



**PRESS RELEASE**

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## **NCT Alliance Expands its Portfolio Through The Acquisition Of Industrial Development Projects Under NCT World Sdn Bhd**

*Total purchase consideration of RM490.26 million*

**Puchong, August 21, 2025** – NCT Alliance Berhad (“NCT” or the “Company”) is pleased to announce that it has entered into a conditional Share Sale Agreement (“SSA”) for the acquisition of 100% equity interest in NCT World Sdn Bhd (“NCT World”) for a total purchase consideration of RM490.26 million. The acquisition of NCT World is targeted to be completed in the fourth quarter of 2025.

The consideration will be satisfied through the issuance of up to 104.2 million new ordinary shares and 917.2 million new Redeemable Convertible Preference Shares (RCPS), both at an issue price of RM0.48 per share. This allows NCT to minimise its cash outlay to fund the acquisition thereby preserving its cash reserves for ongoing and future property development projects, while the issuance of RCPS will facilitate in better managing the dilutive effects on earnings, taking into account the timing required to realise earnings contributions from the NCT World projects. Upon completion of the exercise, NCT World will become a wholly-owned subsidiary of NCT.

The proposed acquisition marks a transformational milestone for NCT as it strengthens its portfolio beyond residential and commercial developments through this foray into the fast growing industrial development segment under NCT World. This includes two flagship projects:

- NCT Smart Industrial Park (“NSIP”) - Malaysia’s first certified Managed Industrial Park (“MIP”) that is located strategically within the Integrated Development Region in South Selangor (“IDRISS”). NSIP is the first

industrial park fully equipped with Industrial Revolution 4.0 (“IR 4.0”) services & facilities, also holding the status of being Malaysia’s largest GreenRE certified ESG industrial park.

- NCT InnoSphere (“NIS”) is located strategically within the Delapan Special Border Economic Zone (“SBEZ”), benefitting from robust and vibrant cross-border trade activities, with the Malaysia-Thailand border and the Bukit Kayu Hitam-Sadao Immigration, Customs, Quarantine and Security Complex (“ICQS”) offering unparalleled access to one of Southeast Asia’s busiest land trade gateways.

Both NCT & NIS are designed to integrate smart infrastructure while being ESG centric, catering to prominent industry players who require reliable services and a high-quality operating environment. Strategically positioned within key economic development regions, NCT aims to complement its strong development track record to further solidify its position as a reputable property developer in Malaysia.

Dato’ Sri Yap Ngan Choy, NCT’s Executive Chairman and Group Managing Director, said “Through this strategic initiative, we are further solidifying our reputation as a leading property developer in Malaysia. This acquisition enables us to streamline NSIP and NIS under the Company and also to strengthen our industrial property footprint, while ensuring long-term growth visibility. With NSIP and NIS, we are introducing next-generation industrial parks that align with Malaysia’s aspirations in sustainability, technology, and regional trade connectivity. This transaction will significantly expand our land bank up to 1,350 acres, ensuring healthy pipeline extending to 2030 and beyond, which complements our existing developments while unlocking immediate profitability from ongoing projects.”

“Most importantly, this exercise enhances our financial position, with the Company’s GDV increasing from approximately RM5.36 billion to about RM10.17 billion. Coupled with our low gearing and balance sheet position, we have ample capacity to fund our projects and expansion plans. With the development of NSIP currently underway, we look forward to its positive contribution to the Group’s profitability while NIS builds the foundation for long-term growth.” said Dato’ Sri Yap.

NCT's acquisition of NCT World marks a meaningful transition in its growth pathway. Since 2019, both Dato' Sri Yap and Dato' Yap Fook Choy have helmed NCT and consistently driven growth through bold initiatives, including undertaking the Grand Ion Majestic project in 2021, acquiring NCT Builders Group Holdings in 2024, and now the acquisition of NCT World. These milestones reflect the Company's resilience and ongoing progress toward becoming a diversified property developer.

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#### **About NCT Alliance Berhad**

Listed on the Main Market of Bursa Malaysia, NCT Alliance Berhad is involved in the development of residential properties, tourism centric investment properties, and industrial properties. NCT Alliance, under the helm of its management team from NCT Group of Companies, is widely recognised for its expertise being an established White Knight developer in the industry after having successfully rehabilitated two of the nation's largest abandoned projects, showcasing its exceptional ability to drive strategic vision and operational excellence. This unwavering commitment to excellence is further validated by the numerous prestigious industry awards it has received both locally and internationally. Executive Chairman and Group Managing Director, Dato' Sri Yap Ngan Choy, brings with him over 40 years of experience in the property industry. With his leadership, the Company is poised to make bigger and bolder moves in the property industry.

For more information, please visit our website at [www.nctalliance.com](http://www.nctalliance.com).

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