

# ZERIN HABITAT

## Issue 77

WEEKLY UPDATES

## ESG IN REAL ESTATE



# IOI Properties Achieves Major Green Milestones Across Key Assets

IOI Properties Group has achieved Green Building Index certifications for its key developments in IOI Resort City. IOI City Towers 1 and 2 earned a Silver rating, while IOI City Mall Phase 2 and Moxy Putrajaya hotel received Certified ratings. These recognitions reflect the group's strong focus on energy efficiency, green design, and sustainable operations.

IOI City Towers boast low energy use at 107.91 kWh/m<sup>2</sup>/year, supported by advanced systems like high-efficiency chillers, LED lighting, and real-time energy monitoring. The mall and hotel feature smart cooling, water-saving fixtures, recycled materials and green transport support. A Thermal Energy Storage system efficiently cools both buildings.

Nearly 45% of IOIPG's managed offices are now GBI-certified. With a goal for all new office buildings in Malaysia to meet green standards by FY2030, the group is well-positioned to meet rising ESG demand. IOIPG's strategy strengthens Malaysia's shift to a low-carbon, sustainable built environment. [READ MORE](#)



# Malaysia Aviation Group Secures ISO Anti-Bribery Certification, Sets ESG Benchmark

Malaysia Aviation Group (MAG) has become the first airline group in Malaysia to achieve ISO 37001:2016 Anti-Bribery Management System certification. This milestone reinforces MAG's zero-tolerance stance against bribery and fraud, while underscoring its commitment to ethical business practices and its broader ESG agenda. Group Managing Director Datuk Captain Izham Ismail highlighted that effective anti-bribery governance must be driven from the top, integrated into every business function.

To achieve certification, MAG conducted a corruption risk assessment, formed a dedicated working group and implemented a structured anti-bribery framework. Sixteen training sessions and workshops were held to embed integrity and transparency across the organisation. The certification currently applies to group-level functions focused on governance, compliance and sustainability.

MAG has also established clear controls across procurement, vendor management and third-party engagement. With a public whistleblowing platform and plans to expand certification, MAG aims to build a sustainable, accountable aviation business ecosystem. [READ MORE](#)



# World's First ESG Light Launched, Boosts Carbon Credit Potential

Synergy ESCO, part of Hong Kong-listed Unity Group Holdings, has launched the world's first ESG Light certified for carbon credit eligibility. Revealed at Universiti Putra Malaysia during the Carbon Credit and ESG Ecosystem 2025 Conference, the 4.5-watt ESG Light offers up to 89 percent energy savings and a 40-year lifespan. Its design enables businesses to reduce emissions and earn carbon credits, making it both a sustainable product and a financial instrument.

Unity also introduced the Unity-UPM Sustainability R\&D Centre to drive low-carbon innovation. Through a partnership with Shine Plus Group, ESG Light will support smart digital farming by reducing energy use and increasing crop yield, while ensuring traceable carbon compliance in food systems.

Aligned with Selangor's Green Initiative, Unity targets a 25 million tonne CO<sub>2</sub> reduction across 6,000 properties. Unity is also planning a secondary Bursa Malaysia listing to attract investors and expand its local presence. [READ MORE](#)



# Malaysia, Singapore, Vietnam Unite to Build Regional Green Power Grid

Malaysia, Singapore and Vietnam have signed a joint development agreement to explore cross-border renewable electricity export from Vietnam, particularly offshore wind, to Malaysia and Singapore. This collaboration, involving MY Energy Consortium (Tenaga Nasional and Petronas), Vietnam's PTSC, and Singapore's Sembcorp Utilities, marks a pivotal move in advancing the Asean Power Grid and regional energy security.

The project will assess the feasibility of exporting clean energy via a new subsea cable through Peninsular Malaysia's grid, potentially supported by renewable energy storage. The consortia will work closely with national authorities to secure regulatory approvals and ensure smooth execution across all phases. Malaysia's role as 2025 Asean chair underscores its leadership in regional sustainability.

Vietnam sees this as a strategic step in becoming a regional clean energy hub. Singapore aims to import 6GW of low-carbon electricity by 2035, reinforcing shared ambition for a resilient, low-carbon Asean energy future. [READ MORE](#)



# ACWA Power Commits RM42.5 Billion to Malaysia's Green Energy Future

ACWA Power has signed a major partnership with Malaysian agencies, led by an MoU with the Malaysian Investment Development Authority (MIDA), targeting clean energy infrastructure projects worth RM42.5 billion by 2040. The collaboration aims to deliver 12.5 GW in capacity and supports Malaysia's National Energy Transition Roadmap and Net Zero goals.

The agreement was formalised during the ASEAN-GCC Summit and involves additional partners including TNB Power Generation, UEM Lestra, and Terengganu Incorporated. The alliance combines Saudi expertise with Malaysia's innovation to drive renewable energy, green hydrogen, and advanced water solutions. Key stakeholders witnessed the exchange, underscoring its strategic importance.

MIDA will facilitate the alignment of ACWA Power's projects with national energy and investment policies. Supported by green incentives like the Green Investment Tax Allowance, Malaysia approved RM20.8 billion in green projects in 2024. ACWA's global experience and portfolio position it as a key player in accelerating Malaysia's low-carbon transition. [READ MORE](#)



# Sabah Strengthens Green Building and Dispute Resolution for Developers

Shareda has signed two key Memoranda of Understanding to advance sustainable development and improve dispute resolution in Sabah's property sector. The first MoU, with GreenRE Sdn Bhd, promotes eco-friendly building standards. Through certification, developers are encouraged to adopt practices that reduce carbon footprints, enhance energy efficiency, and boost long-term property value. This aligns Sabah with global sustainability goals and raises its profile as a forward-looking, green state.

The second MoU, with Borneo International Centre for Arbitration and Mediation (Bicam), offers an alternative dispute resolution platform tailored for real estate. It enables quicker, cost-effective solutions outside the courts, helping keep projects on schedule and professional relationships intact.

Together, these partnerships aim to streamline development and legal processes. Shareda and Bicam will collaborate on training, dialogue, and best practices to foster early resolution and a more resilient, investor-friendly property ecosystem in Sabah. [READ MORE](#)



# Bursa Malaysia and BoardRoom Expand Sustainability Reporting for Companies

Bursa Malaysia has partnered with BoardRoom Group to promote wider adoption of its Centralised Sustainability Intelligence (CSI) solution among public listed companies. Launched in June 2024, the CSI platform supports sustainability reporting aligned with global standards, including IFRS S1 and S2, under the National Sustainability Reporting Framework. To date, about 180 listed companies have joined, with efforts now targeting mid-tier firms and SMEs.

The CSI solution offers features like an emissions calculator and supplier management module, accessible at no cost to all listed companies. Bursa Malaysia's CEO, Dato' Fad'l Mohamed, emphasized the commitment to support companies in their decarbonisation journey and improve reporting quality.

BoardRoom Group, with expertise in sustainability advisory, will help extend the platform's reach and guide companies in meeting evolving disclosure requirements. This partnership reflects a shared focus on enhancing corporate governance and sustainability practices across Malaysia's corporate sector.

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# PETRONAS Positions Asia to Lead Global Energy Transition Dialogue

PETRONAS is building momentum ahead of Energy Asia 2025, a flagship conference set for June 16–18 at Kuala Lumpur Convention Centre. The event, organised with CERAWeek by S&P Global, aims to centre Asia in the global energy discussion. Asia, home to over half the world’s population and a major energy consumer, seeks to lead rather than follow in shaping the energy transition. The conference will host over 4,000 delegates and 180 speakers across 50 dialogues focusing on policy, markets, technology, and sustainability.

The event highlights Asia’s unique energy needs, balancing security, affordability, and transition. Regional leaders will share pragmatic solutions tailored to local realities. Innovation, digitalisation, and regional collaboration will be key themes, supported by partners like AWS.

PETRONAS emphasises public engagement and inclusivity, aiming to create a platform where Asia’s diverse energy strategies are celebrated. Energy Asia 2025 signals Asia’s readiness to lead in defining a sustainable energy future.

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# Asia Platinum Capital Drives ESG and Green Tech in ASEAN and GCC

Asia Platinum Capital Bhd (APC) has signed three strategic MOUs to accelerate ESG investments and green technology across ASEAN and GCC countries. Central to these agreements is a proposed blockchain-powered exchange for carbon credit tokenisation, Malaysia's first Security Token Offering exchange incorporating Islamic finance principles.

APC partnered with South Pole to develop carbon assets in Southeast Asia and Oceania, Group KS & EDENA to establish the STO exchange consortium, and Integral Omni Inspire to deploy ESG technologies across both regions. These partnerships, formalised at the ASEAN Leadership & Partnership Forum 2025 in Kuala Lumpur, support APC's ESG ambitions, including a carbon credit biogas project in Cambodia.

APC's CEO Ramlie Kamsari emphasised technology and partnerships as vital for ESG transformation. The initiative positions Malaysia as a hub for green finance innovation, linking ASEAN's sustainable assets with global capital via blockchain and Islamic finance frameworks. [READ MORE](#)



# Malaysia Positioned to Lead ASEAN Sustainable Development and Climate Action

Malaysia is well placed to lead ASEAN towards a sustainable development model that balances economic growth, social justice, and environmental preservation. As ASEAN chair in 2025, the country can consolidate best practices from member states and promote green policies, renewable energy transition, and circular economy initiatives. This approach moves beyond unsustainable development frameworks of the past.

Professor Zainal Abidin Sanusi highlights the urgent need for ASEAN to address the climate crisis collectively by adopting bold policies that prioritise climate resilience, sustainable resource management, and social justice. Malaysia can bridge regional economic interests with environmental conservation by integrating innovation, governance, and multi-stakeholder cooperation, reinforcing ESG principles.

Malaysia's leadership at the 2025 ASEAN Summit offers a strategic opportunity to shape the regional agenda, fostering inclusivity and sustainability while enhancing education, technology access, and participation of women, youth, and communities. Its diplomatic stance also positions it well to connect ASEAN with external partners like the GCC and China. [READ MORE](#)



# FAST Movement Drives ESG and AI Adoption for SME Growth Nationwide

The Forward Asia Strategic Transformation (FAST) movement by Persatuan Usahawan Maju Malaysia (PUMM) continues advancing ESG and AI integration in SMEs, with its latest stop in Penang. The session, led by Jaff Low of AdsHelper, emphasized AI as a vital tool for everyday businesses to automate, reduce inefficiencies, and scale reach and revenue.

PUMM President Dato' Dr. Teh stressed that embracing AI and ESG is essential for responsible, scalable growth. Businesses ignoring these trends risk falling behind locally and globally. Organising chairman Yens Chong highlighted that while business seems easier today, standing out requires ESG-driven purpose and AI-powered adaptability, the true competitive edge in a digital-first world.

FAST is more than a campaign—it is a nationwide movement helping SMEs upgrade strategies, align with global standards, and build economic resilience. With 15 sessions planned and a flagship summit in November 2025, FAST aims to equip leaders to transform, compete, and lead ASEAN's SME ecosystem.

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**PUMM**  
Persatuan Usahawan Maju Malaysia  
Malaysia Entrepreneurs' Development Association  
马来西亚创业促进会

# ASEAN Must Shift Financing to Unlock \$3 Trillion Energy Transition

Malaysia urges ASEAN to reform financing strategies to meet the region's \$3 trillion energy transition target by 2050. Deputy Prime Minister Datuk Seri Fadillah Yusof highlighted Malaysia's need for over \$143 billion to achieve its renewable energy goals, stressing that public funds alone cannot bridge the gap. Governments must create an enabling environment to attract private investments through coordinated policies and innovative financial tools like blended finance and public guarantees.

Fadillah called for stronger capital markets via green bonds, Islamic finance instruments, and sustainability-linked loans to fund clean energy. He also emphasized carbon pricing and digitalisation—such as smart grids and AI forecasting—to enhance system efficiency across ASEAN. Malaysia has introduced initiatives like the Corporate Renewable Energy Supply Scheme and Low Carbon Energy Generation Programme to boost market-driven decarbonization and project bankability.

Regional alignment is vital, he said, with a unified ASEAN energy market and harmonised investment frameworks needed to unlock scale economies and lower capital costs, ensuring a successful energy transition. [READ MORE](#)



# Malaysia Expands Clean Energy Push Through Solar and Biogas Projects

Malaysia is actively advancing its clean energy transition by encouraging wider adoption of solar photovoltaic systems. Deputy Prime Minister Fadillah Yusof highlighted opportunities for local authorities to reduce electricity use, generate renewable power and lower emissions. The Kuala Terengganu City Council's Solar PV system, the largest under the NEM GoMEN programme, is now operational. It produces 1,147 MWh annually and saves over RM200,000 in electricity costs.

During the Petra Squad East Zone Roadshow, Fadillah also visited the Coara Marang large-scale solar plant. This high-efficiency facility powers over 10,000 households daily and serves as a model for climate-resilient energy infrastructure in vulnerable areas. It represents a key step under the LSS3 programme.

The roadshow concluded at the Concord Biotech biogas plant in Kemaman. Developed with RM21 million in investment, the plant has generated 29,158 MWh to date, avoiding over 22,000 metric tonnes of carbon emissions. [READ MORE](#)



# Johor Green Deal Drives Solar Energy Adoption Across Industries

The Johor government is accelerating its sustainability agenda through the Johor Green Deal, aiming to reduce environmental impact and shift away from traditional energy sources. Johor Sustainability Centre CEO Fayzul Omar highlighted efforts to promote solar energy among industrial players, supported by strategic collaborations involving government bodies and the private sector.

This push includes incentives such as the Green Income Tax Exemption Solar Leasing Scheme by MIDA, which allows solar leasing providers to enjoy income tax exemptions. The initiative is aligned with Johor's broader goal to become a low-carbon state by 2030, focusing on cleaner energy, ecosystem protection and reduced fossil fuel reliance.

Johor MIDA director Mohamad Reduan Mohd Zabri reported growing adoption of solar solutions, especially in Batu Pahat and Pasir Gudang. With strong support from local authorities, more factories and commercial entities are embracing solar power, creating both environmental and economic value through clean technology. [READ MORE](#)



# Malaysia Expands NEM Rakyat Quota to Boost Rooftop Solar Adoption

Malaysia's Energy Transition and Water Transformation Ministry (PETRA) has increased the Net Energy Metering (NEM) Rakyat quota by 100 megawatts, raising the total allocation to 700MW since the program's inception in 2011. This expansion, effective immediately, is available to all domestic users under Tenaga Nasional Berhad (TNB) until June 30 or until the quota is fully subscribed. The decision follows overwhelming public interest, leading to the exhaustion of the previous quota.

PETRA aims to enable more households to install rooftop solar photovoltaic systems, supporting Malaysia's goal of achieving 70% renewable energy capacity in the national electricity mix by 2050. The ministry, in collaboration with the Energy Commission (ST), is reviewing new mechanisms to ensure upcoming renewable energy initiatives are inclusive and beneficial to all electricity consumers.

Guidelines for the NEM Rakyat program are available on the Energy Commission's website, while application details can be found on the Sustainable Energy Development Authority (SEDA) Malaysia's website. PETRA remains committed to enhancing rooftop solar initiatives as part of Malaysia's broader energy transition efforts. [READ MORE](#)



# Private Hospital Groups Drive ESG Gains While Cutting Long-Term Costs

Sustainability in private healthcare is vital due to its resource demands. IHH Healthcare and KPJ Healthcare are seeing clear benefits from enhanced ESG compliance. Both groups report cost efficiencies across energy, water and waste management, partly due to investments in solar panels, smart systems and sustainable procurement.

IHH, with 18 hospitals in Malaysia, is actively mitigating climate risks, improving flood defences, and investing in employee development to boost care quality and reduce turnover. Solar systems are being deployed across multiple hospitals, with a large solar farm in Turkiye set to meet 80% of its energy needs by 2025.

KPJ focuses on energy savings, water conservation, and digitalisation to improve workflow and reduce waste. It aims to expand green infrastructure, adopt EV charging and enhance clinical waste segregation. Socially, both groups promote healthcare access, with KPJ's mobile clinics and IHH's Life Renewed Programme helping underserved communities while supporting internal staff well-being and equity. [READ MORE](#)



# ESG Becomes Essential for Retail Growth Across ASEAN Markets

ESG is now a competitive necessity in Southeast Asia's evolving retail landscape. Urban consumers in Malaysia, Singapore and Thailand expect businesses to demonstrate environmental and ethical commitments. MR DIY and AEON are adapting accordingly, aligning ESG with strategy to drive long-term value.

MR DIY installs solar panels, reduces plastic, and supports social initiatives through its foundation. AEON invests in energy efficiency, solar projects and waste reduction. Both view ESG as a way to boost efficiency, reduce risk, and unlock new opportunities. However, challenges persist, including inconsistent supply chain readiness and cost balancing in the value retail segment.

To overcome these, AEON promotes supplier capacity-building through its #AEONResponsible programme, while MR DIY leverages partnerships and digital tools to enhance traceability. Looking ahead, both see ESG as a growth driver across ASEAN. With rising standards and consumer awareness, purpose-driven companies stand to gain lasting loyalty and stronger market positions.

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# Samaiden Secures RM100 Million Contract for Kelantan Solar Plant

Samaiden Group Bhd has secured a RM100.75 million engineering contract to develop a 27.60MWac large-scale solar power plant in Pasir Mas, Kelantan. Awarded by GJU Fajar Timur Sdn Bhd under the Large Scale Solar 5 (LSS5) programme, this marks a strategic expansion of Samaiden's utility-scale portfolio. Approved by the Suruhanjaya Tenaga in December 2024, the project reflects strong national support for renewable energy development.

The EPC contract mandates Samaiden to lead design, engineering, procurement, construction, and commissioning of the facility. Site works will begin once conditions are fulfilled and a formal notice is issued. The plant is expected to begin commercial operations by July 24, 2027, advancing Malaysia's energy transition goals.

Managing Director Datuk Ir Chow Pui Hee emphasised that the project affirms Samaiden's technical capabilities, execution strength, and growing role in Malaysia's low-carbon energy future, supported by rising investor confidence.

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