark RM1 Billion investment to establish a massive hyperscale data center in Port Dickson, appointing the Gamuda Group for its construction. To ensure industrial growth yields strong infrastructure synergy for the community, a new water treatment facility delivering 65 million liters per day is integrated into the project, with 25% of its capacity explicitly allocated for local domestic use. Meeting the immense power demands of these tech clusters while adhering to sustainability goals is accomplished through two midsize solar farms under development through the Corporate Green Power Programme (CGPP), alongside a new 1,400MW combined cycle gas turbine (CCGT) plant by Malakoff Corporation in Port Dickson.

This power grid leverages the existing 2,000MW Jimah Project 3B and Tuanku Jaafar power plants, offering an uncongested, affordable alternative characterized by a lower cost of living and landed two-storey homes available under RM600,000.

The logistics and maritime future of MVV 2.0 is shaped by the strategic configuration of Parcels C, D, and E, establishing a highly integrated air-maritime multi-modal framework. Parcel C, known as the NS Aerospace Valley, leverages its close proximity to KLIA Sepang across a massive 15,373 acres to anchor itself firmly within the global aviation supply chain. High-value investments driving this aerospace hub include a major RM650 Million facility expansion by France's Safran Landing Systems—a world leader in aircraft landing and braking systems—and a \$40 Million (approximately RM170 Million) investment by Taiwan's Nefco specializing in aerospace fasteners and precision machining components. Adjacent to this, the 6,220-acre Parcel D acts as the Maritime Hub and Coastal Corridor, executing a primary goal to transform Port Dickson into a global economic engine by blending traditional seaside leisure and tourism with high-tech logistics.

This waterfront economic hub creates a specialized coastal corridor designed to scale high-value tourism investments parallel to industrial growth. Operating in tight logistical tandem is Parcel E, the 1,184-acre Unmanned Vehicle Valley, which integrates advanced logistics with next-generation AI and unmanned technology. Parcel E houses the upcoming AI Smart Container Port and the Port Dickson Free Zone, with full-scale development and breaking ground officially scheduled for the second quarter of 2026. The AI Smart Container Port utilizes advanced AI capabilities for real-time analysis of traffic data, market demand, and global trends to optimize operations. Working strictly alongside the Port Dickson Free Zone to attract global tech and industrial titans, this automated maritime infrastructure is strategically positioned to redistribute logistics loads, significantly relieving the heavy operational burdens currently handled by Port Klang and placing Negeri Sembilan prominently on the global logistics map.

Reference

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This marks only the beginning. Our upcoming editions will feature further highlights together with the complete monthly bulletin, offering in-depth coverage on key topics to strengthen your understanding of the Malaysian property market.



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