

NCT ALLIANCE BERHAD (“NCT” OR “THE COMPANY”)

- **JOINT DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN NCT NOBLE SDN. BHD., A WHOLLY-OWNED SUBSIDIARY OF THE COMPANY AND EPICON LAND SDN. BHD.**
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Unless otherwise stated, the definitions used herein shall retain the same meaning as those defined in the previous announcement dated 30 September 2025.

Further to the Company's announcement dated 30 September 2025, the Company wishes to provide the following additional information in connection with the Joint Development Agreement entered into between NCT Noble, a wholly-owned subsidiary of the Company and Epicon Land:-

1) Background Information on Jade San Realty

Jade San Realty was a private limited company incorporated under the laws of Malaysia and was principally engaged in property development, investment holding and general trading. Jade San Realty was wound up on 24 January 2007.

Jade San Realty was the original landowner and developer of the project. However, the company subsequently went into liquidation and was placed under the management of a liquidator pursuant to a court-approved scheme of arrangement.

Following this, NCT Noble was appointed by the liquidator of Jade San Realty as the white knight to undertake and revive the project.

Jade San Realty is not a related party to NCT and/or any subsidiaries of NCT.

2) Background information of the Land

For information purposes, the previous landowner, Jade San Realty, initially planned to develop a bungalow project, and the plan was not feasible as such it was wound up.

NCT Noble continue to explore and concluded the most feasible plan, which was the JDA with Epicon Land, a developer with strong experience and expertise in the construction and engineering of single-storey properties. Pursuant to the JDA, NCT Noble will act as the landowner and assist Epicon Land in obtaining building plan approvals and all necessary authority clearances.

As at the date of the JDA, no work has been carried out on the Land by NCT Noble, pending final settlement of the compensation amount due in tranches that was finally duly settled on 12 August 2025.

(a) Breakdown of the land costs and basis in deriving at NCT Noble's entitlement on the profit-sharing of RM55,000 per unit totalling RM48.18 million.

The total Land costs incurred was RM17.56 million which comprises:-

- i. Payment under court order scheme arrangements to all the previous purchasers amounting to RM15.5 million; and
- ii. Purchase Consideration from one of the previous purchasers amounting to RM2.51 million.

The basis of RM55,000 per unit is in line with the Valuation Report carried out by Epicon Land. The valuation of the Land was performed by an independent valuer, Knight Frank Malaysia Sdn. Bhd. based on the Residual Method.

(b) Background information of the Land

Identification	Geran 47606 (formerly Certificate of Title No. 13361), Lot No. 2529 and Lot No. 2530 all in the Mukim of Batang Kali, District of Ulu Selangor, State of Selangor measuring approximately 72.14 acres
Proposed use	Proposed development comprising of 876 units of single-storey terrace houses
Tenure	Freehold
Net book value based on latest audited financial statements as at 31 December 2024	RM16,619,793
Encumbrances	None

This announcement is dated 3 October 2025.