

A joint venture project by



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The Aerospace Capital
Of South East Asia

NS
AERO
CITY





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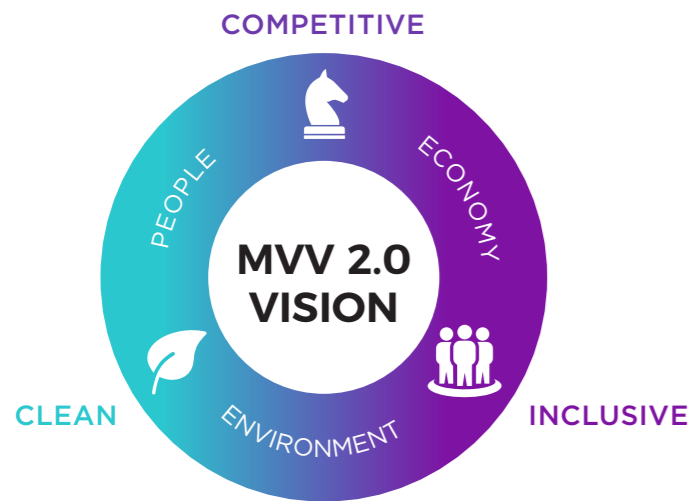
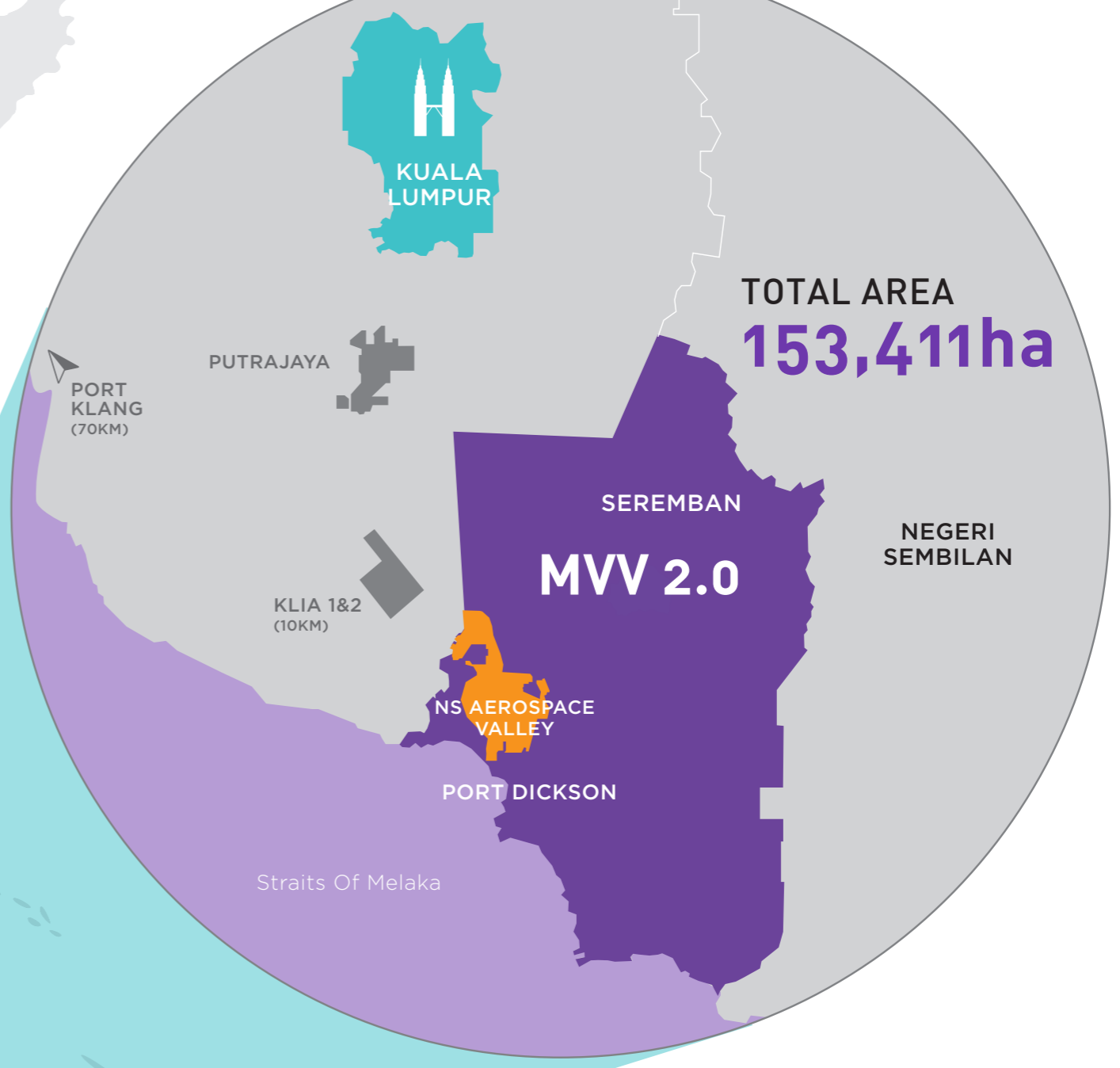
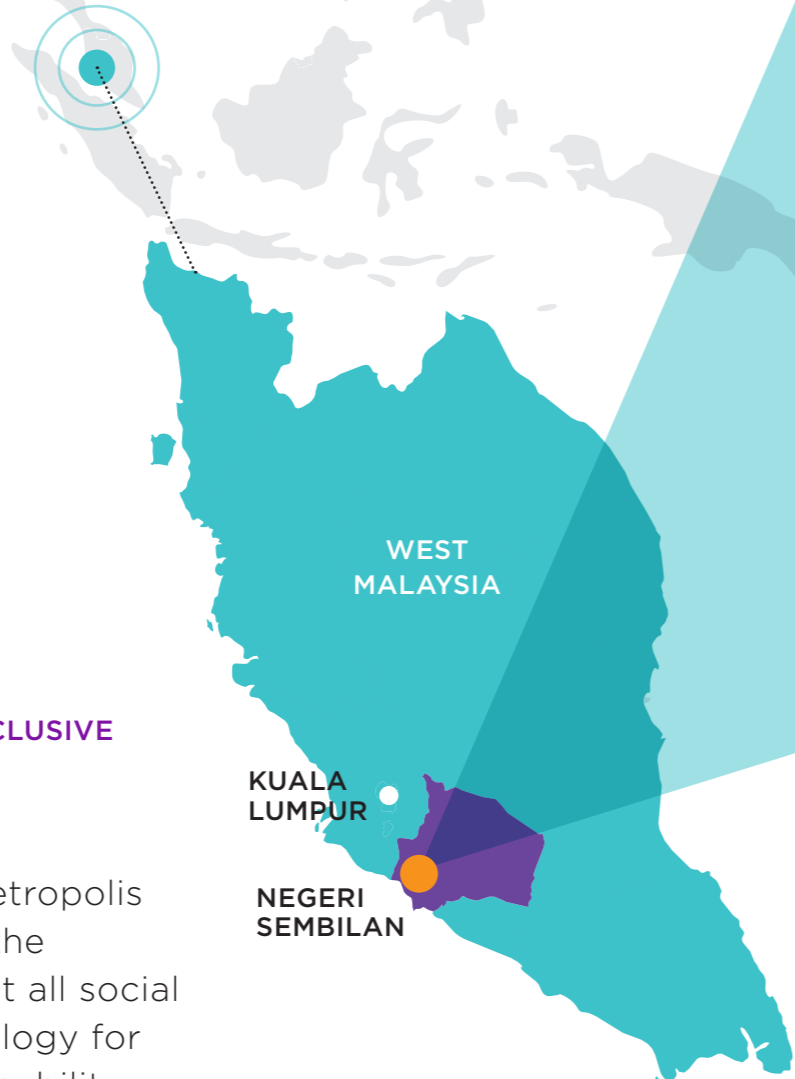
Artist's impression

WELCOME TO THE CITY OF THE FUTURE

NS Aero City is located within the NS Aerospace Valley, which is part of the Malaysia Vision Valley (MVV) 2.0 Plan. MVV 2.0 is a state-led private sector-driven development envisioned to be a world class metropolis that delivers economic impact to Malaysia, creating job and business opportunities. In line with the Malaysian Aerospace Industry Blueprint 2030, it is designed to be an integral part of the global market.

MALAYSIA VISION VALLEY 2.0

As part of the National Physical Plan (NPP), Malaysia Vision Valley 2.0 (MVV 2.0) is a promoted development zone to be given priority at national level due to its potential in accelerating the economy. It is also part of the State Structure Plan, aimed at positioning Seremban and Port Dickson - two districts in Negeri Sembilan - as extensions of Greater Kuala Lumpur.



A vision to be a World Class Metropolis that is competitive in growing the economy, all-inclusive to benefit all social classes and utilise clean technology for maximum efficiency and sustainability.

The Most Connected Aerospace City in South East Asia

NS Aerospace Valley will serve as the pivotal connection point of the multi-modal transportation linkages, enabling swifter movements of goods and people. A multitude of national highways and an extensive network of urban rail transport makes travelling to this future-proof city a breeze.

Propelled by the seamless connectivity, speed and agility, NS Aerospace Valley is set to be the primary catalyst of growth for MVV 2.0.



BY RAIL
 KLIA Express
 KTM Komuter
 High-Speed Rail (HSR)*
 East Coast Rail Line (ECRL)*
 KTM Seremban-PD Link*



BY AIR
 KLIA 1
 KLIA 2



BY ROAD
 North-South Highway
 LEKAS Highway
 ELITE Highway
 West-Coast Expressway*



BY SEA
 Port Klang

*Upcoming infrastructures



Negeri Sembilan

NS AEROSPACE VALLEY

NS AERO CITY

Straits Of Melaka

5 KEY ACTIVITIES



Maintenance, Repair & Overhaul (M.R.O) & Recycle



Aerospace Manufacturing



Final Assembly Lines



Business, General & Sports Aviation



Training and Innovation Activities

Home To An Integrated Aerospace Industry

NS Aerospace Valley hosts Malaysia's aerospace industry clusters, comprising global and local organisations involved in the aerospace business, training, and innovation activities.

This thriving industry will be the key economic driver to achieve the vision and mission of Malaysia Vision Valley 2.0.

The aerospace industry embraces the following visions:

- ▶ Cutting edge maintenance, repair and overhaul technology;
- ▶ State-of-the-art final assembly lines facilities; and
- ▶ Conducive aviation education environment.

NS AERO CITY

Host Of Promising Opportunities

At the heart of NS Aerospace Valley sits NS Aero City, poised to be a gateway for high-value industries, and a hub for various business services.

The integration of airport city and urban planning will create a conducive environment for the aerospace industry to prosper, and for the people to flourish. It's a city with enhanced connectivity, livability and interactivity, with an economically efficient, attractive & sustainable development to support the aerospace ecosystem.

Key Drivers Of Success

4 key drivers have been identified to leverage and reflect on the region's inherent strengths:

People

The growing population within the vicinity of the airport provides an attractive pool of talent to support the workforce, and a strong community to move the economy.

Place

Site-specific strategies that maximise the unique geographical advantages, and engage with market gaps surrounding the airport.

Partnerships

Develop strategic partnerships with key stakeholders that include both private developers and public-sector planning and economic development agencies.

Positioning

Align with the long-term strategic goals of the airport, the city and local communities to establish a sustainable future.



Future proof Plans

NS Aero City is a smart city that's designed to bring the digital and physical worlds together, where rapid development and environmental sustainability coexist.

In business or leisure, the futuristic features of this city will take the community to even greater heights. It will spur a culture of innovation among the society, that will propel the economy.

1

Residential District

Low-rise and high-rise properties
Individual and strata titles
Affordable and premium properties

2

Aerospace Manufacturing District

Aero structures, engines & airframe
Aircraft & simulators
Component OEMs
Asset management services
Specialist component MROs

3

Central Business District

Office towers & service apartments
Retail & F&B
Regional shopping malls
Hotels & entertainment
Public amenities

4

AI & IT District

AI/IT university
AI/IT R&D centre
Incubator centre
AI/IT Creative business activities centre

5

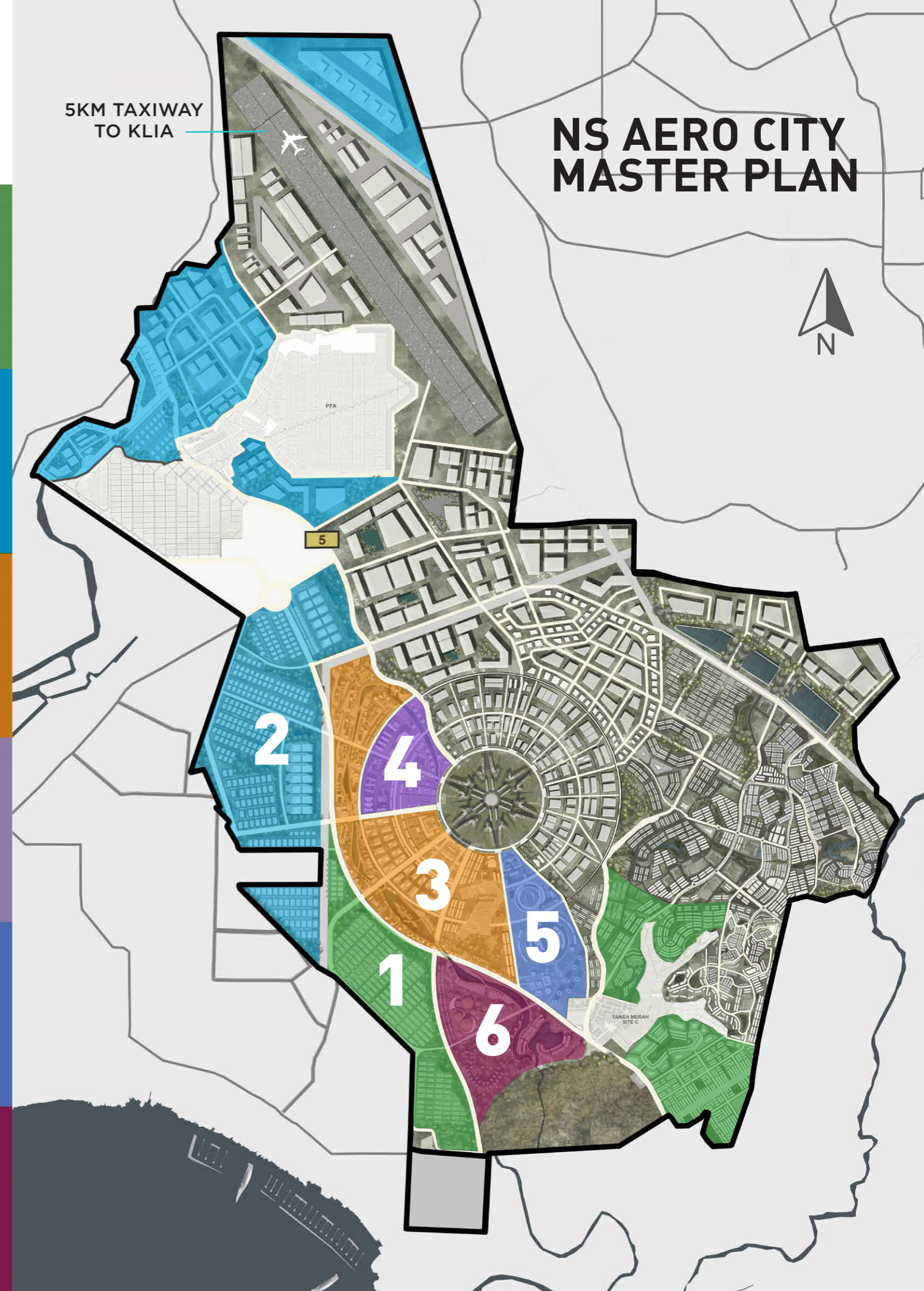
University & Sports Stadium District

Health care university
International Sports District
Stadium, campus & hostel

6

Wellness District

Medical tourism
Smart healthcare
Retirement village
Resort & golf course



WHY NS AERO CITY?



Strategic Location

- ▶ The centre of ASEAN region
- ▶ Tremendous geopolitical advantage



Pro-Business Government Policies

- ▶ Attractive government programmes and incentives
- ▶ Negeri Sembilan Investment Centre, a one-stop centre to assist investors in planning, promotion and facilitation to achieve their vision



Industry-Ready Talents

- ▶ Access to human capital with the right knowledge and skills
- ▶ Talent sourcing and development via national programmes



Specialised Services

- ▶ Unparalleled connectivity to a myriad of supporting industries and services such as R&D, integrated logistics services, and data centres



Seamless Connectivity

- ▶ 4 major expressways
- ▶ 5 integrated railways
- ▶ 70km to Port Klang
- ▶ 10km to KLIA 1 & 2



Ecosystem Readiness

- ▶ Seamless end-to-end logistics, business campus, and commercial opportunities with well-developed infrastructures



Global Benchmarks

- ▶ Incorporation of international design principles



Freehold Land Titles

- ▶ Freehold title for industrial, commercial, residential and mixed development

TOWARDS THE ECONOMY OF TOMORROW



Aerospace
Manufacturing &
Aviation



Public
Administration



Retail



Logistics &
Distribution



Manufacturing
& High Tech



**ECONOMIC
OPPORTUNITIES**



Agri-business
& Food
Processing



Natural
Resources &
Energy



Tourism &
Culture



Health &
Life Sciences



Education
& Skills
Training

ATTRACTIVE INCENTIVES BY MALAYSIAN INVESTMENT DEVELOPMENT AUTHORITY (MIDA)

- ▶ Pioneer Status
- ▶ Investment Tax Allowance (ITA)
- ▶ Import Duty Exemption
- ▶ Reinvestment Allowance
- ▶ Automation Capital Allowance (ACA)
- ▶ Principal Hub Incentive
- ▶ Incentive For Less Developed Areas
- ▶ Tax Incentives For Green Activities