

ZERIN HABITAT

Issue 84

WEEKLY UPDATES

ESG IN REAL ESTATE



Malaysia Approves 48 Projects to Drive RM1.87 Billion RE Investment

The Ministry of Energy Transition and Water Transformation (PETRA) has approved 48 renewable energy projects under the Feed-in Tariff (FiT) mechanism, unlocking RM1.87 billion in potential investments. These projects span biogas, biomass, and small hydropower, collectively expected to add 181.25 megawatts to the national grid beginning in 2028. This effort reflects Malaysia's long-term ambition to reach 70% renewable energy in its electricity mix by 2050.

Earlier this year, the government offered FiT quotas totaling 190MW and received 59 applications. After evaluation, 48 proposals qualified based on technical and financial benchmarks. Approved projects include 20 biogas (30.93MW), eight biomass (53.50MW), and 20 small hydropower (96.82MW), reinforcing Malaysia's multi-source energy diversification strategy.

PETRA reaffirmed that the FiT scheme will strengthen energy security while encouraging sustainable economic growth aligned with the Malaysia MADANI vision. Developers can access the official e-bidding results on SEDA Malaysia's website. [READ MORE](#)

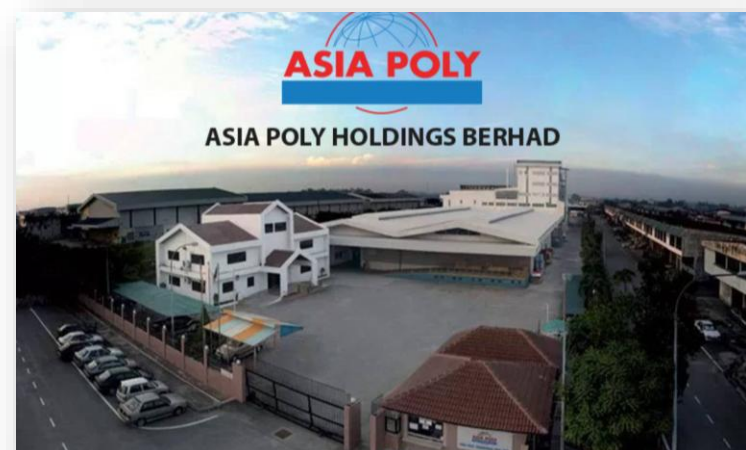


Samaiden, Asia Poly, HeiTech Padu Secure Green Energy FiT Projects

Three public-listed companies — Samaiden Group, Asia Poly Holdings, and HeiTech Padu — have secured renewable energy projects under the Feed-in Tariff (FiT) programme managed by SEDA Malaysia. This marks part of the 48 projects recently awarded by the government, collectively valued at RM1.87 billion and expected to contribute 181.25MW to the national grid from 2028 onwards.

Samaiden will develop two biomass plants in Johor and Terengganu, and one biogas plant in Kelantan, totalling 18MW. These projects, priced at 28.8 sen and 25.15 sen per kWh respectively, mark its expansion beyond solar and enhance long-term earnings. Asia Poly secured two small hydro projects (17.3MW) in Pahang via its subsidiary, replacing two earlier FiT projects with lower tariffs. HeiTech Padu's 2.85MW hydro project in Terengganu is its second green venture this year.

All hydro projects will run at 34 sen/kWh for 10 years, then 27 sen/kWh, supporting Malaysia's 2050 clean energy goal. [READ MORE](#)



Malaysia Advances Clean Tech and Bioeconomy to Attract Investment

Malaysia is accelerating high-impact investments aligned with its green growth and digital transformation goals under the Madani framework. Science, Technology and Innovation Minister Chang Lih Kang outlined key areas of focus including carbon management, hydrogen energy, green materials, and circular economy innovations to support the nation's low-carbon transition. Advanced nuclear technologies such as Small Modular Reactors (SMRs) are also being explored for decarbonisation and R\&D growth.

Malaysia is positioning itself as a regional hub for advanced materials, especially rare earth elements (REE), crucial to green and digital technologies. Strategic roadmaps, such as the National Advanced Materials Technology Roadmap, are guiding capability building across the value chain. A 17% rise in private-sector R\&D investment in 2024, particularly in clean energy and digital health, reflects growing investor confidence.

Efforts to de-risk deep-tech ventures include co-investment models and matching grants. Under DBN 2.0, Malaysia also aims to lead in sustainable biotechnology and bio-based industries while upholding strong governance standards. [READ MORE](#)



Nvidia-YTL Power Pact to Build Malaysia's Green AI Ecosystem

Malaysia is set to become a regional hub for artificial intelligence in ASEAN through a strategic RM10 billion partnership between Nvidia Corporation and YTL Power International. The agreement focuses on developing AI infrastructure powered by green energy, marking a major step forward in sustainable tech investment.

The project includes building AI data centres, deploying Nvidia's high-performance GPUs, and developing Malaysia's sovereign large language model (LLM). YTL Power, a subsidiary of YTL Corporation, will lead the ecosystem's growth by working closely with global tech partners, suppliers and local contractors to create a robust and inclusive AI framework.

Investment Minister Tengku Zafrul stated that this initiative highlights the real benefits of Prime Minister Anwar Ibrahim's global engagements. The deal not only positions Malaysia as a key player in digital innovation but also signals the nation's ambition to reshape its economic future through advanced, clean technology. [READ MORE](#)



Bursa to Launch Renewable Energy Auction for Corporate Buyers

Bursa Carbon Exchange, a unit of Bursa Malaysia, will host its first bilateral auction for renewable energy contracts this November under the Corporate Renewable Energy Supply Scheme (CRESS). Partnering with UEM Lestra, the platform offers an auction-as-a-service model that enables corporates to competitively bid for clean energy, directly supporting their decarbonisation goals.

This initiative allows the trading of bundled renewable energy certificates along with verified solar-generated electricity and environmental attributes. UEM Lestra, the renewable energy arm of Khazanah Nasional, is developing hybrid solar projects, including a one-gigawatt facility in Segamat. This will be the first project under CRESS, launched in 2024 to improve corporate access to green power through third-party grid connections in Peninsular Malaysia.

The auction aims to promote price transparency and accelerate Malaysia's energy transition. It aligns with national goals to cut carbon intensity by 40% by 2030 and raise the renewable energy share to 40% by 2025. [READ MORE](#)



New Electricity Tariff from 1 August Supports Fair Energy Transition

Malaysia's revised electricity tariff structure, effective 1 August 2025, aims to support the national energy transition while promoting fairness and long-term sustainability. Energy Minister Dato' Sri Fadillah Yusof explained that the update introduces clearer components—energy, capacity, network and retail charges—to enhance transparency and public understanding of supply costs.

The new structure replaces the system used since 2014 and shifts from charges based on economic activity to voltage connection levels. This change ensures equitable pricing for non-domestic users, reduces cross-industry discrimination and supports broader adoption of renewable energy in line with Malaysia's 2050 net-zero goal. Tariff-setting is now guided by transparency, cost-reflective pricing, and minimal impact on domestic users.

To ease the transition, energy efficiency incentives will assist households using up to 1,000 kWh and MSMEs using up to 200 kWh. The Ministry, Energy Commission and TNB are actively providing public education to ensure smooth implementation and consumer clarity. [READ MORE](#)

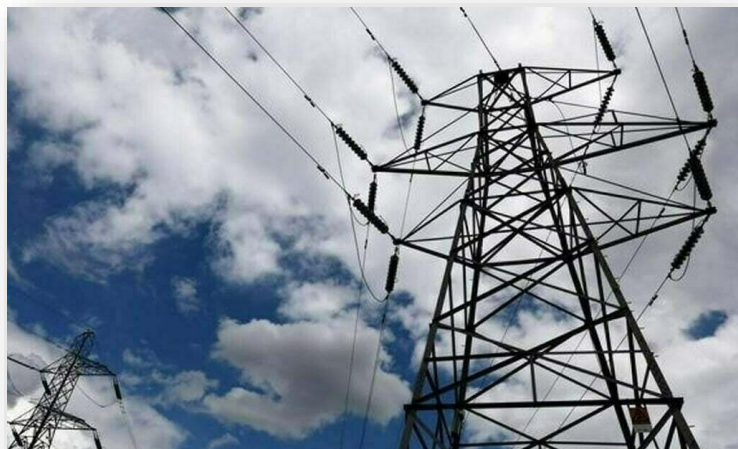


Malaysia Grants Green Energy Surcharge Exemption Starting 1 August

Starting August 1, subscribers of Malaysia's Green Electricity Tariff (GET) and participants of open market green programmes — CRESS and CREAM — will be exempted from the 1.6% Renewable Energy Fund surcharge on electricity bills, according to the Ministry of Energy Transition and Water Transformation (PETRA). Households consuming 300 kilowatt-hours or less monthly will also benefit from the exemption.

The Renewable Energy Fund supports the Feed-in Tariff (FiT) programme, which promotes the development of less mature renewable sources like small hydro, biogas and biomass. These sources currently contribute 855 megawatts to the grid. In contrast, solar has grown significantly from 5MW in 2011 to 5,100MW today, driven by stronger adoption and improved technology.

GET subscribers pay an additional three to five sen per kilowatt-hour to be certified as using grid-based green energy. PETRA believes this incentive will further encourage corporate and industrial users to support Malaysia's 70% renewable energy target by 2050. [READ MORE](#)



Malaysia's 2025 Carbon Tax Targets Emissions and Boosts Revenue

Malaysia's upcoming carbon tax, introduced under Budget 2025, is expected to generate nearly RM1 billion annually while encouraging emission reductions in high-polluting sectors. BIMB Securities estimates that industries such as power, transport, industrial combustion, and fuel exploitation could be taxed initially at RM16.46 per tonne, in line with Singapore's phased approach.

The tax is set to target sectors like iron, steel and energy, which collectively contribute a significant portion of Malaysia's 325 million tonnes of carbon dioxide-equivalent emissions recorded in 2023. With the energy sector accounting for over 80% of total emissions and per capita emissions at nine tonnes, the move underscores the urgency of meeting Malaysia's 2030 carbon intensity and 2050 net-zero targets.

The tax rollout coincides with the EU's Carbon Border Adjustment Mechanism, reinforcing the need for local industries to adapt. BIMB noted that starting with a low rate allows for industry adjustment and policy fine-tuning. [READ MORE](#)



Malaysia Launches Green Building Tool to Guide Sustainable Data Centres

The Ministry of Investment, Trade and Industry (MITI) has introduced the Green Building Index (GBI) Data Centre Tool Version 2.0 to promote sustainable growth in Malaysia's booming data centre sector. Deputy Minister Liew Chin Tong highlighted that despite RM184.7 billion in investments from 2021 to 2024, the sector remains highly energy and water-intensive, risking environmental goals if unchecked.

The GBI tool offers a performance-based framework covering key metrics such as power and water usage effectiveness, carbon offset strategies, renewable energy generation, and sustainable materials. It also addresses mobility and accessibility planning. MITI aims to encourage whole-value-chain investments, including renewable energy, job creation, and AI development to support responsible sector growth.

Liew emphasized the recent formation of the Data Centre Task Force to explore regulations and industry empowerment. With over 330 million square feet already GBI-certified in Malaysia, the tool reinforces sustainable practices within the country's construction and technology industries. [READ MORE](#)



Malaysia to Introduce Sustainable Data Centre Framework in October

Malaysia plans to launch a sustainable data centre framework in October, announced by Investment, Trade and Industry Minister Tengku Datuk Seri Zafrul Abdul Aziz. The framework will be overseen by the Ministry of Digital and involve coordination with relevant agencies and state governments to guide data centre development.

The initiative was agreed upon during the third meeting of the Data Centre Task Force (DCTF) for 2025, co-chaired by Tengku Zafrul and Digital Minister Gobind Singh Deo. The Malaysian Investment Development Authority (MIDA) will act as the focal point for all new data centre project applications and expansions, ensuring streamlined processes and avoiding overlapping functions.

This framework aims to build a more sustainable, competitive, and investor-friendly national data centre ecosystem. The DCTF serves as a strategic, multi-agency platform to coordinate the holistic planning and execution of Malaysia's data centre industry growth. [READ MORE](#)



TM Global Calls for Clearer Green Standards in Data Centres

Isaac Goh, TM Global's general manager of data centre architecture, urged clearer government guidelines on sustainability standards for data centres. Speaking at Schneider Electric Innovation Day 2025, he highlighted confusion over green certification requirements, citing a Johor project unexpectedly mandated to meet the highest certification level, which raises capital expenditure concerns.

Goh recommended a gradual approach to certification standards, paired with ongoing dialogue between authorities and industry players. He emphasized that sustainable practices must be both cost-effective and meaningful to succeed. Additionally, he stressed the need for more publicly accessible data, such as grid capacity and water stress indexes, to aid in selecting optimal data centre locations.

Schneider Electric Malaysia's country president, Eugene Quah, echoed the call for sustainable solutions that integrate economic growth, environmental care, and social resilience. He stressed that future progress depends on intentional partnerships connecting innovation with practical action and policy alignment.

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Opus Energy Partners with GBI to Boost Sustainable Buildings Nationwide

Opus Energy Sdn Bhd, Malaysia's largest energy service company, has partnered with the Green Building Index (GBI) to accelerate sustainable building practices across Peninsular Malaysia, Sabah, and Sarawak. Announced during the Kuala Lumpur Architecture Festival 2025, the collaboration targets green retrofits and sustainable new developments with GBI certification in both public and private sectors.

Opus Energy will leverage its Zero-Capex Green Retrofit Model to help asset owners reduce energy use and costs without upfront investment, aligning with Malaysia's National Energy Transition Roadmap and ESG goals. The partnership will also raise industry awareness and capacity on energy efficiency and sustainable design.

GBI CEO Ar Sarly Adre Sarkum called the partnership a vital step for greener infrastructure. Opus Energy's East Malaysia director, Vincent Tang, highlighted Sabah and Sarawak's potential for green retrofitting, emphasizing the collaboration as a strong example of public-private efforts for low-carbon development. [READ MORE](#)



UN Urges Tech Giants to Power Data Centres Fully with Renewables by 2030

United Nations Secretary-General António Guterres called on major technology firms to commit to powering data centres entirely with renewable energy by 2030, highlighting the urgent need for sustainable energy use in the AI sector. He stressed that AI data centres consume massive amounts of electricity, with some using as much power as 100,000 homes, and growing demand could match Japan's total electricity consumption by 2030.

While renewable energy costs are falling globally, the transition is uneven, mainly benefiting advanced economies. Developing regions lag, with limited investment in clean power. Geopolitical risks and grid volatility may temporarily raise costs, but long-term trends show declining renewable energy prices and growing investments, totaling \ \$2 trillion in 2024.

Guterres emphasized the energy transition is irreversible and must be inclusive, urging G20 nations to lead emissions reduction efforts. He called for a shared, resilient approach to ensure the clean energy future benefits all, not just a few.

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BINA Darulaman Partners with Energise for Renewable Energy Expansion

BINA Darulaman Bhd (BDB) has formed a joint venture with Energise Sdn Bhd to develop renewable energy and energy efficiency projects in Kedah and beyond. The agreement, signed on June 25, 2025, establishes a special purpose vehicle, BDB Energise Sdn Bhd, where BDB holds a 51% stake and Energise owns 49%.

The partnership aims to operate a green energy business focusing on manufacturing organic biomass pellets, producing bioenergy products, and cultivating agricultural materials for biomass production. This initiative supports both companies' growth in sustainable energy sectors.

Aligned with BDB's sustainability goals and Kedah's clean energy targets, the joint venture also positions BDB to enter the green hydrogen economy. This collaboration is expected to positively impact BDB's future earnings while contributing to Malaysia's broader renewable energy ambitions. [READ MORE](#)



The logo for Energise, featuring the word "ENERGISE" in a bold, sans-serif font. The letters "ENER" and "ISE" are blue, while the letter "G" is green.

Master Tec and Senari Synergy Forge Strategic Partnership in Sarawak

Master Tec Group Bhd has signed a memorandum of understanding with Senari Synergy Sdn Bhd to expand its presence in Borneo, marking its first entry into Sarawak. The agreement, signed on July 15 at BCCK, aims to distribute Master Tec's full range of cables across utility, oil and gas, telecommunications, infrastructure, and commercial sectors in the region.

Leveraging Senari Synergy's local network, the partnership seeks to deliver high-quality cable products closer to end users and explore establishing a cable manufacturing facility in Sarawak. This plant would support supply chain localisation and operational efficiency, aligning with Sarawak's industrial growth ambitions.

Both companies expect strong synergies and long-term value from this collaboration. The partnership not only strengthens Master Tec's foothold in Borneo but also positions it for further expansion in East Malaysia, supporting the region's growing energy and telecommunications needs. [READ MORE](#)



AFFIN Group and CHEMSAIN Partner to Boost SME ESG Adoption

AFFIN Group and Chemsain Sustainability Sdn. Bhd. (CHEMSAIN) have formed a strategic partnership to help SMEs adopt Environmental, Social, and Governance (ESG) principles. Announced at the AFFIN SME BizChat 2025, the collaboration supports sustainable business growth across Malaysia with a practical focus on ESG.

As part of the partnership, AFFIN launched the Greenhouse Gases Implementer Programme to train SMEs on the internationally recognized Greenhouse Gas Protocol Corporate Standards. Delivered by CHEMSAIN and TÜV SÜD, the training builds GHG baselines and offers pathways to ISO certification, preparing participants to become certified GHG Practitioners.

Formalized via a Memorandum of Understanding in July 2024, the partnership reflects AFFIN's commitment to supporting SMEs in transitioning to low-carbon operations. This aligns with AFFIN's AX28 Plan under its Responsible Banking With Impact pillar, reinforcing its dedication to sustainable banking and SME development. [READ MORE](#)



Northern Solar Poised for Growth Amid Malaysia's Power Tariff Reforms

Northern Solar Holdings is set to expand into utility-scale solar amid Malaysia's power tariff reforms, which increase costs for high-usage consumers like data centres by up to 15%. The company aims to capitalise on Corporate Renewable Energy Supply Scheme (CRESS) and Large Scale Solar (LSS) projects, leveraging its strong commercial and industrial rooftop solar background. Northern Solar plans to bid for up to 200MW in utility-scale projects, with a joint venture established with China's Northwest Electric Power Design Institute for projects exceeding 30MW.

The new tariff structure incentivises large consumers to adopt renewable energy, boosting demand for solar-plus-storage solutions. Northern Solar's pipeline includes a RM1.8 billion tender book focused on rooftop solar, with growing interest in battery integration and the self-consumption programme. The firm expects 20% earnings growth and aims to triple its recurring asset generation capacity by year-end.

Supported by stable solar panel prices and government policies, Northern Solar remains focused on domestic execution with selective international expansion planned for the longer term. [READ MORE](#)



Penang Explores Floating Solar Projects to Boost Renewable Energy

The Penang state government is considering floating solar installations on dams and coastal waters to enhance renewable energy amid limited land availability. Key sites include Teluk Bahang Dam, Mengkuang Dam, and areas near Penang Port. While promising due to Penang's surrounding waters, challenges such as water supply impact and tidal movements remain under review.

This initiative aligns with the upcoming Silicon Island development, where new factories will require renewable energy. Large-scale solar farms on the island are unlikely due to existing land allocations for infrastructure and commercial use. Regulatory processes require Energy Commission approval for solar energy sales to the national grid, but self-use projects have simpler procedures.

Penang targets 10% renewable energy use and 25% energy efficiency by 2030 through the Penang Energy Framework. The state will extend this framework to industrial and transportation sectors to reduce carbon emissions and promote sustainable growth. [READ MORE](#)



CCGT Plants to Support Solar Gaps and Net-Zero Ambitions

Combined Cycle Gas Turbine (CCGT) plants are poised to play a crucial role in stabilising Malaysia's power grid and complementing solar energy as the country advances toward its 2050 net-zero goal. Grid System Operator chief engineer Rofidah Mohamed explained that CCGT plants are flexible enough to fill gaps during solar interruptions, such as cloud cover or rain, and can reach full power within 30 minutes—especially useful at night when solar energy is unavailable.

Speaking at the CGN Energy International Gas Turbine Power Generation Conference 2025, Rofidah reaffirmed Malaysia's intention to gradually phase out coal while relying on gas, solar, and hydroelectric sources. She stressed the need for a balanced, resilient energy mix that ensures reliability and sustainability.

Hosted by Edra Power Holdings and shareholder CGNEI, the conference gathered 200 stakeholders from 47 organisations. It also showcased CGNEI's innovations in gas turbine power, reinforcing international collaboration and investor confidence in Malaysia's clean energy transition. [READ MORE](#)



Hexza Subsidiary Launches Corn-Based Ethanol Plant to Boost Sustainable Growth

Chemical Industries (Malaya) Sdn Bhd (CIM), a subsidiary of Hexza Corporation Bhd, inaugurated a modern corn-based ethanol production facility in Ipoh, marking a key milestone in its sustainable growth. The plant shifts feedstock from molasses to high-quality corn, producing ethanol through natural fermentation and distillation.

A major byproduct, distiller's dried grains with solubles (DDGS), is repurposed as high-value livestock feed, making CIM the first local DDGS supplier. This circular economy approach supports food security and sustainable agriculture, enhancing Malaysia's bio-based value chain and reducing import dependency. The facility aligns with high environmental, social, and governance standards, emphasizing minimal waste and responsible sourcing.

The launch strengthens Perak's position as an investment hub and reflects CIM's ongoing commitment to innovation, job creation, and sustainable development. With a history dating back to 1962, CIM continues to diversify its product portfolio, including ethanol, natural vinegar, and now DDGS, expanding its market reach. [READ MORE](#)



Berjaya Tioman Marks 40 Years with Sustainable Tourism Vision

Berjaya Tioman Resort celebrates its 40th anniversary by embracing sustainable hospitality and reimagining its legacy for future growth. Since opening in 1985 as Berjaya Group's first hotel, the resort has evolved with upgraded facilities, eco-tourism initiatives, and personalised guest experiences, all while preserving its cultural and natural heritage on Tioman Island.

Environmental practices include waste reduction, reef-safe tourism, underwater clean-ups, and coral planting, engaging both guests and staff. The resort supports a local turtle conservation centre, offering guests a chance to witness hatchling releases and promoting awareness of Tioman's marine ecosystem. It also opens its facilities, such as pools and sports fields, to the local community and employs mostly second-generation locals.

Staff members like Tonny a/l Johan, who cares for native flora, reflect the resort's grassroots sustainability values. His composting efforts and love for the island's environment demonstrate how local engagement and ecological stewardship remain central to Berjaya Tioman's long-term tourism model.

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Malaysia Advances Regional Biodiversity with New ASEAN Heritage Sites

Malaysia has strengthened its commitment to regional biodiversity conservation by nominating three protected areas as ASEAN Heritage Sites. These include Tengku Hassanal Wildlife Reserve in Pahang, and Bako and Bukit Lambir National Parks in Sarawak. This announcement was made during the 27th ASEAN Centre for Biodiversity Governing Board meeting in Langkawi, chaired by key ASEAN environmental leaders.

The meeting also introduced the EnCORE Wetlands initiative, selecting Maludam National Park in Sarawak as Malaysia's pilot site. Additionally, three new sites in Vietnam were nominated as ASEAN Heritage Sites, reflecting a broader regional effort. The ASEAN Biodiversity Plan 2024–2030, aligned with the global Kunming–Montreal Biodiversity Framework, was welcomed.

This meeting aimed to boost regional biodiversity cooperation and prepare for ASEAN's role at COP 17 of the Convention on Biological Diversity in Armenia. A coordinated ASEAN Joint Statement on biodiversity, reflecting shared priorities, will be finalized by mid–2026 and presented at the summit. [READ MORE](#)



KPJ Healthcare Honoured for Sustainability and Community-Centered Healthcare

KPJ Healthcare Berhad has been recognised for its long-standing commitment to sustainability and social responsibility at the 10th Sustainability & CSR Malaysia Awards 2025. The Group won two prestigious titles: Company of the Year for Long-Standing Excellence in Sustainability and Healthcare Group of the Year for ESG Champion. The awards were presented by Deputy Minister Datuk Seri Dr Noraini Ahmad, reflecting KPJ's positive impact on healthcare and community development.

President and Managing Director Chin Keat Chyuan noted that these honours reaffirm KPJ's sustainability vision, driven by its Green Healthcare Sustainability Framework and Group Sustainability Policy. These efforts are focused on delivering patient value, empowering staff, fostering partnerships, advancing research, and protecting the environment.

A core social initiative is Klinik Waqaf An-Nur (KWAN), which provides subsidised care across Malaysia through clinics, dialysis centres and mobile units. With over two million patients served, KPJ recently expanded its reach with the KWAN Mobile Clinic, improving access to primary care and easing hospital pressure. [READ MORE](#)



SME Corp Strengthens MSME ESG Awareness and Digital Compliance

SME Corp Malaysia, under the Ministry of Entrepreneur and Cooperatives Development, is helping micro, small and medium enterprises (MSMEs) adopt Environmental, Social and Governance (ESG) practices and e-Invoice systems. During the 2025 MSME Sustainability Series held in Kuala Terengganu, over two days, participants received practical guidance on applying ESG frameworks and improving business transparency through digital invoicing.

CEO Rizal Nainy highlighted that adopting ESG and e-Invoicing can enhance governance, ensure long-term business resilience, and open access to green financing and new markets. The initiative supports the government's goal of building sustainable supply chains while improving financial compliance and administrative efficiency.

The programme featured key sessions such as an ESG workshop and an e-Invoice seminar. MSMEs were introduced to the MyInvois portal and given step-by-step implementation support aligned with Inland Revenue Board guidelines. SME Corp's efforts reflect a broader strategy to prepare MSMEs for evolving market demands and global sustainability standards. [READ MORE](#)



CMM Launches Free Emissions Tool to Support SME Climate Action

Capital Markets Malaysia (CMM), an affiliate of the Securities Commission Malaysia, has launched the SEDG Greenhouse Gas (GHG) emissions calculator to help SMEs measure and report their carbon footprint. The tool follows the global GHG Protocol and allows companies to track scope 1 and scope 2 emissions, enabling better climate-related decision-making.

SC Executive Chairman Datuk Mohammad Faiz Azmi noted the calculator simplifies emissions reporting, especially for first-time users. It also helps companies identify major emission sources across their operations and supports the National Sustainability Reporting Framework. With global supply chains demanding transparency, accurate reporting is becoming essential for SME competitiveness and market access.

CMM General Manager Navina Balasingam said user testing was conducted across various supply chain sectors to ensure the tool met business needs. The calculator is free and available in English, Bahasa Melayu, and simplified Mandarin, making it widely accessible to Malaysian SMEs looking to align with credible sustainability standards. [READ MORE](#)

