



NCT GROUP

Company Profile

Creating World-Class Masterpiece

Company Profile

NCT Group of Companies

The story of NCT Group began in 1985, nearly four decades ago, when Dato' Sri Yap Ngan Choy founded NCT Tiling Sdn. Bhd. The company quickly gained a strong reputation and became the largest tiling company in Malaysia by 1997, providing high-quality products to prominent developers and further strengthening the Group's capabilities.

By 2000, the Group expanded into construction, real estate and building materials trading. The Group earned recognition as a White Knight Developer for successfully rehabilitating two of the largest abandoned projects in Malaysia in 2012 and 2013, respectively. Today, NCT Group is widely recognised as a reputable property developer.

NCT Alliance Berhad (NCT, 0056) is a listed company committed to delivering outstanding products and services. With numerous awards received both domestically and internationally, NCT has solidified its leadership position. With a diverse portfolio of developments across Malaysia, including Selangor, Pahang, Kedah, Perak, Melaka and Sabah, NCT continues to grow and strive toward creating world-class masterpieces.



Company Milestone

- NCT Tiling was founded by Dato' Sri Yap Ngan Choy. Soon after, NCT Tiling established quickly as a leader in the supply and installation of tiles for various property projects.
- NCT grew to become the biggest tiling company in Malaysia and earned a solid reputation which further strengthened its experience and capabilities.
- By venturing into construction, NCT earned a solid reputation for providing high-quality product to prominent developers.
- NCT established itself as a White Knight developer by successfully rehabilitating two of Malaysia's largest abandoned projects in Bandar Salak Tinggi, Sepang, spans across 315 acres of land within three years.

1985

1997

2000

2012

2013

2019

2023

2024

- NCT once again established its White Knight reputation with the rehabilitation of Pahang's biggest abandoned project and transformed it into the renowned Grand Ion Delemen.
- NCT was listed and rebranded as NCT Alliance Berhad.
- NCT launched the first managed industrial park, NCT Smart Industrial Park (NSIP), which spans 732 acres.
- Topping out the highest altitude remaining two towers of the Grand Ion Majestic (GIM) in Genting Highlands, Pahang. The mixed development which consists of a total of three towers has a total gross development value of RM1.6 billion.

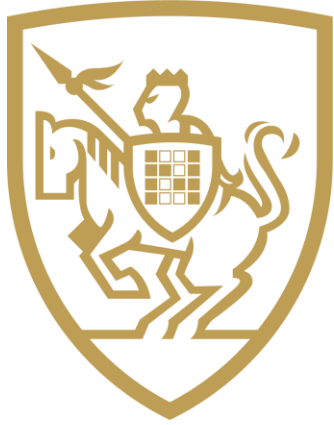
White Knight Developer



- NCT focuses on rehabilitating Malaysia's abandoned mega housing development projects. Over the years, NCT has built a solid reputation as a project rehabilitation specialist.
- In 2012, NCT rehabilitated Malaysia's largest recovery project to date in **Bandar Salak Tinggi**, which spans across 315 acres of land within three years.



White Knight Developer



- In 2013, NCT further solidified its niche by rehabilitating Pahang's largest recovery project, **Billion Court**, and transforming it into the renowned **Grand Ion Delemen**. This hotel development began operations in 2016 and was fully operational by 2018.



Vision

Creating World-Class Masterpiece

NCT is a dynamic, homegrown developer that has grown to become one of the leading and most prominent developers in Malaysia. With a proven track record and 40 years of experience, NCT has established a well-respected name in the property sector. NCT is also renowned for its niche expertise in reviving abandoned mega development projects.

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 tourism-centric properties and refurbish existing ones to boost the local tourism industry
- Advocate quality as the precedent, combined with robust commitment in providing the best solutions to our esteemed customers

Our Business



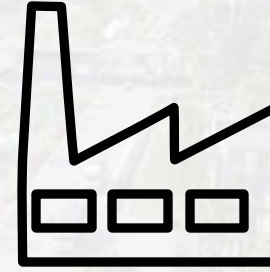
Construction

As a dynamic property developer, NCT has received numerous certifications and earned a reputation for its product quality, including the BCA Construction Quality Assessment System (CONQUAS) and ISO 9001:2008.



Property Development: Residential & Commercial

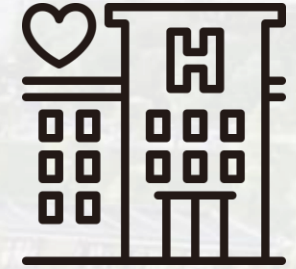
NCT has over 12 completed and ongoing projects across Malaysia in Selangor, Penang, Perak, Pahang, Melaka, Kedah and Sabah. Residential projects include The Glades in Penang. Commercial projects include N-City in Kedah and The Vortex in Penang. There are also mixed developments such as Ion Belian Garden in Selangor, Mahkota Kampar in Perak and Grand Ion Delemen and Grand Ion Majestic in Pahang.



Property Development: Industrial

NCT's first managed industrial park (MIP), NCT Smart Industrial Park (NSIP), spans 732 acres of land in Sepang.

In 2024, NCT inked Joint Development Agreement to develop 127 acres commercial and industrial land namely NCT INNOSSPHERE which located at Special Border Economic Zone (SBEZ) in Bukit Kayu Hitam, Kedah.

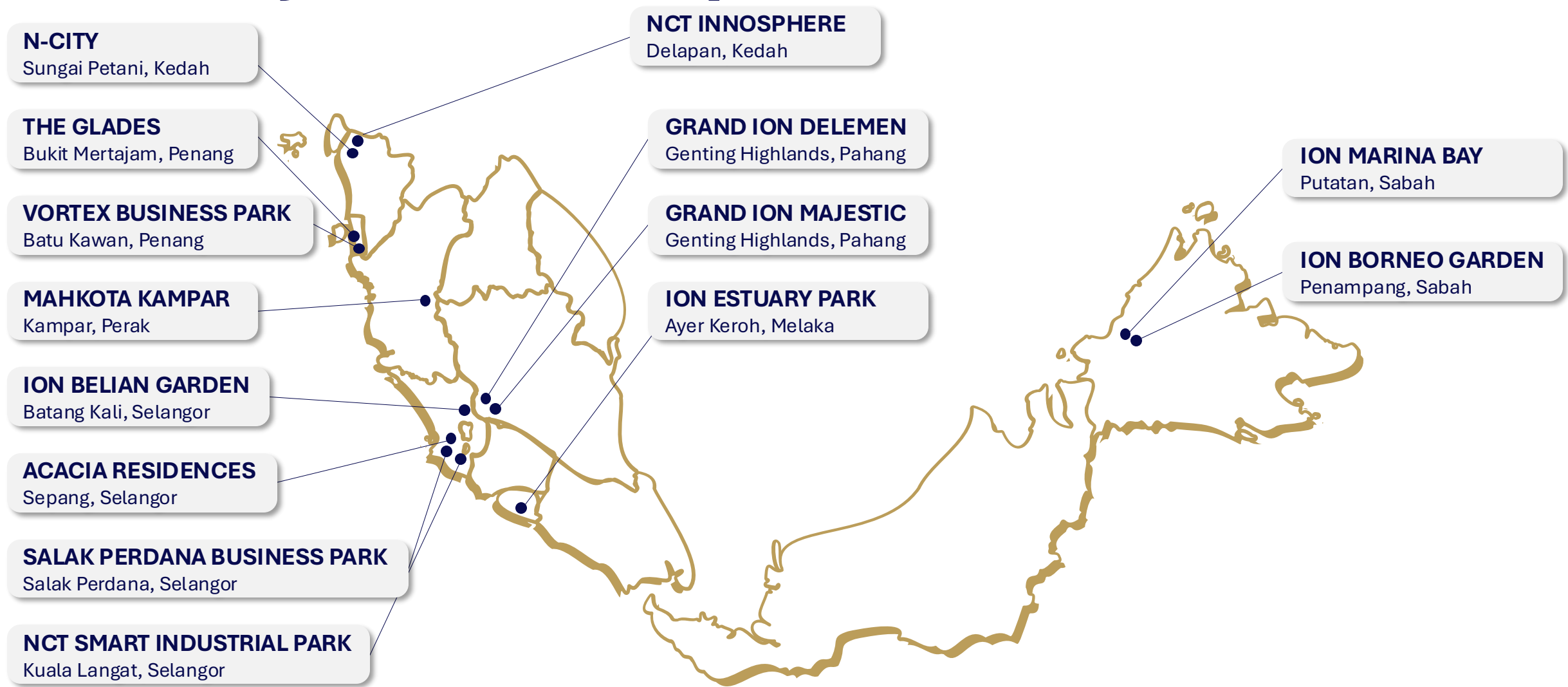


Hospitality

In hospitality, NCT launched its first hotel, Grand Ion Delemen in Genting Highlands in 2016.

Grand Ion Majestic, located next to Grand Ion Delemen, followed in 2024 with the completion of its first tower. The Wyndham Ion Majestic hotel began operations in July 2024, along with the unveiling of the 1001 Nights Hotel, Trademark Collection by Wyndham.

Our Project Development



Our Project Development

	Completed		Ongoing
1.	N-CITY Sungai Petani, Kedah	1.	NCT INNOSPHERE Delapan, Kedah
2.	THE GLADES Bukit Mertajam, Penang	2.	ION BELIAN GARDEN Batang Kali, Selangor
3.	VORTEX BUSINESS PARK Batu Kawan, Penang	3.	NCT SMART INDUSTRIAL PARK Kuala Langat, Selangor
4.	MAHKOTA KAMPAR Kampar, Perak	4.	ION ESTUARY PARK Ayer Keroh, Melaka
5.	GRAND ION DELEMEN Genting Highlands, Pahang	5.	ION BORNEO GARDEN Penampang, Sabah
6.	GRAND ION MAJESTIC Genting Highlands, Pahang	6.	ION MARINA BAY Putatan, Sabah
7.	ACACIA RESIDENCES Sepang, Selangor		
8.	SALAK PERDANA BUSINESS PARK Sepang, Selangor		

Ongoing Project



NCT SMART INDUSTRIAL PARK

- Location: ***Kuala Langat, Selangor***
- Status: ***Ongoing***
- Type: ***Managed Industrial Park***
- GDV: ***Approximately RM10 billion***

Earned Malaysia Books of Record:

- ❖ Malaysia's first managed industrial park (MIP)
- ❖ First industrial park with IR4.0 services facilities
- ❖ Largest GreenRE certified ESG industrial park

NCT Smart Industrial Park (NSIP) recognised with a highest five-diamond achievement in the Low Carbon Cities 2030 Challenge (LCC 2030), becoming the first managed smart industrial park (MIP) in the country to achieve the distinction.



Ongoing Project



ION BERLIAN
LAKE & GARDEN

ION BELIAN GARDEN

- Location: ***Batang Kali, Selangor***
- Type: ***Commercial and Residential***
- GDV: ***Approximately RM570 million***



Ongoing Project



NCT INNOSPHERE

- Location: ***Delapan, Kedah***
- Type: ***Industrial & Commercial***



Ongoing Project



ION ESTUARY PARK

- Location: **Ayer Keroh, Melaka**
- Type: **Mixed Development**

ION MARINA BAY

- Location: **Putatan, Sabah**
- Type: **Mixed Development**



ION BORNEO GARDEN

- Location: **Penampang, Sabah**
- Type: **Residential**

Completed Project



GRAND ION MAJESTIC

- Location: **Genting Highlands, Pahang**
- Type: **Mixed Development**
- GDV: **Approximately RM1.6 billion**

Earned Malaysia Books of Record:

- ❖ Highest Altitude Largest Banquet Hall
- ❖ Highest Altitude Glass Bottom Link Bridge
- ❖ Highest Altitude Clear Glass Sky Lift
- ❖ Highest Altitude Glass House



Completed Project



GRAND
ION DELEMEN
HOTEL, GENTING HIGHLANDS

GRAND ION DELEMEN

- Location: **Genting Highlands, Pahang**
- Type: **Serviced Residence and Hotel**
- GDV: **Approximately RM1.2 billion**
- Grand Ion Delemen was a largest abandoned project in Pahang for over 30 years. As a White Knight Developer, NCT took over and successfully rehabilitated it into Grand Ion Delemen.



Completed Project



ACACIA RESIDENCES

- Location: **Salak Perdana, Selangor**
- Delivery of Vacant Possession (VP): **2022 Q4**
- Type: **Service Residence**
- GDV: **Approximately RM160 million**



Completed Project



VORTEX BUSINESS PARK

- Location: **Batu Kawan, Penang**
- Type: **Commercial and Light Industrial Factories**
- GDV: **Approximately RM220 million**



THE GLADES

- Location: **Bukit Mertajam, Penang**
- Type: **Residential**
- GDV: **Approximately RM69.9 million**

Completed Project

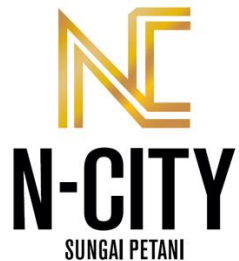


MAHKOTA KAMPAR

- Location: ***Kampar, Perak***
- Type: ***Commercial and Residential***
- GDV: ***Approximately RM88.2 million***



Completed Project

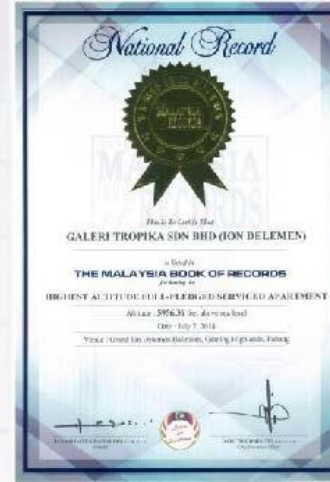


N-CITY

- Location: **Sungai Petani, Kedah**
- Type: **Integrated Commercial**
- GDV: **Approximately RM370.8 million**



Awards and Accolades



From 2018 to 2019, Grand Ion Majestic won 4 recognitions from the Malaysia Book of Records:

1. Highest Altitude Glass House
2. Highest Altitude Glass Bottom Link Bridge
3. Highest Altitude Largest Banquet Hall
4. Highest Altitude Clear Glass Sky Lift

In 2018, Grand Ion Delemen won recognition from the Malaysia Book of Records:

1. Highest Altitude Full-Fledged Service Apartment

In 2023, NCT Smart industrial Park won 3 recognitions from the Malaysia Book of Records:

1. First Managed Industrial Park (MIP)
2. First Industrial Park with IR4.0 Services Facilities
3. Largest "Green RE" Certified ESG Industrial Park

In 2025, NCT Smart Industrial Park (NSIP) was recognised with a **highest five-diamond achievement** in the **Low Carbon Cities 2030 Challenge (LCC 2030)**, becoming the first managed smart industrial park (MIP) in the country to achieve the distinction.



StarProperty AWARDS 2024 REAL ESTATE DEVELOPER

StarProperty
AWARDS
2024 REAL ESTATE
DEVELOPER
EXCELLENCE
THE HOLIDAY HOME AWARD

StarProperty
AWARDS
2021 REAL ESTATE
DEVELOPER
MERIT
THE HOLIDAY HOME AWARD

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

StarProperty
AWARDS
2021 REAL ESTATE
DEVELOPER
HONOURS
THE WOW AWARD

StarProperty Real Estate Developer Awards

2021

1. The Wow Award (Honours) - **Grand Ion Majestic**
2. The Holiday Home Award (Merit) - **Ion Forte Green City**

2024

1. The Business Estate Award (Excellence) - **NCT Smart Industrial Park**
2. The Holiday Home Award (Excellence) - **Grand Ion Majestic**



ESG Pioneer Award 2023 –
NCT Smart Industrial Park (NSIP)

Malaysia Developer Awards 2023

- 1. Top 1 in Top Of-The-Chart Award**
(for Market Cap Below RM1 Billion)
- 2. Best In Quantitative** (for Market
Cap Below RM1 Billion)



**iProperty Development Excellence Awards
2021 - Best Investment High-Rise
Development – Grand Ion Majestic**



Asia Pacific Property Awards 2013-2014

1. Best Leisure Development in Asia Pacific
2. Highly Commended Apartment in Malaysia
3. Best Leisure Development in Malaysia
4. Highly Commended Residential High-Rise Development in Malaysia
5. Best Residential High Rise Development in Malaysia

Asia Pacific Property Awards 2015-2016

1. Best Hotel Architecture Malaysia
2. Highly Commended Leisure Development in Malaysia



ASEAN Property Award 2018/2019 – Innovative Developer Awards

CSR Event:

Empowering the Future



Road to NCT Junior Badminton Championship

Objectives:

Support National Aspirations

Answer the government's call for Public-Private Partnership by contributing to the nation's goal of creating Malaysia's first Olympic champion.

Promote National Unity through Sports

Cultivate the spirit of unity and love for Malaysia through the power of sports.

Develop Future Champions

Provide a platform to nurture and develop many more players who can represent Malaysia on the international stage.

Road to NCT 2024 was held in five states namely **Melaka, Pahang, Selangor, Sabah, Penang and Kuala Lumpur.**



CSR Event:

Inspiring the Children

Badminton with House of Joy Children's Home & NCT Ambassadors

Objectives:

Nurture sportsmanship spirit among children

Encouraging teamwork and respect to build positive values both in sports and daily life.

Promote a healthy lifestyle within the community

Inspiring individuals to embrace physical activity.

Inspire the children from House of Joy to pursue their passions

Providing opportunities to explore interests.



CSR Event:

Spreading Love and Kindness to the Old Folks

Chinese New Year Cheer at the Old Folks' Home

Objectives:

This initiative aims to spread joy and warmth during the Chinese New Year by engaging the old folks in a festive celebration. This included providing them with Chinese New Year-themed shirts, organising a simple and enjoyable buffet lunch and offering a cash donation of RM3000 to ensure a happy and meaningful experience for all involved. Chinese New Year songs will be played during the visit to enhance the festive atmosphere and encourage interaction with the old folks.





NCT GROUP

THANK YOU

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