

# ION

BY NCT

Bring Joy to  
LIFE

DEC 2025  
Issue

A Sparkling  
Celebration:  
Dato' Sri Yap's  
68<sup>th</sup> Birthday

> 22

9<sup>th</sup> Selangor  
International  
Business Summit  
(SIBS 2025)

> 09

Celebrating Leadership  
Excellence!

> 18

NCT Group Marks  
**DOUBLE  
MILESTONE!**

> 01





## Chairman's Note

As we come to the close of another meaningful year, I reflect with pride and gratitude on the progress NCT Group has made. Over the past year, our strategic focus and long-term vision have translated into tangible outcomes that continue to strengthen our position as a forward-looking and responsible developer.

Key developments such as the groundbreaking of Phase 2 of NCT Smart Industrial Park and the successful launch of our maiden RM1 billion Sukuk Wakalah Programme represent important steps in reinforcing the Group's financial strength and future readiness. Our expansion into Kedah with the launch of NCT InnoSphere, Malaysia's first certified managed industrial park within the Delapan Special Border Economic Zone, further reflects our commitment to advancing smart, sustainable industrial ecosystems across the country.

Equally encouraging has been the recognition of our efforts — whether through industry awards, strategic partnerships, regional and international showcases, or the trust placed in us by government agencies, investors, financial institutions and business partners. These achievements affirm that we are on the right path, guided by purpose, discipline and collaboration.

None of this would be possible without our people. I would like to express my heartfelt appreciation to our NCT STARS for their dedication, resilience and passion. Your commitment, teamwork and belief in our shared vision continue to drive the Group forward. I am also deeply grateful to our partners, agents, bankers, consultants and stakeholders for your unwavering support and confidence in NCT Group.

As we move into the year ahead, our focus remains on responsible development, innovation and long-term value creation. With a strong foundation and the continued support of our stakeholders, NCT Group is positioned to advance its growth with clarity and purpose.

Thank you for being part of NCT Group's journey.

## About This Issue

This edition of our newsletter captures the highlights of a remarkable year for NCT Group — from major project milestones and strategic partnerships to industry recognition, sustainability initiatives and people-centric achievements. You will also find moments that reflect our vibrant culture, community engagement and appreciation for those who journey alongside us.

As we close the year, we hope this issue offers a meaningful reflection of our progress and a positive outlook for the year ahead.

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## NCT Group Marks Double Milestone!

# Groundbreaking of NCT Smart Industrial Park & Signing Ceremony with Maybank.



*YB Tuan Ng Sze Han delivers his speech at the groundbreaking ceremony.*

On 6 November, NCT Group celebrated two significant achievements: the groundbreaking of Phase 2 of our flagship NCT Smart Industrial Park (NSIP) in Kuala Langat, Selangor, and the launch of our maiden RM1 billion Sukuk Wakalah Programme, with Maybank participating in the first tranche of up to RM390 million.

The ceremony was officiated by YB Tuan Ng Sze Han, Selangor State Executive Councillor for Investment, Trade and Mobility, and attended by Yang Mulia Tengku Rohana Binti Tengku Nawawi, Pegawai Daerah Kuala Langat; YBrs. Tuan Mohd Hasry bin Nor Mohd, S.M.S., Yang Di Pertua, Majlis Perbandaran Kuala Langat; along with other distinguished guests.

Dato' Sri Yap Ngan Choy shared, "Another key milestone has been achieved today with this groundbreaking. Given the scale and expectations of this project, we are determined to ensure that each phase is completed well within its timeline as we continue to shape the nation's industrial future. This next chapter brings us closer to realising a smart, sustainable and globally competitive ecosystem that will elevate the sector."



*Sae-Yap Athakovit, Vice President of Finance at NCT Group, represents the Group and delivers the welcome speech at the ceremony.*



*NCT Group marks a new milestone with the groundbreaking of Phase 2 of NCT Smart Industrial Park (NSIP) in Selangor.*

# NCT SMART INDUSTRIAL PARK (PHASE 2) GROUNDBREAKING CEREMONY

6 November 2025

Supported By:



Group photo with Dato' Sri Yap Ngan Choy and NCT Group management alongside esteemed guests.

These milestones underscore NCT Group's commitment to driving industrial transformation, innovation, and sustainable economic growth in Malaysia. Both NSIP Phase 2 and the Sukuk Wakalah Programme reflect our continued pursuit of a smarter, greener and more sustainable future.

## SIGNING CEREMONY BETWEEN NCT WORLD SDN BHD AND MAYBANK INVESTMENT BANK BERHAD/ MAYBANK ISLAMIC BERHAD IN RELATION TO THE RM1.0 BILLION SUKUK WAKALAH PROGRAMME & RM390.0 MILLION TRANCHE 1 UNRATED SUKUK WAKALAH



SOLE PRINCIPAL ADVISOR, LEAD ARRANGER & SOLE LEASER

ISSUER

SOLE SUBSCRIBER



NCT Group celebrates the signing of its RM1 billion Sukuk Wakalah Programme, with Maybank participating in the RM390 million first tranche.

## Media Highlights

### 推10億伊債 NSIP第二期動土 高裕軒迎兩大里程碑



【本報訊】高裕軒（NCT Group）在日前舉行的NSIP第二期動土儀式中，迎來了其發展歷程中的兩大里程碑。高裕軒主席高裕軒在致辭時表示，NSIP第二期動土儀式標誌著高裕軒在工業發展領域邁出了重要一步。他強調，高裕軒將繼續致力於推動工業發展，為馬來西亞的經濟增長做出貢獻。此外，高裕軒還宣佈了10億伊債的發行計劃，這將為其未來的發展提供強勁的資金支持。

### 25 亿发展推动增长 NCT智慧工业园动土

【本報訊】高裕軒（NCT Group）在日前舉行的NSIP第二期動土儀式中，迎來了其發展歷程中的兩大里程碑。高裕軒主席高裕軒在致辭時表示，NSIP第二期動土儀式標誌著高裕軒在工業發展領域邁出了重要一步。他強調，高裕軒將繼續致力於推動工業發展，為馬來西亞的經濟增長做出貢獻。此外，高裕軒還宣佈了10億伊債的發行計劃，這將為其未來的發展提供強勁的資金支持。

### NCT Group launches RM1b sukuk wakalah, breaks ground on NSIP Phase 2

【本報訊】高裕軒（NCT Group）在日前舉行的NSIP第二期動土儀式中，迎來了其發展歷程中的兩大里程碑。高裕軒主席高裕軒在致辭時表示，NSIP第二期動土儀式標誌著高裕軒在工業發展領域邁出了重要一步。他強調，高裕軒將繼續致力於推動工業發展，為馬來西亞的經濟增長做出貢獻。此外，高裕軒還宣佈了10億伊債的發行計劃，這將為其未來的發展提供強勁的資金支持。

### TOP SHOTS OF THE WEEK



DOUBLE MILESTONE - NCT Group of Companies on Thursday marked a significant double milestone: the launch of its maiden RM1 billion Sukuk Wakalah Programme, with Maybank participating in the first tranche (up to RM390 million), and the ground-breaking ceremony for Phase 2 of its flagship NCT Smart Industrial Park (NSIP) in Sepang, Selangor. From left, Malaysian Investment Development Authority (MIDA) executive director Sulaiman Abdullah, Kuala Lumpur Municipal Council president Mohd Haniff Mohd NCT Group founder and group managing director Dato' Sri Yap Ngan Choy, Selangor State Executive Council member for Investment, Trade and Mobility Ng Ser Han, Kuala Lumpur District Officer Tengku Hafesah Tengku Asyrafuddin NCT Group executive director Dato' Joe Yap Fook Choy and MIDA director Shamsulnar Abdul Karim.

China Press, 7 November 2025

Nanyang Siang Pau, 7 November 2025

The Malaysian Reserve, 10 November 2025

The Sun Daily, 8 November 2025

## Strategic Progress in Kedah Industrial's Landscape

# Launch Ceremony of NCT Innosphere.



*Dato' Sri Yap Ngan Choy delivers the welcome speech at the launch ceremony.*

NCT Group is proud to announce a significant step forward in Kedah's industrial landscape. In partnership with Northern Gateway (NGX), we have launched NCT InnoSphere, the first certified managed industrial park in the Delapan Special Border Economic Zone (SBEZ), Bukit Kayu Hitam.

The ceremony was officiated by YAB Dato' Seri Haji Muhammad Sanusi bin Md Nor, Menteri Besar of Kedah, and graced by YB Puan Lim Hui Ying, Deputy Minister of Finance. The event jointly hosted by NCT Group and NGX, was also attended by officials from the federal and state governments, as well as investment agencies and strategic partners.

Spanning 137 acres, NCT InnoSphere is designed to support high-value industries, enhance cross-border trade and advance sustainability and smart infrastructure in the Northern Corridor. This strategic development is poised to strengthen Malaysia's position as a hub for innovative and sustainable industrial growth.



*Plaque signing by YAB Dato' Seri Haji Muhammad Sanusi bin Md Nor, Menteri Besar of Kedah, and YB Puan Lim Hui Ying, Deputy Minister of Finance.*

SIGNING CEREMONY

THE NCT INNOSPHERE SMART INTEGRATED INDUSTRIAL PARK DEVELOPMENT (INNOSPHERE)



Dato' Sri Yap Ngan Choy shared, "Our second MIP is a strategic leap forward in our commitment to help shape Malaysia's industrial future with a high-impact ecosystem. NCT Innosphere is designed to harness the strengths of cross-border trade, logistics efficiency and smart infrastructure, creating a significant platform for advanced industries."

The launch of NCT Innosphere marks another milestone in shaping Malaysia's industrial future, reflecting NCT Group's commitment to driving economic transformation, technological advancement and sustainable development across the country.

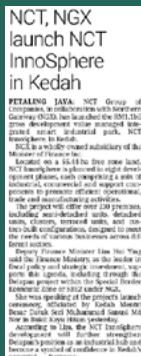


Group photo at the NCT Innosphere launch ceremony.

Media Highlights



Guang Ming, 30 September 2025



The Star, 30 September 2025



Kosmo, 30 September 2025

# NCT Group Showcases Managed Industrial Parks at ASEAN Technology Cooperation & Development Summit 2025



NCT Group marked its presence at the ASEAN Technology Cooperation & Development Summit 2025, participating as a co-organising committee member and engaging industry stakeholders on the future of regional industrial innovation.

Dato' Sri Yap Ngan Choy, Executive Chairman and Group Managing Director of NCT Alliance Berhad attended the launch ceremony alongside YAB Datuk Amar Haji Fadillah bin Haji Yusof, Deputy Prime Minister II and Minister of Energy Transition and Water Transformation, Ms. Ravenna Chen Yaohui, Organiser Committee Chairman & CEO, Intrinsic SEA and other esteemed VIPs.

During the summit, YAB Datuk Amar Haji Fadillah visited NCT's exhibition booth, where the team presented a token of appreciation features NCT's project developments across Malaysia. The booth also served as a platform to highlight NCT's innovative initiatives, including the NCT Smart Industrial Park (NSIP) and NCT InnoSphere, providing partners and investors with insights into Malaysia's smart and sustainable managed industrial park.



*Alyssa Pek presents a souvenir featuring NCT Group's developments across Malaysia to Deputy Prime Minister II.*



*Visitors engage with NCT Group's booth at the summit.*

In addition, Mr. Simon Chan, General Manager of Sales & Marketing, NCT Group, presented NCT's flagship project, NSIP during the Future City topic session, emphasising NSIP's role as a model for smart, sustainable industrial development in the region.

The summit provided a platform for NCT Group to showcase its industrial expertise, foster new partnerships and highlight its vision for sustainable and innovative growth across Malaysia.



Group photo at the ASEAN Technology Cooperation and Development Summit 2025.



Dato' Sri Yap attends the summit's official launch at MITEC.



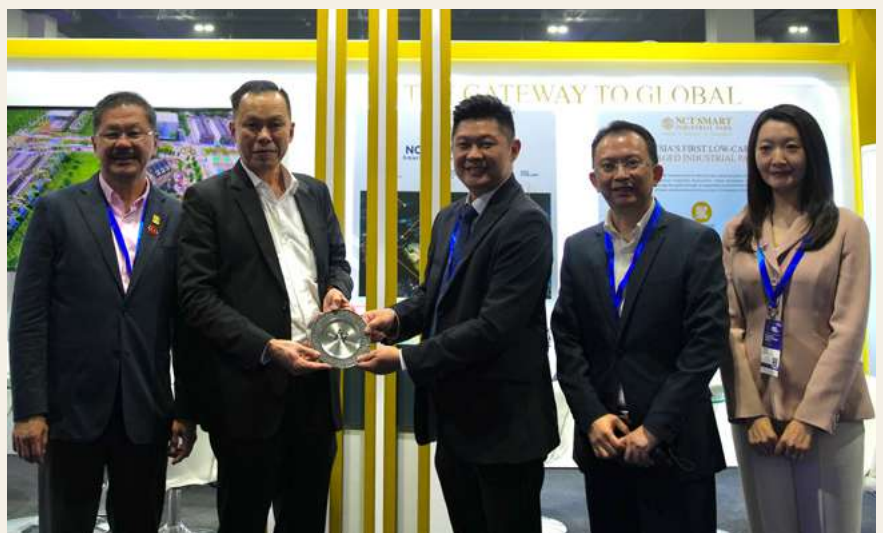
Simon Chan presents NCT Group's flagship industrial project, NSIP at the summit.

# NCT Group Drives Sustainable Industrial Development with New 150MW Solar Partnership.



*Document exchange at the summit.*

During the summit’s official launch, NCT Group signed and exchanged a Memorandum of Understanding (MoU) with Ecorise Solar Sdn Bhd and Yingli Group Co., Ltd., marking a collaboration to develop a 150MW solar farm. This initiative will strengthen long-term renewable energy capacity for Kedah’s first managed industrial park, NCT Innosphere, and the wider Delapan SBEZ ecosystem. Northern Gateway (NGX), the master developer of Delapan SBEZ is supporting the initiative to ensure alignment with the zone’s long-term development strategy.



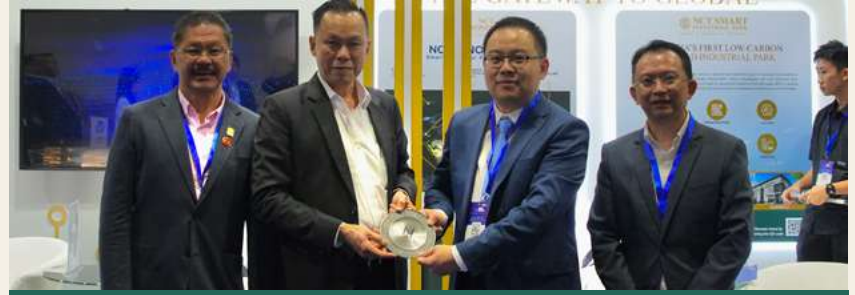
*Dato’ Sri Yap presents a token of appreciation to Joe Lee, Managing Director of Ecorise Solar Sdn Bhd.*

Under the partnership, Ecorise Solar and Yingli Group will jointly undertake engineering and solar infrastructure development, supporting the region's transition toward cleaner and more reliable industrial power. This initiative also promotes long-term low-carbon industrial growth for future businesses in the zone.

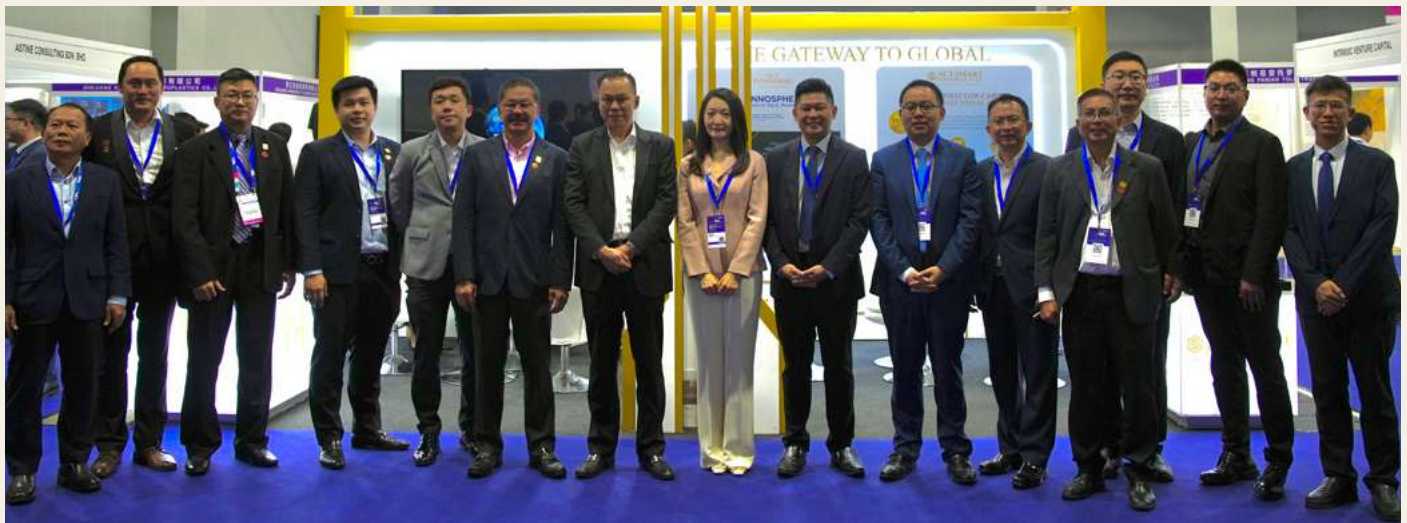


Dato' Sri Yap presents a token of appreciation to Miao Qing, Board Chairman of Yingli Group.

Beyond high-growth and cross-border industries, the GreenRE-certified NCT Innosphere emphasises sustainability integration within the park, enhancing the region's competitiveness. This aligns with NCT Group's broader strategy to incorporate renewable energy and green infrastructure across its industrial developments, alongside leveraging its strategic location.



Dato' Sri Yap presents a token of appreciation to Dong Hao (Howie), Managing Director of Gezhouba Engineering.



Group photo at NCT Group's booth during the ASEAN Technology and Cooperation Development Summit after the signing ceremony.

## Media Highlights

(吉隆坡26日讯) 高裕轩集团 (NCT.0056, 主板产业组) 通过子公司NCT世纪与Ecorise Solar和中国的英利集团展开策略性合作, 以在北马推进大型再生能源发展计划。

据集团发文章指出, 谅解备忘录是在大马国际贸易与展览中心举行的2025年东盟科技合作与发展高峰论坛期间签署。

上述合作将为150MWp太阳能光电站 (PV), 结合200MWh电池储能储存系统 (BESS) 的发展铺路。该计划位于吉打武吉黑木山得拉拉特别边经济特区 (SBEZ)。

在协议下, 高裕轩集团将与北部通路企业 (NGX) 关于土地事项进行协商, 监督所有监管方面的条件。Ecorise和

**高裕軒中企策略結盟 北馬推進再生能源項目**

英利集团具备科技与太阳能专业, 将联合承担发展计划的工程、采购、建筑 and 定制 (EPC) 安排, 以及长期的营

运与维修工作。该协议是由高裕轩集团执行董事李智叶福财, Ecorise Solar 董事经理李志成 (译音), 以及英利集团主席苗青签署。

签约仪式由大马副首相兼能源与水务转型部长拿督法迪拉·高裕轩集团创办人兼董事经理拿督斯里叶根时, 高裕轩工程 (马) 私人有限公司董事经理董昊, 以及NGX企业董事莫哈末巴得里见证。

November 2025 | Tuesday, MITC

莫哈末巴得里 (左起)、叶福财、叶根时、法地拉、李志成、苗青和董昊在签署备忘录后合影。(公司提供)

Sin Chew Daily, 27 November 2025

TOP SHOTS OF THE WEEK

MEMORANDUM OF UNDERSTANDING SIGNING CEREMONY

between Ecorise Solar Sdn Bhd & Yingli Group Co., Ltd.

With the Presence of Gezhouba Engineering (Malaysia) Sdn Bhd & Northern Gateway Sdn Bhd

SOLAR VENTURE - NCT Group of Companies in Malaysia, as an initiative, a strategic collaboration, & long-term partnership with Ecorise Solar Sdn Bhd and Yingli Group Co., Ltd. to develop a 150MW solar photovoltaic (PV) system combined with a 200MWh battery energy storage system in Darulaman Special Border Economic Zone, Bukit Kayu Hitam, Kedah. It is signed with a Memorandum of Understanding on the collaboration and then set to Northern Gateway corporate director Badri Chaudhry, NCT Group executive director Datta Prasad Chetty, NCT Group founder and managing director Dato' Sri Yap, Ngan Cheong Deputy Prime Minister and Energy Transition and Water Transformation Minister Dato' Seri Fadiah Yusoff, Ecorise Solar managing director Lee Chee Chuan, Yingli Group board chairman Miao Qing and Gezhouba Engineering (Malaysia) Sdn Bhd managing director Dong Hao.

The Sun Daily, 29 November 2025

## 9<sup>th</sup> Selangor International Business Summit (SIBS 2025)

# NCT Group & MPKL Sign Strategic Partnership at SPARK 2025.

NCT Group, via its property development arm NCT Land Sdn Bhd, has entered into a strategic partnership with Majlis Perbandaran Kuala Langat (MPKL) at the Selangor Investment & Industrial Park Expo (SPARK) 2025, held in conjunction with the 9th Selangor International Business Summit (SIBS 2025).

The agreement was signed by Dato' Joe Yap Fook Choy, Group Executive Director of NCT Group and YBrs. Tuan Mohd Hasry bin Nor Mohd, Yang Dipertua of MPKL.

We are pleased to have had YB Tuan Ng Sze Han, Selangor State Executive Council for Investment, Trade and Mobility witness the exchange of documents for this strategic partnership. Also present were Dato' Hasan Azhari bin Haji Idris, CEO of Invest Selangor Berhad; Yap Chun Theng, Group Project Director of NCT Group; and Zulkefli Bin Mohamed Arif, Deputy Secretary of MPKL / Director of the Engineering Department.



*NCT Group and the Kuala Langat Municipal Council (MPKL) formalised a strategic partnership during the Selangor International Business Summit 2025 (SIBS 2025), marking a key milestone in advancing the NCT Smart Industrial Park (NSIP).*



Dato' Yap Fook Choy and Yap Chun Theng pose with MPKL officials, Tuan Mohd Hasry bin Nor Mohd and Zulkefli Bin Mohamed Arif at NSIP booth.

This collaboration will enhance NSIP as a benchmark for Malaysia's first managed industrial park, enabling smart and sustainable industrial development through infrastructure integration, local business support and aligned governance.



Group photo at the 9th SIBS 2025.

## Media Highlights

### NCT, MPKL meterai kerjasama tingkah nilai projek NSIP



JOE YAP FOOK CHOY (dua dari kanan) bertukar dokumen perjanjian dengan Yang Dipertua MPKL, Mohd. Hasry Nor Mohd. (dua dari kiri) di Shah Alam baru-baru ini.

**PETALING JAYA** - Kumpulan NCT melalui anak syarikat hartanahnya, NCT Land Sdn Bhd. (NCT Land) telah memeterai perjanjian dengan Majlis Perbandaran Kuala Langat (MPKL) dalam usaha syarikat untuk mengukuhkan nilai cadangan projek NCT Smart Industrial Park (NSIP).

Melalui perkongsian tersebut, Kumpulan NCT dan MPKL akan bekerjasama rapat bagi menarik pelabur dan usahawan ke NSIP serta memperkukuh sokongan terhadap perniagaan tempatan yang dikenal pasti oleh MPKL.

Pengarah Eksekutif Kumpulan NCT, Dato' Joe Yap Fook Choy berkata, NSIP adalah satu

langkah penting ke arah meletakkan Malaysia di barisan hadapan industri masa hadapan, jadi misi syarikat adalah untuk membina hab bertaraf dunia yang menghimpunkan teknologi canggih, infrastruktur pintar dan jaringan yang lancar, sebagai platform pelancaran bagi perusahaan global dan pemangkin kepada usahawan tempatan untuk berkembang.

"Melalui kerjasama strategik bersama MPKL, kami berhasrat untuk menyepadukan pembangunan perindustrian dengan aspirasi komuniti serta keutamaan kawal selia tempatan. Usaha ini akan mewujudkan ekosistem yang mentakrifkan sa-

mula pertumbuhan industri dan mencipta nilai jangka panjang kepada pelabur, perniagaan dan penduduk Kuala Langat," katanya dalam kenyataan semalam.

Menurut beliau, melalui kerjasama itu juga, kedua-dua pihak turut komited untuk meningkatkan penyelarasan dan peningkatan taraf infrastruktur seperti jalan raya, saliran, lampu jalan dan ketersambungan penerangan awam.

Usaha ini juga merangkumi penggunaan alat pengurusan bandar berasaskan data serta model penyelenggaraan bersama bagi meningkatkan kecekapan dan kemampuan jangka panjang.

### NCT Land携手瓜冷市会 推智能工业园与城市计划

【吉隆坡 10 月 10 日】瓜冷市议会与 NCT Land 集团旗下的 NCT Land Sdn Bhd. 于 10 月 10 日在雪兰莪州瓜冷市签署了一份合作意向书，共同开发 NCT Smart Industrial Park (NSIP) 项目。NCT Land 集团首席执行官 Joe Yap Fook Choy 表示，NSIP 项目是 NCT Land 集团在马来西亚的首个工业项目，旨在打造一个集先进科技、智能基础设施和无缝网络于一体的工业生态系统，为当地企业和全球企业提供一个理想的运营平台。瓜冷市议会主席 Mohd. Hasry Nor Mohd. 表示，NSIP 项目将有助于提升瓜冷市的工业水平，吸引投资，创造就业机会，并推动当地经济的增长。双方表示，将通过合作提升基础设施水平，包括道路、排水、路灯和公共照明等，并共同致力于提高工业区的运营效率和可持续性。此外，双方还将合作进行数据驱动的城市管理和维护模型，以提高运营效率和长期能力。

Kosmo,  
16 October 2025

Nanyang Siang Pau,  
21 October 2025

# Exploring Opportunities to Enhance NCT Smart Industrial Park.

NCT Group, via its property development arm NCT Land Sdn Bhd has signed a Memorandum of Understanding (MoU) with Speedex Express Logistics (M) Sdn. Bhd. at the Selangor Investment & Industrial Park Expo (SPARK) 2025, held in conjunction with the 9th Selangor International Business Summit (SIBS 2025).

The MoU was signed by Neesa Yap from NCT Group and Samraj from Speedex Express Logistics, witnessed by Dato' Joe Yap Fook Choy from NCT Group and Naresh Kumar from Speedex Express Logistics.

Through this MoU, both parties look forward to exploring opportunities that could strengthen Malaysia's logistics and industrial infrastructure, driving efficiency, connectivity and sustainable growth.



*Document exchange after signing.*



*Group photo at NSIP booth during SPARK 2025.*



Photo highlights from SPARK 2025.



## Media Highlights



### 高裕轩集团携合作伙伴 强化NSIP物流解决方案

【吉隆坡18日讯】NCT 高裕轩集团 (NCT Group) 与 Speedex Express 物流 (马) 私人有限公司签署了谅解备忘录，共同强化雪州 NCT 智能工业园 (NSIP) 的物流解决方案。

NCT 集团发言表示，此合作是透过子公司 NCT Land Sdn Bhd 与 Speedex Express 签订协议。

集团创始人兼董事经理李睿叶冠廷透过文告表示：“此合作将加强园区内的运营支

撑，通过提供端到端的物流，满足投资者业务扩展和提升竞争力的需求。”

“随着 NSIP 的首阶段接近完成，引入 Speedex Express 作为合作伙伴正好合适，让其能够提供完整高效的物流方案，支撑企业增长和竞争力提升。”

Speedex Express 作为 NSIP 的首家物流合作伙伴，将在园区不断扩展的商业环境中发挥关键作用，其提供的综合物流解决方案，包括海运、空

运及陆运、兴口与合规服务、仓储和库存管理等。

Speedex Express 董事雷古玛表示：“我们承诺提供灵活可靠的物流方案，以配合 NSIP 的先进基础设施，并持续为企业社区提供物流支持。”

NSIP 于 2023 年启动，分为五个阶段开发，发展总值 (GDV) 达约 79 亿令吉，是大马首个管理型工业园区，提供门牌安全的环埕、完善基础设施及集中管理服务。

今天的签署仪式，由集团执行董事兼李睿叶冠廷作为代表，市场营销部高级经理倪芬叶以及 Speedex Express 经理助理摩拉表亦一同参与协议签署。

### NCT Group in MoU to enhance logistics in smart industrial park

**PETALING JAYA:** With logistics as a vital pillar of its integrated value chain, NCT Group of Companies through its subsidiary NCT Land Sdn Bhd, has signed a strategic MoU with Speedex Express Logistics (M) Sdn Bhd to deliver efficient and seamless logistics solutions within NCT Smart Industrial Park (NSIP).

Group managing director Datuk Seri Yap Ngan Choy said this partnership reflects their commitment to strengthen the park's operational backbone by providing end-to-end logistical capacity that their investors need to scale and compete.

With Phase 1 nearing completion and almost 100% sold, the addition of Speedex to their partner network is timely as it enables NSIP to offer a complete and efficient logistics proposition that directly supports business growth and competitiveness, he added.

As the first logistics partner of NSIP, Speedex will play an instrumental role in supporting the park's expanding business environment through its comprehensive logistics offerings, which include sea, air, and land freight, customs brokerage and compliance, as well as warehousing and inventory management.

Leveraging NSIP's prime location near major gateways such as Port Klang and Kuala Lumpur International Airport Terminal 1 and 2, the partnerships will enhance supply chain efficiency, ensure smoother cargo flow, and strengthen industrial connectivity within the 732ha development.

Speedex director Nandish Kumar Sundaram said through this partnership, they are committed to delivering agile and dependable logistics solutions that complement NSIP's state-of-the-art infrastructure.

NSIP, launched in 2023, will be developed in five phases with a total GCV of RM7.9 billion.

Nanyang Siang Pau, 19 November 2025

The Sun Daily, 19 November 2025

# NCT Group Signs MoC with TM One to Scale NSIP, Malaysia's First Managed Industrial Park.

During the Smart City Expo Kuala Lumpur 2025, NCT Group exchanged a Memorandum of Collaboration (MoC) with TM One. This expanded partnership will fully integrate Malaysia's first Managed Industrial Park (MIP), NCT Smart Industrial Park (NSIP) with digitalisation, advancing sustainable, smart industrial solutions powered by cutting-edge technology, while strengthening the Group and boosting investor confidence.

With TM One's smart industrial solutions, NSIP stands as one of Malaysia's most advanced and sustainable industrial hubs, equipped with advanced connectivity, cloud, ICT services and other smart solutions to modernise NCT's operations and enhance customer experiences. Designed to be smart, sustainable and future-ready, NSIP offers a comprehensive ecosystem for high-value industries.



*Dato' Sri Yap Ngan Choy visits the TM One booth at Smart City Expo Kuala Lumpur 2025.*

In September, NSIP was recognised on both regional and international stages, having been featured at Tomorrow City-Shanghai 2025, invited by Majlis Perbandaran Kuala Langkat (MPKL) as the showcase project from Kuala Langkat, demonstrating Malaysia's commitment to advanced industrial development aligned with the global smart city vision.

Participation at both Smart City Expo Kuala Lumpur and Tomorrow City Shanghai 2025 highlights NSIP's proven reliability and innovative design, serving as a benchmark for smart industrial parks across Malaysia.



Document exchange between NCT Group and TM One.



NCT Group and TM One teams give a thumbs up in a group photo during the MoC document exchange.

## Media Highlights



Nanyang Siang Pau, 19 September 2025



Kosmo, 19 September 2025



Borneo Post (KK), 19 September 2025

# Triple Wins at HR Asia Awards 2025.

NCT Alliance Berhad has achieved three prestigious accolades at the HR Asia Best Companies to Work for in Asia 2025 (Malaysia Chapter). The Group was recognised for its supportive workplace culture, sustainability initiatives and technology-driven empowerment, receiving the:

- **HR Asia Best Companies to Work for in Asia 2025 (Malaysia Chapter)**
- **HR Asia Sustainable Workplace Awards 2025**
- **HR Asia Tech Empowerment Awards 2025**



These awards reflect our commitment to fostering an inclusive, cohesive and growth-oriented workplace. NCT Alliance values long-serving employees, interns progressing to permanent roles, returning team members and offers career pathways for advancement into managerial positions. Employees benefit from diverse learning programmes, digital tools like the ASK HR chatbot and iPayroll enhancements, as well as initiatives that encourage collaboration, personal growth and sustainable practices.

Dato' Sri Yap Ngan Choy, Executive Chairman and Group Managing Director, shared: "We are honoured and grateful for our people's resilience and unity. We will continue to cultivate a workplace where talent is nurtured, teamwork thrives and sustainability and digital innovation remain at the forefront."

Congratulations to all NCT Stars for contributing to this remarkable achievement!



*NCT Group celebrates after receiving three awards at HR Asia Best Companies 2025.*



*Dato' Joe Yap receives the HR Asia Best Companies to Work for in Asia 2025 from Chairman, Datuk William Ng.*



*Mr. Eng Kim Haw representing NCT Group to receive the HR Asia Sustainable Workplace Awards.*



*Mr. Lee Bing Hong representing NCT Group to receive the HR Asia Tech Empowerment Awards 2025.*



# Special Achievement Award for Managed Industrial Park at the Selangor Investors Appreciation Awards.

NCT Group is proud to share that our NCT Smart Industrial Park (NSIP) received the Special Achievement Award for Managed Industrial Park, presented by Invest Selangor at the Selangor Investors Appreciation Awards in November 2025.

As Malaysia's first managed industrial park, NSIP sets a new benchmark for smart, sustainable and future-ready industrial development, combining modern infrastructure, integrated connectivity and a high-performance operational ecosystem.

This recognition highlights NSIP's role in advancing Selangor's industrial landscape, enabling businesses to scale with confidence and strengthening the state's position as a competitive hub for long-term investment.

The awards hosted by the Selangor State Government and organised by Invest Selangor Berhad were held in the presence of YAB Dato' Seri Amirudin bin Shari, Dato' Menteri Besar Selangor, along with 800 distinguished guests. The ceremony celebrated both local and international investors whose contributions continue to strengthen Selangor's economic growth.



*NSIP receives the Special Achievement Award for MIP in Selangor at the Selangor Investors Appreciation Awards.*



*Group photo at the award ceremony.*

# World Outstanding Business Icon Leadership Award Celebrating Leadership Excellence!



Group photo at the FCET 2025 after receiving the award.

Our Founder & Group Managing Director, Dato' Sri Yap Ngan Choy has bagged the World Outstanding Business Icon Leadership Award at the Global Chinese Economic & Technology Summit (GCET 2025). This prestigious award recognises leaders who drive meaningful economic impact and shape the region's future development.

Dato' Sri Yap's visionary leadership has guided NCT Group through decades of progress in Malaysia's property sector, from revitalising abandoned developments to spearheading growth across township, hospitality and smart industrial projects. His commitment to long-term strategy and sustainable development continues to set NCT to a higher benchmark.

Congratulations, Dato' Sri Yap! Under his guidance, NCT Group remains committed to striving for excellence and shaping the future of Malaysia's property landscape.



Dato' Sri Yap Ngan Choy receives the World Outstanding Business Icon Leadership Award at GCET 2025.

# NCT Durian Party 2.0, A Sweet Friday Treat!



NCT held Durian Party 2.0 on 5 December 2025. In the evening, NCT STARS and valued guests gathered at HQ car park to relax, mingle and indulge in everyone's favourite tropical treat. The event featured plenty of durians and refreshing coconut juice, creating the perfect combo for a fun and delicious evening.

NCT STARS enjoyed the durians and the evening was filled with laughter, stories and lots of good vibes, as colleagues bonded over the king of fruits before the weekend.



Photo highlights from Durian Party 2.0.

## NCT's Agents & Bankers Appreciation Night 2025

# Celebrating Our Agents & Banking Partners



On 3 December 2025, NCT Group hosted its Agents & Bankers Appreciation Night, bringing together valued agents, banking partners and esteemed guests to celebrate a year of achievements and collaboration. This joyful evening was filled with Christmas cheer, from a Candy Pop-themed Christmas tree and cute reindeer ornaments to a delicious Christmas Western buffet and drinks, creating the perfect backdrop for networking and celebrations.

The evening began with a welcome speech delivered by our Senior General Manager of Sales & Marketing, Ms. Neesa Yap, setting the tone for a night of celebration and appreciation.



*Agents strike a pose at the camera during the appreciation night.*



The night honoured our partners' remarkable contributions, recognising 13 outstanding recipients with Appreciation Certificates and awarding the Top Performing Agencies across Residential, Commercial and Industrial categories. Guests also enjoyed the much-anticipated lucky draw with prizes including Mont Blanc pen, precious wine, Cuckoo induction cooker, Sharp LED TV and Grand Ion Majestic hotel stay!

The evening was a heartfelt reminder of the dedication, teamwork and partnership that drive NCT's success. As we close the year, we extend our deepest appreciation to all agents, bankers and partners for their continued support. We look forward to another year of collaboration, growth and shared milestones.



*Photo highlights from NCT Agents & Bankers Appreciation Night 2025.*



# A Sparkling Celebration: Dato' Sri Yap Ngan Choy 68<sup>th</sup> Birthday.

NCT Group recently came together to celebrate the 68<sup>th</sup> birthday of our Founder and Group Managing Director, Dato' Sri Yap Ngan Choy, in a sparkling retro-themed party filled with fun, laughter and memorable moments.

The evening was a lively mix of activities, from fun games, lucky draws and the Best Dressed award, to a 360° photo booth and photo backdrop where everyone captured joyful memories. Guests also enjoyed a sumptuous spread of food and joined in the cake-cutting ceremony to sing a cheerful "Happy Birthday" to Dato' Sri Yap.

Adding a special highlight to the celebration was Dato' Sri Yap's heartfelt speech, where he shared his thoughts and gratitude and the launch of the NCT corporate song, marking a milestone for the company.

The celebration reflected NCT Group's vibrant culture, honouring our Founder's visionary leadership while fostering joy and community among NCT Stars.



*Dato' Sri Yap Ngan Choy celebrates his sparkling 68th birthday at Menara NCT.*



*Lucky draw winners during the birthday celebration.*

# Urban Farming Talk by CFO, Mr. Eng Kim Haw.

NCT Group organised an Urban Farming Talk, Organic Farming 101, led by our CFO, Mr. Eng Kim Haw, a meaningful initiative aimed at cultivating stronger bonds among NCT Stars while learning the art of sustainable planting.

The session was fun and interactive, designed to foster team engagement in a relaxed and enjoyable setting.

During the session, Mr. Eng shared his expertise and experience on how urban farming supports food security and biodiversity, enhances workplace wellness and teamwork, as well as contributes to ESG and SDG goals. He also demonstrated soil management and composting techniques using his practical 3T concept for sustainable planting.

The Urban Farming Talk was not only an educational experience but also a great opportunity for NCT Stars to connect and share ideas. Initiatives like these reflect NCT Group's commitment to sustainability, employee engagement and advancing ESG goals for a greener and more responsible future.



Photo highlights from Urban Farming Talk.

# Creating World-Class Masterpieces, Celebrating 40 Years with Heart.



(Centre right) Yap Pui Yee, Head of Sales and Marketing of NCT Group presents a mock cheque and donation items worth RM10,000 to Rumah Kebajikan Noor Manzil.

In September, in conjunction with Hari Kebangsaan and Hari Malaysia, NCT Group celebrated its 40th anniversary by giving back to the community through the Home for Life Charity Home Upgrade initiative at Rumah Kebajikan Noor Manzil, Puchong.

With the support of our management team and dedicated volunteers, NCT contributed new mattresses, bedding essentials and a RM3,000 cash donation to enhance comfort and care for the children and caregivers at the home. Beyond these contributions, the day was filled with joy, laughter and meaningful moments, including shared conversations and enjoying burgers together with the children.



NCT Stars come together in the spirit of teamwork and care during the "Home for Life Charity Home Upgrade" initiative.

We extend our heartfelt thanks to our NCT management team and #NCT Stars for volunteering their time and effort to clean, set up and ensure the children enjoy better rest and comfort.

Initiatives like these reflect NCT Group's commitment to fostering unity and creating lasting value within our community, celebrating 40 years of impact with heart and purpose.



*Smiles all around! Our NCTStars receive gifts in appreciation for their dedication to the CSR Charity Home Upgrade Programme.*

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