ZERIN HABITAT

# Issue 83

WEEKLY UPDATES

# ESG IN REAL ESTATE

ENVIRONMENT SOCIAL GOVERNANCE

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# Strategic MOUs Pave Way for Carey Island Economic Expansion

Permodalan Negeri Selangor Bhd (PNSB) has signed memoranda of understanding with SD Guthrie Bhd, IJM Corporation Bhd, and Yayasan Selangor to develop an edu-technology park and a food security hub on Carey Island, Kuala Langat. This strategic move aligns with plans to establish a third port in the area, which is expected to boost southern Selangor's economy.

Selangor Menteri Besar Datuk Seri Amirudin Shari expressed optimism that the MOUs would accelerate development, enhancing Carey Island's competitiveness through increased twenty-foot equivalent unit (TEU) capacity. The port will complement Selangor's broader logistics and maritime sector, reinforcing the state's economic resilience and long-term positioning.

The edu-technology park will incorporate AI, smart systems, and clean energy. Yayasan Selangor will build a world-class campus to strengthen education and human capital. IJM will lead infrastructure implementation, partnering with PNSB and SD Guthrie, who owns the 192.2-hectare project site. READ MORE

# Maybank Backs AT&S With First Sustainability-Linked Semiconductor Loan

Maybank is extending a US$150 million sustainability-linked loan (SLL) to AT&S Malaysia, marking the first such facility from a Malaysian and Southeast Asian lender to a multinational in the local semiconductor sector. The funds will support AT&S Malaysia's advanced IC substrate plant in Kulim Hi-Tech Park, Kedah, the largest initial investment by the AT&S Group globally, with over US$1 billion committed.

The plant will feature cutting-edge equipment and closed-loop recycling, aligning with AT&S' sustainable energy framework. It aims to produce high-performance IC substrates vital for data processors, AI infrastructure and data centres, with clients such as AMD. A key feature of the loan ties financing terms to environmental goals, including a 31% cut in greenhouse gas emissions by March 2028.

Maybank's involvement aligns with its regional sustainable finance strategy, having mobilised RM125.46 billion in green financing across ASEAN since 2021, surpassing its 2025 target. READ MORE


# CIMB Triples Sustainable Finance Target to RM300 Billion by 2030

CIMB Group has raised its sustainable finance target to RM300 billion by 2030, tripling its previous goal, to support clients in transitioning to a low-carbon, inclusive economy. This commitment is part of CIMB's Forward30 strategy and sustainability roadmap. The bank has already achieved RM117 billion for the 2021-2024 period, surpassing its initial targets.

CEO Novan Amirudin emphasized CIMB's role in guiding clients through complex sustainability challenges, including climate risks and regulatory requirements. The bank aims to direct capital toward responsible businesses that reduce emissions, protect ecosystems, and promote social impact. CIMB also supports regional initiatives like the ASEAN Power Grid and National Energy Transition Roadmap.

Additionally, CIMB offers transition and carbon finance, supports SMEs in adopting green technologies through programmes like SMEBizReady, and provides green financing for homes and vehicles. It also focuses on financial literacy and support for underserved groups, reinforcing its goal to create lasting value beyond financing. READ MORE


# Affin Bank Earns MSCI AA ESG Rating for Strong Governance

Affin Bank Bhd has received an upgrade in its MSCI environmental, social and governance (ESG) rating, rising from ‘A’ to ‘AA’. This marks a significant recognition of the bank’s strengthened corporate governance, which includes improved board oversight, transparency, and accountability aligned with global standards.

According to MSCI’s latest report, Affin outperformed peers in key areas such as consumer financial protection, data privacy, cyber risk mitigation, and business ethics. Its whistleblower policy and commitment to product transparency were also found to be on par with international best practices.

Group CEO Datuk Wan Razly Abdullah highlighted that the rating reflects the bank’s progress in embedding sustainability throughout its operations. As part of its ESG strategy, Affin continues to offer purpose-driven services, including green financing, ethical investments, and inclusive digital tools. These initiatives support SMEs, social enterprises, and underserved communities while driving both commercial and social impact. [READ MORE]


# Setia Federal Hill Earns Malaysia’s First LEED ND Platinum Award

S P Setia Bhd’s Setia Federal Hill in Bangsar has become the first Malaysian project to receive the prestigious LEED for Neighbourhood Development (LEED ND) v4 Platinum certification. Presented by the US Green Building Council (USGBC), the award was handed over on July 11 at the Setia International Centre in Kuala Lumpur.

Executive vice-president Liong Kok Kit said the recognition reflects the group’s commitment to resilient, inclusive, and sustainable communities. With a gross development value of RM1.4 billion, the 52-acre project will feature 1,300 residential units across two towers. The first tower, Parkside Residences, is slated for launch in the second half of 2025 in partnership with Mitsui Fudosan.

Setia Federal Hill was evaluated on smart location, neighbourhood design, green infrastructure, and innovation. The low-carbon, walkable community aligns with Malaysia’s sustainability goals and boosts S P Setia’s ESG profile, appealing to climate-conscious investors and buyers alike. READ MORE


# DayOne Strengthens Green Infrastructure to Meet Rising Data Demand

DayOne Data Centers is advancing Malaysia's digital infrastructure by prioritising energy and water efficiency. With global data demands surging, the company has kept its power and water usage effectiveness at low levels, supporting national sustainability goals. Its general manager noted Johor is set to host 60 percent of Malaysia's total data capacity by 2030, anchored by the Johor-Singapore Special Economic Zone.

To reduce environmental impact, DayOne adopts zero water cooling systems at select facilities and actively balances energy trade-offs. It further embraces renewable sources by installing rooftop solar panels and partnering with Tenaga Nasional under the Corporate Renewable Energy Supply Scheme. This deal secures up to 500 megawatts of green energy for long-term operations.

DayOne's RM15 billion multi-currency financing marks a solid financial foundation. With its headquarters in Singapore, the company positions the SIJORI region as a critical data hub. Investors can expect consistent growth, responsible innovation, and regional leadership. READ MORE


# UUE Unveils Bonus Issue, RE Diversification and Growth Strategy

UUE Holdings Bhd has announced a bonus issue and plans to diversify into renewable energy (RE) development. Shareholders will receive one bonus share for every two shares held, and one free warrant for every five shares. The corporate exercise may issue up to 304.15 million new shares and 121.66 million warrants. If fully exercised at 50 sen, the warrants could raise RM60.8 million for working capital.

UUE also proposed an employee share option scheme (ESOS), capped at 10% of total issued shares. The company aims to expand into solar photovoltaic systems and RE investments through its new subsidiary, Enerxite Sdn Bhd, in which it retains a 60% stake. It expects the RE segment to contribute significantly to future earnings, targeting at least 25% of net profit.

The proposals are subject to Bursa Securities and shareholder approval and are expected to conclude by the fourth quarter. UUE shares closed at 84.5 sen, tripling from its IPO price. READ MORE


# Malaysia Expands Green Academic Ties with Top New Zealand Universities

Malaysia is deepening academic partnerships with New Zealand, focusing on green technology, renewable energy and sustainable development. Universiti Kuala Lumpur (UniKL) and Universiti Poly-Tech Malaysia (UPTM) have signed agreements with the University of Canterbury and six other leading institutions to promote credit transfers, twinning programmes and joint research.

Deputy Prime Minister Datuk Seri Dr Ahmad Zahid Hamidi confirmed that these collaborations will benefit students and lecturers through knowledge sharing and academic mobility. Student sponsorships by MARA, the Public Service Department and Petronas will also be expanded to cover specialised fields in sustainable energy that are not currently offered in Malaysia.

The UniKL-University of Canterbury agreement covers chemical and process engineering, halal food technology and sustainable development, while UPTM's MoU with Victoria University of Wellington supports curriculum exchange and teaching innovation. UPTM also engaged five more universities to explore funding and growth opportunities in international education. READ MORE


# ESG Gains Ground as Sustainability Reshapes Malaysian Real Estate

Zerin Properties CEO Previn Singhe highlighted that ESG adoption is gaining strong momentum in Malaysia's property sector, particularly in Klang Valley, Penang and Johor. He stressed this shift is not just about compliance, but a fundamental change driven by investors, tenants and financiers demanding sustainability as a core requirement.

Previn noted that ESG practices are most advanced in the commercial segment due to investor mandates and tenant expectations. Offices, hotels and retail spaces now adopt energy optimisation, green leases, EV charging, and enhanced air quality monitoring. In the industrial and logistics sectors, rooftop solar and resource tracking are increasingly common, especially in export-driven zones. In healthcare, upgrades in HVAC systems and air filtration are being prioritised.

He sees ESG becoming deeply embedded in real estate strategies, from investment to operations. Looking ahead, he expects stronger policy alignment, digital ESG monitoring tools, and wider use of green financing. Capacity building will be essential across SMEs and strata communities. READ MORE

# Selangor Moves Toward Circular Economy With Urban Pilot Projects

Selangor is preparing to implement a circular economy framework within two years, according to Menteri Besar Datuk Seri Amirudin Shari. Ongoing pilot initiatives, including SelKitar and an e-waste recycling programme, aim to embed sustainable habits and build a functioning ecosystem beyond basic recycling practices.

The circular economy rollout will likely begin in urban centres such as Petaling Jaya, Subang Jaya and Shah Alam, given their infrastructure and lifestyle readiness. This model promotes resource efficiency by reusing, recycling and repurposing materials to reduce emissions, conserve resources and add long-term economic value.

The state's efforts align with the national Solid Waste Circular Economy Action Plan 2025-2035, which outlines five strategic pillars: governance, procedures, digitalisation, infrastructure and market development. At the same time, Selangor is finalising bylaw amendments across 12 local councils to strengthen the 'No Plastic Bag Day' policy, with plans to table the updates at the next legislative sitting. READ MORE

# Selangor Expands Solar Streetlights for Safer, Greener Infrastructure

Selangor is scaling up the use of solar-powered LED streetlights under its Selangor Bercahaya programme, aiming to deliver a sustainable and cost-efficient solution for public lighting. Over 350 high-spec lights are being installed this year, offering energy savings, lower maintenance, and enhanced security through a vandal-resistant design.

State executive councillor Dato’ Izham Hashim said the new lights come with a five-year warranty and are specifically designed to deter cable theft and vandalism. As production has increased, costs have dropped significantly, making them even more affordable than traditional streetlights in some cases.

The state is also deploying these lights along federal roads, particularly in areas prone to cable theft, while gradually replacing aging infrastructure. Local councils are encouraged to adopt this approach to enhance sustainability, reduce maintenance burdens and improve the security of public lighting systems across Selangor. READ MORE

# Kenyir Projects Position Malaysia as Green Energy Investment Hub

Prime Minister Datuk Seri Anwar Ibrahim launched the Hybrid Hydro Floating Solar (HHFS) and Green Hydrogen Hub projects in Kenyir, Terengganu, calling them key to attracting international investors. Developed by Petronas and Tenaga Nasional Bhd (TNB), these initiatives align with Malaysia’s energy transition and global sustainability goals. The HHFS pilot spans 1,085 square metres with 220 panels, while Tasik Kenyir has the potential to generate 2,200 MW from floating solar across 10 percent of its surface.

The projects support the National Energy Transition Roadmap and the Hydrogen Economy and Technology Roadmap, aiming to position Malaysia as a regional leader in the hydrogen value chain. The site is also linked to the ASEAN Power Grid through a new undersea cable network connecting Vietnam to Peninsular Malaysia and Singapore, expanding Malaysia’s energy infrastructure reach.

Anwar urged swift implementation and called for targeted technical training programmes to ensure local youth benefit directly from the energy transformation. READ MORE


# Sabah Advances Green Energy with Micro Algae Biomass Plant

A 30-megawatt biomass power plant using micro algae as feedstock will be developed at the Sabah Agro-Industrial Precinct (Saip) in Kimanis. The project, led by CCE Power Holdings and Saip Sdn Bhd under a three-year MoU, marks Malaysia's first use of a closed-tank heterotrophic cultivation system, offering a new model for renewable energy.

The facility will produce both crude algae oil for biofuel, bioplastics and Sustainable Aviation Fuel, and algae biomass for power generation. With a calorific value similar to coal, micro algae offers high energy potential. The project will progress in three stages, transitioning from palm biomass to a 70-30 algae blend. Construction of the first phase is targeted for completion by year-end, following a successful pilot and three filed patents.

Sabah's government supports the initiative as a clean energy solution but will not allocate land or funding. The project is expected to drive innovation, job creation and sustainable industrial growth. READ MORE

# Sabah and Labuan Boost Electricity With RM260 Million Upgrades

More than 60,000 consumers in Sabah and Labuan will benefit from improved electricity supply through seven key projects worth RM260.7 million. These initiatives include substation upgrades, grid extensions, and enhanced monitoring systems across areas such as Tanjung Aru, Ranau, Batu Sapi, and Labuan.

Deputy Prime Minister Datuk Seri Fadillah Yusof highlighted that these projects strengthen Sabah's power reliability and support Malaysia's energy transition under the Malaysia Madani vision. Major upgrades include the Kota Kinabalu Main Intake Substation with advanced gas-insulated switchgear, and a transmission line linking Beaufort to the Sabah-Sarawak border to enable electricity imports and ASEAN Power Grid integration.

Other projects include a new Ranau substation reducing diesel reliance, an expanded load capacity at Universiti Malaysia Sabah, and a fibre optic monitoring system between Menumbok and Labuan. These upgrades address infrastructure gaps, improve service resilience, and support sustainable growth in the region. READ MORE

# Malakoff and Evergreen Earth Partner to Expand Renewable Energy in Sarawak

Malakoff Corp Bhd has partnered with Evergreen Earth Sdn Bhd to explore greenfield solar photovoltaic power plants and renewable energy projects across Sarawak. The partnership was formalised with a memorandum of understanding signed during International Energy Week 2025 in Kuching.

This collaboration supports Sarawak's post-pandemic development plans and Malaysia's National Energy Transition Roadmap, reinforcing the country's commitment to a low-carbon economy. The partnership covers feasibility studies, site assessments, project development, regulatory engagement, and grid integration, with both parties sharing technical expertise and market insights.

Malakoff's CEO Anwar Syahrin Abdul Ajib said the initiative marks a key step in the company's decarbonisation journey, aiming to build a sustainable energy future. The projects are expected to create jobs, upskill local workers, and develop rural infrastructure. Malakoff's renewable portfolio currently includes 198 MW from solar, waste-to-energy, and small hydro, generating 67.0 GWh of clean electricity in 2024. READ MORE


# Malaysia Pushes Sustainability with Smart Building Digital Solutions

About 93% of Malaysian companies have set sustainability goals, but only 45% have turned them into real actions, according to Schneider Electric's 2024 report. The government supports these efforts with policies like the National Sustainability Reporting Framework and the Energy Efficiency and Conservation Act, which sets energy standards to reduce building emissions.

Buildings produce nearly 40% of global carbon emissions, so businesses are encouraged to use digital tools, energy management systems, and renewable energy. Budget 2024 allocates RM2 billion for the National Energy Transition Roadmap and RM200 billion for industry support, showing strong commitment. Putrajaya, Malaysia's first low-carbon city, reflects this progress.

Challenges include economic uncertainty and limited budgets. Schneider Electric shared a successful smart building project that cut energy use by 3% through real-time monitoring and upgrades. A panel discussion highlighted how digital technology can help improve energy efficiency and support Malaysia's sustainability goals. READ MORE