

ZERIN HABITAT

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WEEKLY UPDATES

ESG IN REAL ESTATE



Malaysia Secures RM7.88 Billion Green Investments, Driving Sustainable Growth

Malaysia achieved RM7.88 billion in green investments in 2024, reflecting the success of initiatives under the Ministry of Natural Resources and Environmental Sustainability (NRES). These include the Green Investment Tax Allowance, Green Technology Financing Scheme 4.0, and the International Greentech and Eco Products Exhibition and Conference Malaysia. These efforts not only attracted investments but also generated over 2,000 green jobs last year, contributing to nearly 34,000 positions in the sector.

Acting NRES Minister Datuk Seri Johari Abdul Ghani highlighted that IGEM alone has driven more than RM10 billion in potential green investments since 2020. He noted that these results align with the NRES Strategic Plan 2024–2030, which centres on advancing the green economy, expanding renewable energy, and fostering a low-carbon industrial transition.

However, Johari acknowledged ongoing hurdles, particularly limited financing access for SMEs and a shortage of skilled talent. He stressed that large-scale green projects must prove economic value to secure private sector financing, underscoring the need for deeper collaboration and stronger financial inclusion to sustain momentum. [READ MORE](#)



Penang Enforces New Green Rules for Commercial and Industrial Buildings

Penang has introduced stricter sustainability rules for new commercial and industrial buildings, marking a strong push toward clean energy. Under the new guideline, 75% of roof areas must be fitted with solar panels or meet renewable sourcing targets set by Tenaga Nasional Berhad (TNB). The initiative supports the Penang Energy Framework (PEF), which aims to achieve the state's 2030 clean energy goals. Depending on category, buildings must source between 2% and 25% of total energy from renewables.

At the Penang Green Summit 2025, state councillor Zairil Khir Johari said large commercial buildings over 4,000 square metres must meet at least 2% renewable usage. He added that floating solar systems on dams and Penang Silicon Island's solar-powered Green Tech Park will further boost renewable generation.

Chief Minister Chow Kon Yeow reaffirmed Penang's alignment with the National Energy Transition Roadmap (NETR). Local councils have begun integrating renewable standards into approvals, while a new Climate Mitigation Fund with Alliance Bank will help SMEs finance sustainable upgrades. [READ MORE](#)



Sarawak Secures RM5.99 Billion Under PETRA for Water and Energy Projects

Sarawak has received 44 development projects worth RM5.995 billion under the Ministry of Energy Transition and Water Transformation (PETRA) in the 13th Malaysia Plan (13MP). Deputy Prime Minister Datuk Amar Fadillah Yusof said the projects include 11 new and 33 ongoing initiatives under the 2026 rolling plan, with RM195.6 million allocated — a 53 per cent increase from 2025. Of this, RM172.4 million will come from federal funds and RM23.24 million from loans. The projects focus on flood mitigation, coastal protection, river conservation, water supply, and sewerage upgrades.

Nationwide, RM24.7 billion has been allocated for flood control and RM25.25 billion for reducing non-revenue water from 2025 to 2030. In Sarawak, eight projects worth RM1.43 billion are improving water plants, replacing ageing pipes, and expanding clean water access.

Fadillah said Sarawak leads in renewable energy with 70 per cent from hydropower and growing solar capacity. PETRA also drives national renewable growth through LSS PETRA+, MyBEST energy storage, and solar rooftop initiatives. [READ MORE](#)



Generali Malaysia Wins Triple Green Building Certifications in Penang

Generali Malaysia's Penang office in Menara Generali has achieved a trio of sustainability certifications, signalling its firm commitment to environmentally responsible operations. The building secured the GreenRE Silver certification, added to its existing LEED Gold rating in the operations and maintenance category, and became the first to receive the Penang Green Office recognition from the Penang Green Council.

The certifications reflect Generali Malaysia's use of solar panels, energy-efficient lighting, rigorous waste reduction and recycling programmes, water-conservation measures, green procurement practices and enhanced indoor environmental quality—together supporting a productive, healthier work environment.

This milestone aligns with the company's global ambition to be a lifetime partner to customers, employees and communities. It underlines Generali Malaysia's evolution toward sustainable building practices and efficient resource management—providing a credible signal for corporate investors focused on ESG-aligned real estate portfolios and operational resilience.

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Malaysia Plans RM15 Carbon Tax to Drive Emission Reduction Efforts

Malaysia is preparing to introduce a carbon tax starting at RM15 per tonne of emissions, targeting high-emission sectors such as iron, steel, and energy. The move is part of the government's broader effort to curb the nation's carbon footprint and support its goal to peak emissions between 2029 and 2034. Consultations are ongoing, with plans to establish a new agency to oversee climate initiatives. Acting Minister Datuk Seri Johari Abdul Ghani confirmed that legislation for the tax will be tabled in parliament next year.

The tax is expected to generate about RM1 billion in annual revenue, according to BIMB Securities. Under the proposed framework, companies will be given emission quotas and must pay the tax, purchase carbon credits, or trade unused quotas if they exceed their limits. This approach aims to balance economic growth with environmental accountability.

The initiative mirrors Singapore's earlier carbon-pricing model, first implemented in 2019. By adopting a structured carbon tax, Malaysia signals its readiness to advance low-carbon transition policies and strengthen its environmental governance. [READ MORE](#)



IGEM 2025 Positions Malaysia as ASEAN's Green Investment Powerhouse

IGEM 2025 closed on a forward-looking note, reaffirming Malaysia's rise as a clean-energy hub. The event exceeded its RM5.5 billion target by generating RM7.3 billion in potential investments through MIDA's Biz Bridge initiative, covering renewable energy, sustainable manufacturing and green technology. It attracted 55,000 visitors from over 40 countries, signalling strong investor confidence. The KL Sustainability Summit 2025, held concurrently, adopted the KL Declaration on Climate Resilience to advance regional climate adaptation and align ASEAN efforts under a unified sustainability framework.

Key milestones included the launch of the RM2 billion Dana Iklim+ fund by KWAP, Malaysia's first institutional climate investment vehicle, alongside the debut of the Malaysia Pavilion @ COP30. Acting NRES Minister Datuk Seri Johari Abdul Ghani called for ASEAN economies to shift "from pledges to projects", emphasising that climate leadership depends on action and inclusion.

Supported by the National Energy Transition Roadmap and Budget 2026 incentives, IGEM 2025 showcased Malaysia's capacity to unite policy, finance and innovation, setting the foundation for measurable progress towards net-zero 2050. [READ MORE](#)



ESG Malaysia Summit 2025 to Accelerate ASEAN Sustainability Momentum

The ESG Malaysia Summit 2025, set for 12 November at the Kuala Lumpur Convention Centre, will take place alongside SEA 2025 to strengthen Malaysia's position as a regional ESG leader. The event aims to advance collaboration between governments, industries and innovators to accelerate ASEAN's sustainable growth agenda and translate ESG commitments into measurable action.

Under the theme "Sustainability in Motion – From Commitment to Action," the summit will gather policymakers, corporate leaders, investors and technology experts to drive impactful ESG strategies. ESG Malaysia President Steven Lee said the initiative reflects Malaysia's growing influence in regional sustainability and its mission to anchor policy, finance and technology in a unified growth ecosystem.

The one-day event will feature over 150 industry experts across five strategic sessions on carbon markets, renewable energy, technology innovation and climate action. Supported by partners such as SME Corp, EUROCHAM Malaysia and Climate Governance Malaysia, the summit underscores Malaysia's ambition to build an integrated and forward-looking ESG economy. [READ MORE](#)



Malaysia Exceeds Global Average in Sustainable Development Goals Progress by 2030

Malaysia has made significant headway in achieving the Sustainable Development Goals (SDGs), with a projected 49% completion rate by 2030 — well above the global average of 18%, said Prime Minister Datuk Seri Anwar Ibrahim. The progress was presented during the 2025 National SDG Council Meeting, which Anwar chaired earlier this week.

Despite this encouraging performance, he emphasised that key challenges remain in Malaysia's 10 SDG Priority Areas, including child malnutrition, mental health, special education, and employment for persons with disabilities. These gaps, he noted, require urgent and coordinated action from all levels of government, the private sector, and civil society to ensure equitable national development.

Anwar reaffirmed the Madani Government's strong commitment to advancing the SDG agenda alongside the 13th Malaysia Plan. He underscored that Malaysia's path forward must remain inclusive and sustainable, ensuring that no community is left behind while driving prosperity and resilience for the nation's future generations. [READ MORE](#)



Solarvest Expands Regional Footprint with 60MW LSS5 Project in Selangor

Solarvest Holdings Bhd has strengthened its regional expansion with the appointment of its subsidiary, Atlantic Blue Sdn Bhd, as the turnkey contractor for a 60MW Large Scale Solar 5 (LSS5) project in Kuala Langat, Selangor. The Letter of Award with Nextree Synergy Sdn Bhd was formalised during Energy Taiwan 2025, marking a significant step in advancing Malaysia's renewable energy goals. Under the EPCC framework, the project is expected to achieve commercial operations by October 2027.

This milestone builds on Solarvest's strategic collaboration with Taiwan's Chailease International Company (Malaysia) Limited and GreenRock Energy Co Ltd, underscoring growing Malaysia-Taiwan cooperation in clean energy. The project will be managed by Nextree Synergy, a joint venture comprising Solarvest's subsidiary Nextree Sdn Bhd (60%), Chailease (30%), GreenRock (5%), and Servex Malaysia (5%).

To strengthen its renewable portfolio, Solarvest has proposed a private placement of up to 10% of its issued shares, targeting RM254 million to fund ongoing solar initiatives, including the Nextree facility, following its recent partnership with Brookfield to develop 1.5GW of renewable projects nationwide.

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IOI Corp Explores 300MW Solar Projects to Drive Renewable Growth

IOI Corporation Bhd is advancing its renewable energy ambitions with plans to develop large-scale solar power projects of up to 300MW, marking a strategic expansion beyond its core plantation business. Managing director and CEO Datuk Lee Yeow Chor said several plantation estates in Johor have been identified as potential sites, given their strong solar exposure and proximity to power substations. While details on the land allocation remain undisclosed, the initiative highlights IOI's advantage as a major landowner with capacity for large-scale energy ventures.

The project is still in its exploratory phase with no confirmed targets, though potential sites will be within IOI's existing oil palm estates. The group's Malaysian plantation land bank totals 126,700 hectares, including 22,958 hectares in Johor.

This renewable initiative forms part of IOI's five-year strategic roadmap (2025–2029), aimed at diversifying into new growth areas such as solar power. It also reflects a growing industry trend, as plantation groups increasingly capitalise on their land assets to participate in Malaysia's clean energy transition.

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