

ION

B Y N C T

MOU Signing Ceremony
NCT Collaboration
Projects Updates
CNY 2022 Celebration

JANUARY - MARCH ISSUE

#03

BRINGING JOY TO LIFE



ION BELIAN GARDEN

LAUNCHING CEREMONY

ION BY NCT

CONTENT

01.

ION BELIAN GARDEN
LAUNCHING CEREMONY

02.

MOU SIGNING CEREMONY WITH
TARUC AND VTAR INSTITUTE

03.

ACACIA RESIDENCES COLLABORATES
WITH MAYBANK HOUZKEY

04.

GRAND ION MAJESTIC
CONSTRUCTION UPDATES

05.

ION BELIAN GARDEN
UPDATES

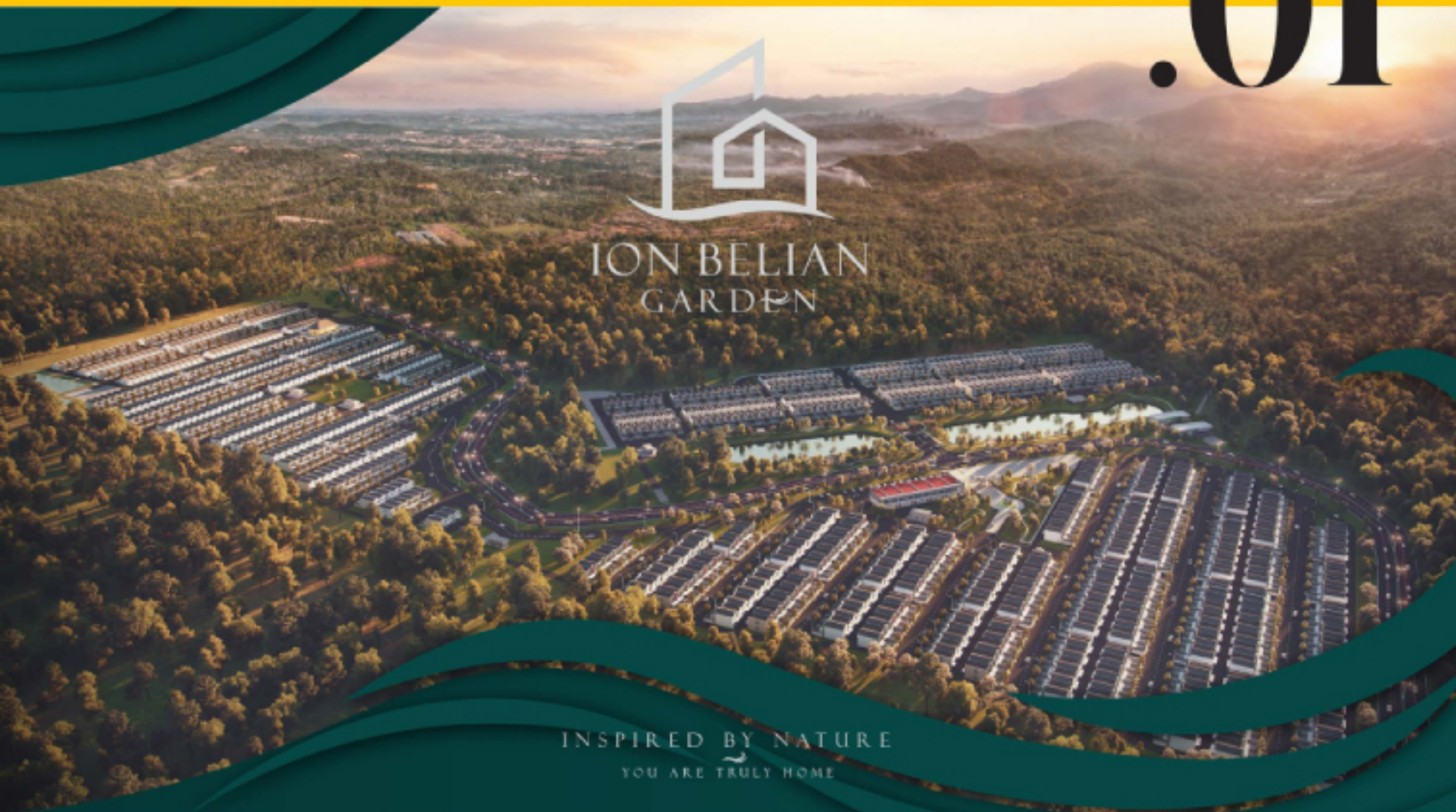
06.

NCT CHINESE NEW
YEAR CELEBRATION

07.

RECENT HAPPENINGS

.01



ION BELIAN GARDEN LAUNCHING CEREMONY

149 RSKU UNITS SOLD OUT IN 5 MINUTES!

NCT Group celebrated the launch of Ion Belian Garden on 12 March 2022 at the development's sales gallery in Batang Kali, Selangor. Officiated by Dato' Menteri Besar Selangor, YAB Dato' Seri Amirudin Bin Shari, the event was a roaring success, with all 149 RSKU units sold out.



Ribbon cutting ceremony of the newly launched Ion Belian Garden Sales Gallery in Batang Kali. The Sales Gallery features a unique container concept. Soon to include a cafe, it's set to be the hottest new spot in town.



YAB Dato' Seri Amirudin Bin Shari leads the official launching of Ion Belian Garden.



NCT Group's Managing Director, Dato' Sri Yap Ngan Choy delivers a commemorative speech at the Ion Belian Garden launching ceremony.



Ready for the press - YAB Dato' Seri Amirudin Bin Shari and Dato' Sri Yap Ngan Choy at the press conference post-event.

.02

MEMORANDUM OF UNDERSTANDING SIGNING CEREMONY WITH TUNKU ABDUL RAHMAN UNIVERSITY COLLEGE AND VTAR INSTITUTE

NCT Group celebrated a momentous day on 14 March 2022 as the Company inked two Memorandum of Understanding with tertiary institutions in support of initiatives to develop 4IR & TVET Talentship and Internship Programme for students. The MoU signing was initiated between NCT Group and two institutes, namely, Tunku Abdul Rahman University College (TARUC) and VTAR Institutes.



From L-R, Neil Foo, Chief Strategy Officer and Dato' Yap Fook Choy, Group Executive Director of NCT Group with Prof. Ir. Dr. Lee Sze Wei, President of TARUC and Associate Professor Dr. Loke Chui Fung, Dean of Faculty of Applied Science TARUC at the MOU signing event today.



Dato' Yap Fook Choy of NCT Group and Prof. Ir. Dr. Lee Sze Wei of TARUC exchanged a commemorative gift to celebrate the MOU signing between both parties.



Exchanging of a commemorative gift at the MOU signing ceremony between NCT Group of Companies and VTAR Institute.



From L-R, Datuk Loo Wei How, Chairman of VTAR Institute, and Madam Tan Cheng Liang, Chief Executive Officer of VTAR Institute with Dato' Yap Fook Choy, Group Executive Director of NCT Group and Chief Strategy Officer, Neil Foo.

.03

ACACIA RESIDENCES COLLABORATES WITH MAYBANK HOUZKEY

NCT Alliance Berhad is collaborating with Maybank Islamic to offer a homeownership financing solution called the HouzKEY program.

NCT Alliance has always taken pride in understanding their customers' needs. In fulfilling their vision of Creating World-Class Masterpiece, we have incorporated the most valued features of a home in all of our developments while maintaining competitively priced products. We

also readily team up with financial institutions to offer comprehensive promotion and savings packages to home buyers.

A fine example of this case would be how purchasers of Acacia Residences, NCT Alliance's high-rise project in Salak Perdana, Selangor can look forward to a homeownership financing solution that offers 100% financing, no down payment required with only a three-month fully refundable deposit,

and the lowest rate for the first five years via Maybank Islamic HouzKEY. Under this initiative, purchasers will not have to make payment during the construction period for projects which are still under construction until they have obtained their keys. Through this partnership, HouzKEY home financing solution is made available for first and second-home Malaysian buyers to realize their goals of owning their dream home at Acacia Residences.

Dato' Sri Yap Ngan Choy at Acacia Residences Official launch

We understand the financial limitations people may be facing now. Maybank Islamic HouzKEY homeownership plan means those who are interested in Acacia Residences will get the chance to own their dream home in a safe and secure manner. This solution only requires a three-month refundable deposit and it is easy as well as attractive to our younger market segment. We believe this collaboration will be a win-win for all parties



Maybank's Real Estate Ventures Managing Director, Sally Lye

In line with our mission of humanising financial services, HouzKEY is a testament to our commitment to provide seamless and hassle-free digital solution for our home financing applications, and to expand our operational efficiency in the processing of home financing applications. This collaboration comes at an opportune time, as the full resumption of economic activities may bolster consumer confidence in spending, as those who have been putting it off during the pandemic now feel more financially secure to make big life decision. We are offering 100% financing margin, making it easier to own a home without having to pay a steep deposit out-of-pocket. Customers may choose their dream homes from a comprehensive list of landed and high-rise residential properties by established developers straight from our website, www.maybank2own.com

Acacia
RESIDENCES
SALAK PERDANA



MAKE IT YOURS WITH
#HOUZKEY

Financial partner



Reach us for more information

0193380118

Powered by **#HOUZKEY**
HOMEOWNERSHIP. REDEFINED

*Welcome home
to your urban haven*

Combining lush landscaped space with contemporary architectural touches, Acacia Residences is a modern sanctuary where you'll enjoy calming embrace of nature-inspired spaces as you arrive home each day.



Zero
Down Payment



Lowest
Monthly Payment



No Payment
During Construction

**GRAND
ION MAJESTIC**
CONSTRUCTION UPDATES



**ION BELIAN
GARDEN**

.05

UPDATES : MENTERI BESAR SELANGOR LAUNCHES ION BELIAN GARDEN BY NCT GROUP OF COMPANIES AT BATANG KALI

BATANG KALI, 12 March 2022 – Renowned property developer, NCT Platinum Sdn Bhd, a subsidiary of NCT Group of Companies (NCT Group) today marked the launch of Ion Belian Garden, a white knight development project located in Batang Kali, Selangor.

The launch ceremony was officiated by YAB Dato' Menteri Besar Selangor, YAB Dato' Seri Amirudin Bin Shari alongside Group Managing Director of NCT Group, Dato' Sri Yap Ngan Choy and Group Executive Director, Dato' Joe Yap Fook Choy. Joining the event was YB Ng Suee Lim, Speaker of the Selangor State Legislative Assembly.

Previously known as the Genting Valley project comprising 665 bungalow plots over five phases, the project was abandoned for almost 17 years by the initial developer. More than 200 victims were given a second chance with this revival. Given NCT's extensive track record in the rehabilitation segment coupled with its vast experience in the property arena, NCT Group of Companies was entrusted to revive the development, marking this as its third large scale revival project, previously having completed the largest abandoned housing development project in Malaysia at Bandar Baru Salak Tinggi and largest abandoned project in Pahang known as the Genting Highlands Billion Court.

Set to be the largest township in the Northern part of Selangor, the development of Ion Belian Garden is conceptualised as the city's eminent residential and commercial address, striking a perfect balance of finest urban lifestyle, business and leisure surrounded by nature. The first phase of Ion Belian Garden will consist of five precincts namely, Precinct A,B,C,D and E made up of

149 units of single-storey terrace house, 1,009 units of two-storey terrace houses and 9 units of two storey shop offices.

Speaking at the event, YAB Dato' Seri Amirudin Bin Shari, Dato' Menteri Besar Selangor said "We applaud NCT's effort in transforming this abandoned project into a purposeful development. Beyond contributing to the growth of the state, Ion Belian Garden adds a fresh look to Batang Kali while promoting a conducive neighbourhood. I am confident Ion Belian Garden will receive positive feedback from home buyers and progressively boost employment opportunities for the locals here."

Group Managing Director of NCT Group, Dato' Sri Yap Ngan Choy said "We are honoured to be part of a significant project in the heart of Batang Kali. NCT's appointment to revive the 105 acre of prime land demonstrates our strength and prowess in this field, particularly with our hands-on experience in recovering some of the largest abandoned projects in Malaysia. We are encouraged by the overwhelming response with all 149 Rumah Selangorku units sold out within 5 minutes of launch. With a gross development value in excess of RM 37 million, this marks an excellent beginning for Ion Belian Garden and solidifies the strong proposition offered by our development. The strategic location and affordable price point in addition to easy access to tourist destinations such as Genting Premium Outlet and Genting

SkyWorlds Theme Park are among the key attractions for home-buyers."

Taking inspiration from nature, the township is first of its kind in Batang Kali, offering a comprehensive green living concept with features such as the Lake Garden and Tree Houses. The gated community presents a tranquil neighbourhood surrounded by lush greenery, ideal for a safe and serene lifestyle.

Ion Belian Garden is located nearby the Batang Kali and Rawang Bypass and is well connected with amenities such as the Batang Kali KTM Station, healthcare services, educational institutions, convenient stores, among others.

Ion Belian Garden is currently open for sales. The pricing of each unit ranges between RM442,000 to RM676,200 for Precinct A, RM512,000 to RM691,700 for Precinct B, RM562,000 to RM646,400 for Precinct C, RM250,000 to RM296,700 and RM758,000 to RM801,300 for Precinct D and E respectively.

Ion Belian Garden is slated for completion in 2025 with a gross development value of approximately RM 570 million.

For more information on Ion Belian Garden, please visit www.nct.net.my or call 013 286 2288.

*To read more on the Ion Belian Garden Official Launch news coverage, please click [HERE](#)

NCT CHINESE NEW YEAR CELEBRATION

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Ushering in the auspicious year of the Tiger, NCT continues its annual tradition of Chinese New Year celebrations. Staff were treated to a delicious buffet spread, enjoyed lion dance performances as well as a lucky draw session that saw everyone walking away with a prize, including a Grand Prize of RM 988 cash.

Congratulations are in order for our fellow colleagues who were awarded the Long Service Award 2022. Thank you for being a valuable member of the NCT family.

We extend a heartfelt congratulations to Vinsent Loh, Mohd Rosli Bin Shaffie, Pavithren A/L Sivabalathavan, Mohd Azham Bin Muhammad Sani, and Mohd Alif Bin Azidin who were also part of the Long Service Award 2022 recipients but were unable to join us on the day.



Long Service Award 2022 - Azeme



Long Service Award 2022 - Annie



Long Service Award 2022 - James Chang

RECENT HAPPENING



Long Service Award 2022 - Nurfarika



Long Service Award 2022 - Ooi Siok Fun



Long Service Award 2022 - Rizuan



Long Service Award 2022 - Sae-Yap Anthakavit



Long Service Award 2022 - Samsiah



Long Service Award 2022 - Tan kong Eng



Our 2022 limited edition Chinese New Year Angpow giveaway were once again met with an enthusiastic response by the public. All 300 sets were fully redeemed by NCT's supporters and customers via our online giveaway and physical redemption at our sales galleries across the nation.

Asia's largest obstacle course running event, Viper Challenge, once again took place in Genting Highlands on 5 & 6 March 2022. The venue for the immensely popular fitness challenge has accumulated over 300,000 enthusiasts both locally and internationally. NCT Group's Grand Ion Delemen is proud to be the event venue sponsor for this year.

The Viper Challenge has been held in Genting Highlands before in 2016, 2017 and 2020. This year, the event returns to the chilly mountains as thousands of individuals gathered at Ion Park, Genting Highlands to participate in the world-class obstacle course. The cool climate offers a unique experience for all participants, at 6000 feet above sea level, one of the highest points at Genting Highlands, the venue this year is a vast difference from the searing heat of the previous stops.

"It is always exciting being back here in Genting Highlands as it provides a different atmosphere compared to the other venues. The hilly roads and chilly weather will not only test the participant's endurance physically, but also mentally. Ion Park is the perfect venue for this very reason," said Viper Challenge Sdn Bhd Chief Executive Officer Selva Kumar, the



Manager, Mr Tee Yih Fung. "Grand Ion Delemen is very proud to once again be part of Viper Challenge this year. King of the Mountain is an apt title for this year's event as Ion Delemen itself broke Malaysia Book of Records as the Highest Altitude Full-Fledged Service Apartment in the country. We are proud to be the event venue sponsor this year," he shares.

Participants were challenged with a course route of 7 kilometers and 12 obstacles as well as natural elements of mist, cold temperatures, wind and high altitude. The Festival area located directly in front of the hotel includes the registration tent, start and finish lines, medical tent, sponsor tents, NCT Group tents, food stalls and a picnic area. As the event venue sponsor, the hotel under NCT Group extended their well-known hospitality to the Viper Challenge crowd.

The success of Viper Challenge is a testament to the growing appetite for obstacle courses in the region. Quickly expanding its horizon, the Viper Challenge aims to remain as Asia's largest and most grueling challenge with the longest circuits and most challenging obstacles to truly test its participants.



VIPER CHALLENGE 2022



RECENT HAPPENING

Calling all travel junkies, Matta Fair is back! Our very own Grand Ion Delemen will be joining the iconic travel fair this 9 and 10 April 2022 at World Trade Center, Kuala Lumpur. Look out for Booth 3135 in Hall 3!



Grand Ion Delemen had the honor to host an upcoming drama series shoot for Asia Momentum Media (AMM). A subsidiary of Hong Kong Asia Television (ATV) Holdings Limited, AAM is the latest trending mobile entertainment platform. Starring Malaysian stars – Adrian Tan and Giselle Chew in the leading roles, the drama titled - "Love of Destiny" revolves around the theme of astrology and coming of age story, set against the backdrop of Grand Ion Delemen Hotel. The location is deemed perfect as the backdrop of the hotel, at the highest peak of the Genting Highland mountain, is closest to the starry night skies and sea of clouds, lending a mysterious and whimsical feeling to the unconventional storyline.



Malaysia's first-ever E-Golf Tournament took place at Grand Ion Delemen earlier this year. Lovers of the game enjoyed an exciting virtual golfing experience at the event.

As part of our Corporate Social Responsibility initiatives, NCT donated 100 cooking stoves to flood victims in a donation drive organized by the Ministry of Youth and Sports.

Dato' Joe Yap alongside YB Dato' Seri Ahmad Faizal Bin Dato' Azuma, Minister of Youth & Sports.



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NCT ALLIANCE

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