



PRESS RELEASE
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NCT Alliance Berhad Signs with Epicon Land for Batang Kali Property Development Project

Selangor, September 30, 2025 – NCT Alliance Berhad (“NCT Alliance” or the “Company”) today announced that its wholly-owned subsidiary, NCT Noble Sdn. Bhd. (“NCT Noble”), has entered into a Joint Development Agreement (“JDA”) with Epicon Land Sdn. Bhd. (“Epicon Land”), a wholly-owned subsidiary of Epicon Berhad, to jointly develop a freehold land in Batang Kali, Selangor, a previously abandoned property development project.

Through this collaboration, 876 units of single-storey terrace houses will be developed on a 72.14-acre parcel of freehold land with an estimated gross development value (GDV) of RM347.7 million. The project is envisaged to commence in Q4 2026.

Dato’ Sri Yap Ngan Choy, NCT Alliance’s Executive Chairman and Group Managing Director, said “Our collaboration with Epicon Land represents a true win-win partnership, combining the complementary strengths of both organisations. By drawing on NCT’s and Epicon Land’s expertise, we are confident of delivering a development that creates long-term value for homebuyers and stakeholders. This partnership also reflects our shared commitment to ESG principles, ensuring the project not only meets today’s needs but also builds a greener, more resilient community for the future.”

The partnership reinforces both companies’ strategic positions in Malaysia’s residential property sector, with NCT Alliance contributing its proven expertise in design innovation, marketing and sales execution, value engineering, and project delivery to ensure quality and timely completion, while also leveraging its strategic

landbank. Epicon Land, supported by Epicon Berhad's resources, contributes its development expertise in growth corridors, creating synergy to unlock the site's full potential.

Strategically located nearby Batang Kali town centre and approximately 20km from Genting Highlands, the project offers excellent connectivity to key commercial and leisure destinations.

Under the agreement, NCT Noble will receive up to RM72.1 million, comprising repayment of land costs and profit-sharing. The project is expected to contribute positively to the Company's earnings upon successful completion and sale of the housing units.

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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.

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