

ION

B Y N C T



Selangor Smart Industrial Park - Entrance Statement

SELANGOR SMART INDUSTRIAL PARK

ISSUE #04 BRINGING JOY TO LIFE

ION BY NCT
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SELANGOR SMART INDUSTRIAL PARK

A NEW STANDARD IN THE WORLD OF AI POWERED
MANAGED INDUSTRIAL PARK



Aerial View Front Part

After the Covid-19 pandemic, the global economy is currently entering the recovery stage. To boost the global economy, various government departments, institutions and enterprises started to break the traditional management and operation model and have stepped up their pace after the reopening of the country.

NCT was poised for development during the pandemic. In addition to bringing several property projects with great investment potential and liveability to foreign and domestic investors, NCT has now launched a new project known as 'Selangor Smart Industrial Park'. It is ideally suited for industry



Guard House Day View



Entrance Statement

01.



Aerial View Canal and Outdoor Facilities

players, business owners and investors looking for a strategically located base of operations.

This is the first industrial park in Selangor to be certified by the AI Powered Managed Industrial Park (MIP), with IR (Industrial Revolution) 4.0 as the main blueprint and high-end intelligent technology to support the security system, logistics system, resource system and environmental monitoring system in the park. This breaks the homogenization phenomenon of local industrial parks, and comprehensively enhance the characteristics of the parks and Malaysia's status in the international industry.

Selangor Smart Industrial Park is located at Kuala Langat, Selangor, covering an area of 732 acres and is only 59 kilometres from Kuala Lumpur's city centre. The surrounding infrastructure ensure easy access to major seaports, airports, railways and highways that will provide business greater visibility to clients, vendors and business partners, both locally and globally. Not only



Aerial View Selangor Smart Industrial City

that, this development project is located at the heart of The Golden Triangle of Selangor (SGT) area, and surrounded by several original development projects, including Putrajaya administrative and commercial centers, hotels, convention centers, cities and etc.

The traditional industrial park concept causes imbalance between the development of factories and the development of accommodation, which makes many people unwilling to buy a house or live near the industrial park area. Today, NCT's Selangor Smart Industrial Park subverts this traditional design concept by comprehensively building an intelligent industrial and commercial park with international brand positioning. The development component includes retail shops, commercial hub, AI-managed CLQ worker's lodging, gas stations, 4IR upskilling centre, smart wellness centre, jogging and cycling tracks, fitness gym and other resort-style facilities.



Retail

MOU SIGNING CEREMONY WITH OPEN UNIVERSITY MALAYSIA / 12 JULY 2022



The signing ceremony took place between Dato' Sri Yap Ngan Choy and Group Chief Executive Officer of Multimedia Technology Enhancement Operations Sdn. Bhd (METEOR), Muhammad Afiq Bin Redzuan. It was witnessed by Dato' Yap Fook Choy of NCT and Muhammad Nurhadi Zainol, Group Chief Commercial Officer of METEOR Sdn. Bhd, which is OUM's holding company.

With the global rise in technology-fuelled growth, NCT continues to drive the evolution of the next generation workplace through more 4.0 Industrial Revolution (4IR) and Technical and Vocational Education and Training (TVET) initiatives.

In this regard, we have inked our latest memorandum of understanding (MoU) with Open University Malaysia (OUM), following earlier MOUs with Tunku Abdul Rahman University College (TAR UC) and VTAR Institute (VTAR).

The MoUs with tertiary institutions are set to play a role in shaping the local workforce in tandem with the changing workplace landscape where 4IR will see the utilisation of smart technology and enhanced efficiency to enable greater productivity and higher income levels. By unlocking opportunities to hone skillsets and capabilities, these initiatives will ensure that graduates are better prepared for the 4IR workplace.



MOU SIGNING CEREMONY WITH UTAR, APU, FURNIWEB, DESCLAE, SOLARVEST / 20 JULY 2022



Gearing up for its upcoming Selangor Smart Industrial Park (SSIP) project, award-winning property developer NCT Group of Companies (NCT Group) has entered into five strategic partnerships to support its vision of offering the highest standards of services to create a sustainable, efficient and productive working environment.

The Memorandum of Understanding (MoUs) was signed between NCT Group and Asia Pacific University of Technology and Innovation (APU), Furniweb Holdings Limited, KS Industrial Tools Malaysia Sdn Bhd (KS Industrial), Solarvest Holdings Berhad (Solarvest), and Universiti Tunku Abdul Rahman (UTAR).

Dato' Sri Yap Ngan Choy, the Founder and Group Managing Director of NCT Group of Companies said, "The partnerships forged are testament to our commitment in providing the best facilities at SSIP to boost efficiency and maintain a sustainable and resilient eco-friendly ecosystem. As a forward looking developer, this marks a step in the right direction as we are able to deliver our promise of developing a robust and future ready industrial park in the heart of Selangor's Golden Triangle. With solid plans mapped out in the coming months, we are confident that these collaborations and combined expertise will translate the vision of SSIP into reality."





MOU SIGNING CEREMONY WITH TELEKOM MALAYSIA BERHAD / 9 AUGUST 2022

NCT Group of Companies and Telekom Malaysia Berhad (TM Group) through its enterprise and public sector business solution arm - TM One have signed a Collaboration Agreement for the integration of end-to-end digital solutions for NCT's landmark Selangor Smart Industrial Park (SSIP).

The collaboration is aligned with NCT's aspirations to establish dynamic and future-ready property developments while redefining Malaysia's industrial park concept, with SSIP on track to become the first Managed Industrial Park (MIP) certified park in Malaysia.

Powered by TM's robust and secured digital infrastructure for both fixed and wireless connectivity, as well as digital solutions including Smart Services, ICT Solutions, Cloud and Cybersecurity Services, among others, SSIP will offer a differentiated experience with the latest in smart innovations – becoming one the leading developments in Malaysia to effectively implement end-to-end digitisation across all its facilities that will enable more efficient, modern and sustainable operations.

In addition to the digitalisation of business and residential facilities, SSIP will also include an AI-managed centralised employee quarters complete with smart surveillance, supporting NCT's close to 10,000 workforce more efficiently, in a safer and secured environment. It will also house a Smart Wellness Centre leveraging on TM One's end-to-end comprehensive digital solutions.

SSIP will reflect NCT's Environmental, Social and Governance (ESG) aspiration and decarbonisation goals, with plans for 1,000 units of solar-ready factories and warehouses. Coupled with TM's Smart Service solutions such as Smart Surveillance, Smart Street Light, Smart Building, Smart Premise, Smart Parking and Smart Community, this will also factor into creating a comfortable and greener ecosystem in SSIP.



SIGNING CEREMONY WITH AGV ENVIRONMENT.DARCO.PESTECH / 19 AUGUST 2022

ESG COMMITMENT DRIVES NCT GROUP'S MOMENTUM

In a quest to ensure a tech-forward and fully-equipped industrial park for its prospective investors, NCT Group of Companies (NCT Group) signed up with three new partners in preparation for its upcoming Selangor Smart Industrial Park (SSIP) project.

NCT Group signed two Memorandums of Understanding (MoU) with AGV Environment Sdn Bhd (AGVE) and Darco Water Systems Sdn Bhd (Darco) respectively, whereas a Collaboration Agreement was signed with PESTECH Energy Sdn Bhd (PESTECH).

With sustainability as the key driver of SSIP, NCT Group inked a MoU with AGV Environment to collaborate via their technical knowledge and best practices to jointly develop a sustainable eco-industrial park. In addition, the MoU will provide an opportunity for both parties to create awareness and position SSIP as an eco-friendly development particularly for the State of Selangor.





INVESTORS VISIT

We are overwhelmed by the interest of reputable industry players, investors and associations in Selangor Smart Industrial Park. These visits have offered us invaluable input in the needs and wants of the market. Here are some highlights from the recent months.



**PREMIER GROUP
OF COMPANIES**



駐馬來西亞台北經濟文化辦事處
Taipei Economic and Cultural Office in Malaysia



大訊科技股份有限公司
ABLECOM Technology Inc.



美超微电脑股份有限公司 (台湾)
SuperMicro Computer Inc.



KMEC



Dawoo Korea



CUCKOO



Mr Dynex and the group



32nd Anniversary of Malaysia-China of Commerce (MCCC)



**SME Association of Malaysia
&
Malaysia Foodstuffs & Toys Merchants' Association**

MINISTRY OF INDUSTRIAL DEVELOPMENT OF SABAH VISIT



YB Datuk Dr Joachim Gunsalam,
Deputy Chief Minister of Sabah Cum Minister of Industrial Development



GOVERNMENT SUPPORT



**INVEST
SELANGOR**
THE GOLDEN STATE OF MALAYSIA

MITI
MALAYSIA
MINISTRY OF INTERNATIONAL TRADE AND INDUSTRY



MIDA
MALAYSIAN INVESTMENT DEVELOPMENT AUTHORITY



NCT AGENTS NETWORKING EVENT

CONNECT | ENGAGE | NETWORK | CELEBRATE

Agents are a big part of our business and we look forward to sustain the longstanding relationship that we have and discuss further on how we can mutually support each other.



SALES AND MARKETING ROADSHOW



AEON NILAI MALL
18 - 19 Jun 2022



NU SENTRAL
29 Jun - 3 July 2022



AEON MALL @ SEREMBAN 2
12 - 14 August 2022



GRAND
ION DELEMEN
HOTEL, GENTING HIGHLANDS



ASIA PACIFIC INTERNATIONAL ARTS FESTIVAL



**MATTA FAIR
PWTC**

**MATTA FAIR
KUANTAN**



MISS ASIA TRAVEL GO GO GO
(亞姐出遊GOGOGO)

Recent Happenings: Ion Belian Garden Food Truck Event



Grand Ion Majestic Construction Updates



ION BELIAN
GARDEN

ION BELIAN GARDEN
FOOD TRUCK EVENT



GRAND ION
MAJESTIC
CONSTRUCTION UPDATES / JUNE 2022



01.

Acacia

RESIDENCES
SALAK PERDANA



FREE 10 YEAR MAINTENANCE FEES

There's no better time to own a house! Enjoy 10-year FREE maintenance fee for Acacia Residences now. Book a unit with us today and don't miss out on this amazing deal!

Acacia Residences Events - Aidilfitri Open House



Acacia

RESIDENCES
SALAK PERDANA

AIDILFITRI OPEN HOUSE

NCT Group celebrated the joyous month of Syawal with a Hari Raya Open House at its Acacia Residences Salak Perdana Sales Gallery. Guests were treated to scrumptious traditional dishes, while kids entertain themselves at the play area. The event attracted a number of buyers who were interested in the project and the chance to win various attractive prizes from the lucky draw.





Acacia

RESIDENCES

SALAK PERDANA

MERDEKA PARTY 2022

This Merdeka, NCT Group celebrated the 65th anniversary of independence with a Merdeka Party at its Acacia Residences Sales Gallery.



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