

ZERIN HABITAT

Issue 88

WEEKLY UPDATES

ESG IN REAL ESTATE



Tropicana Secures New GreenRE Certifications, Strengthening Sustainable Township Vision

Tropicana Corporation has reinforced its sustainability commitment with two new GreenRE certifications for Tropicana Miyu in Petaling Jaya and Tropicana Cenang's Clarissa Serviced Suites in Langkawi. This recognition builds on its long-term partnership with GreenRE, a leading certification body under REHDA, and reflects the Group's goal of encouraging greener living and reducing carbon footprints across its developments.

Over 46 years, Tropicana has grown from a resort-style developer into a sustainable township planner, delivering more than 20 certified green projects. The Group partners with Temokin Group and remains committed to best practices that integrate ecological harmony, energy efficiency, and community well-being. With strong QLASSIC benchmarks and ongoing investment in ESG principles, Tropicana continues to elevate product quality and stakeholder trust.

Anchored by 1,336.1 acres of land with an estimated GDV of RM168.4 billion, Tropicana is well-positioned to deliver sustainable growth. Its developments incorporate green infrastructure, mobility, and lifestyle facilities, aligning with Malaysia's 2050 carbon neutrality ambition. [READ MORE](#)



Mah Sing Advances Climate Resilience and Decarbonisation for Long-Term Growth

Mah Sing continues to advance its ESG agenda with stronger focus on climate resilience, decarbonisation, and supply chain accountability. Its Climate Risk Assessment (CRA), launched in 2024, evaluated risks such as floods, droughts, and rising temperatures across property, plastics, and healthcare. Mitigation steps, including rainwater harvesting, drainage upgrades, and water-efficient systems, were embedded into the Group's Business Continuity Plan and Enterprise Risk Management framework.

At the same time, Mah Sing is developing a Decarbonisation Roadmap. Initial work on Scope 1 and 2 emissions is being expanded to Scope 3, supported by life cycle assessments for residential apartments, medical gloves, and plastics products. This will establish a carbon intensity database and prepare the Group for mandatory reporting requirements by FY2027.

To green its supply chain, Mah Sing is working with Bursa's Centralised Sustainability Intelligence platform. With 572 vendors identified for ESG reviews, the Group is creating a transparent and resilient value chain.

[READ MORE](#)



Hextar-Inspur Alliance to Advance Green Building and Digital Sustainability Solutions

Hextar Industries, through its wholly-owned TK Rental, is partnering with China's Inspur to develop the Green Building Intelligent Control Cloud (GBICC). The AI-driven platform will optimise energy use, improve operational efficiency, and reduce consumption in retail malls, hospitals, transport hubs, and office buildings. This initiative positions Hextar at the forefront of sustainable property technology, reflecting strong demand for energy-efficient solutions in Malaysia and the region.

In parallel, Hextar Global's subsidiary signed a letter of intent with Inspur to build an integrated smart agriculture platform. Initially targeting the durian sector, it will later expand to oil palm and other crops, strengthening pest control and disease management while supporting agritech adoption.

Both collaborations align with Hextar Group's vision to embed sustainability into operations. By accelerating digitalisation across sectors, Hextar aims to enrich lives, strengthen resilience, and create long-term value for stakeholders while driving Malaysia's green transformation. [READ MORE](#)



Sime Darby Property and TNB Pioneer Community Solar Pilot in Elmina

The Ministry of Energy Transition and Water Transformation has launched a residential solar pilot under the Community Renewable Energy Aggregation Mechanism (CREAM), with Sime Darby Property and Tenaga Nasional's subsidiary GSPARX as key partners. The pilot, located in Bandar Elmina, positions Sime Darby Property as the local renewable energy aggregator, combining rooftop solar generation from households and matching supply with offtakers committed to ESG goals.

Deputy Prime Minister Datuk Seri Fadillah Yusof said the initiative aligns with the National Energy Transition Roadmap, which targets 70% renewable energy in Malaysia's electricity mix by 2050. He noted that homeowners can lease rooftop space to third parties, enabling scalable green electricity generation at the community level while earning additional income.

To support adoption, the government has reduced the community access charge by 40% to nine sen/kWh. Fadillah stressed that regulatory and infrastructure improvements will ensure smarter, more flexible systems to integrate renewable energy nationwide. [READ MORE](#)



Malaysia Expands ESG Awards to ACE Market, Signalling Broader Inclusion

The Edge Malaysia ESG Awards 2025 will feature the largest pool of public-listed companies (PLCs), with ACE Market firms included for the first time. Organised with Bursa Malaysia, FTSE Russell, Deloitte, Morningstar and UOB Malaysia, the awards honour ESG leaders among PLCs and funds. All eligible PLCs are assessed using FTSE4Good ratings, while only funds under the SC's SRI list with Morningstar ratings qualify.

Malaysia's ESG landscape continues to mature. PLCs' sustainability practices have strengthened, with average ESG scores improving from 2.40 to 2.50 within six months. Regulators highlight that including ACE Market participants signals sustainability's importance for both large and growth-stage firms. UOB and Bursa also support SMEs through tools and funding to ease reporting challenges.

Regionally, ESG adoption is accelerating, with over 40 new funds launched and policy support driving innovation. Despite uneven flows, sustainable funds remain resilient, particularly in fixed-income and thematic strategies. This reflects growing investor interest and robust governance. [READ MORE](#)



CIMB Strengthens Cross-Border ESG Financing Across Asean Plus Three

CIMB Group, Malaysia's second-largest bank by assets, has announced new partnerships to accelerate ESG-linked financing and cross-border trade settlements across the Asean Plus Three region. The agreements were formalised through joint statements signed under the China Asean Interbank Association (CAIBA) and the Asean Plus Three Inter Bank Cooperation Mechanism (APTIBCM). CAIBA comprises CIMB, China Development Bank, and one bank from each Asean nation, while APTIBCM adds Japan Bank for International Cooperation and Korea Development Bank.

The partnerships were unveiled at the 15th CAIBA and 6th APTIBCM meetings in Kuala Lumpur, co-hosted by CIMB and China Development Bank. Discussions focused on financing, payments and treasury collaboration to support regional trade, infrastructure and sustainable development.

CIMB CEO Gurdip Singh Sidhu said the bank's purpose is to connect regional markets with long-term capital, enhancing access to local currencies and promoting inclusive growth. With 33,000 employees serving over 30 million customers, CIMB is positioned to drive economic and ESG progress across Asia.

[READ MORE](#)



Malaysia Advances Renewable Energy Targets with Strong Investment Momentum

Malaysia is on track to achieve its renewable energy target of 31% by year-end, with current levels already at 30%, according to Deputy Prime Minister and Energy Transition Minister Datuk Seri Fadillah Yusof. Since the launch of the National Energy Transition Roadmap (NETR) in July 2023, 5.5GW of new renewable capacity worth RM20 billion has been approved, while investments have reached at least RM25 billion from both public and private sectors.

The federal government has committed RM2 billion as seed funding to catalyse projects, supported by the Energy Efficiency and Conservation Act 2023 and the Carbon Capture, Utilisation and Storage Bill 2025. Among flagship projects is Sime Darby Property's residential solar pilot in Elmina, which enables households to lease rooftops for solar generation without upfront investment.

Complementing this, Malaysia is rolling out 4,000MW of large-scale solar and advancing the Corporate Renewable Energy Supply Scheme, reinforcing long-term growth opportunities across industries. [READ MORE](#)



CEFORE Launch Marks Milestone in Malaysia's Offshore Renewable Energy Development

The Sultan of Terengganu officiated the launch of the Centre for Offshore Renewable Energy (CEFORE) at Tok Jembal Beach, a collaboration between Petronas and Universiti Malaysia Terengganu (UMT). CEFORE is Malaysia's first integrated offshore renewable energy model, combining wind, solar, and wave power. Since June, it has generated electricity for a 1.3MWh storage system, supplying about 100 homes and powering an ice-making facility that supports over 100 local fishermen.

The project, initiated in 2023, reflects the strength of the UMT-Petronas partnership in delivering solutions that benefit communities while advancing sustainability. UMT will also admit its first 40 students into a new Bachelor of Renewable Energy Technology programme, strengthening academic capacity in this field. Plans are in place to expand CEFORE within the next two years to benefit wider industries.

Petronas Chairman Tan Sri Mohd Bakke Salleh described CEFORE as both a proof of concept and research hub, underscoring Malaysia's commitment to sustainable innovation and high-impact offshore renewable energy solutions.

[READ MORE](#)



Malaysia Strengthens Aviation and Tourism Sustainability with SAF Investment

Malaysia is pushing ahead with sustainable aviation, with its first biomass-based Sustainable Aviation Fuel (SAF) facility targeted for 2027. Deputy Prime Minister Datuk Seri Fadillah Yusof said SAF is key to cutting aviation's high emissions while creating new industries and jobs. Tourism, he added, must grow with resilience and responsibility, supported by strong multilateral cooperation.

As one of the world's megadiverse nations, Malaysia is focusing on protecting rainforests, mangroves and coral reefs to strengthen nature-based tourism. Mersing in Johor is highlighted as a model for coastal sustainability and will soon host a UN-recognised observatory. Growth priorities also include adventure travel, Muslim-friendly services, wellness, education, business events and digital-nomad hubs.

Tourism Minister Datuk Seri Tiong King Sing urged innovation and measurable outcomes, warning against outdated approaches. Malaysia is piloting UN sustainability indicators, encouraging ESG adoption, and recognising green-certified hotels to ensure competitiveness, local benefits and long-term sector transformation. [READ MORE](#)

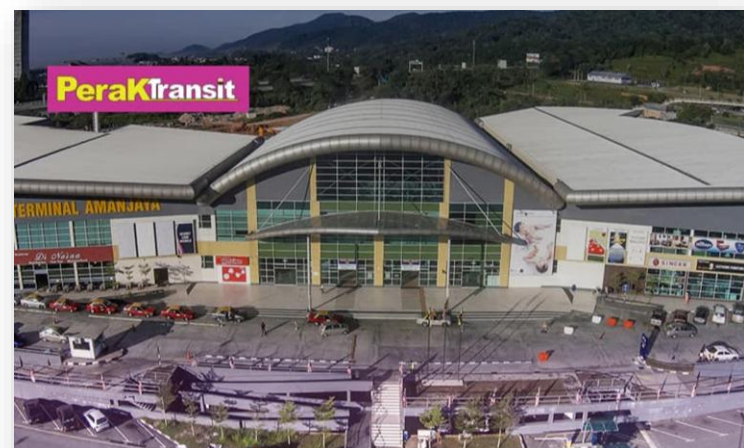


Cape EMS and Perak Transit Partner on Smart Infrastructure and Clean Energy

Cape EMS has signed a memorandum of agreement with Perak Transit to jointly develop smart infrastructure and renewable energy projects in Perak. The partnership will focus on initiatives such as smart bus stops and an EV hub in Ipoh, advancing clean mobility and modernising public transport nodes. Cape EMS will act as strategic service provider, overseeing installation, engineering, commissioning, maintenance, and regulatory approvals across Perak Transit's project sites.

The collaboration reflects Cape EMS' strategy to expand its renewable energy and smart city portfolio. It follows recent agreements with Sermatec Energy Technology to assemble and manage battery energy storage systems in Malaysia for the Asean market. Through its subsidiary Cape Renewables, the group is localising monitoring and management systems to strengthen efficiency and technical support.

Cape EMS is also diversifying into aerospace manufacturing through a partnership with Taiwan's AIDC, tapping into global supply chains. For Perak Transit, the collaboration reinforces its growth beyond transport operations into property and renewable energy ventures. [READ MORE](#)



Solarvest-Brookfield Alliance to Deliver 1.5GW Renewable Energy in Malaysia

Solarvest Holdings has partnered with Canadian investment firm Brookfield to develop 1.5GW of renewable energy projects in Malaysia over the next three to five years. The collaboration will focus on large-scale hybrid solar power plants and battery energy storage systems. Early-stage work on land acquisition and offtaker engagement is already underway, supported by a joint investment framework agreement signed between Solarvest and Brookfield CTF Asia Holdings.

Each project will be undertaken through a special-purpose vehicle, with Solarvest holding 51% equity and Brookfield 49%. Solarvest will lead development and deployment, while Brookfield will secure offtakers and provide financing support. The partnership targets projects under the Corporate Renewable Energy Supply Scheme, which enables businesses to source green electricity directly from producers via the national grid.

Funding will be structured on a project basis through borrowings, sukuk, internal funds or cash calls. With Brookfield's 270GW global portfolio, the alliance strengthens Solarvest's access to capital, markets and global corporate offtakers. [READ MORE](#)



Malaysia's First Dispatchable Solar-Battery Plant to Power Baram Growth

Reservoir Link's renewable energy arm, Planet QEOS, and a Founder Group-led consortium will develop Malaysia's first dispatchable solar PV power plant. The Baram DeepTech Energy Program in northern Sarawak will feature a 310MWp ground-mounted solar farm and a 620MWh battery energy storage system. With an estimated value of RM1.16 billion, the project will deliver round-the-clock renewable power while supporting infrastructure, new industries, and jobs in the Baram region.

The consortium also includes Malaysian firms EFS Energy and ES Sunlogy, together with China State Construction Engineering Corporation and Hopewind. Next steps involve securing regulatory approvals, financial close, and power purchase agreements. In addition, a 200MW Tier-4 Green Data Centre Park is planned for Baram, reinforcing its role in digital infrastructure.

Malaysia's renewable growth and rising data centre demand are expected to drive greater adoption of storage solutions. This project positions Baram as a strategic hub for clean energy and sustainable development. [READ MORE](#)



Gadang-JS Solar Consortium Wins RM52 Million Tawau Solar Project

A consortium between Gadang Holdings and JS Solar has secured a RM52 million contract to undertake the engineering, procurement, construction and commissioning of a 15MWac large-scale solar photovoltaic power plant in Tawau, Sabah. Awarded by Tenaga Aspirasi, a 60%-owned subsidiary of Gadang, the project underscores Malaysia's momentum in expanding renewable energy capacity through strategic partnerships.

The contract covers the full EPCC scope, including design, procurement, installation, testing and commissioning. With a 14-month timeline, the project is expected to be completed by the fourth quarter of 2026, with commercial operations beginning no later than November 30, 2026. Within the consortium, Gadang Engineering holds a 51% stake while JS Solar Sdn Bhd holds 49%, combining strengths in civil engineering and solar EPCC expertise.

Gadang said the project supports its strategy to leverage in-house capabilities alongside specialised partners. The contract is also expected to contribute positively to earnings over the project duration, reinforcing the group's renewable energy ambitions. [READ MORE](#)

