



NCT ALLIANCE BERHAD
高裕軒集團有限公司

200301004972 (607392-W)



CORPORATE PROFILE

CREATING WORLD-CLASS MASTERPIECE





FOREWORD

Building a company is never just about reaching milestones — it's about creating a legacy of impact, excellence, and growth. When I founded NCT in 1985, I envisioned more than just a business. I saw the potential to grow something meaningful, built on hard work, innovation, and the commitment to deliver quality in everything we do.

From our roots in the tiling industry, NCT has grown into a trusted name in property development and beyond. Our progress has always been driven by a clear purpose — to deliver real value to our customers, our partners, and our community.

NCT Alliance Berhad stands today as a reflection of our journey — one marked by resilience, vision, and continuous transformation. The dedication of our team and the strength of our values have enabled us to earn the confidence of our clients and stakeholders, while shaping a future-ready business.

Our core values remain unchanged: integrity, innovation, and a commitment to excellence. These principles continue to guide our people and partnerships as we scale to greater heights.

With the unwavering support of my team, I am confident that NCT will continue to achieve new milestones and set even higher standards for the years ahead.

DATO' SRI YAP NGAN CHOY

Executive Chairman/Group Managing Director
NCT Alliance Berhad

INTRODUCTION

In an era marked by constant change, NCT Alliance Berhad remains steadfast in our commitment to our development principles of 'Noble, Captivating, Trailblazing.' We approach each project with utmost precision and care, treating them as unique creations and ensuring meticulous craftsmanship in every endeavor. Our dedication extends beyond the completion of structures; it encompasses a vision of creating enduring landmarks that sets new benchmarks in the industry.

At the forefront of our work is building ideal homes and living spaces that meet the highest standards of quality and comfort. From the materials we use to precision of construction, NCT Alliance Berhad is focused on upholding the values of innovation and excellence, setting rigorous standards to deliver unparalleled experience for our customers. These core values guide our daily operations and shape our vision for the future.

Helmed by brothers Dato' Sri Yap Ngan Choy and Dato' Yap Fook Choy, NCT Alliance Berhad has seen remarkable growth since its establishment in 1985. Starting off as a specialised tiling contracting business, it has since evolved into a multifaceted enterprise encompassing construction, real estate and building materials trading. A notable milestone in this journey was the acquisition of a 72.6% stake in Grand-Flo Berhad in 2019, following which the business was renamed NCT Alliance Berhad. This strategic move is a reflection of our Group's growth and trajectory as a prominent player in the industry.

NCT Alliance Berhad has earned a reputation as a White Knight specialist, with extensive experience in reviving some of Malaysia's largest abandoned projects, including the 1,275 hectare Bandar Baru Salak Tinggi township in Selangor and the Genting Highlands Billion Court development in Pahang. Alongside esteemed developments such as Acacia Residences in Salak Perdana, the acclaimed Grand Ion Majestic and Grand Ion Delemen in Genting Highlands, NCT Alliance Berhad continues to





expand its footprint with transformative projects that redefines modern living.

With our latest ventures, including Ion Belian Garden in Batang Kali, NCT Alliance continues to deliver high-quality, future-focused communities across Malaysia. The Group has also entered the industrial accommodation segment with the Batu Kawan Central Labour Quarters, a purpose-built facility designed to support ethical workforce housing.

Expanding its footprint, NCT Alliance is now marking its presence in East Malaysia through Ion Borneo Garden in Penampang and Ion Marina Bay in Putatan. These projects reflect the Group's strategic push into emerging growth corridors, with a focus on long-term value creation.

Backed by disciplined financial management and a skilled team, NCT Alliance is poised to accelerate its growth strategy, diversify revenue streams, and pursue sustainable development opportunities.

With an established foundation in Peninsular Malaysia, we are proud to mark our strategic entry into East Malaysia with the introduction of Ion Borneo Garden in Penampang and Ion Marina Bay in Putatan. Our foray into Sabah signals the Group's commitment to broadening our reach and establishing a stronger foothold in key growth markets across Malaysia.

Despite a challenging landscape, our unwavering focus on innovation and discipline financial management has driven our progress forward. Building upon this momentum, we are now poised to accelerate our growth strategies and capitalise on emerging opportunities. With a proven track record in property development and a skilled talent pool, we are confident in our ability to reach new heights. We look forward to expanding our portfolio into new markets, diversifying revenue streams and ensuring sustained growth and resilience in the years ahead.

THE NCT JOURNEY

1985

Founded by Dato' Sri Yap Ngan Choy.

NCT gradually developed expertise in tile supply and installation and was appointed to provide services for major projects across Malaysia.

2012

Tasked by the government to restore Bandar Salak Tinggi, Malaysia's largest recovery project. Within 3 years, NCT delivered 713 units of double-storey houses, 2.5-storey terrace houses, and medium-cost apartments.



1997

Largest tiling company in Malaysia.

The company places a special emphasis on high-quality, value-added craftsmanship and service. Focus on high quality and timely delivery, which has enabled it to secure contracts with leading developers in the country.



2000

Expanded into construction, real estate, and building materials through NCT Building & Civil Engineering Sdn Bhd. Executed RM10B worth of contracts over the course of 30 years. Completing the La Cottage project in Sepang. Earned NCT the reputation as a White Knight Developer.



2013

Leading specialist in project rehabilitation.

NCT took on Pahang's largest abandoned project, Billion Court. Overcoming geographical challenges to revitalize the site and transform it into a new tourist destination in Genting Highlands.

2021

Grand-Flo Berhad divested Enterprise Data Collection and Collation System Solutions (EDCCS) segment to focus on property development, rebranding as NCT Alliance Berhad. Acquired 2 award-winning projects in Genting Highlands: Grand Ion Majestic and Grand Ion Delemen.



2024

Collaborated with Hard Rock International to introduce Asia Pacific's highest Hard Rock Cafe on the top floor of Wyndham Grand Ion Majestic Hotel in Genting Highlands.

Expanded its presence to East Malaysia through a strategic land acquisition in Penampang, Sabah.

Launched The Road to NCT Junior Badminton Championship to support community development and improve lives.



2019

Dato' Sri Yap Ngan Choy and Dato' Joe Yap Fook Choy recognized the potential of Grand-Flo Berhad. They completed the takeover in 2019, shifting its focus to IT and property development.



2025

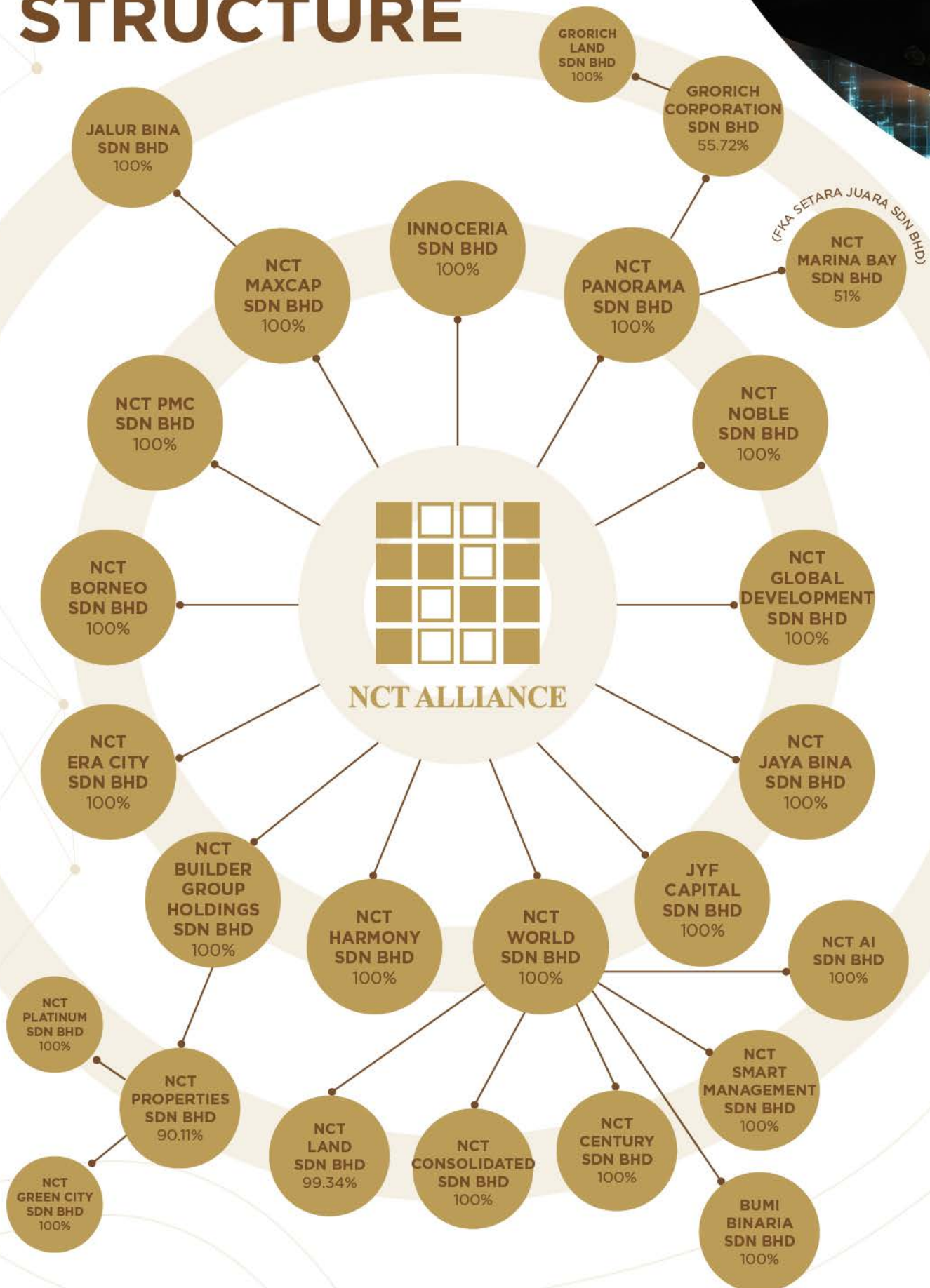
NCT Alliance's marked a significant year with the launch of NCT Innosphere in Kedah and Ion Borneo Garden in Sabah, reinforcing its expansion into key regions. Master planning for Ion Marina Bay continued, while additional phases of Ion Belian Garden were successfully handed over.

NSIP completed Phase 1 infrastructure and was awarded a 5-diamond rating under the Low Carbon Cities 2030 Challenge. NCT Innosphere received the GreenRE Silver Provisional Certification, while NCT Alliance's was honoured with the GPM Sustainability Award - Project of the Year, reflecting its commitment to ESG excellence.

2023

Added Acacia Residences, NCT Smart Industrial Park, and Ion Belian Garden to its portfolio. Numerous awards: 5 from The Malaysia Book of Records, The Star Media Group's Malaysia Developers Awards as 'Best in Quantitative', 'Top Of-The-Chart Award' for market capitalization below RM1 billion, ASEAN Property Award, Malaysian Brand Award, iProperty Awards.

CORPORATE STRUCTURE





VISION

CREATING WORLD-CLASS MASTERPIECE

CORE VALUES

INTEGRITY

We take great pride in what we do and having strong moral principles in everything we are involved in.

PASSIONATE

We are passionate and committed to deliver the best. We are willing to walk the extra mile in order to achieve NCT's mission.

STRIVING FOR EXCELLENCE

We place our customers at the heart of all that we do. We strive to understand our customers' needs and create invaluable investments for their enjoyment.

CUSTOMER

We strive for excellence in all aspects of our operations and in setting high standards and best practices to achieve unmatched product quality and service.

TEAMWORK

We work together to achieve NCT's mission in unity and trust and with respect for diversity.

INNOVATION

We undertake to understand the unique conditions of each sector in order to explore new opportunities. We adopt the flexible approach while staying true to NCT's business goals.

MISSION

To create architectural masterpieces that are renowned and respected worldwide.

To stay ahead of the new wave of online marketing technology for tourism, hospitality and the retail industry through the establishment of the new O2O strategy.

Incorporate persistence for improvement and advancement of our team, brand, products and services.

Practice professionalism, uphold integrity and create lasting relations by working genuinely and impartially with our customers, business affiliates and stakeholders.

To develop a globally viable property landscape that also caters to international residents to heed the government's call to raise Malaysia's ranking as one of the topmost liveable countries in the world.

To develop new smart industrial parks and enhance existing developments to drive industrial growth and long-term economic value.

Advocate quality as the precedent, combined with robust commitment in providing the best solutions to our esteemed customers.

BOARD OF DIRECTORS







DATO' SRI YAP NGAN CHOY

Executive Chairman / Group Managing Director

NCT Alliance Berhad

Dato' Sri Yap Ngan Choy has over 40 years of experience in construction and property development. He began his career as a tiling contractor and, in 1985, ventured into the construction industry by establishing his own company. By 1997, he expanded into construction and later property development, laying the foundation for what is now NCT.

Among his most notable achievements is the successful rehabilitation of major abandoned property projects — including Bandar Salak Perdana, one of the largest of its kind in Malaysia, and the Grand Ion Delemen development in Genting Highlands. Collectively, Dato' Sri Yap has completed projects with an estimated gross development value of RM1.0 billion.

Throughout his career, Dato' Sri Yap has been recognised for his entrepreneurial excellence. In 2013, he received the Asia Honesty Entrepreneur

Award from the Asia Excellence Entrepreneur Federation (AEEF). In 2014, he was honoured with the SME Entrepreneur of the Year award by Brand Laureate and the Excellence Entrepreneur Award at the Malaysia Golden Entrepreneur Awards.

In 2025, Dato' Sri Yap was honoured with the World Outstanding Business Icon Leadership Award at the Global Chinese Economic & Technology (GCET) Summit, further underscoring his visionary leadership and continued contributions to Malaysia's property sector. Dato' Sri Yap's journey from a humble contractor to a respected industry leader reflects his resilience, vision, and deep commitment to excellence — qualities that continue to define NCT's growth and success.

DATO' YAP FOOK CHOY

Group Executive Director

NCT Alliance Berhad

Dato' Yap Fook Choy brings over 37 years of experience in the tiling, construction, and property development industry. He has played a pivotal role in delivering major multi-million ringgit projects across both the corporate and private sectors.

In 2008, he expanded into property development alongside his brother, Dato' Sri Yap Ngan Choy. Among his most significant achievements are the rehabilitation of Bandar Salak Perdana — one of Malaysia's largest abandoned projects — and the revival of the Grand Ion Delemen development in Genting Highlands.

Under his leadership, these developments collectively exceeded RM1.0 billion in gross development value. Many of the projects have been recognised with accolades from esteemed platforms such as the ASEAN Property Awards, Asia Pacific Property Awards, Malaysia Tourism Council Gold Award, and The Malaysia Book of Records.

Dato' Yap is also the Deputy President of the Federation of Malaysia Chinese Guilds Association (FEMACGA) and holds directorships in several private limited companies.





YAP CHUN THENG

Executive Director

NCT Alliance Berhad

Yap Chun Theng holds a Bachelor's degree in Quantity Surveying and Construction Cost Management from Nottingham Trent University.

He began his career in 2006 as a Contract Executive and was promoted to Head of Contracts in 2007, overseeing contract administration, purchasing, and procurement.

With approximately 18 years of experience in the property development and construction industry, Mr. Yap has held key leadership roles, including Group Chief Operating Officer. In this role, he led and managed all development and construction projects across the Group's companies.



SAE-YAP ATTHAKOVIT

Non-Independent Non-Executive Director

NCT Alliance Berhad

Sae-Yap Atthakovit holds a Bachelor's degree in Business Management from the University of Manchester, United Kingdom.

He began his career in finance, where he was involved in securing project financing, short- and long-term financial planning, and executing corporate finance transactions, including land-related deals. He also contributed to shaping the Company's business strategies and policies.

He currently serves as a member of the Audit Committee and the Nomination and Remuneration Committee.



ALLEN YAP KUAN KEE

Independent Non-Executive Director

NCT Alliance Berhad

Allen Yap Kuan Kee is the Chairman of both the Audit Committee and the Nomination and Remuneration Committee.

He is a Chartered Accountant with the Malaysian Institute of Accountants (MIA) and holds memberships with CPA Singapore, FCCA (UK), and ASEAN CPA. He is currently the business owner of Montree Management Services.

With over 30 years of experience across Malaysia, Singapore, and Indonesia, Mr. Allen has worked in auditing, taxation, finance, advisory, turnaround management, and corporate consultancy. He has held senior roles across sectors including services, construction, and property development.



YAP CHUI FAN

Independent Non-Executive Director

NCT Alliance Berhad

Yap Chui Fan is a member of the Audit Committee and the Nomination and Remuneration Committee. She is a Chartered Accountant (MIA), Fellow of ACCA, and an associate of both the Chartered Tax Institute of Malaysia and ASEAN CPA.

With over 40 years of experience, she has held senior finance roles and led the listing of Channel Micron Holdings on the Hong Kong Stock Exchange in 2020. She is also a Registered Company Secretary and currently serves as an Independent Non-Executive Director of Sunview Group Berhad.





OUR DEVELOPMENT

Pioneering Transformation, Delivering Progress

NCT Alliance's has built a strong reputation as a white knight developer, successfully reviving and completing abandoned projects into thriving developments. Key rehabilitation projects include Grand Ion Delemen, operational since 2016; Grand Ion Majestic, now fully handed over; and Ion Belian Garden, which is being delivered progressively in line with the project timeline.

Expanding its footprint beyond residential developments, the Group is spearheading two landmark industrial projects — NCT Smart Industrial Park (NSIP) and NCT InnoSphere. Through these projects, NCT Alliance's continues to evolve as a future-ready developer — delivering value through innovation, resilience, and a commitment to nation-building.

NCT SMART INDUSTRIAL PARK

Spanning 910 acres in the Integrated Development Region of South Selangor, NCT Smart Industrial Park (NSIP) is Malaysia's first Managed Industrial Park (MIP), setting a new benchmark in smart and sustainable industrial development. Strategically located near major logistics hubs—KLIA, KLIA2, Port Klang, and the West Coast Expressway—NSIP offers seamless access by air, sea and land.

Launched in 2023 with a gross development value (GDV) of RM10 billion, NSIP will be developed in six phases. Phase 1 consists of 280 units including Detached, Semi-Detached, Cluster, and Terrace factories, along with industrial land parcels.

Phases 2 and 3 will expand industrial offerings, while Phases 4 and 5 will introduce commercial components such as a petrol station and shop lots. Phase 6 marks the latest expansion of NSIP, extending the masterplan to meet growing demand.

NSIP features world-class infrastructure including 220ft roadways, AI-powered centralised labour quarters, cloud-based digital twin systems, and advanced ESG solutions such as solar-ready rooftops and flood mitigation systems. The park also integrates IR4.0 technologies and was awarded a 5-diamond rating in the Low Carbon Cities 2030 Challenge in 2025.

Recognised by the Malaysia Book of Records, NSIP is the first industrial park in Malaysia to achieve accolades for being a Managed Industrial Park with IR4.0-ready facilities and the Largest GreenRE Certified ESG Industrial Park. NSIP represents NCT Alliance's vision to create intelligent, future-proof ecosystems that drive industrial excellence in Malaysia.







NCT INNOSPHERE

Situated on 137 acres of freehold land in Delapan, Kedah, NCT Innosphere (NIS) is a next-generation smart industrial park strategically located within the Special Border Economic Zone (SBEZ), near the Malaysia–Thailand border. Its location offers direct access to the North-South Expressway, ASEAN Expressway, and proximity to the Inland Port, enabling seamless cross-border logistics and trade.

Tailored for scalability and operational efficiency, NIS caters to a wide range of industries with its flexible offerings—including commercial lots, detached, semi-detached, cluster and terrace factories, as well as built-to-suit options. The masterplan emphasises industrial versatility, making it ideal for businesses in logistics, automation, ICT, F&B, and smart warehousing sectors.

NIS is built on strong Environmental, Social and Governance (ESG) principles and was awarded the Silver Provisional GreenRE Certification on 10 February 2025. The development incorporates energy-efficient infrastructure, green landscapes, and modern planning elements that promote long-term sustainability and business resilience.

As a future-ready industrial hub, NCT Innosphere supports businesses with state-of-the-art connectivity, integrated facilities, and an adaptable environment for growth. It reinforces NCT Alliance's commitment to delivering high-performance, investor-friendly developments that unlock new opportunities for the regional and ASEAN industrial ecosystem.



ION BORNEO GARDEN

Strategically located just 10-15 km from Kota Kinabalu, Ion Borneo Garden offers seamless connectivity, placing residents within a 20 to 30 minutes' drive of the capital city of Sabah. Its prime location in the heart of Penampang ensures effortless access to key districts and amenities, enhancing everyday convenience for modern families.

As NCT Alliance's debut development in Sabah, Ion Borneo Garden embodies the Group's commitment to expanding into high-growth markets. The acquisition of 11.2 acres of leasehold development land in Penampang was completed in September 2024. This milestone reflects NCT Alliance's strategic vision for East Malaysia, with the project carrying an estimated GDV of RM175.5 million.

Designed with a "Made for Multigenerational Living" philosophy, Ion Borneo Garden offers a thoughtfully planned community tailored to families across generations. The development features 121 units of 3-storey terrace houses, delivered in two phases, each meticulously crafted to provide flexibility, comfort and harmony under one roof.

Ion Borneo Garden is poised to become a premier residential enclave in Penampang, reinforcing NCT Alliance's growing presence in Sabah. With an increasing demand for family-centric homes, this development presents a rare opportunity for homeowners seeking a spacious, well-connected and community-driven living experience.



BATU KAWAN CENTRAL LABOUR QUARTERS

The Batu Kawan CLQ is a purpose-built workers' accommodation designed to support the growing labour demand in Batu Kawan Industrial Park. Spanning 2.3 acres of freehold land in Penang, the 18-storey development offers approximately 300 units, which can house up to 5,400 workers.

Strategically located less than 2 km from Bukit Tambun Toll Plaza and 10 minutes from Penang's Second Bridge, the Batu Kawan CLQ provides convenient access to major industrial zones. The development prioritises worker welfare, featuring modern accommodation units, convenience store, money changer, in-house clinic, gym, laundromat and common recreational areas.

The Batu Kawan CLQ is a critical infrastructure project supporting Penang's industrial expansion. By providing a centralised, well-managed living solution, the development will not only enhance workers' welfare but also help industries comply with regulatory requirements for ethical labour accommodation. The project is set for completion by 2027, reinforcing NCT Alliance's commitment to high-quality, compliant workforce housing.



ION MARINA BAY

Covering approximately 249.7 acres in Putatan, Sabah, Ion Marina Bay is a leasehold mixed development designed to offer a blend of residential and commercial spaces. The project features single and double-storey terrace houses alongside commercial shop lots, catering to the evolving needs of the community.

With an estimated GDV of RM3.4 billion, Ion Marina Bay will be developed in three major phases over nine (9) years, reinforcing NCT Alliance's long-term commitment to Sabah's growing property market.







ION BELIAN GARDEN

Nestled in the serene enclave of Batang Kali, Selangor, Ion Belian Garden exemplifies NCT Alliance's success as a white knight developer, breathing new life into a previously abandoned project. This freehold development features a mix of single and double-storey terrace homes and shop offices, designed to provide a balanced lifestyle with nature-inspired surroundings.

Strategically located with seamless access to major highways, the development offers both connectivity and tranquillity. Thoughtfully designed landscapes, recreational parks and secure facilities enhance the living experience, making Ion Belian Garden an ideal sanctuary for families seeking a refreshing and immersive connection with nature.

Precinct A, launched in March 2022, featured 332 units of double-storey terrace houses. All units were sold out. Precinct B, which introduced 430 units of single-storey terrace houses has achieved an 80% take-up rate as of December 31, 2024. Precinct D, offering 149 units of Rumah Selangorku single-storey terrace houses, and Precinct E, featuring nine double-storey shop offices, were both launched in mid-2023. These precincts have been fully sold, underscoring the continued interest and confidence in Ion Belian Garden.

Precinct C, scheduled for launch in the second quarter of 2025 ("Q2 2025"), is highly anticipated by prospective buyers eager to secure a home in this thriving community.

GRAND ION MAJESTIC

Grand Ion Majestic stands as a distinguished landmark in Genting Highlands, offering an unparalleled blend of luxury, sophistication and breathtaking panoramic views of the vibrant mountain skyline. With close proximity to Genting Highlands, this award-winning development redefines opulence with its futuristic architecture, seamlessly integrating hotel, dining and retail spaces to create a truly immersive experience.

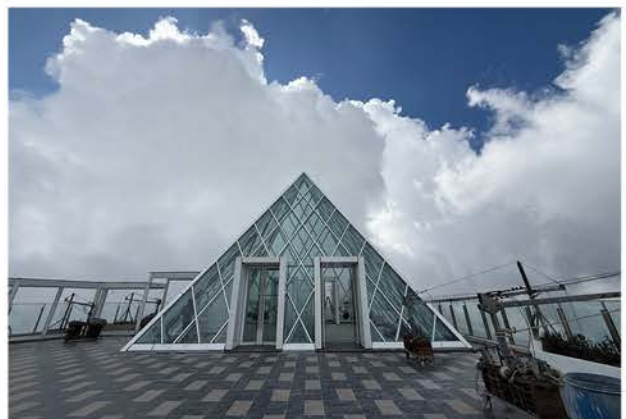
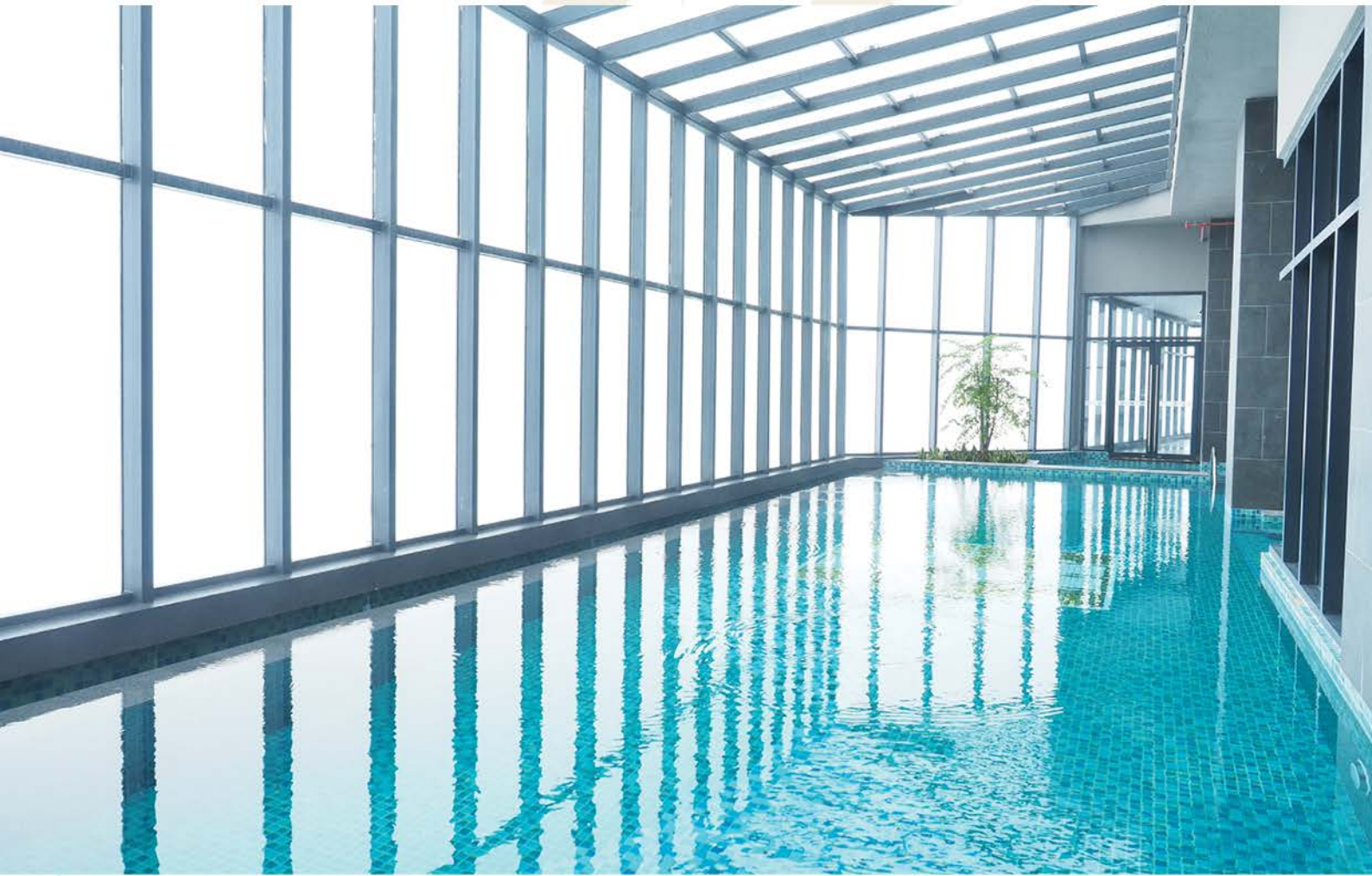
Spanning two acres, Grand Ion Majestic comprises three striking towers of serviced apartments—all of which have successfully obtained their Vacant Possession (“VP”), with units almost fully sold. With a GDV of RM1.6 billion, Grand Ion Majestic features 1,885 fully furnished units alongside retail and commercial lots, with total rentable area of approximately 244,000 sq. ft.. Carrying the Wyndham brand name, the development offers an array of premium amenities, including a sky bar and lounge, an infinity pool, a theatre room,

a banquet hall spanning approximately 12,790 sq. ft., entertainment zones and dedicated children’s facilities.

A four-time record holder in the Malaysia Book of Records, Grand Ion Majestic is home to the Highest Altitude Largest Vertical Glass Banquet Hall in Asia, a state-of-the-art MICE facility capable of hosting up to 1,500 guests. The Rock Shop is now open, offering an elevated retail experience with exclusive Hard Rock merchandise. Meanwhile, Hard Rock Cafe, the development’s anchor tenant, will open their doors in Q2 2025 bringing its iconic dining and entertainment to Genting Highlands.

With significant investment dedicated to the banquet hall, sky garden and other key facilities, Grand Ion Majestic ensures a consistent income stream for the Group, reinforcing its position as a premier hospitality and investment destination in Genting Highlands.







GRAND ION DELEMEN

Perched 6,000 feet above sea level amidst the breathtaking landscapes of Genting Highlands, Grand Ion Delemen stands as a premier residential and investment development, spanning 10.2 acres, offering an exclusive mountain living experience in a cool and tranquil setting. Just an hour's drive from Kuala Lumpur, this development provides a perfect balance of luxury and convenience, with easy access to Genting's top attractions and a wealth of family-friendly leisure experiences.

With a GDV of RM1.1 billion, Grand Ion Delemen features 1,148 fully completed serviced apartments and retail lots with total rentable space of approximately 189,000 sq. ft., designed to complement the serene mountain environment.

The development has achieved remarkable success, with units almost fully sold, reflecting its strong market demand and investor confidence. With its modern architectural design, strategic location and premium facilities, Grand Ion Delemen continues to be a highly sought-after residential and investment choice, reinforcing NCT Alliance's reputation for delivering exceptional property developments in prime locations.



ACACIA RESIDENCES

Nestled within the thriving commercial hub of Salak Perdana, Acacia Residences is 2.7 acres development offering modern urban living with seamless connectivity and convenience. Located near Kuala Lumpur International Airport ("KLIA"), the development is easily accessible via the ELITE Highway interchange and the Express Rail Link ("ERL"), ensuring effortless travel to key destinations. Residents also enjoy proximity to educational institutions, shopping centres and healthcare facilities, making it an ideal home for families and professionals alike.

With a GDV of RM144.2 million, this development comprises 478 units, each with a built-up area of 850 sq. ft. Acacia Residences is designed to harmonise modern elegance with nature-

inspired tranquillity. The high-rise development incorporates lush landscaping and well-planned spaces, offering a serene retreat amidst the bustling cityscape. Acacia Residences is now almost fully sold, achieving a 99% take-up rate.

With its strategic location, thoughtfully designed living spaces and an emphasis on sustainability and community well-being, Acacia Residences exemplifies NCT Alliance's commitment to delivering premium residential developments that cater to contemporary urban lifestyles.





MAHKOTA KAMPAR

Mahkota Kampar is a 34.1-acre mixed development featuring 351 single-storey terrace houses and 24 double-storey shop houses within a secure, gated community. With a GDV of RM105.3 million, it is designed around an eco-friendly landscape that promotes holistic and sustainable living.

As NCT Alliance's first affordable housing initiative in collaboration with the State Government, the project supports the Affordable Homes policy and has been fully sold out—affirming its success and community appeal.

With a GDV of RM105.3 million, a defining feature of Mahkota Kampar is its innovative landscaping concept, seamlessly blending with nature to create an eco-friendly and harmonious environment.

This unique design reflects the development's commitment to sustainability and holistic living, enhancing the quality of life for its residents. Recognised by the Local Authorities as a safe city, Kampar has embraced Mahkota Kampar in alignment with its Affordable Homes policy. As NCT Alliance's first affordable housing initiative in collaboration with the State Government, this project marks a significant milestone, paving the way for future partnerships in government-led development projects.

With overwhelming demand, Mahkota Kampar is fully sold out, reinforcing its position as a highly desirable residential project.

SUSTAINABILITY

NCT Alliance Berhad: Building a Sustainable Tomorrow

NCT Alliance Berhad's dedication to sustainability is deeply embedded across its operations, developments, and long-term growth strategies. With a proven track record in revitalising abandoned projects and transforming them into vibrant, income-generating assets, the Group continues to integrate Environmental, Social and Governance (ESG) principles into every aspect of its business. As a White Knight developer, NCT Alliance has successfully aligned profitability with purpose—evident through landmark projects such as NCT Smart Industrial Park (NSIP), Malaysia's first Managed Industrial Park which has been awarded the prestigious five-diamond rating under the Low Carbon Cities 2030 Challenge.

The Group's commitment to ESG has earned regional and national recognition, including the Sustainability Champion accolade at the APAC CEO Sustainability Awards 2025 and the GPM Sustainability Award for Project of the Year. These achievements reinforce NCT's reputation as a responsible and forward-thinking developer. Further cementing its leadership in the sustainability space, the Group is set to receive the Company of the Year (Property Developer) – Outstanding Community Spirit Award by the Sustainability & CSR Malaysia Awards 2025, a testament to its continued efforts in uplifting local communities.

Looking ahead, NCT Alliance is actively embedding low-carbon solutions, renewable energy features, and smart environmental design into future developments. Its industrial parks will incorporate green-certified infrastructure, AI-powered operational systems, and integrated ESG advisory services to help investors meet sustainability requirements. The Group also plans to roll out a proprietary ESG onboarding support system, offering consultation, carbon monitoring tools, and policy guidance for tenants and buyers seeking to align with green standards. These efforts reflect NCT's proactive approach in shaping not just sustainable developments, but also enabling others to operate sustainably within them.

As Malaysia moves toward a low-carbon, high-value economy, NCT Alliance is strategically positioned to lead by example—creating intelligent, resilient spaces that deliver long-term value to communities, investors, and the environment alike.



AWARDS & ACCOLADES

Asia Pacific Property Awards 2013-2014 - Best Leisure Development Asia Pacific (Ion Delemen @ Genting Highlands by NCT Group)

Asia Pacific Property Awards 2013-2014 - Highly Commended Apartment Malaysia (Ion Delemen @ Genting Highlands by NCT Group)

Asia Pacific Property Awards 2013-2014 - Best Leisure Development Malaysia (Ion Delemen @ Genting Highlands by NCT Group)

Asia Pacific Property Awards 2013-2014 - Highly Commended Residential High-Rise Development Malaysia (Ion Delemen @ Genting Highlands by NCT Group)

The BrandLaureate SMEs Best Brands Awards 2014 - Best Brands in Construction & Civil Engineering

Asia Pacific Property Awards 2015-2016 - Best Residential High-Rise Development Malaysia (Ion Delemen @ Genting Highlands by NCT Group)

Asia Pacific Property Awards 2015-2016 - Best Hotel Architecture Malaysia (Ion Delemen @ Genting Highlands by NCT Group)

Asia Pacific Property Awards 2015-2016 - Highly Commended Leisure Development Malaysia (Ion Delemen @ Genting Highlands by NCT Group)

Malaysia Tourism Council Gold Awards 2018 - Gold Award New 5 Star Hotel (Grand Ion Delemen Hotel)

Travel & Hospitality Award Winner - Mountain View Hotel of the Year 2018 Malaysia

Property Insight Prestigious Developer Awards 2018 - Best International Destination Development (Grand Ion Majestic by NCT Group of Companies)

The Malaysia Book of Records - Highest Altitude Full-Fledged Service Apartment - Grand Ion Delemen

The Malaysia Book of Records - Highest Altitude Largest Banquet Hall - Grand Ion Majestic

The Malaysia Book of Records - Highest Altitude Glass House - Grand Ion Majestic

The Malaysia Book of Records - Highest Altitude Glass Bottom Link Bridge - Grand Ion Majestic

The Malaysia Book of Records - Highest Altitude Clear Glass Sky Lift - Grand Ion Majestic

ASEAN Property Awards - Innovative Developer Awards 2018/2019

The Global Tourism Destination Carnival 2019 - Best Mountain Resort (Grand Ion Delemen Hotel)

Traveloka Hotel Awards 2019 - Exceptional Guest Experience - Prestige (Grand Ion Delemen Hotel)

Agoda Gold Circle Award Winner 2019 (Gloria Residences Ion Delemen)

Malaysia Tourism Council Gold Awards 2019 - Best Service Hotel & Residences (Hotel Gloria Residences, Ion Delemen Genting Highlands)

Haute Grandeur Global Hotel Award 2019 (Grand Ion Delemen Hotel Genting Highlands)

Traveloka Hotel Awards 2020 - Best Travelers' Experience (Gloria Residences Ion Delemen Genting Highlands)

Traveloka Hotel Awards 2020 - Best Travelers' Experience (Grand Ion Delemen Hotel)

2021

iProperty Development Excellence Awards 2021
- Best Investment High-Rise Development (Grand Ion Majestic)

StarProperty Real Estate Developer Awards 2021
- The Holiday Home Award (MERIT) (Ion Forte Green City)

PropertyGuru Asia Property Awards Malaysia 2021
- Best Leisure Condo/Apartment Development (Ion Forte Green City by NCT Group of Companies)

2022

Global Leadership Awards 2022 Secretariat - Developer of The Year -The First Certified Managed Industrial Park



StarProperty Real Estate Developer Awards 2021 - The Wow Award (HONOURS) (Grand Ion Majestic)

PropertyGuru Asia Property Awards Malaysia 2021 - Highly Commended Best High-End Condo/Apartment Development (Central) (Grand Ion Majestic by NCT Alliance Berhad)

2023

Provisional GreenRE Certification Township
Category (Bronze) - NCT Smart Industrial Park

ESG Pioneer Award 2023 - NCT Land Sdn Bhd
(Four Stars Rating)

The Malaysia Book of Records - First Industrial Park with IR4.0 Services Facilities - NCT Smart Industrial Park



FIABCI-Star Malaysia Developer Awards (MDA) 2023 - Best In Quantitative (for Market Cap Below RM1 Billion)



FIABCI-Star Malaysia Developer Awards (MDA) 2023 - Best In Quantitative (for Market Cap Below RM1 Billion)



The Malaysia Book of Records - First Managed Industrial Park (MIP) - NCT Smart Industrial Park



The Malaysia Book of Records - Largest "Green RE" Certified ESG Industrial Park - NCT Smart Industrial Park



AWARDS & ACCOLADES

2024

StarProperty Real Estate Developer Awards 2024
- The Holliday Home Award (EXCELLENCE) (Grand Ion Majestic)

GPM Sustainability Awards 2024 – Project of the Year Category – Sustainability Practices using at NCT Headquarters (NCT Alliance Berhad)

StarProperty
AWARDS 2024 REAL ESTATE DEVELOPER
EXCELLENCE
THE BUSINESS ESTATE AWARD
(Best Industrial Park Development)
NCT Smart Industrial Park (NSIP)

StarProperty Real Estate Developer Awards 2024
- The Business Estate Award (Best Industrial Park Development) (EXCELLENCE) (NCT Smart Industrial Park)



The Malaysia Book of Records – Highest Altitude Tower Run Championship
- NCT Group of Companies (Grand Ion Majestic)



Low Carbon Cities 2030 Challenge - NCT Smart Industrial Park (Diamond Design) 5-Diamond recognition



2025

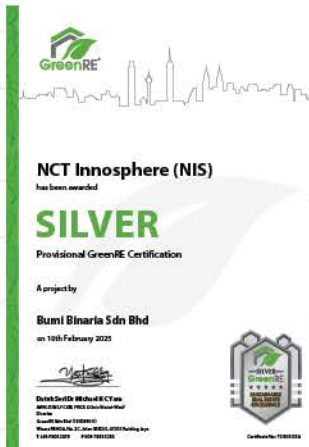
The Malaysia Book of Records – Highest Altitude Observation Deck in Malaysia – NCT Group of Companies (Hoverland, Grand Ion Majestic)

The Malaysia Book of Records – Highest Altitude Building-edge Skywalk in Malaysia – NCT Group of Companies (Hoverland, Grand Ion Majestic)

Sustainability & CSR Malaysia Awards 2025 – NCT Alliance Berhad – Company of the Year (Property Developer) Outstanding Community Spirit Award

Provisional GreenRE Certification – Township Category (Silver) – NCT Marina Bay Sdn Bhd

Malaysia Top Achievers 2025 – Industry Excellence in Smart Industrial Solutions NCT Group – NCT Land Sdn Bhd



Provisional GreenRE Certification (Silver) – NCT Innosphere



Asia Pacific Sustainability CEO Awards 2025 – Sustainability Champion Award

2026

The Asia Records First Managed Industry (IR 4.0) Smart Industrial Park – NCT Smart Industrial Park

The 100 Most Influential Young Entrepreneurs – Yap Chun Theng





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