

Z E R I N HABITAT

Issue 86

WEEKLY UPDATES

ESG IN REAL ESTATE



WCT Land Strengthens Green Development Drive with Financing Partnerships

WCT Land has achieved 80% green certification across its ongoing developments, excluding affordable housing, reinforcing its commitment to sustainable urban growth. At the “Solutions for Sustainability Designed Homes Conference,” the company highlighted Aras Residences in WCity OUG, which received a Provisional GreenRE Silver Certification. This complements its portfolio of certified projects including Maple Residences, Pavilion Mont’ Kiara and Adison Serviced Apartments, underscoring a consistent adoption of green design principles.

Aras Residences integrates solar-ready infrastructure, natural ventilation, rainwater harvesting, and EV charger readiness, alongside lifestyle amenities such as a central park and infinity pool. Similarly, Adison Serviced Apartments has seen strong sales momentum, with Phase 1 almost fully taken up and Phase 2 reaching over 60% uptake, reflecting growing demand for sustainable homes.

To enhance accessibility, WCT Land partnered with Maybank to introduce Green Home and MyDeco financing, offering up to 120% financing. This collaboration not only eases ownership but also aligns with Malaysia’s net-zero 2050 agenda. [READ MORE](#)



Cypark Secures RM1.3 Billion Financing to Boost Renewable Growth

Cypark Resources has secured RM1.3 billion in Islamic financing facilities from MBSB Bank to refinance its renewable energy assets in solar and waste-to-energy. The financing package, a mix of term loans and revolving credit with tenures between eight and 17 years, is designed to strengthen the company's capital base, optimise cash flow and support long-term expansion. As of end-April, Cypark reported RM1.24 billion in long-term borrowings, RM343.25 million in short-term borrowings and cash reserves of RM171.52 million.

Alongside the refinancing, the group has issued RM535 million in perpetual sukuk, while finance costs for FY2025 surged 68% year-on-year to RM56.05 million. Cypark will also place funds into MBSB Bank's Sustainable Term Deposit-i, which directs financing toward environmentally and socially responsible projects.

Chairman Tan Sri Abdul Wahid Omar said the refinancing reduces financial exposure, enhances stability and positions Cypark to deliver sustainable growth while supporting Malaysia's low-carbon economy and energy transition goals.

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YTL Green Data Centre Anchors Malaysia as ASEAN AI Powerhouse

The YTL Green Data Centre in Kulai, Johor has established Malaysia as a rising global hub for artificial intelligence and the designated AI Centre of Excellence in ASEAN. The project stems from a strategic partnership between YTL Power International and NVIDIA to build advanced AI infrastructure powered by green energy, aligning technology with sustainability.

Valued at RM10 billion, the centre will enable Malaysia to develop its own large language model while stimulating the local ecosystem. It is expected to nurture talent, strengthen expertise and create demand for high-value roles such as data scientists and AI engineers. This positions Malaysia to capture long-term opportunities in the rapidly expanding AI economy.

YTL has also become one of five NVIDIA Cloud Partners, joining AWS, Google Cloud, Microsoft Azure and Oracle Cloud. Minister Tengku Zafrul emphasised that this milestone reflects Malaysia's ability to turn potential into reality and anchor its role in global innovation. [READ MORE](#)



Macquarie Eyes Malaysian Growth in Infrastructure and Renewable Energy

Global fund manager Macquarie Asset Management has signalled strong interest in investing across Malaysia, particularly in infrastructure and renewable energy. According to Investment, Trade and Industry Minister Tengku Zafrul Aziz, the move aligns with the National Energy Transition Roadmap and the New Industrial Master Plan 2030, reflecting Malaysia's appeal as a top destination for high-technology and green investments.

Zafrul noted that Macquarie's commitment underscores confidence in Malaysia's ambition to become a sustainable and competitive regional hub. He held discussions with Macquarie on potential collaboration, expressing confidence that such partnerships will drive economic growth and create quality jobs for Malaysians.

Separately, Zafrul also engaged with global fund managers including GIC, UBS and Manulife IM at the Invest Malaysia conference in Singapore. He highlighted progress on NIMP2030 and the National Semiconductor Strategy, alongside RM63 billion in secured semiconductor investments, reinforcing Malaysia's role as a neutral and resilient investment hub in ASEAN. [READ MORE](#)

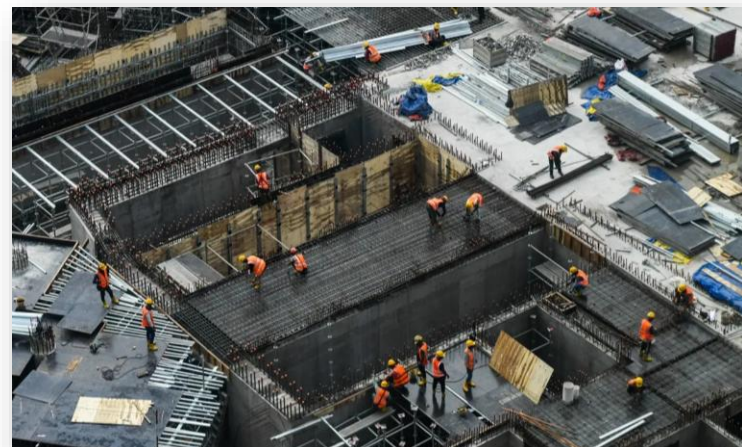


Malaysia's Property Players Accelerate ESG Adoption with Clear Investor Benefits

Property companies in Malaysia are stepping up ESG adoption, reflecting a commitment to sustainability that delivers clear investor value. According to MBSB Investment Bank, embracing environmental, social and governance principles yields practical benefits—lower energy use, reduced waste and cost savings. It also functions as comprehensive risk management, addressing both financial and non-financial factors.

Developers are integrating sustainability into project planning by allocating open green spaces, pursuing certifications like GreenRE and GBI, and installing solar panels, rainwater harvesting, LED lighting and EV charging facilities. Beyond cost efficiency, these initiatives support better living environments and respond to stakeholder expectations. Adoption aligns with benchmarks such as the FTSE4Good Bursa Malaysia Index.

Leading the trend are Mah Sing Group, Sunway, Eco World Development and IOI Properties, known for strong ESG execution in design and renewable energy use. [READ MORE](#)



Malaysia Champions ASEAN Statistical Cooperation to Drive Sustainable Development

Under its ASEAN Chairmanship 2025, themed “Inclusivity and Sustainability,” Malaysia hosted the 8th Meeting of the Working Group on Sustainable Development Goals Indicators (WGSDGI8) in Putrajaya. The meeting brought together 29 delegates from ASEAN member states and the ASEAN Secretariat, with virtual participation from Cambodia, Lao PDR, and Myanmar. WGSDGI plays a key role in harmonising methodologies, aligning indicators, and strengthening statistical capacity to ensure transparent, comparable SDG data across the region.

Discussions covered the ASEAN SDG Indicators Progress Report 2025, the Multi-Year Plan 2026–2030, the 2026 Annual Work Plan, and enhanced cooperation under the ASEAN Help ASEAN Framework. Delegates also reviewed ASEAN–UN Women collaboration on gender statistics and a pilot study on Small Area Estimation. The Progress Report, to be published in September, monitors 147 main indicators and 374 including sub-indicators.

Malaysia reaffirmed its leadership in statistical excellence, ranking first globally in the Open Data Inventory 2024/25. This recognition underscores its commitment to evidence-based governance, inclusivity, and sustainable regional growth. [READ MORE](#)



Malaysia Advances Sustainable Urban Growth with Transit, Green Spaces and Clean Energy

Malaysia is embedding Transit-Oriented Development into future public housing to enhance urban mobility, expand access to jobs and education, and ease congestion. Housing and Local Government Minister Nga Kor Ming said the government is also driving adoption of Industrialised Building System and modular technologies to lower costs, reduce waste and accelerate delivery. At the International Green Build Conference 2025, he stressed that sustainability must underpin urban development, supported by stronger building codes, renewable energy adoption and public-private-people partnerships.

To address rapid urbanisation, Malaysia plans 1,000 Madani parks nationwide by 2035, including the transformation of a decommissioned landfill in Johor into a public park. It has secured US\$10 million from the Global Climate Adaptation Fund for stormwater systems and green roofs in Penang, with another US\$20 million sought for Kuala Lumpur projects.

Aligned with the National Energy Transition Roadmap, Malaysia targets 18 waste-to-energy plants generating 600MW, alongside a 40% recycling rate to reduce landfill dependence and emissions. [READ MORE](#)



Sarawak Sets Green, EV and Safety Standards in Building Regulation Reforms

Sarawak is moving decisively to amend its 1994 Building Ordinance to reflect current needs by mandating the Green Building Index, electric vehicle charging facilities, and Automated External Defibrillators in new buildings. Deputy Premier Datuk Amar Dr Sim Kui Hian said these reforms will underscore environmental sustainability while enhancing occupant safety and quality of life.

He emphasised the practical importance: Green Building standards currently lack legal backing, and EV owners face unclear infrastructure and payment systems, such as relying on extension cables—an inappropriate workaround. The amendments will also harmonise fire safety requirements. Stakeholders—including developers, contractors and architects—must familiarise themselves with the new provisions to ensure smooth implementation.

This reform, expected to be tabled at the next State Legislative Assembly sitting, signals Sarawak's shift toward sustainable development and sets a modern regulatory framework encouraging responsible urban growth and resilient infrastructure. [READ MORE](#)



Malaysia Expands Green Electricity Access to Drive Industrial ESG Commitments

The Ministry of Energy Transition and Water Transformation (Petra) will intensify efforts to expand access to green electricity through third-party supply, with a focus on the industrial sector. Deputy Prime Minister and Petra Minister Fadillah Yusof said this initiative will enable companies to meet ESG commitments while supporting wider adoption of renewable energy. Programmes under the framework include the Corporate Renewable Energy Supply Scheme, the Community Renewable Energy Aggregation Mechanism and rooftop solar through the Self-Consumption scheme.

Petra will also introduce new green electricity initiatives under the 13th Malaysia Plan to attract investment and stimulate high-impact economic activities. In addition, Malaysia is working with Vietnam and Singapore on a renewable energy interconnection, advancing the ASEAN Power Grid vision of a sustainable and resilient regional market.

Currently, Petra oversees 495 development projects, with 113 completed, 256 ongoing and 123 in pre-implementation, ensuring alignment with national and state-level priorities for sustainable growth. [READ MORE](#)



Malaysia to Position ASEAN as Global Green Investment Powerhouse

Malaysia will use its ASEAN chairmanship in 2025 to position the region as a global hub for green investment and technology, said Investment, Trade and Industry Minister Tengku Zafrul Aziz at the Economic & Leadership Forum. He emphasised that sustainability is no longer optional but essential for both survival and long-term prosperity. Malaysia's agenda seeks to ensure that ASEAN's sustainability efforts are collective and financially viable, making the region a magnet for green capital.

Among the Priority Economic Deliverables are sustainable investment promotion, green financing initiatives, an ASEAN electric vehicle roadmap and stronger support for small and medium enterprises in their green transition. Domestically, Malaysia is advancing with the New Industrial Master Plan 2030, the National Energy Transition Roadmap and the upcoming Climate Change Bill to embed sustainability into trade and industry.

Tengku Zafrul stressed that moving early will secure leadership in sustainable growth, attract global capital and strengthen ASEAN's competitiveness. [READ MORE](#)

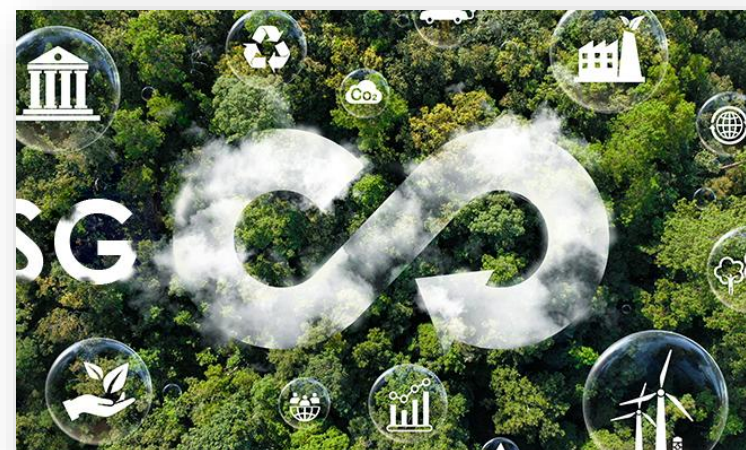


ASEAN ESG Leadership Forum Bolsters Green Economy Through Strategic Collaboration

ASEAN Economic Club president Tan Sri Michael Yeoh highlighted that environmental, social and governance (ESG) principles are essential to safeguard the planet and accelerate the shift to a green economy. Speaking at the ASEAN ESG Leadership Forum in Kuala Lumpur, he said the platform brings together business leaders, executives, practitioners and experts to push ESG into mainstream strategies. The forum also aims to guide companies and SMEs in aligning profitability with purpose, ensuring long-term competitiveness.

ESG Association of Malaysia president Adjunct Practice Professor Cheah Kok Hoong stressed that collaboration across governments, industries and communities is critical. He noted that SMEs, as the backbone of ASEAN economies, must embrace ESG to remain resilient and to meet rising stakeholder expectations and supply chain standards.

He also underlined opportunities in decarbonisation, carbon credits and climate finance. Early movers, he said, will not only comply with regulations but also unlock markets, financing and partnerships. [READ MORE](#)



SD Guthrie and Gamuda Partner to Develop 1.2GW Renewable Energy Portfolio

SD Guthrie Bhd and Gamuda Bhd have entered a strategic partnership to develop solar energy assets targeting up to 1.2 gigawatts of cumulative capacity. The first phase will focus on assessing SD Guthrie's under-utilised land nationwide for solar development, with plans to own and operate the assets alongside energy storage systems. The initiative aims to meet growing renewable energy demand from industrial users and data centres seeking sustainability solutions.

Datuk Mohamad Helmy Othman Basha, SD Guthrie's managing director, highlighted that renewable energy is a key growth pillar, supporting both recurring revenue and the company's net-zero target. SD Guthrie is also developing a 15MW solar plant in Kedah under the Corporate Green Power Programme, expected to start operations in Q4 2025.

Gamuda plans to expand its renewable energy portfolio across solar, wind, hydro and storage in Malaysia and Australia. The partnership leverages SD Guthrie's extensive land bank, positioning the joint venture to provide large-scale renewable energy solutions for multinational clients. [READ MORE](#)



Planet QEOS Launches Malaysia's First Firm Solar Power Project in Baram

Planet QEOS Sdn Bhd has signed RM2.32 billion in heads of agreement with five partners to launch the Baram DeepTech Energy Program, establishing Malaysia's first "firm" solar power plant in the Baram highlands of northern Sarawak. The project will deliver round-the-clock, dispatchable renewable energy comparable to gas and hydropower, marking a milestone in the region's energy transition.

Executive chairman Dino Bidari emphasised that the initiative goes beyond electricity, laying a foundation for lasting prosperity in the Highland Development Area. The project will generate skilled employment, modern infrastructure and investor-grade green power, boosting local economic activity. Partner organisations include EFS Group, ES Sunlogy, Founder Consortium, China Construction Sixth Engineering Bureau Corporation and Hopewind.

Deputy Minister Datuk Gerawat Gala highlighted the broader impact on the HDA, noting improved connectivity, industrial development and sustainable growth. The program is expected to catalyse unified development across Upper Baram, positioning the region as a leader in Sarawak's green energy agenda and rural economic transformation. [READ MORE](#)



ATR Accelerates Sustainable Aviation with Efficiency, SAF, Certification Pathways

ATR, the French–Italian turboprop aircraft maker, is poised to help Malaysia and ASEAN operators advance their environmental, social and governance (ESG) ambitions through greater efficiency and innovation — a role reinforced by its sustainable operations leadership. Its turboprop models consume 45 per cent less fuel and emit significantly lower CO₂ than regional jets, offering an immediate lever to cut aviation emissions using existing technology.

In 2022, ATR achieved an industry first by completing a commercial aircraft flight powered 100 per cent by sustainable aviation fuel (SAF) on both engines. It now holds certification to operate with 50 per cent SAF and has secured a supply chain agreement with distributor ATOBA, while earning ESG credentials from CDP and EcoVadis.

Those certifications signal firm commitment, aligning ATR with rising demands from regulators, investors and travellers. Ongoing advances in flight–trajectory optimisation and lower fuel–burn operations ensure operators can meet global ESG benchmarks while staying cost-competitive. [READ MORE](#)



ES Sunlogy Confirms RM488 Million Solar Hybrid Project in Baram

ES Sunlogy Bhd has confirmed that its joint venture to develop a solar hybrid power plant in Baram, Sarawak, carries an estimated total cost of RM488.18 million. The project, undertaken with Planet QEOS Sdn Bhd in a 40:60 consortium, will integrate a 155 MWp solar plant with a 310 MWh battery energy storage system. Funding is expected through an 80:20 mix of bank borrowings and internal funds, with discussions ongoing with two banks to secure financing.

In the event of a funding shortfall, ES Sunlogy may raise additional equity through a private placement of up to 30% of enlarged share capital, subject to regulatory approvals. The pre-development phase is expected to last 18 months, followed by construction, targeting completion by the end of 2027.

The project forms part of Phase 1 of the Baram DeepTech Energy Programme, which aims to deliver 500 MWac of firm renewable energy to the Sarawak grid, supporting Malaysia's clean energy transition. [READ MORE](#)



BM Greentech Secures RM95 Million Solar PV Plant Contract

BM Greentech Bhd has secured a RM95 million contract to develop a 29.99 MWac solar photovoltaic plant under the Energy Commission's Corporate Green Power Project, operating through the New Enhanced Dispatch Arrangement. The plant's location has not been disclosed.

The project will be carried out by BM Greentech's subsidiary, Plus Xnergy Services Sdn Bhd, through two contracts with Nefin V Power Sdn Bhd. The RM64.87 million procurement contract covers machinery, equipment, and photovoltaic panels, while the RM30.14 million engineering and construction contract includes design, project management, and construction. The project is expected to contribute positively to BM Greentech's earnings and net assets for the financial year ending March 31, 2026, and beyond.

Plus Xnergy develops and maintains solar PV systems and provides consultancy on solar energy projects. Nefin V Power operates generation facilities, installs solar collectors, and manages electricity transmission and distribution, supporting Malaysia's renewable energy growth and the country's sustainability goals. [READ MORE](#)



Sabah Aims for Full Rural Electrification and Energy Improvements by 2030

The Energy Commission of Sabah (ECoS) has pledged to provide electricity to every rural village in the state by 2030, aligning with the Sabah Energy Roadmap Master Plan and 2022 census data. A special committee has been established to coordinate the rural electrification initiative, ensuring steady progress toward the 100 percent target.

ECoS CEO Datuk Ir Abdul Nasser Abdul Wahid reported improvements in electricity supply reliability, with the average outage duration falling from 500 minutes in 2023 to 400 minutes in 2024, and expected to drop below 300 minutes this year. By 2030, the goal is to reach 100 minutes per year through new power generators and continuous upgrades to transmission and distribution networks.

ECoS is also focusing on human capital development in the energy sector, partnering with the Papar Institute of Technical and Vocational Training to enhance electricity and gas training modules. This effort aims to produce skilled local manpower to support Sabah's growing energy needs and sectoral growth. [READ MORE](#)

