

ZERIN HABITAT

Issue 93

WEEKLY UPDATES

ESG IN REAL ESTATE



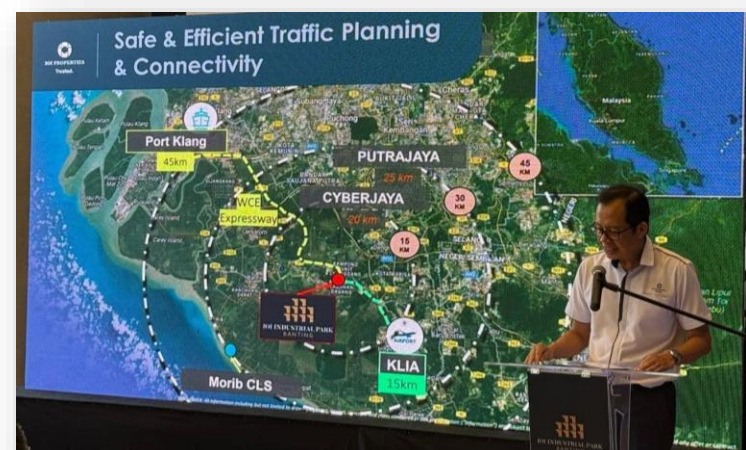
IOI Unveils ESG-Focused Industrial Park to Power High-Tech Growth

IOI Properties Group has launched IOI Industrial Park @ Banting, a 322-acre GreenRE certified development with a projected gross development value of RM1.8 billion. The industrial park represents IOI Properties' significant expansion into Malaysia's industrial and logistics real estate sector, aligning with the New Industrial Master Plan 2030 and National Energy Transition Roadmap. The development offers 193 units of factories and warehouses with dual high-voltage infrastructure suitable for advanced manufacturing and data-driven operations requiring substantial power supply.

The park features detached units with 27,895 sq ft built-ups, semi-detached units for light to medium industries with 14,124 sq ft, and cluster factories with 9,499 sq ft. It incorporates flood mitigation measures and energy infrastructure for power-intensive users. Selangor state executive councillor Ng Sze Han noted strong enquiries from local and foreign investors in logistics, electrical and electronics, and high-tech industries.

The park positions Malaysia to capture demand from companies seeking ESG-compliant facilities. IOI Galleria @ Banting is now open for potential investors.

[READ MORE](#)



Sunway Boosts Sustainability With Guest-Driven Carbon Offset Programme

Sunway Hotels & Resorts has partnered with Saxon Renewables to introduce a voluntary carbon offset programme across its properties in Malaysia, Cambodia, and Vietnam. Guests can make optional contributions during online booking or at check-in, supporting certified carbon projects that follow Verra and Gold Standard protocols to ensure credible emission reductions.

The initiative strengthens Sunway's existing sustainability efforts, which include energy-efficient systems, LED lighting, motion-sensor controls, smart Building Energy Management Systems, low-flow fixtures, linen-reuse programmes, food-waste segregation, recycling, and the removal of single-use plastics. It also aligns with rising demand for responsible travel, as more travellers prefer options that minimise environmental impact and support meaningful climate action.

Sunway aims to implement the programme across all its hotels by March 2026, with a goal of offsetting up to 500 tonnes of carbon emissions through certified credits in its first year. The partnership highlights growing collaboration within the hospitality sector to advance responsible travel ahead of Visit Malaysia 2026. [READ MORE](#)



Queen Backs Johor's Green Policy and Global Sustainability Partnerships

Her Majesty Raja Zarith Sofiah officiated the launch of the Johor Green Development Policy 2030, reinforcing the state's push toward a more sustainable and competitive economy. The event at the Tunku Mahkota Ismail Youth Centre also marked the opening of the Raja Zarith Sofiah Learning Centre and the Johor Sustainability Centre. Che' Puan Mahkota Khaleeda Johor attended with key leaders including Menteri Besar Datuk Onn Hafiz Ghazi, State Secretary Datuk Asman Shah Abd Rahman and JSC executive chairman Datuk Hasni Mohammad.

Her Majesty presented appointment letters to seven members of the JSC Advisory Board and witnessed three strategic partnerships supporting Johor's green agenda. These include a collaboration with Saitama City Hall for the learning centre, an MoU between Permodalan Darul Ta'zim and Yinson Greentech on electric vehicle opportunities and a partnership on the Southern Johor Renewable Energy Corridor involving the International Finance Corporation, Permodalan Darul Ta'zim and Ditrolic Energy.

Hasni Mohammad said PPHJ 2030 strengthens Johor's green development framework, while the learning centre supports the Bangsa Johor Bahagia Programme. [READ MORE](#)



Johor-Singapore Green Energy Corridor Gains World Bank Support

The World Bank Group has partnered with Johor and Ditrolic Energy to develop the Southern Johor Renewable Energy Corridor, a US\$6 billion project. The International Finance Corporation, Permodalan Darul Tazim and Ditrolic formalised the collaboration through a signed letter coinciding with the Johor Renewable Energy Policy 2030 launch. The partnership outlines joint efforts across project development, technical and financing for a 2,000 sq km hybrid solar and battery energy storage system zone.

Developed as a key component of the Johor–Singapore Special Economic Zone masterplan, the initial phase expects up to four gigawatts peak solar capacity and 5.12 gigawatt hours energy storage capacity on a 10,000–acre site. The project will generate clean electricity for local and multinational corporations, including hyperscale data–centre operators and manufacturers, while enabling clean electricity transmission to Singapore for the Asean Power Grid initiative.

The project is expected to create 125,000 jobs through construction, operations and maintenance, enabling industrial expansion and attracting foreign direct investment. [READ MORE](#)



KWAP Rolls Out RM2 Billion Climate Fund for Low-Carbon Growth

Kumpulan Wang Persaraan (KWAP) has launched Dana Iklim+, Malaysia's first dedicated climate investment fund, deploying up to RM2 billion across multiple asset classes. Designed to accelerate the country's shift toward a low-carbon, climate-resilient economy, the fund targets competitive returns while helping mitigate or avoid up to one million tonnes of carbon dioxide equivalent through investments in infrastructure, private equity, real estate, and nature-based solutions.

Operating within KWAP's broader net zero strategy, Dana Iklim+ serves as a catalyst for high-impact climate investments. Its focus spans four priority areas: planetary health through forest regeneration and biodiversity corridors; urban resilience via adaptive cities and improved water management; decarbonisation through clean energy and low-carbon mobility; and climate solutions that enable advanced technologies and financing mechanisms.

The fund supports Malaysia's Nationally Determined Contributions 3.0, National Energy Transition Roadmap, and GEAR-uP programme, positioning Dana Iklim+ as both a strategic investment tool and a driver of KWAP's net zero portfolio ambitions by 2050. [READ MORE](#)



Setlary Secures Major Investment to Scale Regional Financial Wellness Solutions

Setlary, Malaysia's leading Earned Wage Access platform, has secured a strategic investment round valuing the company at RM100 million. Led by Lion X and Holborn Capital Partners, the funding will accelerate Setlary's expansion into new Asian markets and strengthen its financial wellness platform. CapBay will also provide additional support, with investors offering up to USD25 million in funding capacity to grow its customer base.

The investment responds to rising corporate demand to meet Social requirements in ESG mandates. Setlary's employer-friendly platform offers a zero-cost way to enhance employee financial wellbeing, supporting better retention and hiring. It enables employees to access earned wages early while promoting long-term financial health through dedicated wellness programmes.

This investment underscores investor confidence in Setlary's mission to transform worker financial wellbeing across Southeast Asia. Its scalable infrastructure, technology capabilities and employer-first model position the platform to deliver meaningful financial benefits while helping organisations boost productivity and retention. [READ MORE](#)



WWF-Malaysia Backs Sabah's ESG Push for Responsible, Low-Impact Mining

WWF-Malaysia has commended the ESG ranking system introduced by Sabah Mineral Management, highlighting it as a crucial step toward preventing irreversible environmental and social harm in the mining sector. Sabah conservation chief Rebecca Jumin stressed that responsible mining requires early risk identification, minimising impacts, and ensuring effective remedy and compensation—making the adoption of ESG principles an important move toward greater accountability.

Rebecca urged strengthening these principles with clear policies, inclusive governance and science-based safeguards to protect forests, wildlife and biodiversity. She emphasised that mining must not worsen biodiversity loss or violate indigenous and local community rights, calling for strong environmental standards and free, prior and informed consent to be central to all decisions.

She also encouraged assemblymen and political parties to define what responsible mining means for Sabah, establish a state-level framework aligned with ESG and conservation goals, and ensure all mining decisions comply with the Sabah Structure Plan 2033. [READ MORE](#)



Malaysia's Energy Transition Targets RM100b Revenue and Growth

Malaysia's clean energy transition presents substantial economic opportunities, with the biomass sector projected to contribute RM17 billion to GDP and hydrogen poised to generate as much as RM89 billion in revenue by 2050. Deputy Energy Transition and Water Transformation Minister Akmal Nasrullah Mohd Nasir stated these gains demonstrate the transition is both an environmental priority and economic strategy for building new industries and high-value employment.

Speaking at the Energy Regulatory Insights 2025 Forum, Akmal explained Malaysia's regulatory and policy direction provides long-term certainty for investors and industry players, with the country entering a decisive transition phase. A predictable and coherent regulatory environment is essential to build confidence, guide investment and ensure energy transition remains on track.

The National Energy Transition Roadmap, New Industrial Master Plan 2030 and 13th Malaysia Plan collectively anchor energy transition planning, allowing Malaysia to expand renewables, strengthen grid readiness and attract capital into future-oriented sectors while balancing sustainability, affordability and energy security. [READ MORE](#)



Malaysia Accelerates Skilled Workforce Training for Clean Energy Future

The Energy Commission has introduced the Energy Commission Competency Excellence (ST-ECE), a continuous learning platform designed to strengthen workforce skills in the electricity and piped gas sectors. Launched during the Rancangan MADANI Bersama Malaysiaku programme, ST-ECE aligns with Malaysia's energy transition goals and supports the projected need for 62,000 competent workers by 2050 to operate an increasingly renewable-powered energy system.

Officiating the launch, Chief Secretary to the Government and Energy Commission chairman Tan Sri Shamsul Azri Abu Bakar highlighted that rapid advancements in energy-transition technologies demand a more capable workforce. ST-ECE addresses this through three structured modules: an Intensive Pre-Competence Module for exam readiness, a Competence Enhancement Module focusing on legal and technical requirements, and a New Technology Competence Module.

By offering high-impact training and fostering industry collaboration, ST-ECE strengthens Malaysia's push toward a cleaner energy landscape, supporting national goals including achieving net-zero emissions by 2050. [READ MORE](#)



PETRA Drives Malaysia's Renewable Energy Push and Water Security Agenda

The Energy Transition and Water Transformation Ministry will intensify efforts to accelerate renewable energy development and strengthen water resource management as Malaysia enters the fourth year of the MADANI agenda. Deputy Prime Minister Datuk Seri Fadillah Yusof reaffirmed the nation's commitment to achieving 70 per cent electricity capacity from renewable sources by 2050. Malaysia has already reached 31 per cent installed renewable capacity as of October, with a new target of 35 per cent set for 2030 under the 13th Malaysia Plan.

To meet these goals, the government will expand key initiatives such as launching Large-Scale Solar (LSS) 6 in early 2026, introducing a 300-megawatt quota for biogas, biomass and small hydro under the Feed-In Tariff scheme, and rolling out the Corporate Renewable Energy Supply Scheme. The Solar ATAP programme will also be widened to allow more consumers to produce their own electricity.

For the water sector, PETRA will focus on strengthening the National Water Policy through an integrated long-term strategy to secure water resources and turn the sector into a new economic growth driver. [READ MORE](#)



Malaysia Mandates Battery Storage in Next Solar Project Bidding Round

The government will require all projects in the next Large-Scale Solar bidding cycle to install Battery Energy Storage Systems (BESS) to enhance grid stability and support Malaysia's energy transition. Deputy Minister of Energy Transition and Water Transformation Akmal Nasrullah Mohd Nasir said BESS will allow excess solar energy to be stored and released when needed, ensuring a more reliable and consistent electricity supply as renewable penetration grows.

A pilot BESS project by Tenaga Nasional Bhd is currently under construction and is expected to begin operations by the end of 2026. In addition, the Energy Commission has launched an open bidding exercise for a utility-scale BESS capacity of 400MW/1,600MWh. The technical evaluations for this tender have been completed, with results to be announced once the Finance Ministry gives its approval.

The ministry has also strengthened environmental safeguards, requiring engineering, procurement and construction contractors to outline responsible dismantling, decommissioning, disposal and recycling processes in full compliance with local regulations. [READ MORE](#)



Malaysia Mandates Battery Storage in Next Solar Project Bidding Round

An allocation of RM200,000 to install more solar-powered street lights along the main road linking Kangkar Bahru and Yong Peng was announced. The announcement made by MCA president Datuk Seri Dr Wee Ka Siong seeks to end villagers' woes concerning road safety when travelling the road, especially at night. Dr Wee, also Ayer Hitam MP, stated this initiative is one step taken to make the journey safer and more comfortable for everyone.

Dr Wee stopped by Kampung Baru Kangkar Bahru earlier to distribute 2026 calendars and enjoy tea with villagers. He thanked all residents who came to chat, share stories and offer feedback, describing the warmth and sincerity of the community as making the visit especially meaningful. The solar-powered street lights installation represents practical infrastructure improvement addressing community safety concerns through renewable energy solutions.

Yong Peng assemblyman Ling Tian Soon was also present at the visit. The initiative demonstrates responsiveness to local voices guiding community improvement work through sustainable energy applications. [READ MORE](#)



ESG-Driven Confidence as ChemOne Advances Pengerang Energy Complex

ChemOne Group has reaffirmed its full commitment to the Pengerang Energy Complex, addressing recent speculation over possible construction or financing delays for the US\$5.3 billion project. Positioned as one of Southeast Asia's most advanced downstream facilities, the complex will integrate aromatics and clean fuel production using state-of-the-art technologies to enhance efficiency, cut emissions and meet global ESG standards, supporting Malaysia's downstream growth ambitions.

The group said project fundamentals remain solid, with strong stakeholder confidence. ChemOne has secured about US\$3.5 billion in financing commitments from export credit agencies and development banks, forming a firm base for financial close, project execution and eventual production. The company confirmed the development remains on schedule.

Once completed, the Pengerang Energy Complex is expected to rank among the region's largest aromatics and energy facilities, producing 2.7 million tonnes of aromatics and 4 million tonnes of petroleum products annually. Its scale, advanced technology and strategic importance reinforce a positive long-term outlook. [READ MORE](#)



Sarawak Expands Renewable Energy Access for Remote Communities by 2030

The Ministry of Rural and Regional Development is expanding renewable energy use in Sarawak's interior to ensure more residents have reliable electricity by 2030. Deputy Minister Datuk Rubiah Wang stated the effort aligns with the Sarawak Electricity Master Plan 2025–2030. The Rural Electricity Supply Programme is using hybrid solar and mini-hydro systems for areas far from the grid, allowing interior areas to enjoy secure electricity supply without relying on grid connections. Grid connections for such areas are often impractical due to high costs and geographical challenges.

Since 2015, over 650 sites across Sarawak have been equipped with solar energy systems, covering areas such as Kapit, Belaga, Bukit Mabong and Song. Several new projects are scheduled to commence in 2026, including the Ulu Lung Mini Hydro System Project in Busang as a pilot combining solar and mini-hydro technologies, Hybrid Solar Projects in Telang Usan, Marudi and Katibas, and upgrades to hybrid solar stations in Bario Central and Long Bedian.

The ministry has an integrated operating model with Sarawak Energy Berhad providing specialised manpower, reducing fault response times to six to 48 hours. [READ MORE](#)

