

Z E R I N HABITAT

Issue 82

WEEKLY UPDATES

ESG IN REAL ESTATE



Malaysia Revamps Green Tariff to Boost Clean Energy Uptake

The Ministry of Energy Transition and Water Transformation (Petra) has streamlined and reduced the cost of its Green Electricity Tariff (GET), effective July 1, 2025. A unified pricing structure replaces the tiered model, with rates now set at five sen per kilowatt hour (kWh) for one year, four sen for two years, and three sen for three-year commitments. Subscribers can exit existing contracts without penalty until August 31, 2025. The revised scheme maintains exemptions from fuel surcharges under the new Automatic Fuel Adjustment system launched in parallel with the updated tariff.

To further support corporate sustainability, Petra introduced ****GET Greenpath**** for data centres and industrial users. Available from August 1, 2025, it allows tenants under bulk accounts to register and obtain Renewable Energy Certificates (RECs) according to their green power usage. An administrative fee of 0.2 sen/kWh applies for REC issuance and programme oversight.

Since 2021, GET has delivered over 10,500 gigawatt-hours of certified green electricity to 3,551 users, supporting Malaysia's ambition as a regional data hub. [READ MORE](#)



Malaysia Affirms Rooftop Solar Incentives Amid Tariff Reforms

The government has confirmed that households and low-voltage users under the earlier Net Energy Metering (NEM) 2.0 scheme can continue offsetting their electricity bills on a kilowatt-hour basis, including non-energy charges. This assurance follows the new tariff structure introduced on July 1, which now separates energy charges from non-energy components like network and capacity charges. Medium and high-voltage users under NEM 2.0 can offset up to 25% of their non-energy charges, while NEM 3.0 users may offset using the average system marginal price.

To ensure fairness, incentives such as the energy efficiency discount—ranging from half a sen to 25 sen per kWh—will be recalibrated. All rooftop solar programmes will also move to a 12-month settlement period to support better cost management. The government encourages switching to programmes like SelCo or CREAM, or adopting energy storage systems.

These updates aim to strengthen investor confidence and align rooftop solar incentives with Malaysia's target of a 70% renewable energy mix by 2050. [READ MORE](#)



AI-Driven ESGAMConnect Empowers SMEs Toward Sustainable Business Growth

The Environmental, Social and Governance Association of Malaysia (ESGAM) has launched ESGAMConnect, an AI-powered platform built to help businesses, especially small and medium enterprises, improve their ESG efforts. Developed with iForte Intelligence, the platform offers digital tools, training resources, and a marketplace that connects businesses with verified ESG experts. It also supports ESG reporting, audit readiness, and access to carbon credit markets.

In addition, ESGAMConnect links businesses to green financing and government grants, turning ESG compliance into a strategic, data-driven growth opportunity. The launch was officiated by Digital Minister Gobind Singh Deo, who highlighted the role of digital tools in building a resilient and sustainable economy. ESGAM President Cheah Kok Hoong said the platform promotes intelligence, accessibility, and collaboration across all sectors.

To broaden its reach, ESGAM signed MOUs with MDEC, PIKOM, SMEAM and MCSA. These partnerships aim to expand ESGAMConnect's visibility and deliver ESG capacity-building programmes nationwide, helping more businesses align with sustainable growth goals. [READ MORE](#)



Prasarana Launches ESG Hub to Strengthen Vendor Sustainability Practices

Prasarana Malaysia has introduced the Vendor ESG Hub, a digital platform to support nearly 5,000 registered vendors, including SMEs, in adopting sustainable business practices. The platform offers resources, tools, and guidance aligned with global ESG standards. It is structured into four core segments — Assess, Inspire, Learn and Do — aimed at enhancing vendor capabilities and ESG readiness across Prasarana’s supply chain.

Launched during HSSE and Sustainable Development Week 2025, the initiative reflects Prasarana’s continued commitment to ESG leadership. Implementation will begin in phases, starting with 30 to 50 selected companies participating in education and awareness programmes. The initiative includes over 3,000 local SMEs as well as international vendors from Europe and Asia, including China and Japan.

Looking ahead, a key priority is reducing carbon emissions within vendor operations. Prasarana aims to work closely with all vendors to improve sustainability standards, reinforcing ESG as a long-term strategic goal and creating a stronger, more responsible vendor ecosystem. [READ MORE](#)



KWAP Partners with MFF to Advance Forest-Based Climate Solutions

Kumpulan Wang Persaraan (KWAP) has signed a memorandum of understanding with the Malaysia Forest Fund (MFF) to strengthen forest-based solutions in support of Malaysia's sustainability goals. This partnership supports KWAP's aim to reach a Net Zero Portfolio by 2050 and contributes to national decarbonisation efforts. The MoU, signed during KWAP Inspire Satellite 2025, also enables the development of scalable carbon credits for investee companies.

The agreement introduces key mechanisms including the Forest Conservation Certificate and Forest Carbon Offset system. These tools will help companies reduce emissions through credible conservation efforts. KWAP will also join the National Forest Carbon Offset Technical Working Group to help align the initiative with investor needs and international standards. The collaboration supports Malaysia's targets under the National Climate Change Policy 2.0 and aims to preserve 50% national forest cover.

Looking ahead, KWAP and MFF will enhance the carbon offset system, build capacity in biodiversity management, and explore partnerships under the Ministry of Finance's GEAR-uP initiative, driving collective ESG action nationwide. [READ MORE](#)



Sarawak Urges Rapid Growth of Solar Energy Talent Pipeline

Sarawak must step up efforts to produce skilled solar energy workers to support its expanding renewable energy sector, according to Utilities and Telecommunications Minister Datuk Seri Julaihi Narawi. This aligns with the state's ambition to boost power generation capacity to 10,000 megawatts by 2030 and 15,000 megawatts by 2035, with renewables making up at least 60 percent of the mix.

Julaihi cited recent progress, including the 50 megawatt floating solar plant at Batang Ai Dam, which began operations in December and uses just a small portion of the dam's surface. He noted its potential expansion to other locations such as Murum and Bakun. The minister also praised the partnership between Universiti Teknologi Sarawak and Entera Technology Academy for addressing the growing demand for solar PV technicians and engineers.

This initiative supports Sarawak's Post-COVID-19 Development Strategy 2030, which places renewable energy at the core of economic growth. With its vast green energy potential, Sarawak is positioning itself as ASEAN's future energy hub. [READ MORE](#)



Sime Darby Property Champions Urban Biodiversity with UBC2025 Forum

Sime Darby Property (SDP) has teamed up with The Edge Malaysia, Sime Darby Auto Bavaria, and Le Meridien Kuala Lumpur for its Urban Biodiversity Conference (UBC2025) on August 5, 2025. The forum will showcase the commercial benefits of integrating biodiversity into urban development and bring stakeholders together to promote nature-positive city planning.

UBC2025 will explore how cities can thrive with nature, not in conflict with it. As urbanisation intensifies, ecosystems face mounting pressure, risking biodiversity loss. Yet, integrating natural features into developments brings benefits—from climate resilience to improved livability and stronger property values. SDP views this as a strategic advantage and encourages wider industry adoption of biodiversity-led design.

Malaysia's biodiversity is a vital economic asset that must be protected. UBC2025 will align businesses, policymakers and communities toward a shared goal—shaping inclusive, climate-ready cities through responsible urban planning that places biodiversity at its core. [READ MORE](#)



Maxis Drives Malaysia's Solar Adoption with Home Solar Package

Malaysia's abundant sunlight offers untapped potential for solar energy, yet home solar adoption remains slow. Maxis Bhd addresses this with its Home Solar package, launched in 2024 and now expanded across Peninsular Malaysia. Designed to reduce barriers, the package offers a 10-year subscription with a low upfront cost and fixed or consumption-based rates, giving customers certainty and ease in switching to solar.

Maxis combines top-tier solar panels with full system monitoring, maintenance, and insurance, ensuring long-term performance. Its remote energy monitoring detects and fixes underperforming panels, maintaining system efficiency and customer peace of mind.

Looking ahead, Maxis aims to grow solar adoption among residential and commercial users, supporting Malaysia's National Energy Transition Roadmap goal of 70% renewable capacity by 2050. By viewing rooftops as valuable solar real estate, Maxis hopes to accelerate cleaner energy uptake and deliver sustainable savings—helping Malaysia build a greener, connected future. [READ MORE](#)



Introducing our newest offering: Maxis Home Solar
A subscription service that is flexible to meet each household's energy requirements, offering instant savings on your TNB bill.

Small Homes 7.3 9.3 kWp	Medium Homes 9.9 12.4 kWp	Large Homes 13.0 17.4 kWp
RM 310 RM 390	RM 410 RM 510	RM 540 RM 720
Avg. Monthly TNB Bill RM 500 650	Avg. Monthly TNB Bill RM 680 1,000	Avg. Monthly TNB Bill RM 1,050 1,400
¹ Est. Monthly Savings (after TNB & Maxis Bill) RM 110 140	¹ Est. Monthly Savings (after TNB & Maxis Bill) RM 150 200	¹ Est. Monthly Savings (after TNB & Maxis Bill) RM 210 280

Upgrade to Premium

- Enhanced Performance**
Panels operate independently, ensuring optimum efficiency in all conditions.
- Improved Reliability**
Operate at lower voltage, reduce risk of electrical hazards.
- Scalability**
Option to expand your system to meet your increasing power needs.

¹Solar production and savings can vary depending on location, weather, roof angle, shading, and energy consumption patterns.

Jentayu Sustainables Advances Renewable Energy with Strategic Acquisitions

Jentayu Sustainables plans to acquire a 51% stake in Jentayu Solar for RM5.87 million and raise up to RM48.84 million through a private placement. Jentayu Solar operates a 5.99 MW solar plant in Kedah under a 21-year power purchase agreement with Tenaga Nasional. The group also holds a call option to buy the remaining 49% within 12 months.

The funds raised will primarily support Jentayu's 162 MW hydropower project in Sabah, known as Project Oriole. Proceeds will cover the next project phase, including PPA expenses and financing, with RM15 million allocated for working capital. Additionally, RM5.87 million from a 2022 rights issue will be redirected to fund the solar stake, with the remainder earmarked for future renewable investments.

Jentayu is also in early discussions to acquire a company managing hydropower operations in East Malaysia, aiming to boost capabilities and cut costs. The board views these steps as key to expanding renewable energy and strengthening long-term growth. [READ MORE](#)



TNB to Develop 5.5MW Solar Project Supporting USIM's Sustainability Goals

Tenaga Nasional Bhd (TNB), through GSparx Sdn Bhd, will develop a 5.5 MW solar project at Universiti Sains Islam Malaysia (USIM) in Nilai, Negri Sembilan. The project uses a zero capital expenditure model, requiring no upfront costs from USIM, and is expected to save the university up to RM350,000 in electricity costs during its first year.

Approximately 80% of the solar panels will be installed in open campus areas like parking lots, with the remainder on building rooftops. The project aims to reduce carbon dioxide emissions by 3,696 tonnes annually, supporting Malaysia's National Energy Transition Roadmap, which targets 70% renewable energy capacity and net-zero carbon emissions by 2050.

USIM views this initiative as an investment not only in infrastructure but also in innovation and renewable energy research. The collaboration strengthens USIM's position as a sustainable and competitive Islamic university on the global stage. The project is expected to be completed within 12 months. [READ MORE](#)



Samaiden Plans RM45.5 Million Land Acquisition for Solar Farm Development

Samaiden Group Bhd proposes acquiring two agricultural land parcels totaling 185.57 hectares in Teluk Intan, Perak, for RM45.5 million. This move will position the company as the owner of the land intended for solar farm development.

The land is strategically located near a high-voltage substation, which will reduce grid interconnection costs and complexity. Teluk Intan's high annual solar thermal sunlight makes it well-suited for solar projects, supporting Samaiden's renewable energy expansion.

The company intends to develop, lease, or utilize the properties for upcoming solar initiatives, aligning with its growth strategy in renewable energy solutions. This acquisition marks a significant step towards enhancing Samaiden's solar project pipeline and long-term sustainability goals. [READ MORE](#)



Citaglobal Signs MoU to Develop Renewable Energy Projects in Kyrgyzstan

Citaglobal Bhd has signed a memorandum of understanding (MoU) with the Ministry of Energy of the Kyrgyz Republic to cooperate on renewable energy projects, including the construction of clean energy facilities. The MoU formalises a shared commitment to advance energy development in Kyrgyzstan.

The agreement establishes key principles for collaboration, such as engaging in joint discussions, addressing implementation matters, making mutually agreed decisions, and developing a comprehensive cooperation program. It also includes formulating investment proposals and conditions to support project progress and alignment.

This partnership aligns with Citaglobal's strategic plan to grow its footprint in the energy sector and expand internationally. Kyrgyzstan aims to become a regional clean energy exporter and green-energy hub, presenting a timely opportunity for Citaglobal. The MoU takes effect immediately and will remain valid for one year, marking a strategic entry point for Citaglobal to leverage its expertise in energy, infrastructure, and regional partnerships. [READ MORE](#)



Gamuda's Renewable Energy Push Drives Long-Term Growth Potential

MIDF Amanah Investment Bank and CIMB Investment Bank reaffirmed BUY ratings on Gamuda Bhd, highlighting its strategic move into renewable energy as a key growth catalyst. Both set target prices around RM5.42 to RM5.50, supported by Gamuda's strong order book and diversification in energy infrastructure.

Gamuda is rebuilding recurring income through renewable assets in Australia. It partnered with Tasmania's Downie family and Alternate Path to co-develop 600MW of wind and solar capacity, plus up to 600MW of battery storage. Gamuda holds a 50% stake for under AUD10 million and expects to begin construction by FY27–FY28, pending approvals. The group will secure sole-source EPC contracts, ensuring steady jobs through 2029, with project IRRs in the low to mid-teens and upside from equity monetisation.

This move aligns with Gamuda's goal to become a full renewable energy developer and supports its Gamuda Green Plan 2030. Despite long project timelines, its order book remains a record RM37.2 billion, with strong new wins expected. The shift promises recurring revenue and regional growth beyond 500MW capacity. [READ MORE](#)



Green Building Materials Market Set to Reach \$792 Billion by 2032

The global green building materials market is projected to grow from \$380.5 billion in 2025 to \$791.8 billion by 2032, at a CAGR of 9.9%, according to a comprehensive report by Meticulous Research. Recycled materials lead the market with over 54% share, driven by waste reduction efforts, while natural and bio-based materials gain traction. Exterior products dominate, making up 43% of the market, with roofing applications holding a 40% share due to energy-efficient solutions.

The residential sector accounts for over 42% market share, supported by tax incentives and sustainability trends, while commercial demand grows with corporate green initiatives. North America leads with 35% market share, followed by rapid growth in Asia-Pacific at 11% CAGR. Government policies, LEED certifications, and rising environmental awareness drive market expansion.

Challenges include high upfront costs and regulatory differences. Key players such as DuPont, Holcim, and Kingspan focus on innovation and strategic partnerships to sustain growth and advance sustainable construction worldwide. [READ MORE](#)

