

PRESS RELEASE

FOR IMMEDIATE RELEASE

NCT World Signs Term Sheet for 100-Acre Land Sale at NSIP

The transaction underscores accelerating demand for data centre infrastructure and well-positioned, infrastructure-ready land in Malaysia, with NCT Smart Industrial Park well aligned to capitalise on this strategic growth trajectory.

KUALA LUMPUR, 11 May 2026 - NCT World Sdn Bhd, a wholly-owned subsidiary of NCT Alliance Berhad, has signed a term sheet for the proposed sale of a 100-acre land parcel specifically positioned to support data centre developments within NCT Smart Industrial Park (NSIP), marking a key milestone in the Group's industrial strategy.

The land parcel has been identified by a global data centre operator as a potential site for development, reflecting Malaysia's growing attractiveness as a regional hub for digital infrastructure. The interest also highlights the strength of NCT Smart Industrial Park's (NSIP) Managed Industrial Park (MIP) model, where integrated infrastructure, centralised estate management and long-term master planning create a stable and well-managed environment for large-scale, high-value investments.

NSIP's MIP framework provides clarity, consistency and operational reliability across the park, supporting efficient deployment and long-term scalability. This readiness, together with its master-planned ecosystem, positions NSIP as a preferred destination for digital infrastructure investments and reinforces its ability to attract quality investors into the park.

The proposed development is expected to support up to 800MW of data centre capacity and will be undertaken by the purchaser, subject to relevant regulatory approvals and the execution of definitive agreements between the parties. Upon completion, the proposed sale is expected to contribute positively to the Group's

revenue and earnings, while strengthening its position in the digital infrastructure segment.

The entry of a global data centre operator into NSIP enhances the park's profile and reinforces its appeal to high-quality investors, supporting continued investment momentum across the development. This builds on NSIP's growing recognition as a future-ready industrial ecosystem, including its achievement of a 5-diamond rating under the Low Carbon Cities 2030 Challenge and its recognition as Malaysia's first Managed Industrial Park with IR4.0-ready facilities and GreenRE-certified ESG features.

The identification of NSIP as a potential site for data centre development reflects broader industry trends. Malaysia continues to see strong momentum in data centre investments, driven by the rapid expansion of artificial intelligence and evolving global supply chain dynamics. This is driving demand for well-located, infrastructure-ready industrial land.

NSIP is well positioned to capture this demand, supported by its integrated infrastructure, managed environment and ability to support large-scale digital infrastructure developments.

-ends-

About NCT Smart Industrial Park

Spanning 732 acres in the Integrated Development Region in South Selangor, NSIP is Malaysia's first Managed Industrial Park (MIP), setting a new benchmark in smart and sustainable industrial development. Strategically located near major logistics hubs—KLIA, KLIA2, Port Klang, and the West Coast Expressway—NSIP offers seamless access by air, sea and land. Launched in 2023 with a GDV of RM10.2 billion, NSIP will be developed in five phases. Phase 1 comprises 280 units, including Detached, Semi-Detached, Cluster and Terrace factories, together with industrial land parcels. Phases 2 and 3 will expand industrial offerings, while Phases 4 and 5 will introduce commercial components such as a petrol station and shop lots. NSIP features world-class infrastructure including 220 foot roadways, AI-powered centralised labour quarters, cloud-based digital twin systems, and advanced ESG solutions such as solar-ready rooftops and flood mitigation systems. The park also integrates IR4.0 technologies and was awarded a 5-diamond rating in the Low Carbon Cities 2030 Challenge in 2025. Recognised by the Malaysia Book of Records, NSIP is the first industrial park in Malaysia to achieve accolades for being a Managed Industrial Park with IR4.0-ready facilities and GreenRE Certified ESG Industrial Park.