

Z E R I N HABITAT

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WEEKLY UPDATES

ESG IN REAL ESTATE



Malaysia Fast-Tracks Clean Energy Under 13th Plan and RE Push

The 13th Malaysia Plan aims to strengthen the country's clean energy momentum, aligning with the National Energy Transition Roadmap. It targets a renewable energy mix of 41 percent by 2035 and 70 percent by 2050. MBSB Investment Bank remains positive on the utilities and renewable energy sectors, citing supportive policies and structural reform. Solar remains a key growth engine, especially for EPCC players like Solarvest, Samaiden and Sunview, while Tenaga Nasional stands to benefit from asset expansion and grid upgrades.

New opportunities are emerging from the recent request for proposals for gas-fired power projects, expected to contribute eight gigawatts of new capacity. Existing and upcoming plants will benefit independent power producers like Malakoff and YTL Power. Meanwhile, the battery energy storage system is expected to be operational by 2026, helping stabilise electricity supply.

Looking ahead, the government plans to roll out LSS PETRA 5+, adding two more gigawatts of solar energy. Nuclear power remains under consideration, with small modular reactors being explored despite their high capital and regulatory demands. [READ MORE](#)



Malaysia Targets Green and Blue Growth to Drive 13MP Goals

Malaysia's 13th Malaysia Plan places the green and blue economy at the core of its 2026 to 2030 growth strategy. With RM611 billion in investments, the plan focuses on carbon trading, hydrogen hubs, rare earth elements and maritime services to unlock high-value opportunities. Experts view early action in these sectors as a competitive edge, particularly in carbon markets and nature-based climate solutions like blue carbon ecosystems.

Both Dr Ida Yasin and Dr Pek Chuen Kee support the potential of renewable energy, REE, and sustainable maritime expansion, with calls to ensure balanced development through safeguards and talent investment. The plan also encourages greater SME involvement, aiming to build inclusive and adaptive industries through training and upskilling initiatives.

However, some analysts, like Professor Geoffrey Williams, stress that market forces already drive green growth. He argues that meaningful reforms in wages, pensions, underemployment and healthcare access are more critical for long-term resilience and balanced economic transformation. [READ MORE](#)



Malaysia Expands Green Economy Drive Under 13th Malaysia Plan

The 13th Malaysia Plan outlines a bold shift toward a green economy, positioning sustainability as a core engine of national development. Prime Minister Anwar Ibrahim announced that environmental priorities will now guide economic transformation, supported by wide-ranging green initiatives and regulatory frameworks to accelerate low-carbon growth.

Key strategies include a National Carbon Market Policy, an Emissions Trading Scheme and new incentives for carbon credit projects. The government will also intensify carbon capture, utilisation and storage efforts, starting with a pilot project in the iron and steel sector in Kemaman. Green financing will be expanded to support broader industry participation in decarbonisation efforts.

Complementing these, Malaysia will implement a decarbonisation roadmap for aviation, promote circular economy practices by converting biomass into value-added products and scale up the waste-to-energy programme through private collaboration. Biodiesel depot upgrades in Sabah and Sarawak will further boost the use of cleaner fuels, reinforcing the 13MP's sustainability-first development agenda. [READ MORE](#)



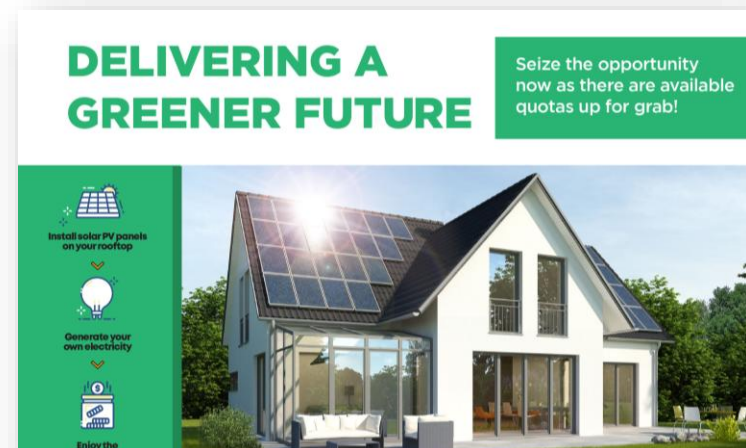
Malaysia to Launch New Solar Scheme Aligned with Tariff Reform

The government is finalising a new solar energy programme to replace Net Energy Metering (NEM) 3.0, expected to be announced this month. This move aligns with the revised electricity tariff structure implemented in July and aims to ensure a fairer distribution of energy subsidies while accelerating the energy transition.

According to the Energy Transition and Water Transformation Ministry, the upcoming scheme could be a hybrid of NEM and self-consumption (SelCo), or an entirely new model. Deputy Prime Minister Fadillah Yusof emphasised that the programme must reduce reliance on subsidies and encourage broader participation through improved energy storage and grid integration.

One proposal under consideration is the Community Renewable Energy Aggregation Mechanism (CREAM), which enables communities within a 5km radius to collectively manage and consume solar power. This approach promotes local energy governance and shared benefits, offering a more inclusive and sustainable pathway to clean energy adoption across Malaysia.

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Malaysia Commits to Inclusive, Transformative Clean Energy Leadership

Malaysia's energy transition must be inclusive and focused on real progress, said Deputy Prime Minister Fadillah Yusof at the "Driving the Green Energy Transition" forum. He reaffirmed the government's commitment to building a secure, low-carbon and affordable energy future. As of July 2025, renewable energy makes up 31 percent of the national electricity mix, mainly from solar, putting the country on track to reach 40 percent by 2035. Ask ChatGPT

Malaysia is driving clean energy through programmes like LSS, NEM, SELCO and GET, which help reduce household costs, support communities and meet rising corporate demand. To keep the grid stable, the country will add efficient gas power and invest RM40 billion through TNB to upgrade the grid and prepare for hydrogen. At the regional level, Malaysia has started exporting electricity to Singapore via ENEGEM,.

Fadillah highlighted the financing gap and called for green sukuk, blended finance and SME support. Talks on civilian nuclear energy remain exploratory, while cooperation and investor trust are positioned as key to realising ASEAN's USD3 trillion green economy potential. [READ MORE](#)



SIDC-CASI Forum Drives ASEAN's Sustainable Finance and Talent Agenda

The SIDC-CASI SRI Conference 2025 concluded after three days in Kuala Lumpur, gathering over 300 regional stakeholders to advance sustainable finance. Co-hosted by SIDC and CASI, the event focused on cross-border collaboration, policy innovation and talent development to shape ASEAN's sustainable business future. Dr. Ma Jun highlighted the bankability gap in emerging markets, calling for more catalytic capital, early-stage support and investor education.

SIDC CEO Tengku Zarina reaffirmed Malaysia's goal of becoming a sustainable investment hub, while SC Chairman Dato' Mohammad Faiz Azmi encouraged adoption of regional frameworks like the ASEAN Taxonomy and Transition Finance Guidance. He also stressed the need for regulatory reform and capacity-building across financial sectors and SMEs. Deputy Minister Liew Chin Tong called for sustainability to be embedded in national economic strategies.

The event featured panels on ESG disclosure, MSME financing and carbon markets. A key milestone was the SIDC-CASI MoU on sustainable finance education, with CASI launching a 40-hour online curriculum and announcing two upcoming regional forums. [READ MORE](#)



ACWA Power Picks Malaysia as Southeast Asia's Green Energy Hub

Prime Minister Anwar Ibrahim announced that ACWA Power, a global leader in renewable energy and green hydrogen, has chosen Malaysia as its Southeast Asian hub. This decision follows Anwar's meeting with the company's founder during the ASEAN-GCC Summit, reflecting the deepening ties between Malaysia and Saudi Arabia.

ACWA Power will partner with Tenaga Nasional Bhd, UEM Lestra and Terengganu Inc. to develop renewable energy, green hydrogen and CCGT projects aligned with the National Energy Transition Roadmap. These ventures are expected to create high-skilled jobs, encourage technology transfer and attract further strategic investments.

Anwar emphasised that this move highlights global recognition of Malaysia's energy transition policy and strengthens its role in the regional clean energy landscape. It also supports national ambitions for a low-carbon economy while reinforcing the country's position as a regional leader in sustainable development. [READ MORE](#)



Green-Focused SST-Financed Development Strengthens Penang Industrial Landscape

AmBank Islamic has extended RM222.8 million in financing to Suling Hill Development Sdn Bhd, a joint venture between AME Elite Consortium's Northern Industrial Park Sdn Bhd and Majestic Gen Sdn Bhd. The funds will support the development of Northern TechValley @ BKE, a 175.6-acre freehold industrial park in Suling Hill, Seberang Perai Tengah, Penang.

The project introduces AME's award-winning green industrial park concept to northern Malaysia, designed with sustainability at its core. Northern TechValley incorporates energy-efficient infrastructure, green-certified buildings, and eco-conscious master planning. It aims to create a modern industrial ecosystem that reduces environmental impact while meeting the demands of high-tech industries.

With an estimated Gross Development Value of RM1.3 billion, this development not only expands AME's presence but also reinforces Penang's position as a forward-looking industrial hub. The SST-backed financing underlines growing investor interest in environmentally responsible industrial assets. [READ MORE](#)



PTT Synergy Invests RM2.3 Billion in Smart, Green Warehousing Expansion

PTT Synergy Group Bhd is investing RM2.3 billion over the next two years to expand its automated warehouse segment, focusing on high-tech and eco-conscious logistics infrastructure. This includes four new smart warehouses that align with sustainable development goals while strengthening its intralogistics and industrial solutions across Malaysia.

Its first facility, PTT Logistics Hub 1 in Sungai Buloh, highlights the group's green direction. Built on a 2.63-hectare site with a gross development value of RM180 million, the hub features 168,000 square feet of warehousing and 90,000 square feet of operations space, designed to optimise energy efficiency and reduce carbon footprint. It offers 31,000 pallet positions and currently operates at 70 percent occupancy, with full occupancy expected within two months.

With 600,000 pallet spaces nationwide and plans to triple capacity within five years, PTT's robotics segment is set to match construction revenue within three years—anchored by innovation and sustainability. [READ MORE](#)



Geo Alam, China Firms to Build Green Waste Facilities in Malaysia

Geo Alam Environmental has signed an MoU with China's Sinoma International Environment Engineering and CBMI Construction to jointly develop integrated waste management facilities across Malaysia. The partnership aims to process municipal, industrial, construction and hazardous waste into alternative fuels and raw materials, helping reduce reliance on landfills.

The parties will co-invest and operate these facilities, with outputs potentially supporting cement manufacturing and related industries. Geo Alam, a YTL Cement subsidiary, brings local regulatory expertise, while SIEE and CBMI contribute over six decades of global experience in environmental and cement technologies. Together, the trio has managed over 10 million tonnes of waste worldwide.

This initiative supports Malaysia's decarbonisation and circular economy goals by offering scalable waste-to-fuel solutions. Leaders from all three firms view the collaboration as a critical step toward a resilient industrial ecosystem and a cleaner future, combining local insight with global innovation to address urgent waste challenges. [READ MORE](#)



Cypark Wins Biogas Project in Malaysia's FiT Energy Drive

Cypark Resources has secured approval from Seda Malaysia to develop a 1.5MW biogas plant in Layang-Layang, Johor, through its 51%-owned unit Reviva BACRE. This project, part of the 2025 Feed-in-Tariff (FiT) e-bidding programme, will supply 1.3MW of renewable electricity to the national grid over 21 years. Completion is targeted for July 2028.

The FiT programme supports non-solar renewable energy, including biogas, biomass and small hydropower. Cypark's latest win reinforces its role in delivering clean energy and building long-term, income-generating infrastructure aligned with national sustainability goals.

This project is one of 48 green energy ventures totalling RM1.87 billion in value and 181.25MW in combined capacity. Other successful bidders include Samaiden Group, Asia Poly Holdings, HeiTech Padu and Kinergy Advancement. Cypark sees this milestone as both a strategic gain and a step forward in supporting Malaysia's energy transition and circular economy agenda. [READ MORE](#)



QSolar Tawau Project Powers Sabah's Green Energy Transition by 2026

The RM60 million QSolar Tawau large-scale solar project, spanning 18.21 hectares in Jalan Timur, is poised to enhance Sabah's grid stability and reduce reliance on fossil fuels. Scheduled for completion by 2026, it will generate 15 megawatts of clean energy to balance electricity distribution between the State's west and east coasts.

Aligned with the Sabah Energy Roadmap and Master Plan (SERAMP), this initiative supports the State's long-term energy transformation. It addresses critical supply issues, especially on the east coast, by replacing diesel and gas-based generation with solar power. This strategic shift also ensures a more resilient and environmentally sound energy infrastructure for the future.

Beyond environmental impact, the project brings economic value through investment, job creation, and local talent development. Youths will receive specialised training to operate and maintain the facility, fostering long-term skills growth. The project is a joint effort between Qhazanah Sabah Berhad, Qhazanah Energy, and QSolar Tawau. [READ MORE](#)



UEM Group Advances Green Energy with Solar Project in Melaka

UEM Group's subsidiaries, PLUS Malaysia and UEM Lestra, have signed an MoU to develop a large-scale solar project on a 200-acre site in Ayer Keroh, Melaka. This site is part of PLUS' 136.74-hectare conceptual master plan, with Phase 2 earmarked for renewable energy while Phases 1 and 3 involve retail and residential development.

The MoU marks the first step toward transforming PLUS-owned land into a platform for clean energy and broader sustainable development. The partnership also aims to explore other suitable locations to support Malaysia's sustainability goals and reduce greenhouse gas emissions.

PLUS is committed to leveraging its land and infrastructure to advance the nation's net zero agenda. UEM Lestra will lead the planning and feasibility studies, supported by its expertise in renewable energy. This initiative aligns with PLUS' goal of a smart, sustainable highway network and strengthens UEM Lestra's strategic push into Malaysia's clean energy sector. [READ MORE](#)



Samaiden Expands Clean Energy Portfolio with Biomass and Biogas Wins

Samaiden Group Bhd has secured three bioenergy projects under SEDA Malaysia's 2025 e-bidding exercise, marking its entry into biomass and biogas segments. The awarded projects include two biomass plants in Johor and Terengganu and a biogas plant in Kelantan, contributing over 18MW to Samaiden's growing renewable energy portfolio.

Each project comes with a 21-year Feed-in Tariff (FiT) approval, with commissioning targeted from the second half of 2028. This strategic diversification enhances the group's long-term revenue stability while aligning with national decarbonisation efforts. Samaiden's ability to win across three states reflects its strong technical and execution capabilities.

Managing Director Datuk Ir. Chow Pui Hee highlighted the move as a critical milestone that positions Samaiden as a full-spectrum clean energy solutions provider. These new projects further strengthen the group's contribution to Malaysia's ambition of achieving 70 percent renewable energy capacity by 2050, supporting broader sustainability goals. [READ MORE](#)



Energy Players Back 13MP, Gear Up for Clean Power Growth

Kinergy Advancement and Northern Solar have voiced strong support for the government's clean energy push under the 13th Malaysia Plan. Northern Solar is actively engaging in new frameworks like Cream and Cress, and sees battery storage as key to scaling its solar offerings. The company is well-positioned to contribute to Malaysia's energy transition through the National Energy Transition Roadmap, with a focus on long-term value creation.

The 13MP outlines ambitious targets, aiming to grow Malaysia's renewable energy share from 29% to 35% by 2030. Plans include battery storage, floating solar-hydro in Kenyir, and a hydrogen hub in Sarawak, alongside potential nuclear energy exploration. These initiatives are reinforced by carbon market policies and investment in waste-to-energy infrastructure.

KAB echoed this momentum, citing recent milestones such as FiT 2.0 approvals, a RM646 million EPCC contract, and multiple partnerships. The group remains aligned with national targets and committed to scalable, inclusive solutions. [READ MORE](#)



Malaysia and Indonesia Deepen Green Energy and Border Cooperation

Malaysia and Indonesia have reaffirmed their commitment to stronger bilateral ties, with a renewed focus on renewable energy cooperation. Prime Minister Anwar Ibrahim and President Prabowo Subianto discussed joint efforts to advance green energy development, including Sarawak's potential role in supplying clean electricity to Peninsular Malaysia through Sabah. This aligns with both countries' broader sustainability goals and energy transition agendas.

The leaders also signed a key MoU to resolve long-standing land boundary matters, particularly around Sebatik Island. The agreement followed detailed legal and technical reviews and marks a step forward in fostering regional stability.

Additional cooperation areas include digital governance, trade, and infrastructure, with both nations aiming to unlock cross-border investment opportunities. Discussions also covered improving mobility between Sarawak, Kalimantan and Sabah, while reaffirming shared support for regional peace and ASEAN unity. The outcomes of this meeting will guide joint priorities ahead of the 47th ASEAN Summit in October. [READ MORE](#)



Petronas and Microsoft Partner to Accelerate AI-Driven Energy Transition

Petronas and Microsoft have signed a memorandum of understanding to deepen their collaboration across sustainability and innovation, with a key focus on driving energy transition through artificial intelligence. The partnership, formalised during Energy Asia 2025, aligns with Malaysia's ambition to build a robust AI economy and ecosystem. Both parties aim to promote smarter, cleaner energy solutions while advancing digital capabilities in the region.

Petronas emphasised that innovation is not limited to technology, but about shaping a sustainable future for the nation. The partnership is built on a shared commitment to responsible progress, combining AI, cloud infrastructure, and sustainable energy practices. Together, they aim to boost the adoption of technologies that support clean energy development.

With Microsoft's Malaysia West cloud region now operational, the collaboration will explore new initiatives to scale AI in the energy sector. The joint effort also aims to strengthen Malaysia's regional leadership in AI through education, talent development, and nation-building programmes. [READ MORE](#)



IJM Land and Samsung Advance Smart, Sustainable Township Living

IJM Land has partnered with Samsung Malaysia Electronics to integrate smart home technology into current and upcoming residential projects, reflecting a shared vision for sustainable, future-ready townships. The collaboration, launched at the IJM Land ICE Gallery, supports sustainability through energy-efficient solutions while enhancing connectivity and homeowner convenience.

Under the agreement, Samsung will provide integrated systems for energy management, improved security, and seamless digital connectivity. IJM Land reaffirmed its commitment to reducing environmental impact with thoughtful planning, durable materials, and innovative designs. The initiative also forms part of IJM Land's broader "Smart Move" campaign to accelerate smart home adoption across its portfolio.

The campaign offers buyers rebates, product giveaways, and exclusive perks, including Samsung appliances valued up to RM470,000 and savings on transfer fees and maintenance. This aligns with IJM Land's four-pillar sustainability approach — Marketplace, Environment, Workplace, and Community — and complements ongoing investments in solar panels and EV infrastructure. [READ MORE](#)



ITMAX Wins RM145 Million Smart Traffic Deal in Johor Bahru

ITMAX System Bhd has secured a RM145 million contract from the Johor Bahru City Council to deploy and maintain a smart traffic light system across the city. Awarded to its 65%-owned unit Southmax Sdn Bhd, the 20-year contract runs through July 2045 and reinforces ITMAX's role in supporting smart city infrastructure in Malaysia.

This is ITMAX's second award from the council, marking continued expansion in Johor Bahru's urban digitalisation. Managing director William Tan highlighted the growing trust in the company's AI-powered infrastructure solutions, positioning ITMAX as a long-term partner in the city's transformation.

The smart traffic system aims to improve traffic flow, reduce carbon emissions, and support Johor's broader ESG goals. The project is expected to boost ITMAX's earnings and net asset value over the contract period. The group's market capitalisation stood at RM4.14 billion, with shares closing unchanged at RM4.01 on Thursday. [READ MORE](#)

