



PRESS RELEASE
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NCT Alliance Achieves Record High Revenue and Profit in FY2025

Strengthens Industrial Developments for Long-Term Expansion

KUALA LUMPUR, 27 February 2026 - Property Developer, NCT Alliance Berhad (“NCT Alliance” or “the Group”) today announced its financial results for the financial year ended 31 December 2025 (“FY2025”), registering strong growth in both revenue and profit after tax (“PAT”), driven by expanding industrial contributions with the strategic acquisition of the NCT World Sdn Bhd and its subsidiaries (“NCT World Group”).

For FY2025, the Group recorded revenue of RM475.6 million, representing a 26% increase from RM378.4 million in FY2024, marking an all-time high revenue recorded for the Group, while PAT rose to RM48.1 million from RM47.8 million previously, reflecting the Group’s highest profit performance to date. The improved performance was driven mainly by stronger progress billings from Phase 1 of NCT Smart Industrial Park (“NSIP”) as projects advanced into more mature stages of construction, alongside the consolidation of NCT World Group’s full-year performance.

The Group ended the year on a strong footing, with revenue for the fourth quarter ended 31 December 2025 rising to RM100.0 million from RM43.5 million in the corresponding quarter last year, while PAT increased to RM4.5 million from RM3.5 million previously. The stronger quarterly showing reflected accelerated construction progress within the industrial segment.

A defining milestone during the year was the proposed acquisition of the NCT World Group. The acquisition adds approximately 855 acres of industrial landbank and

projects with an estimated remaining gross development value of approximately RM4.8 billion, significantly expanding the Group's development pipeline and headlining its strategic diversification into industrial park development.

NSIP continued to make steady progress during the year. Phase 1, which was launched in April 2023 and is targeted for overall completion in 2027. Phase 2 was launched in November 2025, while Phases 3 and 5 commenced in June 2025, and are expected to be completed progressively by the first half of 2029. The continued rollout of NSIP strengthens earnings visibility and reinforces the Group's industrial growth pipeline.

Development works for the NCT InnoSphere ("NIS") project commenced in September 2025 and will be developed in phases over an estimated six-year period. The project is expected to contribute progressively to earnings from the next financial year. Together, NSIP and NIS form the cornerstone of NCT Alliance's industrial expansion strategy, enhancing its positioning within Malaysia's evolving industrial and logistics landscape.

Regionally, the Group is expanding into Sabah with Ion Borneo Garden in Penampang and Ion Marina Bay in Putatan, both targeted for launch in 2026. Ion Borneo Garden carries an estimated GDV of approximately RM175.5 million and is targeted for completion in 2029, while Ion Marina Bay represents a large-scale mixed development with an estimated GDV of approximately RM3.4 billion and a projected completion timeline extending to 2035. These developments are expected to provide an additional growth corridor and broaden the Group's geographical footprint over the medium to long term.

Commenting on the Group's performance, Dato' Sri Yap Ngan Choy, Executive Chairman and Group Managing Director of NCT Alliance, said, "FY2025 marks the beginning of a new growth cycle for NCT Alliance. With the successful integration of NCT World Group, we have significantly strengthened our industrial platform, expanded our landbank and enhanced the depth of our development pipeline. The continued progress of NSIP Phase 1 and the rollout of subsequent phases demonstrate our ability to execute systematically and at scale. We are building a

resilient industrial ecosystem that will generate sustainable and scalable growth over the long term.”

“As we expand into Sabah and advance our industrial developments, we are confident that the Group is well positioned to deliver stronger earnings visibility and sustained value creation in the years ahead.”

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About NCT Alliance Berhad

Listed on the Main Market of Bursa Malaysia, NCT Alliance Berhad is a diversified property developer with a growing presence across residential developments, tourism-centric investment properties and managed industrial parks. Building on its legacy as a respected white knight developer following the successful rehabilitation of two of the nation’s largest abandoned projects, the Group has evolved beyond conventional property development. Today, NCT is shaping future-ready developments through the integration of advanced technology, low-carbon solutions and robust ESG frameworks across its portfolio. This strategic direction positions the Group as a new-energy aligned developer, driving sustainable and resilient long-term growth. Through its flagship projects such as NCT Smart Industrial Park and NCT InnoSphere, the Group is developing integrated industrial ecosystems designed to enable green manufacturing, renewable energy adoption and circular economy practices. NCT’s strategic evolution and consistent execution excellence continue to be recognised through numerous prestigious industry awards, both locally and internationally.

For more information, please visit our website at www.nctalliance.com.

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