

ION

B Y N C T



ISSUE
01



NCT GROUP

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Majestic

FREEHOLD

CRÈME DE LA CRÈME

Towering over the vibrant skyline of Genting Highlands, a new standard of hospitality par excellence has emerged - poised high upon an urban hilltop with breath-taking views of the Titiwangsa Mountain range, this is where opulence is redefined.
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NCT GROUP

At the peak of
Genting Highlands



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NCT GROUP

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NCT GROUP
LONG SERVICE AWARD

FOREWORD

We are excited to share with you our very first issue of NCT Newsletter for 2021. We are kicking it off with a host of exciting news, developments, and events!

One would have hoped that by January 2021 we would be talking about COVID-19 in the past tense, but we are not there yet. Despite the challenges we continue to face, the new year still feels like a fresh start and acts as a reminder that we must persevere and keep moving forward.

With that in mind, we worked hard throughout the past year to roll out new partnerships and developments while adhering to the new normal, and will continue to do so this year. We are pleased to announce our latest project in Melaka - Ion Forte Green City at Ayer Keroh Country Club.

The mixed development calls the historical 27-hole golf course home and will include branded residences, commercial complexes and various other exciting components that are being fine-tuned.

We had also inked a Memorandum of Understanding with tech titan, Huawei, as well as a partnership with Future Inno Park Sdn Bhd and UCSI University. The road ahead is exciting and we cannot wait to share where this journey takes us.

We would like to express our deepest gratitude to the frontliners and essential workers who are continuing the fight against COVID-19 in various capacities. We also thank our customers for their kind support and understanding in these challenging times. We will continue to do all that we can in supporting the nation against this pandemic.

Forward we trudge into 2021, with gratitude, humanity, and hope in our hearts.



Dato' Sri Yap Ngan Choy

Group Managing Director
NCT Group of Companies

Did You Know These 10 Facts?

Chinese New Year

01 | Chinese New Year is also known as the Spring Festival.

There's no set date for Chinese New Year. It ranges from January 21 to February 20. In 2021, it occurs on 12th February.

03 | It is a day for praying to Gods.

And a day to fight off monsters. According to one legend, there was a monster named Nian. It would come about every New Year's Eve. Most people would hide in their homes.

But one boy was brave enough to fight him off using firecrackers. The next day, people celebrated their survival by setting off even more firecrackers.

05 | The most fireworks are set off in the world that night. People stay up on Chinese New Year's Eve and set off firecrackers at midnight. In the morning, firecrackers are used again to welcome the New Year and good luck.

Children and singles receive lucky money in red envelopes.

02

04

06

07 | No showering, sweeping or throwing out garbage allowed! This is to make sure you don't wash away the good luck! On the other hand, there's a day before the Spring Festival dedicated to cleaning. This day is to sweep the bad luck away and make room for the good.

The Chinese decorate everything red for Chinese New Year. The colour red is believed to bring good luck and fortune.

09 | Every year has its own zodiac animal. They play a much bigger role than in Western cultures. Your animal can decide your career, health and relationship success.

On the 15th day of the Lunar New Year, unmarried Chinese girls would gather at the beach and throw oranges into the sea. This unique tradition which would hopefully bring them a spouse, originated on the Malaysian island of Penang in the late 19th century and is practiced until today.

08

10

NEW YEAR, NORM.



The Babylonians were the first civilisation to leave records of new-year festivities, some 4,000 years ago. The first time the word "New Year Resolution" appeared was in a Boston newspaper in 1813. Although the New Year was started as a celebration in the earlier stage of civilization, today, we not only celebrate the New Year, but we look for a better future, progress, health and wealth alongside it. New Year inspires us to set a goal, to plan, make a commitment and achieve all of our life aspirations.

This sentiment comes with new meaning in 2021. While we live in times when humankind possesses the most advanced science and technology, a virus invisible to the naked eye has massively disrupted economies, healthcare, and education systems worldwide. This should serve as a reminder that as we keep making progress in science and research, humanity will continue to face challenges in the future, and it is upon us to prioritize those issues that are most relevant in the 21st century.

Preventing COVID-19 transmission is contingent on public compliance and private sector cooperation to suppress human to human transmission. Countries worldwide have adopted new behaviours to prevent infection, such as mask-wearing, physical distancing, tele-working and hand hygiene as part of daily life. Now the challenge is to make these new behaviours part of our everyday habits, or "the new normal". Embedding these practices as part of our "new normal" can be a stepping stone to a "new future", with benefits for other health issues, far beyond the response to COVID-19.

" THE BEGINNING IS THE MOST IMPORTANT PART OF THE WORK "

- PLATO "

IMMERSE YOURSELF IN TRANQUIL LUXURY

Nestled in Melaka's oldest golf course, Ion Forte Green City is a luscious green sanctuary crafted for prestige and peace



PROJECT LISTING

Project Name: Ion Forte Green City
State: Melaka
City: Ayer Keroh
Property Type: Serviced Suites
Land Title: Commercial
Listing Price: From RM422,800-RM1,300,000

DEVELOPER:

NCT Green City Sdn Bhd. 011-921002288 / 06-293 0866
Menara NCT, No.2, Jalan BP 4/9,
Bandar Bukit Puchong,
47100 Puchong, Selangor Darul Ehsan, Malaysia

In the world of golf, a hole-in-one is used to describe a perfect shot when one drives the ball from the tee into the hole within a single stroke. The expression is also used to denote an ace achievement, which is befitting in this instance because nestled within the pristine plains of Ayer Keroh Country Club is one of Melaka's most enterprising new developments.

The development, named Ion Forte Green City is NCT Group's latest foray in the historical state of Melaka. The resort-type mixed development will be built from the ground up on 23 acres of land. The development is a significant part of the larger Ayer Keroh Country Club, Melaka's oldest golf course with a 27-hole golf course.

Right at the doorstep of nature, it is excellent for golf enthusiasts and nature lovers alike. Bringing together the concept of heritage and modernity, these elements pay deference to Melaka's rich history.



In a first for the state of Melaka, the development will comprise of five precincts, made up of luxury serviced residences, wellness suites, club house as well as a commercial complex. NCT Group is proud to collaborate with the biggest hotel chain in the world, Wyndham Hotels and Resort who will also be managing a branded residence within the development. The first phase will kick off in 2021 and is targeted for completion in 2024. The entire masterpiece development will take approximately 7 to 10 years to complete.

It is not hard to imagine a fulfilling day at Ion Forte Green City, where such a lifestyle and living experience would typically only be within means of the most affluent of individuals. The reasonable prices of Ion Forte Green City make it more attainable for the masses to live or invest in for a premium experience.

The Ion Forte Green City Sales Gallery is now open for viewing. For more information, please visit www.ionforte.com or call 019 - 250 9288 / 06 - 293 0866.

TOP 10 MUST VISIT ATTRACTIONS IN MELAKA

01.

A'FAMOSA MELAKA

Built in 1511, one of the oldest surviving European architectural remains in Asia; it is set beside the Istana Kesultanan on Jalan Kota.

02.

CHRIST CHURCH MELAKA

Built by the Dutch when they took possession of Melaka from the Portuguese, it is an instantly recognisable brick-red building with a huge white cross at the top. The interior of the cathedral has 200 year-old handmade pews, decorative fanlights and plaques that honour Dutch soldiers and locals.

03.

DUTCH SQUARE MELAKA

A colourful trishaw pickup point, easily distinguished by a group of bright, terracotta-red colonial Dutch buildings that were built between 1660 and 1700, as well as louvered windows and chunky doors with wrought iron hinges.

04.

MENARA TAMING SARI

The first revolving gyro tower in Malaysia, measuring 110 metres in height, its revolving structure offers a 360-degree panoramic view of Melaka town. The tower is named after the Taming Sari keris, a mythical weapon said to possess mystical powers belonging to the legendary Malay warrior, Hang Tuah.

05.

MELAKA RIVER

Melaka River was once dubbed the 'Venice of the East' by European seafarers. It is a popular tourist attraction primarily because of the 45-minute River Cruise that takes you all the way to Kampung Morten, past Melaka town and the settlements and bridges along the riverbank. It is said to be the birthplace of Melaka.

08.

MALACCA PROCLAMATION OF INDEPENDENCE MEMORIAL

This attraction displays records and photographs of the early history of the Malay Sultanate. Set up in 1912 in an elegant Dutch colonial mansion that used to house the Melaka Club, it was the social centre of British colonial Melaka.

06.

ST. PAUL'S CHURCH

The ruins of St. Paul's Church are at the summit of St. Paul's Hill. Built on the site of the last Melaka Sultanate's palace, it was constructed by Portuguese fidalgo (nobleman) captain, Duarte Coelho, in gratitude to the Virgin Mary for saving his life during a storm at sea.

09.

MASJID TRANQUERAH

The oldest mosque in the country, the architecture features a Sumatran-style façade similar to Kampung Kling's Mosque, the current brick structure is more than 200 years old. Locals call it Tranquerah Mosque and the original 18th-century structure, made of timber brought from Kalimantan, Indonesia, was built in 1728.

07.

MELAKA SULTANATE PALACE

A wooden replica of Sultan Mansur Shah's 15th-century palace, it was painstakingly constructed in 1985 using traditional construction techniques and materials. According to the annals, this palace was built entirely without nails and supported with carved wooden pillars and featured a copper and zinc roof.

10.

JONKER WALK

Jalan Hang Jebat, or Jonker Walk as it is commonly known, is a street in historical Chinatown of Melaka starting just across the river from the Dutch Square. Jonker Walk is flanked on both sides of the road with heritage houses dating back up to the 17th century. At that time, rich Baba Nonyas (also known as Perankans, descendents of 15th - 16th century Chinese immigrants marrying local Malay women) lived and did their business here.



TOP 10

Must-Eat In Melaka

Heading to Melaka and looking for something authentic to eat? Melaka is home to a vast range of local cuisine. The authentic Melaka food, the Peranakans as well as a variety of specialty street food. Tantalize your taste buds with all these mouthwatering selections of food; sweet, sour, spicy and tangy local specialties all over the streets of Melaka.

Remark: Heads up! These are unusual times, please always check for the latest information before heading out. The list is non-exhaustive and represents the author's view.

01.

ASAM PEDAS
(at Claypot Asam Pedas)

02.

KUIH KERIA
(at Haji Jalil Kuih Keria)

03.

SATAY CELUP
(at Capitol Satay)

04.

**KLEBANG COCONUT
SHAKE**
(at Pantai Klebang)

05.

NYONYA LAKSA
(at Jonker 88)

06.

CHICKEN RICE BALLS
(at Hoe Kee Chicken Rice)

07.

NYONYA FOOD
(at Unicorn Cafe)

08.

**NYONYA
CENDOL**
(at Jonker 88)

09.

**ROTI CANAI COOKED
OVER CHARCOAL**
(at Roti Canai Kayu Arang)

10.

PUTU PIRING
(at stall on Jonker Street)



JADE ANIMAL ZODIAC HEADS

NCT Group is honoured to showcase a world-class masterpiece of the Twelve Jade Animal Zodiac Heads at our very own headquarter. These auspicious statues greet you warmly as you enter the lobby of Menara NCT.

The Chinese zodiac is based on a 12-year cycle, with an animal representing each year. To note, these jade statues resemble the twelve Bronze Animal Zodiac Heads of the Haiyan Hall. In the Old Summer Palace of Beijing, China, lies a ruined fountain near the Haiyan Hall site ("Haiyan" means peace for the country in Chinese). This fountain was built in the year 1759, and was destroyed during the Second Opium War in 1860. One of the decorations of the fountain, the animal heads used to be attached to their bodies, but the bodies were ruined in the fire during the foreign invasion of the eight allied forces. They were then carried away and left the country.

Both the jade statues and bronze statues were carefully crafted to inspire reverence and awe, representing a combined cultural value between the East and Western world. By using Serpentine Jade to sculpt the statues, the statues naturally glow up and endure through time. It is a highly coveted rare gemstone back in ancient China whereby it was seen as a sacred emblem for having miraculous powers and the ability to ward off evil and bad luck.



龍首

WHAT 2021 HAS IN STORE FOR YOU, BASED ON YOUR CHINESE ZODIAC SIGN



子 鼠

The rat has a promising year ahead. Your biggest success this year will stem from receiving help from others, and knowing the right people can open big doors for you. Don't let your ego be your worst enemy. The humbler you are, the more you stand to gain!



丑 牛

The ox in 2021 is the ruling sign of the year. Don't forget long term gains for short term pleasures. Persistence will be your biggest asset, and luckily for you, staying power is an inherent character trait for the ox!



寅 虎

The tiger is the sign that brings hidden wealth to the year! Passion epitomizes your being, so finding things you are passionate about is what will drive you in 2021. Don't expect immediate success, but dig for what really makes you tick, and when you find it, give it your all!



卯 兔

The rabbit will enjoy romance and relationship luck this year! The Rabbit also sees the arrival of many helpful people able and willing to help you. There are some afflictions to overcome, stay resolute and don't let temporary setbacks cause you to give up.



辰 龍

The dragon has enormous potential this year! A year when you can go after the really big dreams. Many of you will meet up with new opportunities – and while you may feel enthusiastic about many of them, don't spread yourself too thin. Focusing on a few brings better outcomes than trying to take on too much.



巳 蛇

The snake in 2021 is in for a much better year! Your strength this year will come from your creativity and resourcefulness. Keep striving to think outside of the box. Don't allow yourself to be discouraged by past experiences or the opinions of others.



午馬

The horse in 2021 has not one but two big auspicious! Help magically arrives whenever you need it so don't turn away opportunities that come your way. Allow yourself to adapt, in the comfort that the unknown holds the promise of a lot of success, and happiness.

未羊

The sheep in 2021 has Big Auspicious coming from the direction of your secret friend and soulmate the Horse! People born in Horse years are extremely good for you. Don't try to argue things out – you don't need to win every fight. In fact, losing can be a kind of winning this year.

申猴

The monkey in 2021 is the ultimate performer this year with not one but many significant achievements! Your strong life force and inner confidence gives you the edge in everything you pursue, and the more you involve yourself in projects related to your personal goals, the more success you will achieve.



酉雞

The rooster in 2021 sees your energy levels return with a vengeance! One of the luckiest signs of the year, you enjoy fabulous element luck which gives you the impetus to go after really big success! Leadership luck is in your favour, so those in managerial roles can inspire great loyalty and achievement.

戌狗

The dog in 2021 does well if you have something meaningful to sink your teeth into. Find a noble cause and you can move mountains! This year you need to occasionally stand your ground. As long as you don't allow yourself to become too laid back, there is plenty of success to be found.

亥猪

The boar in 2021 has an excellent attitude towards life! You need to remedy some afflictions and if you keep your mindset positive, there is plenty of success in store! Refrain from gambling, or speculating on the stock market. Don't take big risks when it comes to money!



丑

Despite some celestial twists and turns, the new year promises to bring inspiration and hope. Here's what each of the Chinese zodiac signs can do to reap benefits in 2021, the year of the **Metal Ox**.

牛



YOUR SIGN'S 2021 WESTERN HOROSCOPE PREDICTIONS ARE HERE



Cancer

You're taking back your power this year.

You aren't letting anyone or anything stand in your way of success. Your vibration with the public will be raised and bring an amazing work opportunity your way. Be careful not to burn the candle on both ends to maintain victory in professional and personal endeavors.



Leo

Fasten your seatbelt: 2021 is going to be a wild ride.

The year kicks off big energy in the love department. Your career is also making major strides and unexpected shifts all year. A unique professional opportunity will present itself. Saying "yes" to all possibilities will elevate you to baller status.



Virgo

Work is at the forefront of your cosmic vibe this year.

A highly anticipated promotion and raise is heading your way. The only drawback is that you'll have to find balance in your life and give more energy to self-care. Love is another highlight of 2021; you'll want to give your all to another.



Libra

You're keeping the peace at all costs this year.

You will yearn for more appreciation from your crew, which you'll totally receive. After all, you're the glue who holds your squad together.



Scorpio

It's time to get deep!

Known for your intense emotions, you won't have an issue getting intimate, as you'll want to reignite a former partnership or give more affection to existing relationships. You will make creativity and romance extra dreamy; you'll be inclined to take more risks then.



Sagittarius

Love is an ever-confusing sentiment in 2021.

Connecting with others through a spiritual practice like virtual yoga and meditation will help you move into such partnerships without fear and hesitation. Having a divine bond in partnerships will make committing less scary for your free spirit.



Aries

Your sense of security will be challenged this year.

You're redefining friendships and only giving your all to those who've proven to be true to you, cutting ties with some acquaintances will be hard but necessary. This new crew will inspire you to take chances in the professional sphere of your life.



Taurus

Changes are coming your way.

Most of which you aren't necessarily ready for, but will have to make. Your career will reach a new amazing height—all of which you didn't see coming. The sweet spot of 2021 steaming up the romance department and making you feel head over heels in love.



Gemini

All eyes are on you, Gemini!

You'll reach new professional heights and gain confidence to be in the limelight. Sometimes you might be unsure of the next steps, which leave you lost in emotion, urging you to release relationships and situations that no longer work for you. Out with the old, in with the new in 2021.



Capricorn

2021 is going to be a lot easier.

After riding the emotional roller coaster of 2020, you're focusing your energies on building up your confidence now. Owning your past mistakes will be essential to do. Once you apologize and take accountability, your self-esteem will soar.



Aquarius

Stop being super hard on yourself.

2021 will push you out of your comfort zone. Luckily, you will get some much needed TLC from friends. They'll help guide you and stand by your side all year, reminding you to have more laughs and fun in the new year.



Pisces

Your internal world is transforming this year.

Professional endeavors will take a backseat to your personal life. You will be able to attain success in all interpersonal relationships. There will be a chance to do some deep inner healing, allowing you to see that home is where your heart is in 2021.

What is better
 than a
 ready to move-in home?

Embrace nature's finest

Situated high above the rest, you can
 be sure to enjoy fresh mountain air and cool temperatures
 at any time of the year.

With a multitude of facilities in the vicinity and 5-star
 hospitality around the clock, Ion Delemen
 is a retreat you can call home.

Spaciously Lavish Residences

The spacious residences
 hosts a harmony of inspiring sights of the
 high country and interior elegance that provides both
 a refined atmosphere and a relaxing environment.



SNEAK PREVIEW OF NCT ION APP

The Latest Debut of NCT's Mobile App

Era of digitalization is one of the biggest evolutions
 in the history of mankind and has spurred the 21st
 century shift from the industrial revolution to a new
 economic domination of information technology. Over the
 course of time, businesses are in an imminent position to
 adopt digital transformation in order to stay afloat
 against the landscape of the current challenging
 economic environment.

To stay ahead of the tech game, we are always heedful of
 all opportunities and have been on the go looking to build
 competitive advantage in this dynamic environment. Our
 latest debut, NCT Property mobile application, levels up
 the tech curve by upscaling our prospects and customers
 experience, and making their day-to-day lives more
 convenient than ever before.

In a class of its own, NCT Ion mobile application is able to
 facilitate seamless communication between our
 esteemed customers and our support staff when it comes
 to making property bookings or scheduling a virtual unit
 tour of any of our prestigious projects. Aside from the
 ease of property bookings, users can also keep
 themselves abreast of all latest happenings and ongoing
 promotions in the application that are enriching and
 gratifying for our customers.

As much as you worry about all the hassles you have to
 undergo in purchasing your first property, NCT Ion has got
 you covered from A to Z, with personalized and simplified
 tips and tricks ready to guide you through. If your doubt is
 beyond what the guidelines can assist, one of our notable
 feature, "Ask Siti" is a flawless example of a
 knowledgeable and resourceful virtual assistant that
 values customers' time and is always reliable in providing
 timely and empathetic help.



Delivering tailored experience to our dearest
 customers, one of our primary features, Loyalty
 Program, allows users to earn points and exchange
 those reward points into exciting and exclusive
 merchandise. From deluxe merchandise to
 ergonomically designed products, you will surely
 find your all-time favourite.

That is not the entire overview of our application as
 we are in the midst of preparing something even
 more massive and have a slew of functionality to be
 revealed in the near future. While we keep you in
 suspense with a big cliffhanger of what
 breakthroughs we have for a moment, be sure to
 follow us and keep your eyes peeled for more
 upcoming features!



A RECORD-BREAKING MASTERPIECE IN THE SKY

Grand Ion Majestic is an emblem of opulent living by the hills overlooking the breathtaking view of Titiwangsa Mountains from its sky-high perch. Designed to impress, Grand Ion Majestic sets as a new dawn in urban hilltop living that redefines the horizon of Genting Highlands.

Tucked away in Genting Highlands, about 20 minutes by car from Arena of Stars, the RM1.4 billion development boasts three towers. This two-acre freehold project is adjacent to one of our award-winning serviced apartment developments, the seven-block Ion Delemen.

A masterpiece in the sky, this visual wonder exudes futuristic flair and glamorous vibes from the inside out. A breathtaking view of the skyline complements the eye-catching exteriors.



Guests will feel an enveloping sense of warmth, comfort and luxury as soon as they enter Grand Ion Majestic. The development features a myriad of exceptional entertainment and functional facilities, providing one of a kind experience.

Set on the very first glass-bottomed bridge in Malaysia, guests can dine in style at Sky Dining looking out onto stunning backdrops of mountain terrains. From mouth-watering international cuisine to elegant fine-dining, we have got you covered.



Catering for exclusive private gatherings to gala dinners and large-scale corporate events, Grand Ion Majestic's Sky Banquet Hall is one of the most exquisite venues in the region.

Up on the rooftop of Grand Ion Majestic, Sky Garden, a lush hidden garden houses a massive glass pyramid. It serves as the perfect setting for weddings, private events or business networking.

Whisk yourself off to the verdant mountains with the Clear Glass Sky Lift, an unforgettable experience of beholding the natural wonders of the heavenly highlands.

Leaving its mark with its incredible architecture, Grand Ion Majestic is also a crown jewel stealing the limelight of its competitors by bagging 4 record-breaking awards from The Malaysia Book of Records.

The list of exciting activities goes on as Grand Ion Majestic is more than a typical service residence. Secluded and away from hustle and bustle, this five-star development is the top choice among travelers and joy seekers while raising the bar as the unparalleled service residence for the nation and beyond.

PROJECT LISTING

Project Name: Grand Ion Majestic @ Genting Highlands
State: Pahang
Property Type: Service Residence
Land Title: PT11353-PT11356, Mukim Bentong, Pahang
Tenure: Freehold
Listing Price: RM512,000 - RM1,383,000

DEVELOPER:

Galeri Tropika Sdn Bhd (897084-K)
Menara NCT, No.2, Jalan BP 4/9,
Bandar Bukit Puchong,
47100 Puchong, Selangor Darul Ehsan, Malaysia

Why Should You Invest in Real Estate in 2021?

What you invest in depends on your risk profile. Despite proven to be satisfying and lucrative, real estate investing is not the easiest option for beginners. Last year was a tough one for almost all property sectors. While most property consultants believe recovery is on the horizon, it will depend on the Covid-19 vaccine as well as the performance of the job market and economy.

Is investing in real estate worth it in 2021? Here are the top reasons why you should include real estate in your investment portfolio.

Lower Risk

Real estate is a physical asset. Land holds its value and its price increases over time because there is a limited supply. Because its performance isn't completely dependent on its managers, real estate investments are of a lower risk investment compared to stocks. With the current condition of the market, real estate prices may have already hit rock bottom, hence it is a good time to secure your investment now.

Competitive Returns

Malaysia is a renowned travel destination. It surpassed a landmark of 20 million international tourist arrivals in 2019; an increase of 3.7% compared to the same period prior to the year before. The country has immense potential to entice even more tourists once the border is reopened and the pandemic is contained. The positive growth of the tourism sector will in turn create a demand for more investment properties to host the tourists, hence higher returns from rental income.

2021 might just be the year for you to start investing in property. Real estate can seem scary, but our experienced team at NCT Group is here to help you out. From working with world-class hotel management to our very own hospitality brand, we are ready to do the heavy lifting for your next property investment.

Less Market Fluctuations

When the economy takes a downturn, real estate investments are more resilient to changes in the economy compared to stocks and bonds as people still need a place to stay. Instead of buying a property, more people may start to rent. In turn, higher demand in rentals will bring up your cash flows. If the economy does well, property prices increase and you will see higher appreciation on your real estate.

Attractive Financing

If you want to grow your investments at a quicker rate, you can choose to borrow money to fund your investments. Stocks are at a higher risk, so your borrowing rates and margin requirements tend to be higher. On the contrary, real estate has a lower risk because it is a physical asset that holds its value. With the recent financing schemes introduced by the government, you also tend to pay less and are in a better position to secure your property.



Warren Buffett: Do the Research

Warren Buffett is widely considered to be the most successful investor in history. Not only is he one of the richest men in the world, he also has had the financial ear of numerous presidents and world leaders. His advice is to first look at the quality of the company, then at the price. Read financial statements, listen to conference calls, and vet the management. Only after you have confidence in the quality of the company should the price be evaluated.



Bill Gross: Have Conviction

Bill Gross is the co-founder of PIMCO. He managed the PIMCO Total Return Fund, one of the largest bond funds in the world, and was the firm's chief investment officer before leaving in 2014. A universal rule that most young investors know is diversification, i.e. don't put all of your investing capital into one name.

LEARN FROM 4 OF THE WORLD'S TOP INVESTORS



Prince Alwaleed Bin Talal: Patience Is Key

Well known in the investing world, Prince Alwaleed owns chunks of private and public companies in the US, Europe and the Middle East through Kingdom Holding Co. Holdings include stakes in Lyft, Twitter, Citigroup, and Four Seasons Hotels & Resorts. When others have sold, Prince Alwaleed did what many of the best investors do to amass their riches: hold their investments.



Dennis Gartman: Let Winners Run

Dennis Gartman began publishing The Gartman Letter, a daily commentary of global capital markets in 1987. He is also an accomplished trader and a frequent guest on financial networks. He addresses a number of mistakes young investors make. First, don't sell at the first sign of profits; let winning trades run. Second, don't let a losing trade get away. What is more important is to let a winning trade run and get out of a losing trade quickly.

Fly Youth Campaign

creating fierce young leaders

Youth, the backbone of any nation, makes up over one-sixth of the world's population. As future leaders, they require the right mix of skills to take on the challenges that lie ahead. Real-life industry experience is an invaluable learning platform for their self-development. Enabling youths to voice out their opinions and hone their skills are the most befitting initiatives in empowering them.

As a trailblazer in the property industry, NCT Group has always kept up with the trends to gain a strong foothold in the market. Observing how far we have come, we realize that to build an economically sustainable and socially viable community, giving back to the society is worth more than the grandest intention. Hence, we have decided to take the initiative by introducing a brand new youth campaign called "Fly Youth" that aims to empower young people.

Fly Youth, creating fierce young leaders, is part of our series of Corporate Social Responsibility (CSR) initiatives. The objective of this CSR campaign is to encourage breakthrough in youth's capabilities through a series of competitions. These initiatives will be bent on driving them to come out with new skills and give them a chance to be creative in problem solving. It also aims to hone their communication and presentation skills.

To kick start, we will be working with various tertiary institutions in providing the youth with a platform to learn while fostering a competent workforce for the industry. These initiatives include competition such as Marketing Idea Award, Architecture competition, Best Innovative Award, Best Short Video award, etc.



More than just a competition, the programmes will come with a boot camp led by industry experts. Participants will be able to revel in this golden opportunity upon qualifying as the Top 20 finalists. In the boot camp, participants will be exposed to real-life industry experiences and develop more hands-on skills. Job competency is an arduous journey and this coaching session is the right jumping stone for their future success.

Opportunities do not come knocking on the door until you create them, and our Group Managing Director, Dato' Sri Yap Ngan Choy, perfectly resonates with this sentiment as he has come a long way to reach the top echelon. Born into a modest family, he experienced a lot of ups and downs in his journey to overcome adversities. As a youth himself, he paved his way to success through apprenticing with a tiling master who taught him invaluable skills that can only be learned on the job. The mission and vision of this campaign hit close to home for him.

As a corporate organization, we are excited to create value for the society and do our part in developing the nation's future leaders. Be sure to follow us and stay tuned as we gradually unveil more exciting info on the Fly Youth Campaign!



creating fierce young leaders

HOW COVID-19 HAS CHANGED OUR LIFE FOREVER



2020 was a year we won't soon forget. What started as a promising new decade has turned into an unprecedented era of a pandemic. Even as you read this, more than half of the world's population are stuck at home due to COVID-19. That's around 4.5 billion people or six out of every ten individuals.

Even in Malaysia, the feeling of déjà vu surrounds us as we are in yet another round of Movement Control Order (MCO). The current phase of the MCO may or may not end soon. The decision will be based on data provided by the Ministry of Health. Whichever way the lockdown plays out, there has been one near universal aspect to the past year or so – it abruptly disrupted our daily routines and living arrangements in ways that would not normally occur.

Since the MCO began, Malaysians have shown just how creative and versatile we can be. Many of us have begun working from home. Some of us have completely changed our career field, picked up new hobbies, and even joined in the TikTok revolution. However, these are more than just temporary muses. On the contrary, we should expect these to be the new norms of society. Because even after the MCO ends, life would likely never return to the way it was before. Despite the tragic loss of life, the damage done to economies, and the impact on individual livelihoods, we believe that there are some positive aspects to this crisis. Those of us who spent the MCO at home surrounded by family probably now have a much deeper understanding and appreciation of those we live with. Along the way, we learnt things about ourselves, our strengths and weaknesses, limitations and capabilities. We developed our own systems to co-exist in the same space efficiently.

Companies also had a lot to learn from the MCO. All sorts of new policies that include working from home (WFH) and flexible hours are now implemented to accommodate the imposed restrictions. Increased productivity was reported and a lot of inefficiencies in operations were realised and weeded out. While some businesses have since folded under the pandemic, many others grew resilient. They came up with ways to quickly pivot their businesses and open up new revenue streams to keep themselves alive.



Along with the new normal came more people embracing cashless solutions and appreciating the time-saving value of the virtual meeting. We have practically been forced to accelerate our adoption of digital technology in line with Malaysia's agenda, which should further propel the country's developments and innovations in theory. However, there are still gaps in society (like the B40 or rural residents) where this new technology cannot reach, so as we progress, we must ensure we address these gaps so no one is left behind in our new, heavily tech enabled world.

There was not a single nation in the world that was fully prepared for the impact of COVID-19, but the speediness and efficiency of certain countries' healthcare systems played a huge role in mitigating it. Malaysia hasn't been doing too badly herself, with our healthcare facilities and systems being lauded by foreign parties. We have also seen an increase in hygiene awareness among the public. People are wearing masks and carrying hand sanitisers wherever they go and washing their hands with soap more often. Commercial businesses like shopping malls, cinemas, theme parks and F&B outlets are implementing new SOPs too to adhere to the new normal.



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Before the MCO, who would have expected that logistics workers, food delivery riders and the likes would become essential workers who are keeping the nation's economy moving and its people safely home? These were jobs people used to look down upon. But those of us who have seen them in action, relentlessly powering through the challenges of the pandemic to complete their work, appreciate them greatly. Healthcare workers have always garnered some form of respect, but the pandemic has shed light on just how crucial they are in this fight against COVID-19. They're the ones constantly at risk of contracting the virus themselves as part of their jobs, yet they do it diligently, making sacrifices of time spent with the family in order to aid patients. There isn't much that we ordinary folks can do to help these frontliners except to avoid contracting the virus and spreading it.

Travel Tips



Travel may increase your chance of spreading and getting COVID-19. Postponing travel and staying home is the best way to protect yourself and others from COVID-19. If you do decide to travel, be sure to take these steps during your trip to protect yourself and others from COVID-19:

- Check travel restrictions before you go.
- Bring extra supplies, such as masks and hand sanitizer.
- Wear a mask to keep your nose and mouth covered when in public settings, including on public transportation and in transportation hubs such as airports and stations.

- 01** PATIENCE IS IMPORTANT
- 02** WAKE UP EARLY TO AVOID CROWDS
- 03** OBSERVE DAILY LIFE AROUND YOU
- 04** LAUGH AT YOURSELF SOMETIMES
- 05** SLOW DOWN TO ENJOY YOUR TRIP
- 06** TAKE LOTS OF EPIC TRAVEL PHOTOS
- 07** BREAK OUT OF YOUR COMFORT ZONE
- 08** KEEP AN OPEN MIND
- 09** GET LOST ON PURPOSE
- 10** BE FLEXIBLE & DON'T OVER PLAN



E-commerce around the world, across sectors, has surged this year as pandemic-weary consumers looked online for everything from hand sanitizer and groceries to skincare products and cleaning supplies. The pandemic has pushed more shoppers online, and this trend is likely to stick, even as brick-and-mortar stores open their doors again. While many people think nothing of shopping online, most are not fully aware of the risks. These handy tips may prove useful for your next online shopping spree.

01 SHOP WITH REPUTABLE RETAILERS

02 VET NEW-TO-YOU BUSINESSES

Shopping Tips



08 PAY WITH CREDIT, NOT DEBIT

09 MIND THE DETAILS

10 KEEP AN EYE OUT FOR FRAUD



03 BEWARE OF AMAZING DEALS

04 DON'T BROWSE ON PUBLIC WI-FI

05 DON'T FALL FOR EMAIL SCAMS

06 PICK STRONG PASSWORDS

07 USE A VPN



ION FORTE GREEN CITY

Nestled in the pristine landscape of Ayer Keroh and 14km away from the heart of Melaka, Ion Forte Green City is a unique reflection of the property's intersection of modern living spaces and an unspoilt natural environment. Set against the backdrop of Melaka's oldest golf course, the development welcomes you to a bespoke community embraced by nature and well-planned architecture that enriches the rhythms of daily life. Inspired by serenity, live in balance with one's natural surroundings and play the round of your life on Ayer Keroh Country Club's private 27-hole course. Immerse yourself in absolute serenity in a home that revitalizes your senses and restores your balance.



NCT Group Upcoming Projects

ION LAKE GARDEN

Lakeside living in a serene, close to nature neighbourhood is now a reality with Ion Lake Garden. The development, located in Batang Kali, fulfils the various demands of the property market. Carrying the hallmarks of quality development, Ion Lake Garden comprises of liveable homes, in harmony with nature and a multi-generational living concept.



Situated next to a lake, with a private central park in the heart of the neighbourhood, Ion Lake Garden offers residents tranquillity, peace of mind and a place for residents to mingle and socialise, promoting a sense of belonging within a close knit community. Healthy living is also a key emphasis at Ion Lake Garden, with jogging and cycling tracks available for residents. The development is NCT's latest White Knight project, giving closure and new life to a seventeen year ordeal of the Batang Kali Genting Valley project buyers.

ION VIVACE

Located in the up-and-coming neighbourhood of Batu Kawan, in the city of Seberang Perai in Penang, the most unique feature of Ion Vivace is the fact that the development promotes an impressive amount of lifestyle facilities ranging from the usual but essential items such as function room, multi-purpose hall, infinity swimming pool, gym, playground, cycling track to a variety of gardens and lawn outdoor facilities such as herbs pocket garden, hammock garden, games green lawn, hanging swing pod, Zen garden and many more. Ion Vivace is envisaged to stand out amongst all other developments.





NCT Group & Future Inno Park Ink Collaboration on Kuala Langat Industrial Hub

NCT Group and Future Inno Park Sdn Bhd signed a Memorandum of Understanding (MoU) pertaining to bringing in international buyers to invest in NCT Group's Kuala Langat Industrial Hub development project.

The event was held on 17th August 2020 and was witnessed by YB Dato' Teng Chang Khim, ADUN Bandar Baru Klang and Selangor EXCO for Investment, Industry, Commerce and SME.

NCT Group Founder, Dato' Sri Yap Ngan Choy and Dato' Jeffrey Ng Chin Heng, Director of Future Inno Park unveiled the artist impression of Kuala Langat Industrial Hub.

The Kuala Langat Industrial Hub is located at the border shares between the Kuala Langat and Sepang district. The strategic location is approximately 15 kilometres away from KLIA 1 and KLIA 2. The signing of the Memorandum of Understanding between NCT Group and Future Inno Park is expected to propel Selangor further as a valuable investment destination.



NCT Group & Huawei Technologies Signs Cooperative MoU

NCT Group and Huawei Technologies Malaysia Sdn Bhd signed a Memorandum of Understanding (MoU) to cooperate on smart campus technology for NCT's property development projects.

With the presence of NCT Group Founder, Dato' Sri Yap Ngan Choy and David Li, Vice President of Huawei Malaysia Enterprise Business Group, and witnessed by NCT Group Co-Founder Dato' Joe Yap Fook Choy and Huawei's Director of Ecosystem Cooperation, Public Affairs and Communication, Oliver Liu.

The MoU signing took place at Huawei's Customer Solution Innovation Centre on 7th July 2020 and guests were treated to a first-hand look at all of Huawei's recent technological advancement on display.



Raising the Bar of Education NCT Group & UCSI University signs Premier Co-Op MoU

NCT Group and UCSI University signed a Premier Co-Op MoU on 29 September 2020 with Dato' Joe Yap Fook Choy, the Co-Founder of NCT Group and Associate Professor Ir. Dr Jimmy Mok Vee Hoong, the Deputy Vice-Chancellor, Academic, Student and Alumni Affairs of UCSI University representing respective parties.

The MoU signing is a mutually beneficial partnership as both parties take strides to provide educational opportunities and industry experiences to the next generation while fostering a competent workforce for the industry. A real-life industry experience learning platform is pivotal for students to form the cornerstone to future success.



NCT Group steps in as White Knight for Genting Valley Batang Kali Abandoned Project

NCT Group and CRS Corporate Services Sdn Bhd held a Cheque Handover Ceremony for the Genting Valley Batang Kali Abandoned Project at Menara NCT on 6th January 2021.

The first stage of the scheme had been successfully rolled out, giving majority of the buyer's closure to a seventeen year old heartache and misgivings. In the coming months, the remaining buyers will be in anticipation of the second stage where the revival plan is due to be revealed.



Melaka Chief Minister Officiates the Ground Breaking Ceremony for NCT Group's Ion Forte Green City Development

NCT Group in collaboration with Ayer Keroh Country Club (AKCC) hosted a Ground Breaking Ceremony for its latest masterpiece development – Ion Forte Green City on 12th January 2021. The ceremony took place at AKCC in Melaka and was officiated by Melaka's Chief Minister, YAB Datuk Seri Utama (Dr.) Hj. Sulaiman bin Md Ali.

Honouring Melaka's rich historical background, the event was imbued in traditions and customs.

Dato' Sri Yap Ngan Choy shares the many exciting plans NCT Group has in store for the development of Ion Forte Green City.



Just an hour drive from Kuala Lumpur, Grand Ion Delemen Hotel is one of the best resort destination hotels in Genting Highland offering a spectacular mountain view of Titiwangsa Range from 6,000 feet above sea level. Set amidst the cool mountain air and a majestic 130 million-year-old rainforest, guests could wake-up to the mesmerizing sea of clouds every morning.

GRAND ION DELEMEN HOTEL

DISCOVER GENTING HIGHLANDS AS A MICE DESTINATION

Grand Ion Delemen hotel offers versatile function spaces for various events. Your banqueting needs will definitely be well taken care of. Choose from any of the carefully curated menus featuring local, western, Chinese or Indian culinary delights, or relish in a customized menu tailored to the event.



The Grand Ballroom is a spacious and dynamic space that can accommodate up to 800 pax. Well-equipped with built-in LED screen, wireless telecommunication, digital audio-visual equipment and lighting technology ready to support all your event needs.

The hotel also houses 14 multi-functional meeting rooms of various sizes accommodating as intimate as 10 pax and a larger party of up to 290 pax. Team building activities such as flying fox, challenge course, rock-climbing, telematch games, mini treasure hunt or MasterChef challenge are also available upon request! Need an event space? Wait no further, contact us now for the best package that suits your event needs!

SUNRISE-WATCHING

SUNSET-WATCHING

RAINBOW-HUNTING

Malaysia's First **WILD MUSHROOM STEAMED STONE POT** now in Grand Ion Delemen Hotel

While enjoying the picturesque mountain view and cold breeze, what's more comforting than digging into a bubbling hot steamboat meal served with freshly imported ingredients?

Inspired by the signature culinary experience from Yunnan, Souper Hot features a tantalizing melting pot of exotic ingredients, vibrant flavours and ethnic flair that is further fine-tuned to suit the taste buds of Malaysians.



Souper Hot is Malaysia's First Wild Mushroom Steamed Stone Pot exclusively available at Grand Ion Delemen Hotel, Genting Highlands!

Each table in the restaurant is embedded with a stone pot covered with a cone-shaped straw lid, described as one of the "18 Oddities of Yunnan".

Featuring world-class mushroom varieties including Matsutake, Truffles, Goat Bell, Morels, Chanterelle, Green-Cracking Russula, Old Man's Head, Red Onion Boletus, White Onion Boletus, King Bolete and Wild Shiitake, Souper Hot is sure to tantalize you!

Discover more exciting offers at www.iondelemenhotels.com/.



NCT GROUP LONG SERVICE AWARD

At NCT, we believe that our people are our greatest strength. NCT Group was built on knowledge, drive and perseverance. These are the values instilled by the founders and carried by the team. Thus, we strive to recognise and reward the loyalty of our long-term employees. These are the people who stuck with us through thick and thin. They patiently and dutifully looked on the bright side when things perhaps weren't feeling so bright. We honour them with our annual Long Service Award!



Employee Name **Wong Tsue Phone**
Years of Service **25**
Position **Senior Purchasing Executive**
Department **Purchasing**
Company **NCT Building & Civil Engineering Sdn Bhd**



Employee Name **Yong Hiok Fen**
Years of Service **20**
Position **Accounts Manager**
Department **Accounts**
Company **NCT Building & Civil Engineering Sdn Bhd**



Employee Name **Kim Yook**
Years of Service **15**
Position **Accounts Executive**
Department **Accounts**
Company **NCT Building & Civil Engineering Sdn Bhd**



Employee Name **Yap Pui Yee**
Years of Service **10**
Position **Head Of Sales & Marketing**
Department **Sales & Marketing**
Company **Jalur Bina Sdn Bhd**



Employee Name **Jennifer Yap Siew Hock**
Years of Service **10**
Position **HR & Admin Manager**
Department **HR & Admin**
Company **Galeri Tropika Sdn Bhd**



Employee Name **Cheng Yen Yen**
Years of Service **10**
Position **Senior HR & Admin Executive**
Department **HR & Admin**
Company **NCT Building & Civil Engineering Sdn Bhd**



Employee Name **Chong Soo Keen**
Years of Service **5**
Position **Senior Accounts Executive**
Department **Accounts**
Company **NCT Properties Sdn Bhd**



Employee Name **Ho Yick Lee**
Years of Service **5**
Position **Site Manager**
Department **Project**
Company **NCT Building & Civil Engineering Sdn Bhd**



Employee Name **Mohamad Faizal Bin Baharin**
Years of Service **5**
Position **Personal Driver**
Department **GMD Office**
Company **Galeri Tropika Sdn Bhd**



Employee Name **Mohammad Zulhusni Bin Mohd Hillmi**
Years of Service **5**
Position **Land Surveyor**
Department **Project**
Company **S.N.A. Resources Sdn Bhd**



Employee Name **Mohd Zaidi Bin Abdullah**
Years of Service **5**
Position **Project Manager**
Department **Project**
Company **S.N.A. Resources Sdn Bhd**



Employee Name **Nor Adila Binti Mohd Yusof**
Years of Service **5**
Position **Contracts Admin**
Department **Contracts**
Company **S.N.A. Resources Sdn Bhd**



Employee Name **Tan Sheng Hao**
Years of Service **5**
Position **Accounts Executive**
Department **Accounts**
Company **NCT Building & Civil Engineering Sdn Bhd**

PROMOTIONS



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NCT GROUP

ION Forte



NCT GROUP

GREEN CITY | AKCC

In Nature's Embrace

The warmth of the sun, the cool breath of the lake, and the meticulous greens of the golf course - Ion Forte Green City is a landscape of tranquility created to grow with you. Every moment is a celebration of place, allowing you to focus your time on creating lifelong memories with your loved ones.

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