

An aerial architectural rendering of the SOCAT Innovation District. The image shows a large-scale development with numerous modern buildings, parking lots, and green spaces. The district is situated near a body of water, with a bridge visible in the background. The overall design emphasizes a mix of urban and natural elements.

SOCAT
INNOVATION DISTRICT

Catalysing opportunities
in industry innovation.

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Where technology transforms agriculture into innovation, and where innovation becomes impact.



A new force for the future of agriculture

SOCAT, the Southern Catalyst Innovation District, is taking shape in Southern Johor – driving a new era for the future of agriculture and food in Malaysia.

An ecosystem that connects it all

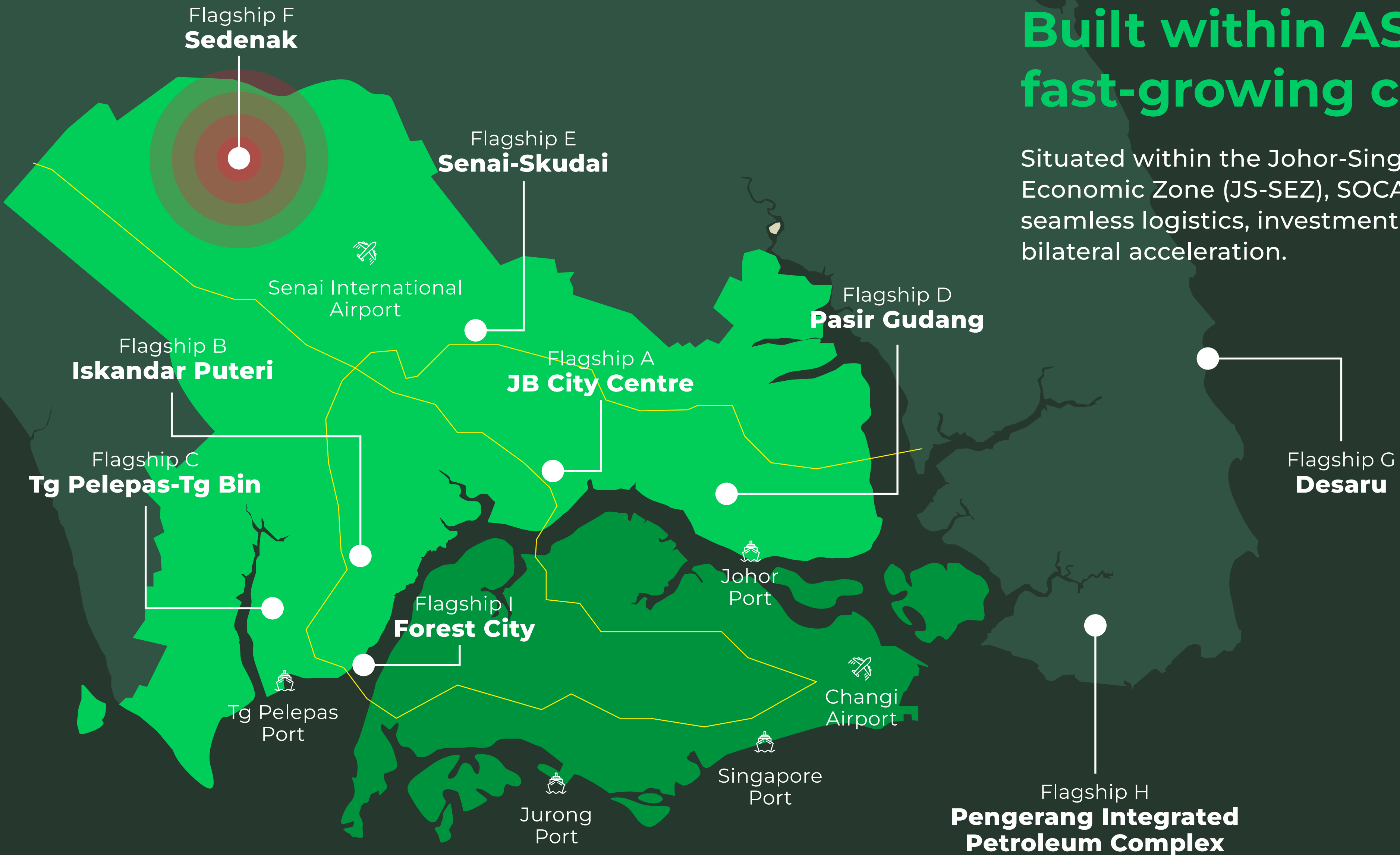
SOCAT delivers a full-chain industrial ecosystem – connecting R&D, production, processing, and distribution. Farmers, SMEs, start-ups, investors, and global players collaborate under one intelligent district.

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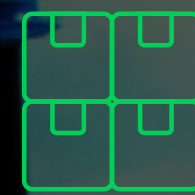
Here, R&D meets marketplace. Production meets precision. Supply meets demand.

Built within ASEAN's fast-growing corridor

Situated within the Johor-Singapore Special Economic Zone (JS-SEZ), SOCAT benefits from seamless logistics, investment incentives, and bilateral acceleration.



Strategically located in Flagship F of the JS-SEZ, covering Kulai-Sedenak, its 11 priority sectors are:



Logistics



Manufacturing



Financial Services



Business Services



Digital Economy



Tourism



Food Security



Education



Health

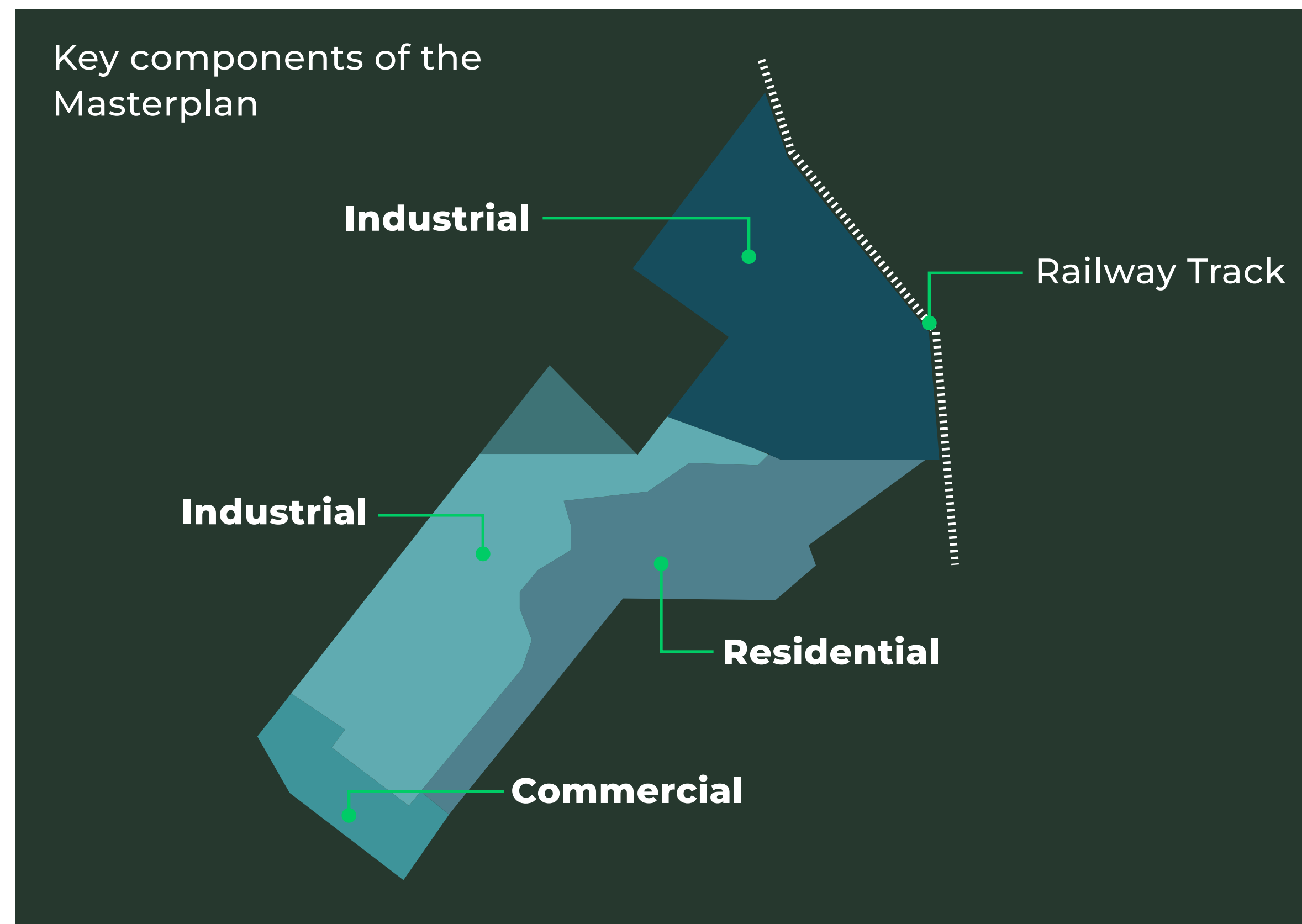


Energy



Green Economy

A masterplan for scale, systems and speed



SOCAT spans

2,940 acres

comprising of

Inland Port and Cargo Terminal for regional and international freight

Integrated Logistics Hub with seamless cold-chain, storage, and customs clearance

Digital Marketplace with traceability, certification, and global reach

State-of-the-art Agricultural Products Collection, Value Add & Distribution Centre

SME Clusters tailored for suppliers and food entrepreneurs

Centre of Innovation & Excellence for research, incubation, and commercialisation



SOCAT
INNOVATION DISTRICT

Artist's impression only

From smart farms to high-value exports

At its core is AgriTech and FoodTech. SOCAT drives a smarter food ecosystem – combining tech, data, and innovation across farming, logistics, and processing. It empowers producers to move beyond raw yield into export-ready, value-added excellence – evolving food systems and redefining supply chains.

SOCAT supports Malaysia's food security goals – serving as a local backbone, a regional anchor, and a global gateway for agri-food innovation. From farm to fork, from and via Johor to the world.





A robust downstream food sector

The ecosystem flows with a robust downstream food sector encompasses processing, where raw materials are transformed into finished products; distribution, which involves the movement of these products via wholesalers, retailers, and food service operators; and retail, where food is marketed and sold directly to consumers through grocery stores, supermarkets, and online platforms.



Liveable, accessible, and designed for people

With dedicated worker housing, affordable living clusters, connected to a commercial precinct and Recreation Hub for wellness, commerce, culture, and community – a Transit-Oriented District for smart mobility, SOCAT is designed not just for industry, but for people.



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A place where
industries scale, ideas
commercialise, and
communities thrive.

Capitalising on opportunities today, creating opportunities for tomorrow

Rooted in Malaysia's strengths, connected to ASEAN, and built to scale globally, SOCAT is a catalyst for agriculture, innovation, and meaningful growth.

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This is where land
becomes leverage,
and where value
grows deeper than
soil.

SOCAT

Catalysing opportunities in industry innovation

SOCAT or Southern Catalyst Sdn Bhd. is wholly owned by MOF Inc. SOCAT is purposed as a Value Creator and Enabler, driving economic multipliers that catalyse sustainable local development and enhance regional growth in alignment with national priorities.

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