

ZERIN HABITAT

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WEEKLY UPDATES

ESG IN REAL ESTATE



DayOne Secures Record RM15 Billion Green Financing for Johor Data Centres

Singapore-based DayOne Data Centers has secured RM15 billion in dual-tranche green financing to support its data centre development in Johor, marking the largest sustainable data centre funding in Malaysia. The financing includes a RM7.5 billion Murabahah term facility and a US\$1.7 billion offshore loan. Structured under Green Loan Principles, the funds will be used for capital expenditure and refinancing of facilities expected to achieve LEED Gold certification or higher.

The deal, coordinated by OCBC Bank (Malaysia) and its Singapore parent, was oversubscribed by two times, attracting strong interest from local and international banks. OCBC also acted as the green financing coordinator and joint syariah adviser.

OCBC's CEO Tan Chor Sen highlighted the bank's leadership in responsible finance, while its head of investment banking Tan Ai Chin noted the innovative blend of Islamic and ESG financing. Maybank committed RM2.5 billion, the largest share of the Islamic tranche, supporting DayOne's projects in the Johor-Singapore SEZ. [READ MORE](#)



DayOne Secures 500MW Green Energy Deal to Power AI Infrastructure

DayOne Data Centers has signed Malaysia's first Corporate Renewable Energy Supply Scheme (CRESS) agreement with Tenaga Nasional Berhad (TNB), securing up to 500 megawatts of renewable energy over 21 years. This milestone marks the country's first Bilateral Energy Supply Contract under the national CRESS framework, aimed at supporting DayOne's hyperscale campuses in Nusajaya and Kempas Tech Park.

The renewable supply will be generated by TNB Renewables, reinforcing DayOne's commitment to sustainable growth and decarbonization. CEO Jamie Khoo highlighted this deal as a bold move in powering the AI-driven digital economy sustainably and embedding ESG principles throughout their operations.

TNB President Megat Jalaluddin noted the partnership reflects a shared vision for a smarter, cleaner future. It also supports Malaysia's 70 percent renewable target and net-zero ambition through grid resilience and infrastructure. This collaboration aligns with Malaysia's industrial and energy transition strategies, reinforcing the country's appeal to global investors. [READ MORE](#)



Malaysia Commits RM43 Billion to Grid Upgrade for Energy Future

Prime Minister Datuk Seri Anwar Ibrahim announced Tenaga Nasional Bhd's RM43 billion commitment to upgrading Malaysia's national power grid. The investment supports future energy demand and integrates renewable sources through advanced technologies, including AI and battery storage systems. It aims to enhance system resilience and flexibility.

At the Energy Asia conference, Anwar highlighted the importance of regional integration through the Asean Power Grid. He stressed that cross-border energy links are vital not only for trade and diplomacy but also to unlock broader economic growth.

Despite Southeast Asia's vast renewable energy potential, the region received only 2% of global clean energy investment in 2023. Anwar called for a coherent financial framework to attract capital and drive clean energy projects. Malaysia is taking proactive steps with initiatives like the Corporate Renewable Energy Supply Scheme and green financing schemes. He also underscored the need for a just, equitable energy transition that addresses access and reduces emissions. [READ MORE](#)



CRESS Reaches 1.3GW as Malaysia Accelerates Green Energy Rollout

Malaysia's Corporate Renewable Energy Supply Scheme (CRESS) has reached a total of 1.3GW in green energy agreements, following a recent 500MW contract between Tenaga Nasional Berhad (TNB) and DayOne. The energy supply will start with 200MW, supporting DayOne's hyperscale campuses in Johor. This follows other major deals including 400MW for Bridge Data Centers and 360MW for ESR Group.

CRESS facilitates direct access to renewable energy through third-party contracts, promoting a market-driven model. It replaces quota-based bidding with "willing buyer, willing seller" agreements, improving returns and removing capacity rollout bottlenecks. The programme is expected to accelerate Malaysia's energy transition.

CGSI Research highlighted that CRESS could help fund TNB's RM16.3 billion capex under Regulatory Period 4, supporting grid stability. Battery storage tenders are progressing, with awards due by Q4 2025. CGSI maintains an "overweight" call on utilities, citing growth potential under the National Energy Transition Roadmap and strong government execution. [READ MORE](#)



Asia-Pacific Needs US\$90 Trillion to Meet Energy and Net Zero Goals

Asia-Pacific requires US\$90 trillion in energy investments by 2050 to support economic growth while meeting net zero targets, said Petronas president and CEO Tan Sri Tengku Muhammad Taufik. Speaking at the Energy Asia 2025 conference, he warned that without urgent, coordinated funding across both conventional and renewable sources, regional energy security and climate ambitions may falter.

The region, home to 60% of the global population and key economies, will contribute half of global energy demand by 2050. However, stark inequality persists, with over 150 million people lacking electricity access. While renewables are growing, fossil fuels still dominate with over 80% of the energy mix.

AI-driven industrialisation is intensifying demand, especially from data centres projected to double usage by 2030. Taufik urged governments, industries and financiers to close investment gaps in emerging markets, stressing the need for accessible and affordable energy to sustain long-term development. [READ MORE](#)



Malaysia Strengthens Renewable Energy Ties with Russia for Growth

Malaysia remains committed to enhancing strategic partnerships with global players, including Russia, to drive mutual growth and support sustainable development. This was reaffirmed by Deputy Prime Minister Datuk Seri Fadillah Yusof during a courtesy call with Russian Ambassador Naiyl M. Latypov at the Energy Transition and Water Transformation Ministry in Putrajaya.

The meeting focused on strengthening bilateral cooperation in renewable energy, a sector gaining global momentum. Both parties explored potential collaboration that could support Malaysia's energy transition goals while deepening economic ties.

Fadillah also discussed initial arrangements for his upcoming working visit to Russia, which is expected to further solidify these initiatives and expand engagement opportunities. Malaysia and Russia established diplomatic relations in 1967. The renewed focus on clean energy cooperation reflects Malaysia's strategic intent to align international partnerships with its long-term sustainability objectives. [READ MORE](#)



Taiwan-Malaysia Tech Partnership Strengthens Amid AI and Digital Growth

Taiwan and Malaysia are deepening industrial ties, leveraging Taiwan's strengths in semiconductors and ICT alongside Malaysia's ambitions in high-tech, sustainability and digitalisation. According to Taitra deputy executive director Keven Cheng, both nations aim to create a resilient, innovation-driven supply chain across Southeast Asia.

Malaysia's strategic location, robust manufacturing base and forward-looking digital policies position it as a rising regional hub for semiconductors and digital infrastructure. Taiwan Expo 2025, set for June 23-25 in Kuala Lumpur, will showcase this collaboration, featuring over 200 exhibitors and spotlighting AI innovations across sectors like smart manufacturing, healthcare, robotics and green technology.

The expo also includes the Taiwan AI Innovation Seminar, encouraging long-term business connections and knowledge exchange. This 8th edition continues a successful run, having attracted 1,200 Taiwanese companies and RM1.69 billion in opportunities since 2017. Taiwan views Malaysia as a key partner in shaping the region's tech-driven future. [READ MORE](#)

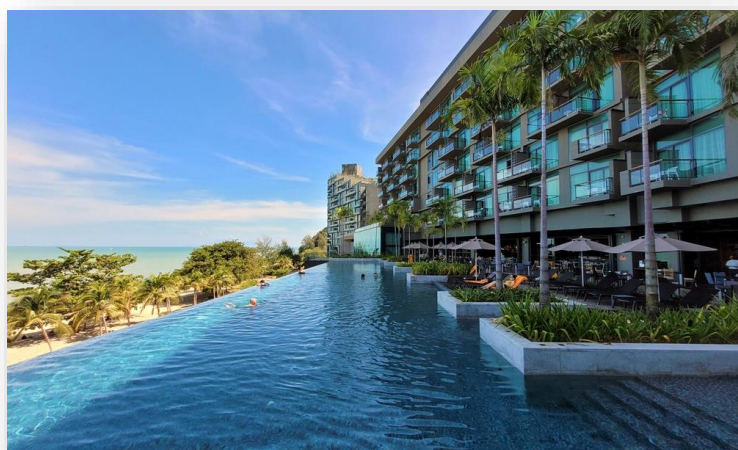


Malaysia's Hotels Urged to Align Digital Push with ESG Goals

As Visit Malaysia 2026 approaches, the hotel sector is under pressure to align digital transformation with sustainability. Experts highlight that while hotels play a central role in tourism and branding, many lag in embedding environmental, social and governance (ESG) principles into their digital upgrades, risking long-term competitiveness.

Post-pandemic recovery saw rapid tech adoption—contactless check-ins, smart automation and digital guest services—but often without integration into ESG planning. This lack of coordination may increase energy consumption and limit green financing access due to poor sustainability tracking and reporting.

Travellers are increasingly demanding certified sustainable accommodation, yet ESG communication remains imbalanced, focusing mostly on social aspects. Without transparent disclosures, hotels may lose stakeholder trust and market share. Government efforts, including the Malaysia Green Hotel Certification and MOTAC's eco-tourism push, are steps forward. The sector must act fast, aligning digital innovation with ESG to secure long-term resilience and global appeal. [READ MORE](#)



Malaysia Gains ISSB Recognition for Phased Sustainability Reporting Rollout

Malaysia has become the only ASEAN country recognised by the IFRS Foundation for adopting the ISSB sustainability disclosure standards with limited transition. This recognition highlights Malaysia's National Sustainability Reporting Framework (NSRF), developed by the Advisory Committee on Sustainability Reporting (ACSR), as a credible and globally aligned initiative.

The NSRF enables a phased approach, starting with “climate-first” reporting and deferred Scope 3 emissions disclosures. The Securities Commission (SC) emphasized support for companies through the PACE initiative, which offers tools, training and resources to meet ISSB requirements effectively.

Main Market-listed companies with market capitalisation above RM2 billion must adopt full ISSB-aligned disclosures by 2027, while others follow by 2028. ACE Market issuers and large non-listed firms are expected to comply by 2030. Legislative amendments to empower the Malaysian Accounting Standards Board as the sustainability standard setter are in progress, reinforcing Malaysia's long-term commitment to ESG leadership. [READ MORE](#)



KWAP and MFF Partner to Boost Forest-Based Carbon Market Solutions

Kumpulan Wang Persaraan (KWAP) signed an MoU with the Malaysia Forest Fund (MFF) to advance forest-based solutions supporting Malaysia's net-zero ambition. This collaboration underpins KWAP's ESG strategy, targeting a Net Zero Portfolio by 2050. The agreement was formalised during KWAP Inspire Satellite 2025, witnessed by Ministry of Finance leadership.

The partnership introduces the Forest Conservation Certificate and Forest Carbon Offset mechanisms, enabling companies to invest in projects that reduce or avoid carbon emissions. KWAP also joins the Forest Carbon Offset Technical Working Group to align market practices with investor needs and international standards.

These efforts align with Malaysia's National Climate Change Policy 2.0 and support climate goals, including a 45% carbon intensity reduction by 2030 and Net Zero GHG by 2050. Knowledge-sharing and local capacity-building are key focus areas.

KWAP's role enhances its position as a sustainability leader. The collaboration also supports GEAR-uP's collective impact agenda and strengthens biodiversity and community benefits. [READ MORE](#)



Asean Energy Officials Gather in Kuching to Advance Regional Goals

The 43rd Asean Senior Officials Meeting on Energy (SOME) began in Kuching with over 250 delegates, including representatives from all 10 Asean member states and Timor-Leste as observer. Hosted by Malaysia's Energy and Water Transformation Ministry, the event supports Malaysia's 2025 Asean chairmanship.

Dialogue partners include China, South Korea, Japan, Russia and the United States, alongside international organisations such as IRENA, IEA, ERIA, ADB and the World Bank. These meetings aim to align regional energy policies and track progress under the Asean Plan of Action for Energy Cooperation (APAEC).

Delegates are working toward consensus on policy updates, including a revised APAEC work plan, enhanced Asean Power Grid (APG) agreements and endorsement of the Asean Petroleum Security Agreement. Discussions focus on regional energy security, financing for energy transition and greater grid integration. Outcomes will shape ministerial-level decisions ahead of the 43rd Asean Ministers on Energy Meeting in October. [READ MORE](#)

