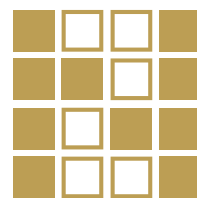


Creating
World - class
Masterpiece



NCT GROUP

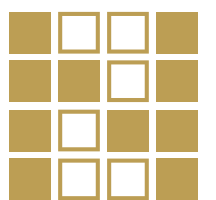
For Sales Enquiry
019 939 7686

MENARA NCT

No 2, Jalan BP 4/9, Bandar Bukit Puchong,
47100 Puchong, Selangor Darul Ehsan.

TEL +603-8064 3333 **FAX** +603-80643217

 <http://www.nct.net.my>  NCT Group of Companies  @nctgroup1985



NCT GROUP

Introduction

It has been 35 years since NCT Group of Companies set forth on its path in entrepreneurship. It started from scratch in the tiling business and steadily gaining experience and strength in the industry through collaborations with prominent developers. These close working relationships opened up many valuable opportunities for the company to learn the tricks of the trade.

Spearheaded by astute Group Managing Director Dato' Sri Yap Ngan Choy and the Group Executive Director Dato' Yap Fook Choy (Dato' Joe), it took a leap of faith and ventured into construction, real estate and building materials trading in 1998. After years of honing its expertise in the construction industry, NCT made its way to the top echelon of the property development sector through the rehabilitation of Malaysia's biggest abandoned housing development.

Not just a property development company that builds and refurbishes homes for the people, NCT also aims to contribute to developments that boost the local tourism industry. To date, it has chalked up numerous notable achievements, including the five-star developments of Grand

Ion Delemen and Grand Ion Majestic, and received five awards from The Malaysia Book of Records.

Guided by passion and resilience, NCT is constantly redefining innovation by incorporating creativity into its projects and serving the best solutions to its esteemed clients. The Group proved this sentiment with the introduction of NCT 2030. NCT 2030 is a brand new vision statement of NCT Group of Companies. From humble beginnings, our journey in Malaysia has grown rapidly and expanded into diverse industries and beyond local shores.

With NCT 2030, the company's vision is to achieve yet another milestone in becoming a sought-after Top 10 developer in Malaysia. In overcoming challenges, big and small, NCT Group of Companies has proven itself time and time again and shall continue on its long-term journey of developing worldclass masterpieces in the global arena.



How it all began

NCT Group of Companies was founded in 1985 by brothers Dato' Sri Yap Ngan Choy and Dato' Yap Fook Choy (Dato' Joe) and functioned as a specialist tiling contractor. In 1998, the Group expanded its business and ventured into construction, real estate and building materials trading. As a result, NCT is now one of the most dynamic developer in Malaysia with substantial experience in the construction field with a reputable track record in completing prestigious and challenging construction projects.

NCT's expertise in rehabilitating Malaysia's mega abandoned housing development projects paved its entry into the top-tier of property development sector. In 2012, NCT was entrusted to revive the largest abandoned housing development project in Malaysia, the 127.5 ha township

of Bandar Baru Salak Tinggi in Selangor. In 2014, NCT picked up what was known as Pahang's largest abandoned housing development project, Genting Highlands Billion Court, where the Group further expanded its presence into the hospitality industry by establishing a five-star hotel in the world-renowned travel hotspot.

NCT is constantly looking out to bolster its expansion and growth plans and so have embarked into different industries. From starting out as a humble tiling contractor to constructing mega projects such as the prime minister's office in Malaysia, the team has always been passionate about embracing new challenges. Developing dream houses and hotels is just a part of the expansion plan. In 2018, we have achieved yet another milestone by building the Hua Xia International School in Sungai Petani. Education is the foundation for any society to grow, progress and achieve success in the future, much like how a strong foundation is vital to every building. Hence we are very proud to be able to serve the needs of the community in Sungai Petani and hopefully around the country as well.



The story of NCT Group of Companies began in 1985, with the founding of NCT Tiling Sdn. Bhd. and its subsequent venture into the tiling sector, offering tiling products which meet global quality and environmental standards. Then, in 1998, NCT ventured into construction, real estate and building materials trading upon realising the immense prospects the sectors have to offer. A decade later, NCT transformed into a full-fledged property developer with medium-cost Bukit Rambai Idaman in Melaka as its first project. In 2012, after years of having honed its competency in the property development sector, NCT paved its way to the top-tier of property development sector through the rehabilitation of Malaysia's mega abandoned housing development. In 2015, NCT further expanded into the hospitality industry upon establishing the five-star Grand Ion Delemen Hotel in the world-renowned travel hotspot of Genting Highlands.

1985

FOUNDED NCT TILING SDN BHD

Thirty years on, NCT has cemented its position as a leader in the supply and installation of tiles for property projects with a special emphasis on the production of **high quality, value-added craftsmanship and service**. Acclaimed for its commitment to quality, the company has received the ISO 9001:2008 Quality Management Certificate.



1998

NCT TILING SDN BHD

NCT Tiling established itself as the biggest tiling company in Malaysia at this point of time. The company's **reputation for quality product and timely delivery** resulted in various business deals with prominent developers. At the height of business, NCT Tiling was handling numerous mega projects in one time, thus cementing its prominence in the market.

NCT BUILDING & CIVIL ENGINEERING SDN BHD

NCT Building & Civil Engineering is actively involved in construction projects. As we strive to be a dynamic player in the construction industry, we hold true to our **commitment to quality and timely completion of projects**.

In a span of 30 years, NCT Building & Civil Engineering has completed more than RM10 billion worth of contracts with many more in the pipeline.

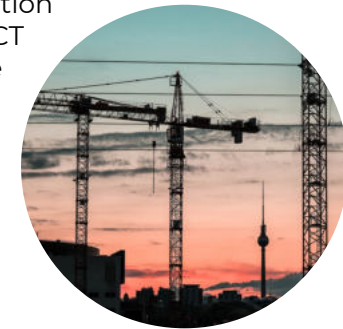
NCT BUILDING & CIVIL ENGINEERING SDN BHD

In 2008, NCT's reputation as a "white knight" contractor was cemented with the completion of the abandoned La Cottage project in Sepang, and also with the **construction, rectification, and completion of work** for a major property developer's housing development.

2000 + 2008

12

Throughout the years, NCT has developed a reputation for being a project rehabilitation specialist. In 2012, NCT was entrusted by the Government of Malaysia to restore Bandar Salak Tinggi, Malaysia's biggest recovery project to date, across 350 acres of land



which was abandoned for more than 10 years.

In 2014, in less than three short years, NCT delivered an outstanding number of 713 units in total comprising of 369 units of double-storey terrace houses, 180 units of 2-1/2-storey terrace houses and 164 units of medium-cost apartments.



ION DELEMEN HOSPITALITY SDN BHD

Nestled within the Titiwangsa Mountain Range, Grand Ion Delemen offers an enriching stay at Genting Highlands. It sits 6,000 feet above sea level and is surrounded by one of the world's oldest rainforest. This **multi-award winning development** is an eye-catching architectural wonder with spectacular views and a relaxing atmosphere, unmatched in modern living.

2015



BAGGED 5 MALAYSIA BOOK OF RECORDS

Grand Ion Delemen and Grand Ion Majestic bagged 5 significant awards: Highest

Altitude Full Fledged Serviced Apartment (GID), Highest Altitude Glass House, Highest Altitude Glass Bottom Link Bridge, Highest Altitude Largest Banquet Hall, and Highest Altitude Clear Glass Skylift (GIM) from Malaysia Book of Records. We are proud to be the first and only developer that has managed to garner such records. By striving to overcome problems and challenges, we have achieved these milestones at NCT Group. This is also **a reflection of the exemplary spirit of cooperation, diligence and resilience** among the teams of the company where the highest standards, quality and performance are constantly being upheld.

Both Ion Delemen and Grand Ion Majestic are projects that the company takes great pride in, being landmarks that embody the company's biggest accomplishments and define what it is today.

Building visual wonders with futuristic flair.

GROUP STRUCTURE



- NCT Tiling Sdn Bhd
- NCT Building & Civil Engineering Sdn Bhd

Construction



Property Development



- NCT United Development Sdn Bhd
- NCT Square Development Sdn Bhd
- NCT Land Sdn Bhd
- NCT Green City Sdn Bhd
- Pembinaan Maka Cemerlang Sdn Bhd
- Galeri Tropika Sdn Bhd

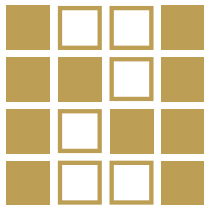
Management

- Tropika Utilities Sdn Bhd
- NCT Tropika Sdn Bhd



Education

- Hua Xia Academy Sdn Bhd



NCT GROUP



Investment

- NCT Properties Sdn Bhd
- NCT Venture Corporation Sdn Bhd

Hospitality

- Ion Delemen Hospitality Sdn Bhd
- Ion Delemen Properties Sdn Bhd



Creating World - class Masterpiece

秉持国际顶尖信念，
缔造殿堂级杰作

Integrity

We take great pride in what we do and having strong moral principles in everything we are involved in.

Passionate

We are passionate and committed to deliver the best. We are willing to walk the extra mile in order to achieve NCT's mission.

Striving for excellence

We strive for excellence in all aspects of our operations and in setting high standards and best practices to achieve unmatched product quality and service.

We place our customers at the heart of all that we do. We strive to understand our customers' needs and create invaluable investments for their enjoyment.

Customer

Teamwork

We work together to achieve NCT's mission in unity and trust and with respect for diversity.

Innovation

We undertake to understand the unique conditions of each sector in order to explore new opportunities. We adopt the flexible approach while staying true to NCT's business goals.

Mission Statement

MISSION STATEMENT



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.

“Every step forward is a sign of victory”



YBhg Dato' Sri Yap Ngan Choy



Dato' Sri Yap began his career at an early age of 18 as a trainee with a Shanghai master. During this time, he adopted and cultivated the attributes of diligence, discipline and perseverance which he applied throughout his journey in the quest for self-improvement and career advancement. Over the years, he has mastered his trade with excellence and has won numerous personal awards as testimony. In 2013, he was given Asia Honesty Entrepreneur Award by Asia Excellence Entrepreneur Federation (AEEF). Dato' Sri Yap won SME Entrepreneur of the Year 2014 awarded by BrandLaureate and Excellence Entrepreneur Award at the Malaysia Golden Entrepreneur Awards 2014. Driven by endurance and a strong entrepreneurial spirit, Dato' Sri Yap rose to become a successful businessman.

In 1985, Dato' Sri Yap began his first steps as a businessman by setting up Nicety Tiling and NCT Tiling Sdn. Bhd. From then on, Dato' Sri Yap nurtured the business and with his vast experience spanning 30 years in the business, he led NCT Group of Companies to become a leader in the industry today. Not only that, he also worked his way to the top and is now the Managing Director of NCT Group of Companies while also sitting on the board of various companies within NCT Group of Companies.

YBhg Dato' Yap Fook Choy

(Dato' Joe)

With decades of experience under his belt, Dato' Joe has been lauded as an expert in the tiling business. Under his able and dynamic leadership, the company secured and completed several big projects, including projects for public-listed S P Setia Berhad and Putrajaya Holdings.

A man of integrity and sincerity, Dato' Joe handles major multi-million dollar projects and has a wide range of clients from both the corporate and private sectors. He has been instrumental as a driving force throughout the growth of NCT Tiling Sdn. Bhd. and NCT Distributor Sdn. Bhd., building them into what they are today.

Staying true to his motto of "Our Customers Deserve the Best", Dato' Joe leaves no stone unturned to ensure that the goals and aspirations of clients are addressed and met with satisfaction. This is evident in his commitment to personally supervise the sourcing and delivery of quality products to customers.



Our Team

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. We pride ourselves on our passion to always seek knowledge. We know that hard work is what drives you forward and we understand the importance of perseverance in the midst of trials will help weather any storm.

Success entails efforts and considerable risks. Hence, we are always glad and contented to take on any challenges, building substantial opportunities and forging formidable competitive advantages. In light of this effort, we value and we advocate our team members in taking bold strides to prevail over adversities.

Adhering to one of our missions to incorporate persistence for improvement and advancement of our team, feedbacks from our stakeholders are of utmost significance to us. It propels us to strive and to flourish. With that in mind, our team is always ready to listen to your voice and to revamp ourselves ceaselessly in order to achieve top-notch quality at all times.

Today, NCT group employs hundreds of talented individuals across its diversified group structure. Collaboration and cooperation are the secret to our success. As a fast growing and ever-expanding company, we understand the importance of nurturing talents and providing the opportunity for them to grow and lead.





OUR BUSINESS

Our Business



With more than 35 years of experience, NCT Group of Companies has completed multiple projects with a total of more than RM10 billion in project value. Within the purview of tiling and construction, NCT has worked together with other associate companies such as S P Setia Berhad and Putrajaya Holdings in the construction of residential, corporate and commercial projects.

NCT has established its reputation as a project rehabilitation specialist with the completion of Malaysia's biggest abandoned project in Selangor and Genting.

Today, the company continues to expand its horizon into award-breaking hospitality development and in the education field. It is apt to say that NCT Group built itself up from the very first tile it laid, setting up the foundation to what it is today.





NCT Tiling Sdn Bhd Projects

1. Prime Minister's Office, Putrajaya
2. Johor State New Administrative Centre, Johor Bharu
3. Prince Court Medical Centre, Jalan Kia Peng, Kuala Lumpur
4. The Gardens Mall, Mid Valley, Kuala Lumpur
5. NU Sentral, Brickfields, Kuala Lumpur
6. Bangsar Shopping Centre, Bangsar, Kuala Lumpur
7. Binjai Residency, Persiaran KLCC, Kuala Lumpur
8. Pavilion Residences, Jalan Bukit Bintang
9. Kiaramas Danai, Mont Kiara, Kuala Lumpur
10. One KL, KLCC, Kuala Lumpur
11. The Oval Service Apartment, Kuala Lumpur
12. One Mont Kiara, Kuala Lumpur
13. East Residence, Kuala Lumpur
14. Scott Vila Condominium, Brickfields Kuala Lumpur
15. Precinct 14-11, Putrajaya



NCT Building & Civil Engineering Sdn Bhd

1. Promenad2@8, Precinct 8, Putrajaya
2. Kompleks Islam Al-Bukhary, Alor Star, Kedah
3. Asian Institute of Medical Science and Technology, Kuala Muda Kedah
4. Menara NCT, Bandar Bukit Puchong
5. Myra Residence, Putrajaya
6. Saujana Aster, Precinct 11, Putrajaya
7. Precinct 3, Putrajaya
8. Duta Villa, Setia Alam
9. Setia Eco Park, Seksyen U13, Shah Alam
10. Tamara Residence, Precinct 8, Putrajaya
11. Senza Residence, Bandar Sunway
12. Program Perumahan Rakyat (PPR), Taiping, Perak





A business park booming with opportunities in the heart of Salak Tinggi. Excellent connectivity to a thriving population catchment, ensuing a wealth of untapped commercial prospects and promising returns.



Surrounded by the opulence of Malaysia's natural beauty, Ion Delemen is a multi-award-winning development. The eye-catching architectural wonder offers a spectacular view and a relaxing atmosphere, unmatched by city living.



CURRENT PROJECT



This modern integrated township is located within a serene and secure gated community with abundant nature – the perfect place to raise your family. Designed as an affordable “Bandar Selamat”, the development is truly unique.



CURRENT PROJECT



N-City is an integrated commercial development in Sungai Petani that captures completely a one stop destination for business, entertainment and leisure. Delivered with an intuitive response to investment potential, N-City is the future one stop business city centre in the northern region of Malaysia.

CURRENT PROJECT



Acacia
RESIDENCES
SALAK PERDANA

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

CURRENT PROJECT

玖
明
軒
GRAND ION
Majestic
at Genting Highlands

A record - breaking Masterpiece in the sky

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, this is where opulence is redefined.





Ion Forte Green City

A masterpiece in the green

A modern living surrounded by lush greeneries in the heart of the historical state. Featuring a country club with amenities such as F&B, golfing, leisure and entertainment facilities.



Hua Xia International School carries out the Cambridge Recognition Exam Centre (IGCSE) education system and policies set by the University of Cambridge. Located in Sungai Petani, Kedah, the school prepares the students for life, helping them to develop an informed curiosity and a lasting passion for learning.





**GRAND
ION DELEMEN**
HOTEL, GENTING HIGHLANDS

Just an hour drive from Kuala Lumpur, Grand Ion Delemen Hotel is one of the most preferred resort destinations in Genting Highland. It offers an intimate urban resort experience.

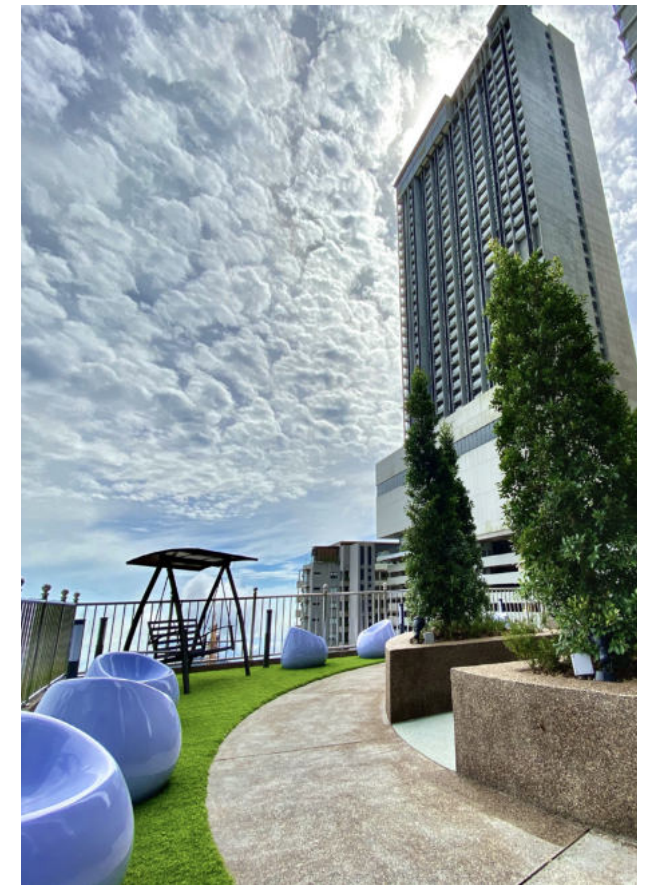


GLORIA RESIDENCES

云顶高原玫瑰阁凯莱公寓
ION DELEMEN GENTING HIGHLANDS



Gloria Residences and G-Luxe by Gloria offers an elegantly decorated serviced residences featuring rooms of various sizes from Deluxe Studio to the Four bedroom Penthouse that overlooks the breath-taking view of Malaysian rain-forests and mountains.



AWARDS & RECOGNITIONS

Strategic Partner :



Architectural CONQUAS score of 79.6 – Building and Construction Authority Singapore Construction Quality Assessment System

ISO 9001 Bureau Veritas Certification

Best Brands in Construction & Civil Engineering – The BrandLaureate SMEs BestBrands Awards 2014

Best Leisure Development in Asia Pacific – Asia Pacific Property Awards 2013-2014

Highly Commended Apartment in Malaysia – Asia Pacific Property Awards 2013-2014

Best Leisure Development in Malaysia – Asia Pacific Property Awards 2013-2014

Highly Commended Residential High-Rise Development in Malaysia – Asia Pacific Property Awards 2013-2014

Best Residential High Rise Development in Malaysia – Asia Pacific Property Awards 2015-2016

Best Hotel Architecture in Malaysia – Asia Pacific Property Awards 2015 -2016

Highly Commended Leisure Development in Malaysia – Asia Pacific Property Awards 2015 -2016

The Inaugural Malaysian Brand Award – NCT Group – March 2017

The Inaugural Malaysian Brand Award – Ion Delemen – March 2017

Gold Award New 5 Star Hotel – Malaysia Tourism Council Gold Awards 2018

Mountain View Hotel of the Year 2018 in Malaysia – Travel & Hospitality Award Winner

Traveloka Hotel Awards 2019

Gold Circle Award Winner - Agoda 2019 (Gloria Residences)

Best Service Hotel & Residences - Malaysia Tourism Council Gold Awards 2019



Property Insight – Best International Destination Development, 2018

Glass Bottom Link Bridge



The Malaysia Book of Records for Highest Altitude Full-Fledged Service Apartment as of July 7, 2018 awarded to Grand Ion Delemen



ASEAN Property Awards – Innovative Developer 2018/ 2019



The Malaysia Book of Records for Highest Altitude Glass Bottom Link Bridge as of September 29, 2018 awarded to Grand Ion Majestic



The Malaysia Book of Records for Highest Altitude Clear Glass Sky Lift as of September 20, 2019 awarded to Grand Ion Majestic



The Malaysia Book of Records for Highest Altitude Largest Banquet Hall as of September 29, 2018 awarded to Grand Ion Majestic

The Malaysia Book of Records for Highest Altitude Glass House as of September 29, 2018 awarded to Grand Ion Majestic



Glass House