

ION

BY NCT

BRING JOY
TO LIFE

Q1, 2026
ISSUE

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FOREWORD



As we move through the first quarter of 2026, I am filled with a deep sense of gratitude and optimism for the journey we continue to build together.

The year began with the joy and togetherness of Chinese New Year, followed closely by the meaningful reflections of Ramadan and Hari Raya Aidilfitri. This is a reminder that beyond progress and milestones, it is our shared values, our people, and our connections that truly define us.

At NCT Group, we have always believed that development is not just about what we build, but what we enable. This quarter, we continue to see that belief come to life across our growing portfolio. These are not just projects, but ecosystems designed to support industries, empower businesses, and create opportunities for communities.

To our NCT Stars, thank you. Your dedication, resilience, and passion are the foundation of everything we achieve. Whether through the work you do every day or the spirit you bring to moments of togetherness, you remind us that our greatest strength has always been our unity.

As we look ahead, we remain committed to building with purpose, guided by innovation, sustainability, and a vision for long term growth. More importantly, we will continue to place people at the heart of everything we do, because progress means little if it is not shared.

Let us carry this spirit forward into the months ahead, with courage and a commitment to progress.

Dato' Sri Yap Ngan Choy
Group Managing Director



INSIDE THIS ISSUE

As we begin 2026, NCT Group continues to build on strong momentum across our developments, partnerships and people. From advancing our flagship industrial projects to celebrating the dedication of our NCT Stars, the year ahead holds exciting opportunities for growth and impact.

In this first issue of the year, we share highlights from our Chinese New Year celebration, recognise long-serving team members and showcase ongoing progress across our projects and business initiatives.

CHINESE NEW YEAR CELEBRATIONS

NCT Group ushered in Chinese New Year 2026 with a vibrant celebration at the office, bringing together management and NCT Stars to welcome the Year of the Horse with joy, prosperity and renewed optimism.

The festive morning began with an energetic lion dance performance, symbolising good fortune and positive energy for the year ahead. The lively performance filled the office with excitement as colleagues gathered to witness the traditional ritual believed to bring prosperity and success.

A highlight of the celebration was the traditional yee sang tossing ceremony, where team members gathered to toss the colourful dish while sharing wishes for prosperity, success and abundance in the year ahead. The joyful moment was filled with laughter as colleagues enthusiastically raised their chopsticks high, reflecting the spirit of unity and shared aspirations.



Bring Joy to LIFE | 2026

The celebration also featured an exciting lucky draw session, adding extra anticipation and festive cheer to the event. The grand prize of the day was a return flight ticket to Bangkok, which created great excitement as employees eagerly awaited the announcement of the lucky winner.

Beyond the festivities and prizes, the celebration provided a wonderful opportunity for colleagues to connect, share laughter and celebrate the beginning of a new year together.

As NCT Group steps into 2026, the Chinese New Year celebration served as a meaningful reminder of the strong camaraderie and vibrant culture that continue to bring the NCT family together.



SHAPING THE FUTURE OF INDUSTRY

Yap Chun Theng Named Among 100 Most Influential Young Entrepreneurs

“Building for the future requires discipline, foresight and a strong commitment to delivering developments that remain relevant over time. This recognition reflects the collective dedication and collaboration of the entire NCT team,

-Mr. Yap Chun Theng”



We are proud to share that Mr. Yap Chun Theng, Executive Director of NCT Group, has been recognised as one of The 100 Most Influential Young Entrepreneurs, a prestigious recognition honouring emerging leaders who are shaping industries through innovation, leadership and impact.

The accolade highlights Mr. Yap’s role in advancing NCT Group’s development strategy and strengthening the company’s position as a forward-looking property developer. His leadership has contributed to driving the Group’s evolution towards integrated, innovation-led developments that create long-term value for businesses and communities.

Under his stewardship, NCT Group has continued to expand its portfolio of transformative developments,

including flagship initiatives such as NCT Smart Industrial Park (NSIP) and NCT InnoSphere, both designed as next-generation industrial ecosystems that support modern manufacturing, logistics and sustainable economic growth.

As part of NCT Group’s next-generation leadership, Mr. Yap continues to champion innovation while upholding the strong foundations that have guided the Group’s growth. His vision remains focused on developing future-ready communities and industrial ecosystems that contribute to Malaysia’s long-term economic progress.

LONG SERVICE AWARD

Honouring Dedication Through the Long Service Awards

As part of the Chinese New Year 2026 celebration, NCT Group also recognised a group of dedicated employees through the Long Service Awards, honouring individuals who have contributed years of commitment and service to the organisation.

The awards celebrated milestones ranging from five to thirty years of service, reflecting the loyalty, professionalism and dedication that continue to drive the company forward. Each recipient represents an important part of NCT's journey, having played a role in supporting the Group's growth and development over the years.

Presented in front of colleagues during the festive celebration, the awards served as a meaningful moment of appreciation for the contributions and perseverance of these long-serving team members.

Their dedication embodies the spirit of teamwork, resilience and commitment that defines the NCT family. As the company continues to grow and evolve, the contributions of these employees remain an integral part of NCT Group's ongoing success.



Wong Tsue Phone – 30 Years



Datuk Lum Kim Soong – 10 Years



Yong Hiok Fen – 25 Years



Kim Yook – 20 Years



Ho Yick Lee – 10 Years



Mohd Zaidi Abdullah – 10 Years



Nor Adila Mohd Yusof – 10 Years



Muhammad Amir Faiz Amalluddin – 5 Years



Mohamad Faizal Baharin – 10 Years



**NCT SMART
INDUSTRIAL PARK**

FORWARD • REVOLUTION • SUSTAINABILITY



IS OFFICIALLY LISTED IN



**for achieving
First Managed Industry (IR 4.0)
Smart Industrial Park in 2025
(First Record Holder)**



Presented on 13 March 2026

NCT SMART INDUSTRIAL PARK RECOGNISED BY THE ASIA RECORDS

We are proud to share that NCT Smart Industrial Park (NSIP) has been recognized by The Asia Records as Asia's First Managed Industry (IR4.0) Smart Industrial Park.

This recognition underscores NSIP's pioneering vision in advancing a new generation of industrial ecosystems that integrate smart technologies, digital infrastructure and sustainable development practices. Designed as a fully managed industrial environment, NSIP brings together real-time monitoring, intelligent infrastructure and structured governance to support modern industrial operations.

As industries evolve in an increasingly digital and interconnected world, NSIP reflects NCT's commitment to accelerating innovation, enabling smarter industrial growth and creating long-term value for businesses operating within the park.

NCT Smart Industrial Park – Your Gateway to Global



NCT SMART INDUSTRIAL PARK PROGRESS UPDATE

Phase 1 Nearing Completion

NCT Alliance continues to make strong progress on the development of NCT Smart Industrial Park (NSIP), Malaysia's first Managed Industrial Park, located within the Integrated Development Region in South Selangor.

Construction of Phase 1 is progressing steadily, reflecting continued development momentum for the project. The first phase comprises 267 units, including detached, semi-detached, cluster, and terrace factory units, along with industrial land parcels.

Across the site, major infrastructure works have been completed, including internal road networks and key access routes such as Jalan Langat Lestari, improving connectivity to the development. The park's grand entrance statement has also been completed, setting the tone for a prestigious and professionally managed industrial environment.





A key feature of the development is the Smart Command Centre (SCC), which will serve as the operational nerve centre of NSIP. Equipped with advanced monitoring systems and AI-powered management technology, the SCC will coordinate security, infrastructure, and operational services throughout the park.

In addition to factory units, several supporting components are progressing as part of the integrated ecosystem, including the 5G Global Centre, multi-storey parking and sports complex, and central labour quarters designed to accommodate up to 10,000 workers.

As construction of the first phase nears completion, NSIP represents NCT Alliance's vision of building future-ready industrial ecosystems that support innovation, sustainability, and long-term business growth.



NCT SMART INDUSTRIAL PARK PRESENTATION

Managed Industrial Park in Practice at NCT Smart Industrial Park

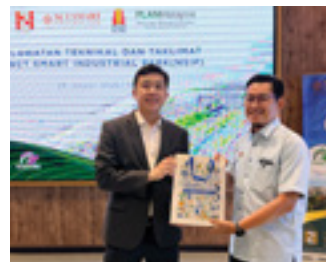
NCT Group recently welcomed representatives from PLANMalaysia and Majlis Perbandaran Kuala Langat (MPKL) for a technical visit and briefing at NCT Smart Industrial Park (NSIP).

The visit provided an opportunity to showcase how the Managed Industrial Park (MIP) framework is implemented at NSIP. The MIP Guidelines, developed by PLANMalaysia and adopted by the Selangor State Government in 2021, establish an important benchmark for structured and sustainable industrial development. NSIP is among the earlier projects to translate these guidelines into practical on-ground implementation.

During the session, the NCT team presented the planning approach behind NSIP, highlighting how the development integrates structured governance, long-term park management and sustainable infrastructure to support future-ready industrial ecosystems.

The engagement also facilitated constructive dialogue and knowledge sharing on best practices in managed industrial park development.

NCT Group extends its appreciation to PLANMalaysia and MPKL for their visit and valuable insights. The Group looks forward to continued collaboration in advancing structured and sustainable industrial development in Malaysia.



NCT LEASING

Our leasing portfolio continues to expand across multiple strategic locations, supporting vibrant commercial ecosystems within NCT developments. From Genting's tourism corridor to emerging commercial hubs in Sepang, Kampar and Sungai Petani, these retail and commercial spaces are designed to support thriving businesses and community growth.

TAP INTO GENTING'S
TOURISM ECONOMY
Commercial Spaces | 15 Minutes from Key Attractions

High Footfall
Strategic Positioning
For Retail & F&B Operators

ENQUIRE NOW

This advertisement features a scenic view of modern high-rise buildings in Genting. The text highlights the location's proximity to key attractions and its suitability for retail and F&B operators. A large 'ENQUIRE NOW' button with a hand cursor is positioned in the bottom right corner.

NEW UNITS
IN SEPANG
Commercial & Industrial | Now Leasing

- RETAIL
- F&B
- OFFICE
- INDUSTRIAL

ENQUIRE NOW

The advertisement shows a modern commercial building with a glass facade and a landscaped area with a water feature. The text lists various unit types available for leasing. A large 'ENQUIRE NOW' button with a hand cursor is in the bottom right corner.

SHOP LOTS
NEAR
UTAR KAMPAR

RETAIL
F&B
OFFICE

ENQUIRE NOW

This advertisement displays a row of modern, single-story shop lots. The text emphasizes the strategic location near Utar Kampar and lists suitable uses for the units. A large 'ENQUIRE NOW' button with a hand cursor is in the bottom right corner.

STRATEGIC SHOP LOTS IN
SUNGAI PETANI
N City | Sungai Petani
RETAIL • F&B • OFFICE

ENQUIRE NOW

The advertisement shows a vibrant commercial hub at night, with illuminated buildings and a busy street. The text highlights the strategic location in Sungai Petani and lists suitable uses for the units. A large 'ENQUIRE NOW' button with a hand cursor is in the bottom right corner.

COMMUNITY UPDATE

Residents' Association Formation at Ion Belian Garden, Batang Kali

As part of the ongoing effort to foster a vibrant and well-managed community, the process to establish a Residents' Association (RA) for Ion Belian Garden, Batang Kali has been initiated in accordance with the development's Deed of Security Covenants.

Recently, a Pro-Tem Committee meeting was held with participating homeowners to begin the formation process. The interim committee will oversee the initial setup and registration of the RA before it is formally established.

A Residents' Association serves as an important platform representing the collective interests of homeowners while strengthening communication between residents, property management and relevant authorities.

Once established, the RA will support initiatives that enhance community engagement, security, maintenance of shared spaces and neighborhood activities, contributing to a safe, harmonious and well-connected living environment.

The formation of the Residents' Association marks an important step towards building a stronger and more collaborative community at Ion Belian Garden. This initiative reflects NCT Group's ongoing commitment to building not just quality developments, but thriving communities where residents can connect, participate and grow together.



STRENGTHENING PARTNERSHIPS IN THE SPIRIT OF RAMADAN

As we move through the first quarter of 2026, we celebrate the diversity of festive moments that bring our people and partners together. Following the joy of Chinese New Year, we also embrace the spirit of Ramadan. We were honoured to host a series of buka puasa gatherings with our valued strategic partners, strengthening relationships beyond the boardroom.

For NCT Smart Industrial Park, we welcomed representatives from Majlis Perbandaran Kuala Langat, while NCT InnoSphere hosted representatives from Northern Gateway Sdn Bhd. These engagements provided a valuable platform to strengthen alignment, deepen collaboration, and reinforce our shared commitment towards long-term growth.



BRINGING THE RAYA SPIRIT TO LIFE



As the season of reflection and togetherness arrives, NCT Group embraced Hari Raya Aidilfitri through moments that celebrate both connection and meaning.

Across the organisation, colleagues came together for a festive Raya TikTok Dance Challenge — a lively initiative that brought teams from different departments closer. From learning the choreography to filming the final video, the activity created a shared experience filled with energy, laughter, and camaraderie, reflecting the vibrant culture behind NCT Group.



Beyond the celebrations, NCT also unveiled a special Raya short film — a more intimate reminder of what the season truly represents.



“Di hujung benang, terikat kasih yang membawa kita pulang.”

In the rush of everything we pursue, it is easy to lose sight of what truly matters. Yet sometimes, all it takes is a single moment to bring us back.

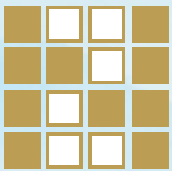
Because home is not just a place —

it is where we are reminded of what matters most.

Together, these initiatives reflect NCT Group’s ongoing commitment to nurturing meaningful connections — within our organisation and beyond — as we continue building not just spaces, but a sense of belonging.

Selamat Hari Raya Aidilfitri. Maaf Zahir & Batin.





NCT GROUP

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