

# GreenRE Bulletin

ISSUE 15 | OCTOBER 2025 - DECEMBER 2025

## EVENT HIGHLIGHTS

- GREENRE SUSTAINABLE DEVELOPMENT AWARDS 2025 IN CONJUNCTION WITH REHDA ANNUAL DINNER

## FEATURED ARTICLES

- GREENRE PUSHES MALAYSIA TOWARDS NET ZERO
- GREEN IS THE NEW SPEC: INSIDE MALAYSIA'S INDUSTRIAL SUSTAINABILITY RACE
- MALAYSIA'S GREEN MANDATE

## RESEARCH UPDATES

- UNLOCKING CARBON FINANCE FOR RETROFITTED BUILDINGS: A PATHWAY FOR GREENRE
- ENERGY PERFORMANCE BENCHMARKING (EPB) TOOL FOR LANDED RESIDENTIAL BUILDINGS IN MALAYSIA



FEATURED PROJECT  
CITY OF ELMINA BY SIME DARBY PROPERTY

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*Datuk Seri FD Iskandar*

**GreenRE Chairman**

Dear Readers

As we close 2025, the industry is entering a more honest phase of sustainability. Green buildings are no longer judged by design claims alone—but by performance. The question is not whether a project carries a plaque; it is whether it can hold up under real-world demands. This shift pushes all of us—developers, building owners, consultants, and industry leaders—to treat sustainability not as a milestone at completion, but as a discipline throughout a building's life.

Looking ahead to 2026, Malaysia's policy direction further strengthens this transition. With the Energy Efficiency and Conservation Act (EECA) now in force, building performance—particularly energy efficiency—will become even more central to how projects are designed, assessed, and valued. The Government's signalling of carbon pricing measures also underscores a growing emphasis on measurable outcomes. These developments make it clear: sustainability will increasingly be defined not by declarations, but by data, delivery, and long-term accountability.

In that context, I am proud to share that GreenRE has now certified over 400 million square feet of buildings in Malaysia and beyond. Behind this figure is not just growth in project numbers, but growing confidence in an independent and internationally recognised framework that supports environmental responsibility, better building performance, and long-term asset value.

2025 also reaffirmed that transformation must be supported by capability-building. GreenRE conducted eight (8) training programmes this year, with a total of 299 participants, strengthening industry understanding and technical competence across the ecosystem.

Collaboration remains central to everything we do. Throughout the year, GreenRE strengthened partnerships through Memoranda of Cooperation and Memoranda of Agreement with key organisations and stakeholders—including industry associations such as SHARED and SHEDA, as well as developers and strategic partners who share our ambition to raise sustainability benchmarks. These engagements are essential in ensuring that sustainable real estate is not driven by any single organisation, but by a united effort across the market.

Another highlight of the year was the continued growth of our Sustainable Development Awards, recognising developers who have demonstrated leadership and commitment to sustainability. With 12 award categories, including the recognition of a Master Developer, these awards represent more than celebration—they represent a signal to the wider industry that sustainability is achievable, measurable, and worthy of recognition.

None of these milestones would be possible without the people and institutions who continue to invest their trust in GreenRE. We would like to express my sincere appreciation to all our partners. In particular, I would like to thank our Technical Panel, Training Panel, and GreenRE Advisory Panel, whose expertise and guidance continue to strengthen the credibility of our work and ensure we remain responsive to industry and national needs.

As you read this year-end issue of the GreenRE Bulletin, I invite you to reflect on what the next phase of sustainability will demand from us. GreenRE remains committed to raising the standard of sustainable real estate in Malaysia and beyond, and in the year ahead, we will be expanding our tools and offerings to better support measurable performance and continuous improvement. Together, let us continue to build—responsibly and resiliently—for the years ahead.

# SUSTAINABLE DEVELOPMENT AWARDS 2025

**G**reenRE's Sustainable Development Awards (SDA) 2024/2025 was held in conjunction with the REHDA Annual Dinner 2025 on 14 November 2025 at Sime Darby Convention Centre Kuala Lumpur. The SDA celebrated green real estate excellence and honoured projects that have achieved outstanding sustainability performance in the preceding year. There were **eleven (11) project category** awards capped off by GreenRE Master Developer.

The winning projects demonstrate the six key elements of high-performing green buildings, including environmental quality and protection, green innovation, and carbon and resource management. These developments adopted passive design and energy-efficient strategies, incorporated green materials, and applied effective construction management to reduce energy use and carbon impact. They also enhanced occupant wellbeing through biophilic design, greenery, and access to natural daylight and ventilation.



The awards were presented by YBhg. Datuk Wira Dr. M Noor Azman bin Taib, Secretary General for the Ministry of Housing and Local Government, Tuan Haji Zulkeflee bin Sulaiman, Deputy Secretary-General (Housing and Urban Wellbeing), Datuk Zaini Yusoff, President of REHDA Selangor, Datuk Seri FD Iskandar, Chairman of GreenRE.

## THE JUDGING CRITERIA

Project awards were determined based on the highest GreenRE points achieved and were independently reviewed by a panel of green building experts. Eligible projects were required to have attained a GreenRE Gold or Platinum rating, and to be completed and operational.

The GreenRE Master Developer Award recognises developers with the highest number of certified projects, with greater weightage given to Gold and Platinum ratings. Long-term commitment to sustainability was also taken into consideration.

## SDA 2025 JUDGING PANEL



Prof. Ts. Dr. Mohd Hamdan b. Ahmad,  
Former Deputy Vice-Chancellor  
(Development), UTM



Ts. Dr. Hj. Mohd Khairolden B. Hj. Ghani,  
Senior Manager CREAM, CIDB



Gregers Reimann,  
Managing Director, IEN Consultants  
Sdn Bhd



Ar Jaz Sidhu,  
President, Association of Consulting  
Architects Malaysia (ACAM)



Dr. Joseph Kong,  
Director, DME Solutions Sdn Bhd



## D'BLOCK WAREHOUSE

by Petikemas Supply Chain Sdn Bhd

**D'Block Warehouse** is a purpose-built industrial facility designed to enhance logistics and warehousing efficiency within the Petikemas Supply Chain complex. Located in an established industrial zone, the facility incorporates passive design strategies, natural ventilation, and energy-efficient systems to optimise operational performance. It also emphasises sustainable management, indoor air quality, and long-term environmental stewardship, in line with GreenRE Gold certification standards.



The award was received by Mr. Chan Chung Siew, Project Manager of Petikemas Supply Chain Sdn Bhd.

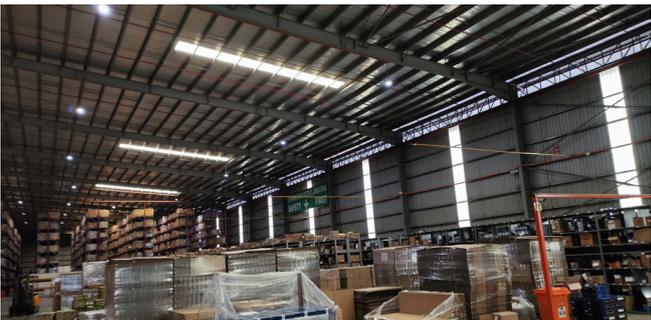
### GREEN FEATURES



Source-separation bins



Indoor air quality (IAQ) monitor



Optimised warehouse envelope



Natural ventilation louvers for improved airflow



# SUNWAY VELOCITY TWO (OFFICE TOWER)

by Sunway Velocity TWO Sdn Bhd

**Sunway Velocity TWO (Office Tower)** is a 20-storey office development within Sunway Velocity Township, Kuala Lumpur. Located in a transit-oriented mixed-use precinct, the tower has direct access to two MRT stations and one LRT station, with TRX just one stop away. This strong public transport integration—supported by covered pedestrian links to the mall, hotel, medical centre, and residences—encourages low-carbon commuting and reduces reliance on private vehicles. Its connectivity, walkability, and integrated amenities support a more liveable and environmentally conscious workplace environment.



The award was received by Mr Lee Kar Loon, Chief Operating Officer, Sunway Property.

## GREEN FEATURES



Various recycling efforts



EV charging stations



LED lighting with motion sensors



RWH system used for irrigation



# UMW EQUIPMENT DIVISION SERENDAH CAMPUS (FACTORIES)

by UMW Development Sdn Bhd

**UMW Equipment Division Serendah Campus (Factories)** is the operational hub for UMW's equipment business, supporting logistics, automation and warehouse solutions. Located within the multi award-winning UMW High Value Manufacturing Park, Serendah, the facility serves the automotive, aerospace and smart manufacturing sectors, incorporating sustainable design strategies, energy-efficient systems, natural ventilation, daylighting and operational practices.



The award was received by Mr Eric Chew Kar Kean, Director of UMW Development Sdn Bhd.

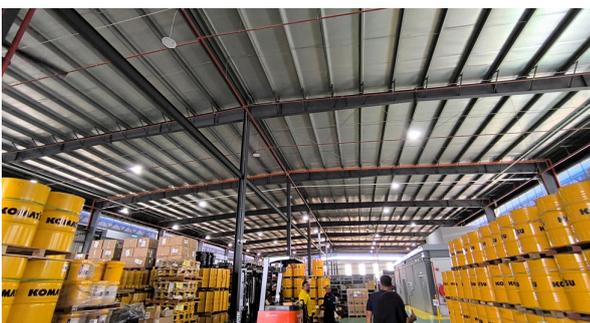
## GREEN FEATURES



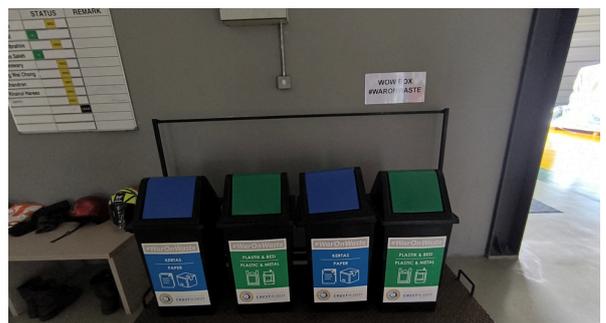
Maximised daylight penetration



Rainwater harvesting to reduce potable water



Optimised warehouse roof



Waste segregation stations



# AEC MALAYSIA OFFICE

by Allied Environmental Consultants Malaysia Sdn Bhd

**AEC Malaysia Office**, located at Centrepont South Tower in the heart of Mid Valley City, is Malaysia's first office to achieve the GreenRE Platinum Rating for Office Interior V2.0. The project integrates green fit-out strategies covering energy and water efficiency, sustainable materials, management and operations, and indoor environmental quality. Designed to enhance employee well-being and environmental stewardship, it sets a benchmark for sustainable workplace design nationwide for future industry reference.



The award was received by Ms Siew Jia Xian, Senior Green Building Consultant AEC.

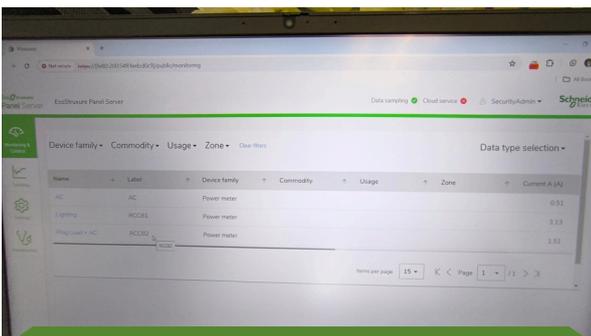
## GREEN FEATURES



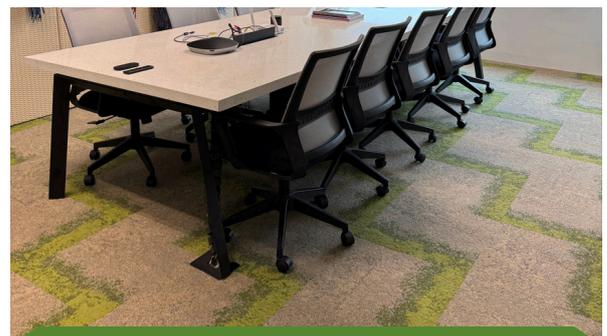
Real-time indoor air quality monitoring



Smart glazing for solar and glare control



Energy smart sub-metering



Carpet made from 100% recycled nylon

# BEST NEW NON-RESIDENTIAL DEVELOPMENT - RETAIL MALL 2024/2025



## DESIGN VILLAGE

by PE Land (Penang) Sdn Bhd

Located in the high-growth Batu Kawan region of northern Peninsular Malaysia, the award-winning Design Village Outlet Mall is a benchmark for sustainable retail. In 2025, it received the Platinum Award for Top Sustainability Practices from PPK Malaysia, building on its recognition by The Edge Malaysia as a Best Managed and Sustainable Property. As Malaysia's first outlet mall to achieve GreenRE Platinum certification, the development advances ESG outcomes through on-site solar PV generation, EV charging infrastructure, and integrated waste-to-value initiatives implemented nationwide.



The award was received by Mr. Ronald Ling, Director of PE Holdings Sdn Bhd.

### GREEN FEATURES



3,584 solar panels generating approximately 8,000 kWh daily



14 on-site EV charging bays



**Waste Food Recycling**  
Each 1 ton of food waste composted avoids 677 kg of CO<sub>2</sub>e emissions. (SIRIM-calculated data using MAEKO CW300)

On-site food composting system



Drought-tolerant planting covering 83% of landscaped areas

# BEST EXISTING NON-RESIDENTIAL DEVELOPMENT - OFFICE 2024/2025



## TNB PLATINUM HEADQUARTERS CAMPUS

by Tenaga Nasional Berhad

Located in Bangsar, Kuala Lumpur, the **TNB Platinum Headquarters Campus** is a state-of-the-art commercial campus reflecting Tenaga Nasional Berhad's commitment to sustainability and energy efficiency. The development features a high-performance envelope, district cooling with smart BMS, energy-efficient LED lighting, and water-saving systems including rainwater harvesting. Landscaped green areas and sustainable operation practices enhance occupant well-being, with all performance verified under the GreenRE Platinum submission, demonstrating leadership in sustainable commercial building design.

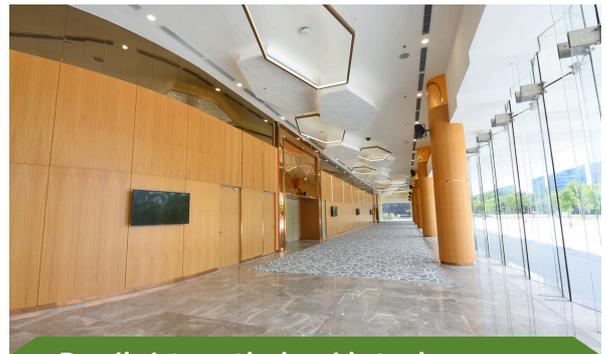


The award was received by Hj. Rosaini bin Wan Hassan, Head Real Estate Ventures of Tenaga Nasional Berhad.

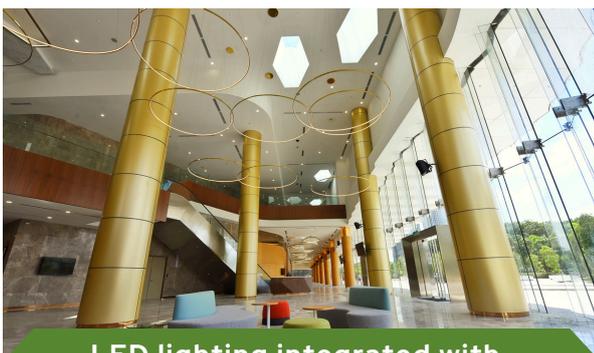
### GREEN FEATURES



Rooftop solar PV installation



Daylight-optimised interior spaces



LED lighting integrated with motion sensors



Landscaped green spaces supporting microclimate cooling



# W KUALA LUMPUR HOTEL

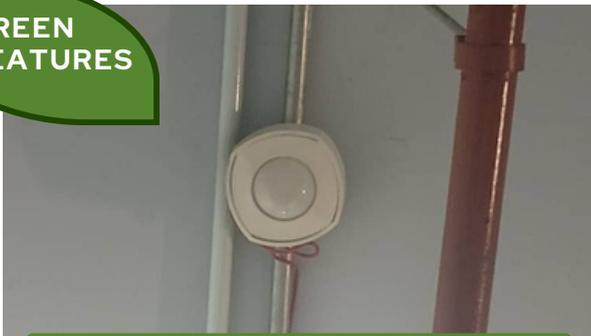
by W Kuala Lumpur Hotel

**W Kuala Lumpur** is an iconic five-star hotel in Kuala Lumpur's central business district, offering luxury hospitality under Marriott International's W Hotels brand. The property features over 300 guestrooms, diverse dining venues, conference facilities, spa, gym, and rooftop pool overlooking the Petronas Twin Towers. Targeting the highest GreenRE Platinum certification, the project prioritised energy efficiency, water conservation, indoor environmental quality, waste reduction, and responsible operations, positioning the hotel as sustainable.



The award was received by Mr Volker Burth, General Manager W Kuala Lumpur Hotel.

## GREEN FEATURES



Motion Sensor



Natural ventilated area



Green program



Drought tolerant plant selection for landscaping



## SUNWAY INTERNATIONAL SCHOOL, SUNWAY CITY KL

by Sunway Integrated Properties Sdn Bhd

The **SIS Campus** in Sunway City KL integrates quality education with sustainability, guided by its motto "Nurturing Minds, Building Character." Designed to encourage walking and public transport use, the campus is located near the South Quay BRT station and provides bicycle facilities. Landscaped areas, sports amenities, and indoor activity spaces enhance student wellbeing, while comprehensive recycling, food waste, and e-waste systems promote environmental responsibility within the school community.



The award was received by Prof. Dato' Elizabeth Lee, CEO Sunway Education Group, Mr Richard Thomas Cherry, Principal of SIS Kuala Lumpur and Sarah Chan, Director of Operations of SIS.

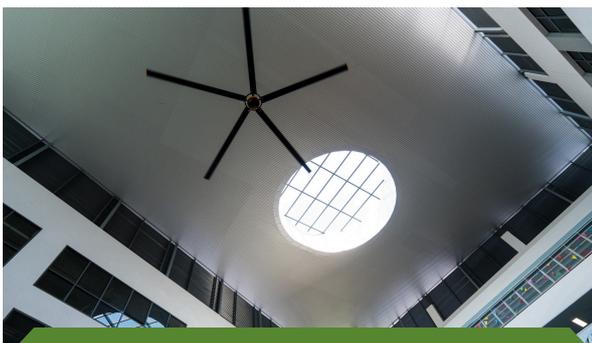
### GREEN FEATURES



Naturally ventilated corridors



Rooftop solar PV installation



High Volume Low Speed (HVLS) fans for air circulation



LED lighting across internal spaces



## SUNWAY COLLEGE - NORTH & SOUTH BUILDINGS

by Sunway REIT Management Sdn Bhd

**Sunway College** integrates quality education with sustainability and innovation, supporting a healthier and more responsible campus environment. The development uses green-labelled, low-VOC materials and conducts regular indoor air quality audits. Comprehensive waste management includes recycling, textile and e-waste collection, and potable water dispensers to reduce plastic use. Strategically located within Sunway City KL, the campus promotes walking, cycling, and public transport use through covered walkways, bicycle facilities, and proximity to the BRT station.



The award was received by Prof. Dato' Elizabeth Lee, CEO Sunway Education Group and Mrs Linda Tan Kim Lian, Director, Facilities Services, Sunway Education Group.

### GREEN FEATURES



Energy-efficient LED lighting



Dedicated recycling stations



Demand-controlled escalators



Green corner

# BEST NEW RESIDENTIAL DEVELOPMENT - HIGH RISE 2024/2025



## AETAS DAMANSARA

by Avaland Berhad

Located within Selangor's prestigious Tropicana enclave, **AETAS Damansara** exemplifies the seamless integration of luxury and sustainability. Recently awarded GreenRE Platinum certification, this high-rise residential development showcases environmentally responsive design, enhanced natural comfort, and responsible resource use. Through its thoughtful planning and performance-driven features, AETAS Damansara redefines contemporary urban living while setting a new benchmark for sustainable luxury residences in Malaysia's evolving built environment.



The award was received by Mr. Aw Sei Cheh, Chief Operating Officer of Avaland Berhad.

### GREEN FEATURES



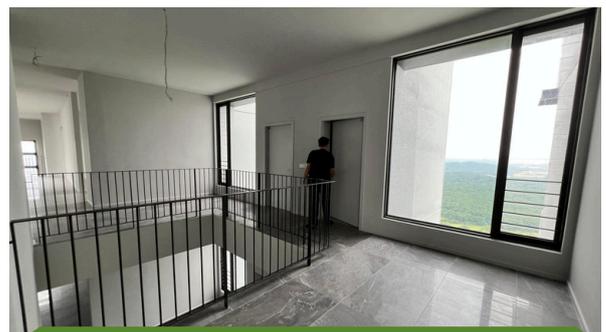
Naturally ventilated design for 98% of common areas



All units equipped with 5 star air-conditioning



Composting bins are provided



Daylight-optimised internal spaces

# BEST TOWNSHIP (PROVISIONAL) 2024/2025



## CITY OF ELMINA

by Sime Darby Property (City of Elmina) Sdn Bhd

**City of Elmina** is a 6,500-acre award-winning master-planned township in Shah Alam, Selangor, designed to promote sustainable, future-ready living. Anchored by wellness, climate resilience, and community connectivity, the township integrates extensive green spaces, ecological water management, and low-carbon mobility. Adjacent to a 2,700-acre forest reserve, City of Elmina enhances biodiversity, urban cooling, and overall liveability while fostering resilient and inclusive communities.

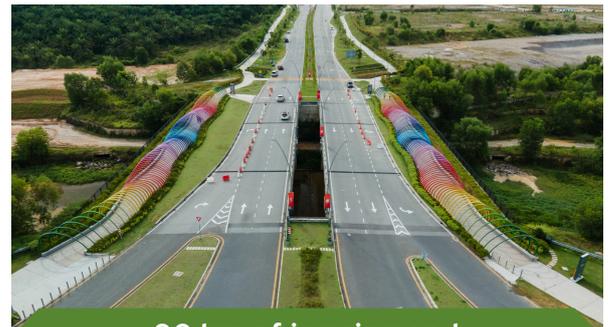


The award was received by Mr. Edward Heng Yee Liang, Head of Business Unit 1 - City of Elmina.

### GREEN FEATURES



Extensive blue-green networks linking rivers, lakes, and parks



90 km of jogging and cycling tracks



Energy-efficient LED streetlighting



Urban biodiversity corridor supporting local wildlife

# IJM LAND

A SUBSIDIARY OF IJM CORPORATION BERHAD



The award was received by Mr Soh Wai Fong, Senior General Manager of Southern Region and East Malaysia of IJM Land.

**IJM Land's** sustainability ethos is centred on embedding responsible, future-focused practices into the way it plans, builds, and operates its developments—balancing environmental stewardship with community well-being and long-term value creation. Guided by structured sustainability commitments and transparent reporting, **IJM Land** continually strengthens its environmental performance and development outcomes. This commitment is reflected in its track record of 21 GreenRE-certified projects, including 2 Gold/Platinum certifications (provisional or final).

It was further reinforced when IJM Land was recognised as **GreenRE Best Master Developer 2025** at the GreenRE Sustainable Development Awards (SDA) 2024/2025, –a milestone that underscores the company's leadership in advancing sustainable township development and raising industry benchmarks in Malaysia's built environment.

**21** Projects Certified

■ Provisional or Final Certified

■ Gold or Platinum Project Certified **2**

OCT  
01



### Driving Net Zero in Construction: ASEAN Iron & Steel Forum 2025

At the ASEAN Iron & Steel Forum 2025 at MITI, Ir. Ashwin Thurairajah presented on sustainable industrial facilities by GreenRE, highlighting EECA compliance, low-carbon technologies and emissions reduction. The forum gathered regional experts to discuss steel innovation, upfront carbon reduction and pathways towards a climate-resilient built environment.

OCT  
08



### Public Bank SME Seminar 2025: Embracing Sustainable Manufacturing

GreenRE Executive Director, Ir. Ashwin Thurairajah, joined industry leaders at the Public Bank SME Seminar 2025 to discuss sustainable manufacturing for SMEs. The session covered ESG compliance, green financing, carbon accounting and climate transition, highlighting how GreenRE frameworks support energy-efficient design and long-term industrial sustainability.

OCT  
08



### GreenRE at the 12th PropertyGuru Asia Awards Malaysia 2025

GreenRE attended the 12th PropertyGuru Asia Awards Malaysia 2025, celebrating outstanding achievements in the property sector. Several GreenRE-certified projects were among the winners, while Executive Director Ir. Ashwin Thurairajah served as an award judge. The event reflected the industry's growing commitment to sustainability and responsible development.

OCT  
09



### SHARED-GREENRE MOA Signing at WISMA REHDA

SHARED paid a courtesy visit to REHDA Malaysia, during which a MOA was formally signed with GreenRE to strengthen collaboration on advancing sustainability practices within the real estate sector.



Following the MOA signing, SHARED delegates joined a GreenRE Green Tour at 1 Utama Shopping Centre, undergoing GreenRE Platinum certification. The tour highlighted energy, water, waste and biodiversity initiatives, including 1 Rainforest and the Food Waste Management System, showcasing scalable sustainability solutions for large commercial developments.

OCT  
15



### Vista Tower Achieves GreenRE Silver Certification

GreenRE participated in the handover of Vista Tower's GreenRE Silver Final Certification under ENRB v3.3. Presented by Ir. Ashwin Thurairajah to AmanahRaya Kenedix REIT Manager Sdn Bhd, the certification recognises the building's commitment to energy efficiency, sustainable operations and responsible resource management.

OCT  
15-17



**GreenRE at IGEM 2025**

GreenRE participated as an exhibitor at IGEM 2025 at KLCC, engaging industry stakeholders on green building certification, energy efficiency and carbon reduction strategies. The exhibition strengthened awareness of sustainable building practices and provided a platform for collaboration among organisations committed to advancing Malaysia's green technology and development agenda.

OCT  
25



**GreenRE at SHARED A Annual Dinner 2025**

GreenRE attended SHARED A Nite 2025 at Sutera Harbour Resort, where four GreenRE-certified projects were recognised. The event brought together state leaders and industry players to celebrate Sabah's progress in sustainable development and provided valuable engagement opportunities with developers committed to responsible and environmentally conscious construction practices.

OCT  
29



**TNB Platinum Headquarters Campus Receives GreenRE Platinum Certification**

GreenRE awarded the Platinum Final Certification under ENRB v3.3 to TNB Platinum Headquarters Campus, recognising excellence in energy and water efficiency, occupant wellbeing and environmental performance. Presented by Ir. Ashwin Thurairajah, the certification highlights TNB's leadership in sustainable operations and high-performance existing buildings.

OCT  
29-30



**GreenRE at the PropertyGuru Future Built 2025 Summit**

GreenRE contributed to the PropertyGuru Future Built 2025 Summit, addressing ESG, innovation and sustainability in the property sector. Senior Manager Ts. Nur Fateha Jamaluddin spoke on the business case for ESG, while GreenRE shared insights on certification standards and sustainable development pathways.

OCT  
30



**GreenRE at International Construction Week Malaysia 2025**

GreenRE participated as an exhibitor at ICW 2025 at MITEC Kuala Lumpur, engaging industry professionals on sustainable construction. GreenRE Assessor Bhavani a/p Ravichanthars delivered a Pocket Talk on future-ready homes, highlighting practical strategies for energy-efficient and sustainable residential design.

OCT  
31



#### GreenRE at Penang Green Summit 2025

GreenRE joined the Penang Green Summit 2025 at PWCC, engaging policymakers and industry stakeholders on low-carbon development strategies. The GreenRE booth attracted strong interest in certification processes and industrial green buildings, supporting collaboration towards Penang's vision for climate-aligned and sustainable growth.

OCT  
31



#### GreenRE at APU Workplace Skills Session

Ir. Ashwin Thurairajah spoke at Asia Pacific University's Workplace Skills Session, sharing insights on recruitment trends, interview readiness and industry expectations. He highlighted emerging career opportunities in sustainability and green building, bridging academic learning with real-world industry perspectives for future professionals.

NOV  
01



#### SHEDA Annual Dinner & Excellence Awards 2025

GreenRE attended the SHEDA Annual Dinner & Excellence Awards 2025 in Kuching, where Ir. Ashwin Thurairajah was recognised for his role as an award judge. The event celebrated excellence in development while fostering dialogue on sustainability, innovation and future priorities in Sarawak's property sector.

NOV  
01



#### Sól Estate Phase 1 Wins Outstanding Award

Sól Estate Phase 1 by EXAL Malaysia Sdn Bhd won the Outstanding Award for Landed Residential (Gated & Guarded) and achieved GreenRE Bronze Certification. The project integrates efficient lighting, water-saving measures and natural ventilation, demonstrating a strong commitment to sustainable living and reduced environmental impact.

NOV  
04



#### Celebrating Sustainable Achievements with Avaland Berhad

GreenRE presented Final Certifications to multiple Avaland projects during Avaland's Sustainability Day. The ceremony recognised collaborative efforts between Avaland, Green Quarter and project teams in delivering certified developments, reinforcing Avaland's commitment to sustainability and GreenRE's role in supporting climate-aligned development.

NOV  
11



#### **GreenRE at Chin Hin Green Day 2025**

GreenRE participated as an exhibitor and panelist at Chin Hin Green Day 2025. Ir. Ashwin Thuraiajah joined discussions on innovation, collaboration and certification in green building, while the GreenRE booth engaged participants on energy efficiency and pathways towards a low-carbon built environment.

NOV  
12



#### **GreenRE at University of Malaya**

GreenRE Senior Manager Ts. Nur Fateha Jamaluddin engaged Quantity Surveying students at the University of Malaya on sustainability, ESG and real-world industry applications. The session supported academic learning while highlighting the growing importance of sustainability knowledge in shaping future construction professionals.

NOV  
18



#### **ESG Positive Impact Awards 2025: Power Breakfast Forum**

At the ESG Positive Impact Awards Power Breakfast Forum, Ts. Nur Fateha Jamaluddin moderated a session on renewable energy and sustainable business practices. The forum highlighted ESG as a value creation opportunity, with discussions on AI-ready infrastructure, leadership and long-term resilience.

NOV  
18



#### **GRESB Regional Insights 2025 – Kuala Lumpur**

GreenRE co-hosted the GRESB Regional Insights 2025 in Kuala Lumpur, bringing together real estate and infrastructure stakeholders to discuss ESG reporting, climate risks and performance. The event strengthened understanding of investor expectations and reinforced GreenRE's commitment to credible, globally aligned sustainability practices.

NOV  
24



#### **GreenRE Certification Presentation: Balai Islam, TNB**

GreenRE presented the Silver Certification under ENRB v3.3 to TNB's Balai Islam, recognising improvements in operational efficiency and sustainability practices. The ceremony underscored TNB's ongoing commitment to responsible facilities management and collaboration with GreenRE in advancing greener building operations.

NOV  
30



#### **GreenRE at GABA Malaysia 2025**

GreenRE participated in the Global Architect Builder Awards Malaysia 2025, where Ir. Ashwin Thurairajah delivered a session on Malaysia's green building trends and future challenges. The international platform celebrated innovation in architecture and construction while promoting forward-looking sustainable development practices.

DEC  
03



#### **Wisma REHDA Achieves GreenRE Platinum & SLE Certification**

Wisma REHDA achieved GreenRE Platinum and Super Low Energy Certification under ENRB v3.3 following targeted upgrades and solar PV integration. With strong performance in energy, water and waste management, the building stands as a benchmark for high-performance existing buildings in Malaysia.

DEC  
03



#### **REHDA and MGBC Strengthen Sustainability Collaboration**

REHDA Malaysia signed a Memorandum of Understanding with the Malaysia Green Building Council at Wisma REHDA to advance green building adoption. The collaboration aims to strengthen industry capacity, promote sustainability initiatives and support Malaysia's transition towards a more resilient built environment.

DEC  
05



#### **Green Building Trends in Cambodia Seminar**

Co-organised by CamGBC and GreenRE, the Green Building Trends in Cambodia Seminar at CamTech University brought together sustainability leaders and professionals. Moderated by Ir. Ashwin Thurairajah, the session featured practical insights on advancing green development and sustainable building practices in Cambodia.

DEC  
23



#### **Balau Residences (Hotel) Achieves GreenRE Gold**

GreenRE presented the Gold Award Rating to Encorp Millenium Sdn Bhd for Balau Residences (Hotel) under NRB v3.3. Received by Group CEO Ahmad Harzimi Mohd Taib, the certification recognises the project's commitment to sustainable design, operational efficiency and environmental stewardship.

# GREENRE ACCREDITED PROFESSIONAL COURSE NO

# 42 & 43

Pulau Pinang  
Petaling Jaya



In the last quarter of 2025, we successfully conducted another two intakes (No. 42 and No. 43), with about 100 participants attending the full and basic courses. The GreenRE AP Course No 42 was held at the Hompton Hotel, Penang from 7<sup>th</sup> until 9<sup>th</sup> October 2025. This course was conducted in a hybrid format, with an online option available for participants from other states. The majority of participants were from local authorities in the northern region.



The final GreenRE AP Course of the year was held at Wisma REHDA, Kelana Jaya from 4 to 6 November 2025, with more than 70 participants. Due to the large number of participants from various industry sectors, they were divided into seven groups for the assessment, which took place one month after the course. Participants included consultants, developers such as IJM, S P Setia, BKG Development and also Chin Hin and some from universities and local authorities.

Modules covered in the courses included GreenRE Rating tools and processes, Overall Thermal Transfer Value (OTTV), Residential Envelope Transmittance Value (RETV), Sustainable Construction and Green Products, Passive Design for Buildings, Energy Modelling and Computational Fluid Dynamics, Efficient Air-Conditioning, Daylighting and Artificial Lighting, Water Efficiency, Green Plot Ratio, Rainwater Harvesting, Solar Photovoltaic for Buildings and Townships, among others.



Expert trainers—including Mr. S. Ramesh (IJM), Mr. Ken Po (BSD Singapore), Mr. Gregers Reimann (IEN Consultants), Mr. Christophe Inglin (Energetix Pte Ltd), Ar. Dr. Joseph Kong (DME Solutions), and Mr. Choong Chow Neng (G-Energy), Mr. Ken Po (BSD Singapore), Mr. Don Chew (Lampu.com.my) and representative from JPS – shared their extensive knowledge and experience, fostering a dynamic learning environment.

The GreenRE APs Courses are also applicable for CPD points from Institute of Engineering Malaysia (IEM), Lembaga Arkitek Malaysia (LAM), Lembaga Penilai, Pentaksir, Ejen Harta Tanah dan Pengurus Harta (LPPEH), and GreenRE.

### Summary Training Courses – 2025

Overall, in 2025, five intakes of the GreenRE AP Course were conducted, with a total of approximately 240 participants from the full and basic courses. Three intakes were held at Wisma REHDA, Kelana Jaya, while the remaining two took place in Johor Bahru and Penang.

Participants represented a diverse mix of professionals, including engineers, architects, facility managers, project managers, green consultants, and academics. The course provided a platform to strengthen technical knowledge, exchange practical insights, and build connections within the green building community.

Throughout the sessions, participants gained a comprehensive understanding of green building certification, covering best practices and case studies, core green building principles, and emerging technologies. The GreenRE AP courses also provided a strong platform for knowledge exchange, professional upskilling, and networking within the green building community.

In addition to the GreenRE AP Course, GreenRE conducted three Technical Seminars –namely Air-Conditioning and M&V, Calculating Scope 3 Emissions, and Green Data Centre—with a total of approximately 60 participants. Two of the seminars were conducted fully online, while the Calculating Scope 3 Emissions seminar was held physically at Wisma REHDA.

In conclusion, GreenRE is pleased with the overwhelming response received for all the training courses organised throughout the year. The strong participation reflects the growing interest and commitment of industry players and the public towards sustainable and green building practices. Moving forward, GreenRE looks forward to continuing its efforts to deliver valuable training programmes that provide greater benefits and knowledge to industry professionals as well as the wider public in the coming year.

Follow us on Facebook, LinkedIn and Instagram to stay updated on upcoming event dates, resources, and industry insights.



# CITY OF ELMINA

Prepared by Sime Darby Property





#### LOCATION

Shah Alam, Selangor



#### LAND AREA (ACRE)

6,500 Acres

## City of Elmina: Sustainable and Future-ready Township Living for the community

**T**he City of Elmina is a 6,500-acre, award-winning master-planned township that redefines modern living through sustainable-community well-being and climate resilience. Strategically located along the Guthrie Corridor Expressway, Elmina's planning philosophy is deeply rooted in a wellness-oriented vision. Its masterplan is guided by the 8-Pillars of Wellness, ensuring that physical, emotional, mental, environmental, and community well-being shape every neighbourhood, public space, and aspect of liveability within the township.

Nestled next to a 2,700-acre forest reserve, the township acts as a vital green lung that enhances air quality, supports biodiversity, and strengthens climate resilience. It also features more than 90 kilometres of interconnected jogging and cycling tracks that weave through lush green corridors and tranquil parks to encourage active, low-carbon lifestyles while fostering community connection.

### Climate Resilience Through Ecological Water Management

The 300-acre Elmina Central Park comprises of six distinct themed parks, developed along the Subang River as part of a township-wide flood mitigation initiative. Beyond serving as a key recreational anchor, the park also functions as a water retention pond supported by an integrated Q100-Q1000 urban stormwater management system, enhancing the City of Elmina's resilience against extreme rainfall events.

These flood mitigation measures are complemented by bioswales, bio-ponds, and wetland edges seamlessly incorporated throughout the township's streetscapes and open spaces. These nature-based features filter surface runoff, improve water quality, and enrich local biodiversity, demonstrating climate-sensitive landscape planning that supports natural drainage processes and long-term ecosystem balance.



*Elmina Wildlife Park serve as an urban biodiversity corridor for wildlife to thrive.*

## Protecting and Restoring Biodiversity

Elmina Forest Park, certified as an ArbNet Level II Arboretum, features an 84-acre Urban Rainforest with over 10,000 planned trees including endangered and rare tree species. The township incorporates a 5 kilometres Urban Biodiversity Corridor, with 25-acre Wildlife Park, 83-acre Sports Park, 37-acre Arts & Cultural Park, 35 acres Urban Park and 35 acres Community Park to support ecological balance and community engagement with nature.

The Elmina Rainforest Knowledge Centre (ERKC) serves as a hub for research, conservation, education, and eco-tourism, reinforcing Elmina's role as a gateway to Malaysia's natural heritage. The building is constructed using recycled materials from Sime Darby Property's Idea House and solar PV to offset over 60% of energy use. This integrated approach to ecological preservation elevates Elmina as a benchmark for biodiversity-led urbanism.

### ESD CONSULTANT

Ecologically Sustainable Design Sdn Bhd

### M&E ENGINEERING

Ranhill Consulting (Elmina West)  
 KTA Tenaga (Elmina East)  
 LMC Consult  
 Perunding Wepco  
 JY Consult  
 SSP Consulting Engineers  
 Perunding Juruwas  
 Mega Jati Consult  
 EDP (M&E) Consulting Group  
 Juara Consult  
 PE Associates  
 Greatians Consulting  
 PME Consulting Engineers

### STRUCTURAL ENGINEER

Ranhill Consulting (Elmina West)  
 KTA Tenaga (Elmina East)  
 G&P Infra  
 Perunding JPT  
 Expertech Engineers  
 Perunding Aziz Azali & Tee  
 Asia Pacific Engineers Consortium  
 Action Base Consultants  
 Ghazali & Associates

### ARCHITECT

AJC PLANNING CONSULTANTS  
 URBAN SCALE (Urban Design)  
 Paradigm Architect  
 HMSK Architecture  
 HIA Architects  
 TriArch Architects (S&A Architects)  
 Seniwisma Architect Engineer  
 DTLM Design Group  
 Visage Architect  
 WangHC Architect  
 Almaz Architect

### LANDSCAPE CONSULTANT

Just Right Design  
 Lineworks & Space  
 Idris Studio  
 Arkitek Urbanisma  
 MDLA Design

## Resource Efficiency and Future-Ready Green Design

Resource efficiency is embedded across the township through smart planning, sustainable materials and climate-responsive design. LED streetlighting is installed township-wide to reduce energy consumption, while rainwater harvesting systems support water conservation at sales galleries and operation offices. Stormwater management systems regulate water discharge to minimise flooding and North-South building orientation are adopted at design stage to optimise natural ventilation and reduce heat gain. The township's blue and green ecological networks linking rivers, lakes, and parks further improve thermal comfort, urban cooling and overall liveability.

Waste management is strengthened through a comprehensive approach that prioritises recycling, proper disposal and regulatory compliance.

Recyclable materials such as paper, plastic, aluminium, glass, metal and food waste are channelled to Material Recovery Facilities (MRFs) and composting sites, while domestic, construction, and demolition waste is managed through sanitary landfills and licensed contractors in accordance with SWCorp guidelines.

Scheduled waste is handled through the eSWIS platform to ensure DOE-approved processing. Together, these efforts enhance waste segregation and support responsible, long-term resource management across the township.



## Community and Placemaking

The City of Elmina enriches community life through purposeful placemaking, with direct connections to Elmina Lakeside Mall, Elmina Central Park and surrounding neighbourhoods. Residents can walk or cycle safely from their homes via by pedestrian pathways, ramps and gentle slopes that ensure full accessibility. The mall's seamless integration with park spaces, alfresco dining, community plazas and family attractions such as Swift Boats and Swift Rides creates a lively environment where retail, recreation, and nature come together.



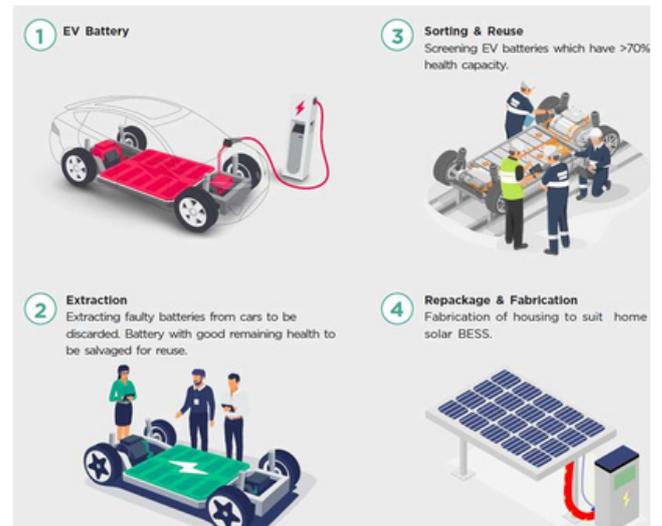
## Innovation

Elmina Innovation Park serves as a living showcase of sustainability, enabling development and testing of green solutions. Its Modern Methods of Construction (MMC) prototype home demonstrates significant progress, including a 30% reduction in concrete-related carbon emissions through Ground Granulated Blast-furnace Slag ("GGBS") concrete and carbon capture technology, as well as a 3 to 6 months reduction in construction time and 30% less labour through precast and volumetric construction methods.

These innovations earned an impressive IBS Score of 91 points, surpassing government requirements. The park also pioneers repurposing electric vehicle ("EV") batteries for home solar energy storage, offering a cost-effective and sustainable alternative to conventional systems. A functional battery mock-up has been installed with real-time energy monitoring, showcasing the potential for future residential adoption. Additionally, a bio-pond has been constructed to naturally filter stormwater, enhance biodiversity, and strengthen the site's ecological value. Sime Darby Property also piloted solar rooftop systems at Ilham Residence in 2020 as an early step toward solar-powered living.



The City of Elmina's sustainability excellence is reflected through its GreenRE Certification, showcasing a holistic approach to environmental, social, and economic sustainability. Two key projects, Elmina Operations Office (Platinum-rating) and Elmina Lakeside Mall (Silver-rating) have earned-



Process of extraction, testing and repackaging of mock-up battery unit

Provisional GreenRE Certification, reinforcing Sime Darby Property's commitment to responsible development and future-ready, resilient communities.

Through these collective efforts, Sime Darby Property reinforces its Purpose as a Value Multiplier for people, businesses, economies and the planet. The City of Elmina stands as a commitment to where innovation, climate resilience and community well-being come together to create a sustainable township in harmony with nature.



By embedding low-carbon strategies, enhancing biodiversity and continuously advancing green technologies, Sime Darby Property is shaping a future-ready, livable environment that ensures long-term value for generations to come.

## GREENRE & SHAREDADA



GreenRE and the Sabah Housing and Real Estate Developers Association (SHAREDADA) have signed a Memorandum of Agreement (MOA) to strengthen the adoption of green building practices and promote sustainability in Sabah's property sector.

The MOA was signed on behalf of GreenRE by Datuk Seri FD Iskandar, Chairman of GreenRE, and witnessed by Datuk Seri Dr Michael Yam, Director of GreenRE. Representing SHAREDADA, the agreement was signed by Datuk Johnny Wong Chen Yee, President of SHAREDADA, and Mr. Benny Ng Su Pei, Deputy President of SHAREDADA.

The collaboration aims to build capacity among developers through knowledge sharing, technical training, and increased awareness of sustainable development principles. Under this partnership, SHAREDADA members will also benefit from subsidised GreenRE certification fees, encouraging more industry players in Sabah to pursue sustainable, energy-efficient, and climate-resilient developments.

This collaboration reflects a shared vision – to support Sabah's urban growth while safeguarding its natural environment, ensuring that the state's progress is both responsible and future-ready.

## 06 - TECHNICAL UPDATES



### Enhanced ENRB Certification: Complimentary Energy Certificate Issuance

Effective January 2026, GreenRE will implement a complimentary issuance of the **Energy Certificate (EC) for Existing Non-Residential Building (ENRB) projects** that have completed the Site Verification Assessment (SVA). This enhancement reflects GreenRE's ongoing commitment to streamlining certification deliverables and supporting Malaysia's energy efficiency agenda in line with the Energy Efficiency and Conservation Act (EECA).

Automatic EC issuance will apply only to projects achieving a Final ENRB rating of Silver and above, ensuring that high-performing buildings receive timely recognition for their energy performance outcomes. For more information or clarification, please contact [assessor@greenre.org](mailto:assessor@greenre.org)



# GREENRE PUSHES

## MALAYSIA TOWARDS

### NET ZERO

*Certification body now boasts portfolio of over 1,200 projects*

by Deepalakshmi Manickam, The Sun

**P**ETALING JAYA: Malaysia's journey towards net-zero emissions by 2050 is gaining traction in the property and construction sector, with Green Real-Estate (GreenRE) emerging as the country's leading green building certification body.

Since its establishment in 2013, GreenRE has certified nearly 800 projects, covering a combined area of more than 600 million square feet.

“

**“GreenRE has seen a large uptake in projects in recent years driven by greater awareness of the importance of sustainable development and broader financial incentives both from the government and private banking institutions,” said GreenRE executive director and engineer Ashwin Thurairajah.**

The organisation now boasts a portfolio of over 1,200 projects, ranging from commercial and residential developments to industrial facilities.

Yet, Ashwin noted that despite the progress, certified green buildings still represent only a fraction of Malaysia's total real estate footprint.

**“As of 2024, there is over 15 billion square feet of real estate in the country, of which only 300 million square feet are certified in operation, just 2%,” he explained.**

**“In contrast, our neighbours in Singapore have over 50% of their building stock certified, with an 80% target by 2030.”**

The property sector's role in Malaysia's climate strategy cannot be overstated. Globally, buildings account for around 40% of carbon emissions, largely through energy use.

In Malaysia, almost all final electricity consumption is attributed to buildings, spanning industrial, commercial and residential usage.

**“Whilst transitioning primary energy sources is critical, from a consumption perspective the construction and property development sector has a crucial role to play in efficient use of resources and consequently achieving the ambitious net zero target by 2050,” Ashwin said.**

He pointed out that Malaysia is on track to achieve its interim goal of reducing carbon intensity against GDP by 45% by 2030 compared to 2005 levels. However, the gap towards net zero by 2050 “has been widening year-on-year.”

Recent policies such as the Energy Efficiency and Conservation Act and the National Energy Transition Roadmap align closely with GreenRE's certification criteria.

**“As a resource-hungry industry, energy efficiency is seen as the key lever,” Ashwin stressed.**

Beyond environmental benefits, going green also makes strong business sense. Developers and building owners pursuing GreenRE certification can tap into a variety of incentives, from investment tax allowances for green products to rebates from the Sustainable Energy Development Authority (Seda) for high-efficiency air-conditioning.

**“Some state and local authorities also offer plot ratio increases, development charge rebates and other schemes for projects that seek green building certification,”** Ashwin said.

**“Recently, the banking sector has introduced a slew of incentives including interest rate reductions for developers and operators of green buildings.”**

Operational savings also add up quickly. Certified buildings enjoy lower utility bills, with return on investment typically achieved within two to four years.

Market research further indicates that certified green properties command a premium. “Studies demonstrate a 3-5% increase in sales prices and up to 10% higher rental rates,” he added.

While international certification systems such as LEED and EDGE are recognised globally, Ashwin believes GreenRE has the edge in Malaysia due to its context-specific approach.

“GreenRE is the most popular certification scheme in the country today because of our comprehensive, pragmatic and affordable approach,” he said.

Key areas of focus include stringent requirements for air-conditioning efficiency, the biggest energy consumer in Malaysian buildings and the use of greener construction materials.

“For new projects, we mandate green concrete, efficient use of concrete through the Concrete Utilisation Index (CUI) and encourage recycled steel, as concrete and steel account for nearly 80% of a building’s carbon footprint,” Ashwin said.

**“For new projects, we mandate green concrete, efficient use of concrete through the Concrete Utilisation Index (CUI) and encourage recycled steel, as concrete and steel account for nearly 80% of a building’s carbon footprint,”** Ashwin said.

GreenRE also emphasises long-term performance through proper operation and maintenance, with Ashwin noting that “users play a critical role throughout a building’s lifecycle in reducing its environmental impact.”

Unlike some international rating tools, GreenRE assessments are conducted by a fulltime team of assessors supported by an independent review board.

“This ensures independence and quality of review, which is not always the case when assessments are outsourced,” he noted.

GreenRE continues to expand its scope through research collaborations and new certification tools. It currently funds six active research initiatives with local universities, including the development of a carbonaggregation platform to help buildings access voluntary carbon markets.

GreenRE continues to expand its scope through research collaborations and new certification tools. It currently funds six active research initiatives with local universities, including the development of a carbonaggregation platform to help buildings access voluntary carbon markets.

The organisation recently launched the GreenRE Energy Certificate, targeting energy efficiency in existing commercial and industrial buildings.

Upcoming programmes include a home energy benchmarking scheme for Malaysian households, inspired by the UK’s Energy Performance Certificate, health and wellbeing certification focusing on indoor environmental quality and universal design.

“

**“GreenRE is constantly seeking new ways to drive the adoption of green and efficient buildings,”** Ashwin said.

**“Our aim is not only to transform Malaysia’s building stock but also to integrate health, wellbeing and social dimensions into sustainability.”**



**IN COLLABORATION WITH**

**theSun**



# MALAYSIA'S GREEN MANDATE

by Ir. Ashwin Thurairajah, GreenRE Executive Director

## Navigating the mandatory shift in property sustainability in 2026

The Malaysian property sector is on the cusp of a profound transformation, driven by the government's firm commitment to its net-zero pathway. In 2026, sustainability moves decisively away from optional, premium feature status to become mandatory compliance, affecting every stage of the project lifecycle from initial design to post-occupancy maintenance. This shift is being led by a combination of new federal regulations and stringent local authority mandates, complemented by revised industry standards from bodies like GreenRE.

The central narrative for the coming year is clear. Developers and consultants must master performance-based standards, effectively measure carbon emissions and prioritise long-term building resilience over short-term cost savings. These integrated changes are set to redefine what constitutes a responsible and viable development in the Malaysian context.

## The regulatory tsunami

From a regulatory standpoint, 2026 will see the anticipated strengthening of the Energy Efficiency and Conservation Act (EECA). The industry has already had a year to adjust and the focus is now on stricter enforcement.

This includes the phased rollout of building energy labelling for commercial typologies, with progressive benchmarking levels expected for sectors such as retail, hospitality and data centres.

Crucially, local authorities are stepping up to meet state and national net-zero targets. In the Klang Valley, municipalities like Kuala Lumpur City Hall (DBKL) and Petaling Jaya City Council (MBPJ) are poised to introduce new mandatory guidelines for energy efficiency and green buildings, applicable to both new developments and existing buildings undergoing major retrofits. DBKL is also pushing a firm mandate requiring 30% of available roof space in new developments to be utilised for solar panels. Mirroring this ambition, Penang has already introduced mandatory green building certification and solar panel requirements for all new projects, signalling a trend that is expected to be adopted by more municipalities nationwide.

## Mastering carbon assessment

The biggest technical frontier for the industry in 2026 will be the effective measurement and reduction of embodied carbon—the emissions associated with materials and construction processes. GreenRE is addressing this by adopting the EN 15978 standard for Whole Life Carbon Assessment (WLCA), which calculates a building's environmental performance over an assumed 60-year operational lifetime.

This WLCA framework comprises four stages, namely, Product (A1–A3), Construction (A4–A5), Use (B1–B7) and End of Life (C1–C4). This holistic approach allows for accurate benchmarking during the crucial design phase. The data confirms the urgency because the upfront carbon (material selection, transport and construction) represents approximately 25% of a project's total 60-year carbon impact, with material selection alone responsible for nearly 90% of those upfront emissions.

A comprehensive 2019 report by the Construction Industry Development Board (CIDB) pinpointed concrete and steel as the leading contributors to embodied carbon. In response, GreenRE is implementing stringent pre-requisites for developers, specifically targeting the concrete use index (CUI), green concrete provision and the use of recycled steel content in projects. But calculating emissions is only the first step because the real challenge lies in reducing them.

While regulatory mandates for Environmental Product Disclosures (EPDs) are not yet anticipated, an international trade push will increase the need for manufacturers to disclose these metrics. Reducing embodied carbon effectively requires strategic action from developers:



- **Reduce material use:** Designs for efficient use of resources.
- **Reuse and retrofitting:** Prioritise adaptive reuse over demolition.
- **Design for modularity:** Implement prefabricated components.
- **Sustainable material choices:** Use lower-carbon concrete mixes, higher recycled steel content, engineered timber where appropriate and local recycled aggregates.

## New revision and toolkit

To support this regulatory evolution, GreenRE will introduce a new revision to all its rating tools. These updates will include pre-requisites specifically focused on construction and embodied carbon measurement, as well as the maintenance and operability of buildings.



In a move to enhance occupant experience, a new Health and Wellbeing Toolkit will be introduced. This toolkit assesses and improves occupant comfort and productivity through criteria covering universal design, indoor air quality (IAQ), thermal and acoustic comfort, hydration and nourishment, daylighting and mental well-being.

Furthermore, a heightened focus will be placed on rejuvenating existing buildings and the renewal of building certifications, recognising the significant portion of national emissions generated by ageing stock. Resource efficiency—energy, water and waste—will be the primary focus of this renewal process. To simplify this, an online portal with a dashboard will be introduced for tracking these metrics and streamlining the recertification process, which is mandatory every three years.

Overall, GreenRE anticipates that these new initiatives will have minimal impact on project timelines or costs. Instead, they are geared toward improving clarity and transparency in efforts toward decarbonising the built environment, shifting capital expenditure toward high-performance solutions.

## Resilience, retrofitting and water management

Resilience against increasing weather extremes is now a core design requirement. While existing manuals such as Malaysia's MSMA (Urban Stormwater Management Manual) and MS2526-6:2014 (rainwater harvesting standard) remain the technical baseline, climate risk necessitates referencing them for higher design standards.

Flood mitigation relies heavily on improved passive water management through more permeable surfaces and reduced surface run-off. All Sustainable Urban Drainage Systems (SUDS) measures will help improve local flood mitigation. Greywater recycling remains encouraged for green building points but mandatory regulation is not expected. The majority of rainwater harvested continues to be used to reduce potable water consumption for non-essential uses like outdoor irrigation, given its ease of implementation and maintenance.

For existing buildings, which contribute significantly to the country's carbon footprint, the enforcement of the EECA is key. The transition will be accelerated by existing government programs under SEDA, such as energy audit and chiller replacement grants (commercial) and the SAVE programme (residential). Crucially, the industry needs more incentives and contractual protection for Energy Performance Contracts (EPCs), which allow third parties to fund capital expenditure for retrofits and recover costs through shared energy savings—effectively a build, operate and transfer mechanism.

## Integrating Health and Advanced Technology

Beyond basic energy efficiency, design integrates human health and comfort. Architects are adopting hybrid strategies that combine natural ventilation and daylighting with sophisticated IAQ controls (filtration and sensors) to maintain air quality even during haze events. Daylighting performance is quantified using established metrics like the daylight factor (described in MS standards).

The connection to nature is also becoming a quantifiable metric, tracked through elements like green walls, view-factor calculations and documented access to planted outdoor spaces.

Finally, the increasing integration of on-site renewables demands clear guidelines for Building-Integrated Photovoltaics (BIPV) and Battery Energy Storage Systems (BESS). Safety remains paramount. Key guidelines currently under development will focus on early structural review for wind loads and weight, comprehensive fire strategies combining façade and PV elements, meticulous detailing for waterproofing and thermal bridging and strict containment and access rules for DC cabling and inverter/BESS locations. Mandatory third-party testing and type-approval for custom BIPV modules will ensure both aesthetic and structural designs meet critical safety and integrity standards.

The year 2026 marks the beginning of Malaysia's era of mandatory green building. It is a necessary strategic move that positions the industry for long-term operational savings and resilience in a market where sustainability is no longer optional.

IN COLLABORATION WITH

The logo for StarProperty, featuring a red house icon above the word "Star" in red and "Property" in black.

# GREEN IS THE NEW SPEC: INSIDE MALAYSIA'S INDUSTRIAL SUSTAINABILITY RACE

In collaboration with  


*Sustainability is no longer a marketing edge, it's fast becoming a base specification across Malaysia's industrial landscape.*

by Veishnawi Nehru, Edge Property

**A**s factories, logistics hubs and data centres multiply, developers and occupiers are shifting towards green-certified facilities as part of their long-term competitiveness strategy.

## From compliance to competition

According to the Construction Industry Development Board (CIDB), certification frameworks such as the Green Real Estate (GreenRE), Green Building Index (GBI), Leadership in Energy and Environmental Design (LEED) guide developments towards resource efficiency, reduced environmental impact and healthier workplaces.

These standards validate a developer's commitment to responsible construction while improving energy savings, lowering operational costs, and enhancing marketability.

GreenRE have certified over 800 projects spanning over 400 million sq ft as of August 2025. By end-2023, the Malaysian Green Technology and Climate Change Corporation (MGTC) reported over 671 projects certified under GBI, spanning nearly 300 million sq ft.

According to PEPS Ventures Learning Resources, Malaysia's green building market is growing at an estimated 14.3% annually, with the green materials segment projected to expand from RM280 billion in 2021 to RM520 billion by 2027. The firm added that green buildings, which typically cost about 2% more to construct, deliver 14% to 19% operational savings and higher resale and rental premiums.

The shift marks a broader evolution from compliance-driven development to a race for operational excellence and environmental, social, and governance (ESG) alignment.

## Industrial segment leads the charge

In the industrial segment, the certification wave has accelerated rapidly. GreenRE executive director Ashwin Thurairajah says the organisation has certified 70 industrial projects and 29 industrial parks, covering 35 million sq ft of built-up area and 33,000 acres, respectively.

"There are currently another 30 industrial developments registered, with more than 100 showing interest in certification," he says.

He adds that growth within this segment has outpaced other asset classes, noting a 45% year-on-year increase for industrial projects since 2023 compared to 30% for commercial buildings, while industrial parks under its township category have surged 50% annually.

These trends reflect how sustainability has moved beyond high-rise offices and is now reshaping Malaysia's industrial backbone.

## Balancing costs and long-term returns

Green certification has often been perceived as costly, but GreenRE's data paints a more nuanced picture.

"The incremental cost varies based on the certification tier. Generally, Bronze ratings incur a range of 0%–1%, Silver 0%–1.5%, Gold 3%–5% and Platinum 3%–8%," he said.



*Hap Seng Business Park (HSBP) is a Gold-certified industrial development sitting on a 20-acre land, with a supporting commercial hub.*



“ Certification is not a static process, rather it is meant to instill a culture of continuing environmental performance improvement. Building operators are encouraged to continue seeking resource efficiency throughout the lifecycle of a building.”

• *GreenRE Executive Director, Ir. Ashwin Thurairajah*

Ashwin adds that most projects experience payback within two to four years, driven by reduced energy, water and maintenance costs. To ensure continued performance, recertification every three years is required, assessing energy and water usage as well as waste management.

“Certification is not static, it’s designed to instil a culture of continuous environmental improvement,” he says.

Government incentives have also supported adoption. Investment tax allowances for certified upgrades and local council rebates in several states further lower entry barriers, while multinational occupiers increasingly list green certification as a prerequisite for tenancy.

### **Embodied carbon: the next frontier**

Operational efficiency is only part of the equation. The industry’s attention is turning to embodied carbon emissions generated during material production and construction.

GreenRE adopts the EN 15978 framework, which assesses a building’s carbon impact across four lifecycle stages: product, construction, use, and end-of-life.



*Eco Business Park by Eco World Development Group Bhd has achieved GreenRE Bronze (Provisional) certification under the Township category.*

He cites CIDB’s 2019 Technical Publication No. 207, which found that material selection accounts for nearly 90% of upfront carbon emissions, with concrete and steel as the largest contributors.

To address this, GreenRE has introduced prerequisites for green concrete, recycled steel and limits under its Concrete Use Index (CUI).

However, he adds that adoption of Environmental Product Declarations (EPDs), essential for verifying material carbon footprints, remains limited in Malaysia.

“Calculating emissions is one thing, but benchmarking and reducing them is the real challenge,” he says.

## Retrofitting for the future

Sustainability isn't reserved for just new builds. The Wah Seng Warehouse redevelopment in Ipoh, Perak exemplifies how older facilities can be transformed.

The project introduced a CO<sub>2</sub>-based cold room system that cuts energy use by up to 45%, solar panels generating 15% of electricity, and rainwater harvesting to reduce reliance on mains supply.

The redevelopment also integrated electric vehicle (EV) charging points, high-efficiency five-star air-conditioning, and enhanced natural daylighting.

Even staff facilities were reimagined – preserved mangosteen trees provide shade for outdoor breakout areas, while inside, timber textures and softer finishes replace the cold industrial look. Fire staircases were also brightened with colour, making the workplace more welcoming.

"This is a great example of turning an ageing facility into a productive, low-carbon workspace," he adds.

## Bridging gaps in awareness and technology

Despite rapid growth, the green industrial movement faces several hurdles.

"The top barrier is perceived high cost. With careful design, the upfront costs can be minimal, and long-term savings far outweigh initial expenditure," Ashwin

He adds that another challenge is lack of awareness among smaller developers unfamiliar with certification processes. GreenRE addresses this through technical guides and awareness programmes, linking developers with consultants and technology providers.

"The third challenge lies in technology gaps. Our performance standards for cooling systems and industrial equipment are still behind developed markets," he says.

The government's upcoming Malaysian Energy Performance Standard (MEPS) 2.0 will help raise efficiency baselines for products entering Malaysia.

## The road toward net zero

Looking ahead, Malaysia's industrial facilities are expected to evolve towards net-zero readiness, integrating renewable energy, battery storage, and smart grid systems.

Ashwin says he expects energy-efficient facilities approaching net zero to become the norm.

"Battery storage, distributed energy generation and even small modular reactors for data centres will become more common," he says.

He adds that automation, IoT-enabled monitoring and AI-driven building management systems will play critical roles in predictive maintenance and real-time carbon tracking.

"Health and wellbeing will also be key. We're developing a certification scheme to promote people-centric workplaces," he says.

As Malaysia's factories and industrial parks modernise, sustainability is no longer a luxury; it's the new baseline, the defining spec for the next generation of industrial real estate.



## WHAT'S EMBODIED CARBON AND WHY DOES IT MATTER?

Embodied carbon refers to the greenhouse gas emissions generated during the production, transport, construction, and end-of-life disposal of building materials.

In industrial projects, materials like concrete and steel are the largest contributors, accounting for nearly 70% of upfront carbon emissions, according to CIDB.

GreenRE uses the EN 15978 framework to benchmark whole-life carbon across product, construction, use, and end-of-life stages.

Reducing embodied carbon requires careful material selection, recycled content, and transparent reporting through Environmental Product Declarations (EPDs). While adoption in Malaysia remains limited, addressing embodied carbon is essential for sustainable industrial construction and long-term climate impact reduction.

# UNCOVERING THE STEPS TO IMPROVE SOLAR ADOPTION AMONG SMES IN KUALA LUMPUR AND MALAYSIA

by Gandhi Suppiah, MindShift Consultancy

## Introduction: Malaysia's SME Solar Gap in a Rapidly Moving Region



Figure 1: Solar Roof for an SME in Klang Valley

**A**cross Southeast Asia, solar photovoltaic (PV) deployment has accelerated rapidly. Vietnam has emerged as the region's leading adopter, supported by strong policy certainty and rapid market scale-up, while Thailand has demonstrated consistent and sustained growth. In comparison, Malaysia despite strong solar resource potential and a mature financial sector has progressed more slowly, particularly within the commercial and small and medium enterprise (SME) segment.

This gap is increasingly significant. Malaysia's updated Nationally Determined Contribution (NDC) commits to a 45% reduction in the carbon intensity of GDP by 2030 relative to 2005 levels. Achieving this target requires action beyond large-scale generation projects, including widespread participation from the commercial sector.

Malaysian SMEs represent a critical but underleveraged opportunity. Accounting for approximately 98.5% of Malaysian businesses and close to 40% of GDP, SMEs collectively influence electricity demand, investment behaviour, and supply-chain practices. Understanding what enables or prevents them from adopting solar PV is therefore central to Malaysia's energy transition.

## Study Overview and Methodology

This article draws on a qualitative research study conducted as part of a Master's programme at the University of Cambridge. The study adopted a bottom-up approach to understand the real-world drivers and barriers influencing solar PV adoption among Malaysian SMEs, complementing existing policy- and household-focused literature.

Data was collected through 22 semi-structured interviews, comprising 19 SMEs and three larger firms to explore whether scale influenced adoption dynamics. Interviewees included solar adopters, non-adopters, and solar industry participants, enabling triangulation between demand- and supply-side perspectives.

Most interviewees operated in Kuala Lumpur and Selangor, with additional input from Johor, Negeri Sembilan, and Kedah. The sample included firms that owned their premises and those operating from leased properties, allowing deployment constraints to be examined explicitly.

## Analytical Framework: AADEL

To structure interviews and analysis, the study applied a bespoke Technology Adoption Framework referred to as AADEL: Awareness, Attitudes, Deployment, Economics, and Lifecycle. The framework mirrors the sequential decision-making process SMEs typically follow when evaluating adoption of technologies from initial awareness through to long-term operational considerations.

# AADEL Framework for SME Solar Adoption



Figure 2 : Analytical Framework - AADEL

## Key Findings: The Two Conditions for Adoption

A central finding of the study is that SME solar adoption in Malaysia is governed by two primary conditions:

1. The investment must be financially feasible within the firm's commercial constraints.
2. The firm must have the right to install solar PV on its premises, either through roof ownership or explicit landlord consent.

Where either condition is absent, adoption is unlikely regardless of awareness levels or positive sustainability attitudes.



**SMEs typically adopt solar only when financial feasibility and the right to install are both satisfied**



## Two-Gate Model for SME Solar Adoption



Figure 3 : Two Gate Model for Solar Adoption

### Economics: Barrier and Driver

Economics emerged as the most influential factor across interviews. Smaller SMEs frequently cited upfront capital costs and cash-flow constraints as key barriers, particularly where electricity consumption was relatively low, resulting in longer payback periods. In contrast, larger SMEs with higher energy demand often reported favourable economics and shorter-than-expected payback periods.

A payback period of under five years consistently emerged as an attractive threshold for decision-making.

## Deployment and Property Rights

Deployment constraints specifically roof ownership and landlord consent were equally significant. Most non-adopting SMEs interviewed did not own their premises or lacked permission to install solar systems. This reflects a classic tenant–landlord split incentive, particularly acute in dense urban environments such as Kuala Lumpur, where many SMEs operate from multi-tenant commercial buildings.

## Links to SDGs and Malaysia's NDC

Improving SME solar adoption directly supports several United Nations Sustainable Development Goals: SDG 7 (Affordable and Clean Energy), SDG 9 (Industry, Innovation and Infrastructure), SDG 11 (Sustainable Cities and Communities), and SDG 13 (Climate Action).

At the national level, distributed solar adoption by SMEs contributes to Malaysia's NDC by reducing electricity-related emissions intensity and embedding decarbonisation across the commercial economy.

## How Does ATAP Address These Findings?

Malaysia's Solar Accelerated Transition Action Programme (ATAP), effective from January 2026, represents an important evolution in the consumer solar landscape. ATAP improves process clarity and supports self-consumption with controlled surplus export, addressing elements of the economic feasibility barrier.

However, ATAP does not directly resolve the deployment constraint identified as critical in this study. SMEs operating in leased or multi-tenant premises common in Kuala Lumpur must still secure roof rights and landlord consent. As such, ATAP aligns with parts of the study's findings but does not fully address the primary structural barrier to SME adoption.

## Conclusions and Recommendations

This research findings demonstrates that accelerating solar adoption among Malaysian SMEs requires targeted intervention at the points where adoption decisions stall. Financial feasibility and the right to install solar systems are the primary determinants of uptake.

**Three priorities emerge:**

- 1. Develop mechanisms that align tenant and landlord incentives in commercial buildings.**
- 2. Support financing and commercial models that reduce effective payback periods to within SME-acceptable ranges.**
- 3. Maintain policy clarity and continuity to reduce investment uncertainty.**

Addressing these issues would allow SMEs to play a more active role in Malaysia's energy transition, supporting national climate commitments while strengthening commercial resilience.

## References

### Malaysia NDC / national direction

- UNFCCC. Malaysia Updated NDC submission (carbon intensity reduction 45% by 2030 vs 2005).

### Regional context (ASEAN solar progress)

- Global Energy Monitor (2024). Southeast Asia utility-scale solar & wind capacity overview.
- Dalapati, G.K. et al. (2023). ASEAN PV market distribution (Vietnam leading; Thailand next; Malaysia smaller share).

### Solar ATAP (programme facts)

- SEDA Malaysia – ATAP programme overview (concept and implementation date).
- Energy Commission guideline (Solar ATAP details, eligibility incl. multi-tenant restriction).

# UNLOCKING CARBON FINANCE FOR RETROFITTED BUILDINGS: A PATHWAY FOR GREENRE



By Assoc. Prof. Dr. Azlin Mohd Azmi, Project Lead, Solar Research Institute (SRI)/ Faculty of Mechanical Engineering, Universiti Teknologi MARA

As Malaysia advances toward its national climate commitment, the building sector remains a critical frontier for decarbonization. While new constructions increasingly integrate green design, the vast existing building stock represents an untapped reservoir of energy-saving potential. However, building retrofits require substantial upfront investment, for which carbon finance could be an additional key funding source. Yet, individual building projects are typically too small to access the carbon market on their own, leaving both retrofit funding and scalable emission reductions out of reach.

In response, GreenRE, in collaboration with the Solar Research Institute (SRI) at UiTM, has embarked on a pioneering research initiative: “Developing a Carbon Credit Aggregation Framework for Retrofitted Buildings in Malaysia.” Kick-offed in March 2025, the project aims to create a structured pathway for GreenRE to act as an aggregator, pooling multiple building retrofit projects to streamline certification, reduce transaction costs, and unlock carbon market revenue. This article summarizes the key findings from the first eight months of research and outlines the strategic path forward.

## From Methodology Review to Market-Ready Tools

We began by reviewing over 20 carbon credit methodologies from international and regional programs, including Verra’s VCS, the Clean Development Mechanism (CDM), and ASEAN standards. The analysis concluded that the AMS-II.C (for technology-specific retrofits like lighting and motors) and AMS-II.E (for whole-building efficiency upgrades) methodologies, offer the most viable and internationally recognized framework for Malaysian buildings.

Rather than developing a new methodology, which could take years to validate, we strategically chose to adopt these existing, market-trusted approaches. The methodologies were also used within the VERRA VCS standard, a carbon standard accepted by our local Bursa Carbon Exchange (BCX) Platform. This decision accelerates the time-to-market for the framework, allowing GreenRE to leverage globally accepted standards while focusing efforts on the operational model aggregation.

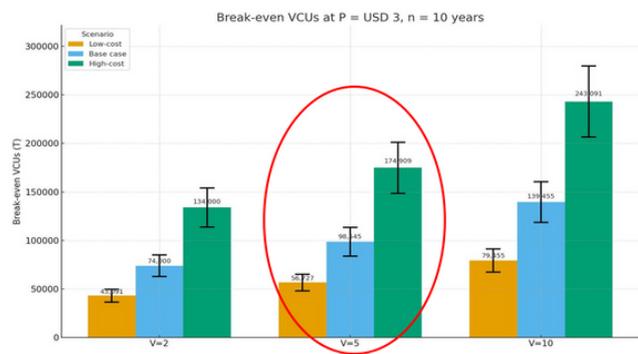
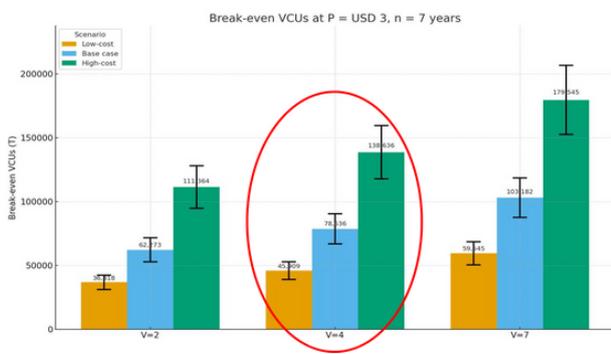
## Data Analysis, Financial Modelling & Framework Design

With the methodological foundation set, we collected and analyzed data from 12 GreenRE-certified buildings to understand retrofit patterns, energy savings, and data readiness. Concurrently, a detailed financial model was developed to assess economic feasibility assuming registration under the Verra Carbon Standard (VCS). Most buildings in the sample had already implemented key efficiency measures (e.g., LED lighting, HVAC upgrades). This highlighted a critical insight: carbon credits require additionality, a proof that the project wouldn’t have happened without carbon revenue. Therefore, the proposed framework must target future planned retrofits, not past ones.

## Financial Viability Thresholds

Our financial analysis determined that for an aggregated project to be feasible, the carbon credit price should ideally be above USD 4/tCO<sub>2</sub>, with between 40,000 to 200,000 tCO<sub>2</sub> break even volumes over the studied crediting period, depending on the external cost scenarios. We also recommend a 7-year crediting period with biennial verification to balance cost, administrative burden, and credit integrity.

As the current market prices for energy efficiency project is around USD 3, only the most optimal and low-cost retrofit scenarios are financially viable. Additionally, current technology-based credit on BCX (approximately RM 10 per credit) are below the viability threshold, necessitating a focus on premium buyers.



VCUs for biennial verification ranges from 40k to 200k tCO<sub>2</sub> over the respective crediting period at USD3/tCO<sub>2</sub>.

## The Eligibility Checklists

The core deliverable of this phase is two practical Eligibility Checklists for AMS-II.C and AMS-II.E methodologies designed for GreenRE and building owners to screen and onboard projects. These checklists translate complex carbon standard requirements into clear, actionable criteria across categories such as geographic and technical eligibility, additionally, baseline data, monitoring readiness and legal requirements.

## Critical Insight & Forward Path:

In order to ensure economic viability, aggregated credits must be marketed to buyers willing to pay a premium, as current carbon market prices for energy efficiency or technology-based projects are insufficient. Furthermore, the framework will focus on future planned retrofits, using carbon revenue as a financing tool, rather than past completed projects. GreenRE's role must evolve from certifier to facilitator and coordinator, helping building owners finance future upgrades through pre-certified carbon streams.



Presenting the research update during 5th Advisory Panel Meeting (GREAP No 5) and STRATESA2025's speaking invitation in Cambodia.

## Building a New Ecosystem for Carbon Finance

This research provides a practical, market-ready toolkit to help building owners overcome the financial barrier of retrofits by unlocking additional revenue from carbon credits. By acting as an aggregator, GreenRE can unlock the voluntary carbon market for Malaysia's building sector, directly contributing to national climate goals while creating new value for its members.

In doing so, it is equally important to rigorously guard against greenwashing by ensuring every credit represents real, additional, and permanent emission reductions, which is fundamental to the integrity of the voluntary carbon market.

The journey continues, and we invite all stakeholders: developers, owners, consultants, and government agencies to join us in the next phase. For more information or to express interest in the project, please contact: Assoc. Prof. Dr. Azlin Mohd Azmi (azlinazmi@uitm.edu.my).

# ENERGY PERFORMANCE BENCHMARKING (EPB) TOOL FOR LANDED RESIDENTIAL BUILDINGS IN MALAYSIA



By Assoc. Prof. Ar. Dr. Lim Yaik Wah, Faculty of Built Environment and Surveying, Universiti Teknologi Malaysia (UTM)

The energy consumption of landed residential buildings in Malaysia with tropical climate is significantly impacted by the need for continuous cooling due to high temperatures and humidity. Despite existing building standards and energy efficiency regulations, there is a notable gap in the availability of tools specifically designed to assess and improve the energy performance of landed residential homes in tropical regions. Current energy performance benchmarking (EPB) tools, developed in temperate countries such as the UK, Australia, and the US, are not fully applicable to tropical climates without considerable adaptation, particularly in addressing the cooling demands and passive design strategies necessary for these environments.

This research is funded by GreenRE Sdn. Bhd. and conducted by the Universiti Teknologi Malaysia (UTM) research team. It aims to develop an Energy Performance Benchmarking (EPB) tool specifically designed for landed residential buildings in Malaysia, focusing on key components such as the building envelope, cooling systems, electric lighting, hot water systems, and renewable energy integration. The research will be conducted over 18 months and divided into three phases. Phase 1 will involve the simulation and benchmarking of energy performance for various landed residential building typologies in Malaysia. The results will help establish a comprehensive energy performance benchmark tailored to local conditions. Phase 2 will use these insights to develop a structured EPB checklist and tool that can be used by energy auditors, such as GreenRE auditors, to assess energy performance and recommend improvements. In Phase 3, the tool will be validated through practical test cases and refined through stakeholder engagement with key industry professionals, policymakers, and homeowners.

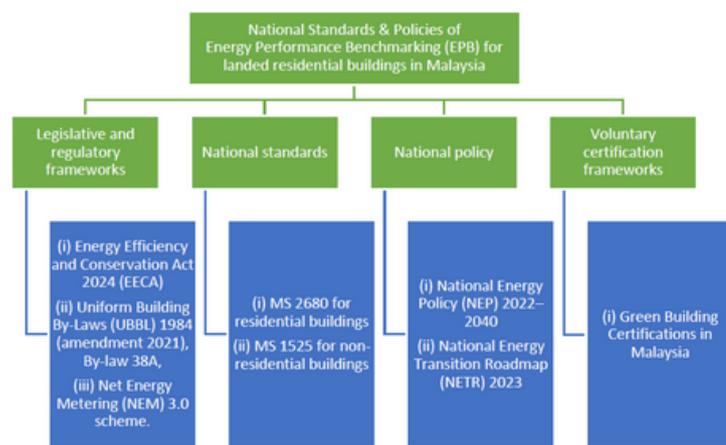


Figure 1: Review of National standards and Policies related to EPB

The expected outcome of this research is the creation of a robust EPB tool that will allow energy auditors to assess energy performance in tropical landed homes and provide actionable recommendations for enhancing energy efficiency. This tool will contribute to closing the current knowledge and practice gaps in green building assessments for tropical residential buildings. By enabling more precise energy audits and fostering the adoption of energy-efficient measures, the EPB tool will support Malaysia’s sustainability goals, reduce energy consumption in residential homes, and help lower carbon emissions in line with global climate change commitments.

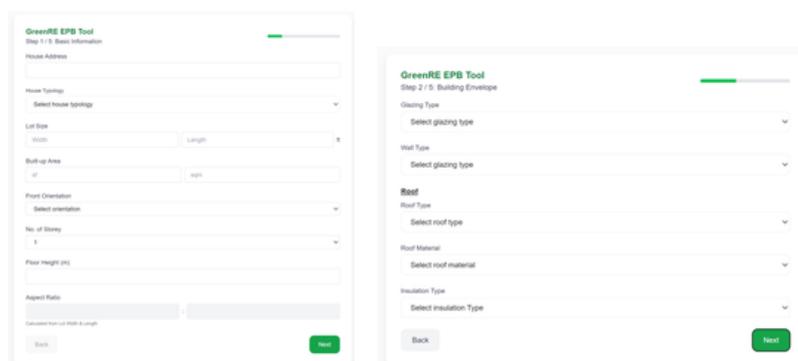


Figure 2: Proposed EPB Tool

# 09- CALENDAR OF EVENTS

## JANUARY

**20** GREENRE WEBINAR  
Climate Resiliency/ Risk Assessment (Online)

**27-29** GREENRE ACCREDITED PROFESSIONAL COURSE NO. 44  
Petaling Jaya/Online

## APRIL

**TBC** GREENRE ADVISORY PANEL MEETING (GREAP)

**07-09** GREENRE ACCREDITED PROFESSIONAL COURSE NO. 45

**24-26** INTERNATIONAL CONFERENCE ON CONSTRUCTION, ENGINEERING & GREEN TECHNOLOGY (ICCEGT 2026) BY UTAR

## JUNE

**03-04** GREENRE TECHNICAL SEMINAR 03-2026  
Construction Design Management

**30** GREENRE ACCREDITED PROFESSIONAL COURSE NO. 46  
Petaling Jaya/Online

## AUGUST

**05-06** GREENRE TECHNICAL SEMINAR 04-2026

**TBC** MGBC ANNUAL SUMMIT

## OCTOBER

**01** GREENRE ACCREDITED PROFESSIONAL COURSE NO. 47  
Johor Bahru/Online

**07-09** IGEN 2026 BY MGTC  
Kuala Lumpur Convention Centre (KLCC)

## DECEMBER

**04** GREENRE ACCREDITED PROFESSIONAL COURSE NO. 48  
Assessment Day

## FEBRUARY

GREENRE TECHNICAL SEMINAR 01-2026  
Calculation to Managing Scope 3 Emissions Using the GHG Protocol for Property Development

**10-11**

GREENRE ACCREDITED PROFESSIONAL COURSE NO. 44  
Assessment Day

**27**

## MAY

GREENRE TECHNICAL SEMINAR 02-2026  
Green Data Centre

**05-06**

GREENRE ACCREDITED PROFESSIONAL COURSE NO. 45  
Assessment Day

**08**

## JULY

GREENRE ACCREDITED PROFESSIONAL COURSE NO. 46  
Petaling Jaya/Online

**01-02**

INTERNATIONAL ARCHITECTURE, INTERIOR DESIGN & BUILDING EXHIBITION (ARCHIDEX) 2026

**29-01**

GREENRE ACCREDITED PROFESSIONAL COURSE NO. 46  
Assessment Day

**31**

## SEPTEMBER

GREEN TOUR - IGBC 2026

**09**

INTERNATIONAL GREEN BUILD CONFERENCE (IGBC) 2026  
MITEC, Kuala Lumpur

**10-11**

ENGINEER & MARVEX BY IEM 2026  
Kuala Lumpur Convention Centre (KLCC)

**22-25**

GREENRE ACCREDITED PROFESSIONAL COURSE NO. 47  
Johor Bahru/Online

**29-30**

## NOVEMBER

GREENRE ACCREDITED PROFESSIONAL COURSE NO. 48  
Petaling Jaya/Online

**03-05**

INTERNATIONAL CONSTRUCTION WEEK, ICW 2026 BY CIDB  
MITEC, Kuala Lumpur

**10-12**

GREENRE ACCREDITED PROFESSIONAL COURSE NO. 47  
Assessment Day

**13**

SUSTAINABLE DESIGN AWARDS (SDA) 2026 IN CONJUNCTION WITH REHDA ANNUAL DINNER

**TBC**

GREENRE REFRESHER COURSE 2026  
Online

**26**

# PLATINUM



Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
Sunway Belfield Residence	Sunway Belfield Sdn Bhd	RES v3.0	Actual	17/11/2025
Sunway Putra Tower	Sunway Real Estate Investment Trust	ENRB v3.3	Actual	28/11/2025
Menara Livingston	HIG Livingston Properties Sdn Bhd	ENRB v3.3	Actual	24/11/2025
GREEN QUARTER	Green Quarter Sdn Bhd	INT v2.0	Actual	19/11/2025
Sunway Pyramid Hotel	Sunway Real Estate Investment Trust	ENRB v3.3	Actual	8/12/2025
TNB Platinum Headquarters Campus	Tenaga Nasional Berhad	ENRB v3.3	Actual	10/10/2025
Wisma REHDA	Real Estate Housing Association	ENRB v3.3	Actual	24/11/2025
SIGNATURE TOWER C & TOWER D @ BANDAR KL MIDTOWN, KL, MALAYSIA	KL Midtown Sdn Bhd	NRB v3.0	Provisional	6/11/2025
SIGNATURE TOWER A & TOWER B @ BANDAR KL MIDTOWN, KL, MALAYSIA	KL Midtown Sdn Bhd	NRB v3.0	Provisional	7/11/2025
Sunway Maple	Sunway Iskandar Development Sdn Bhd	RES v3.3	Provisional	19/11/2025
AVÉA	Persada Mentari Sdn Bhd	RES v3.3	Provisional	1/10/2025
UOB Meru Klang	United Overseas Bank (Malaysia) Bhd	ENRB v3.3	Provisional	2/12/2025

# GOLD



Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
Sunway Carnival Mall (New Wing)	Sunway Real Estate Investment Trust	NRB v3.0	Actual	19/11/2025
D'Quince Residences	EXSIM Group Momentumace Sdn Bhd	RES v3.1	Actual	29/10/2025
D'Cosmos Residences	Momentumace Sdn Bhd	RES v3.1	Actual	4/11/2025
SUNWAY VELOCITY TWO TOWER C & TOWER D	Sunway Velocity Two Sdn Bhd	RES v3.1	Actual	13/11/2025
Residensi Allevia Mont'Kiara	Allevia Sdn Bhd	RES v3.1	Actual	8/12/2025
D'Vine	Momentumace Sdn Bhd	RES v3.2	Actual	10/11/2025
AFI BRAKE FACTORY	AFI BRAKE MANUFACTURING SDN BHD	IND v1.0	Actual	3/11/2025
KULIM LOGISTICS HUB (Phase 1)	KULIM LOGISTICS HUB SDN. BHD.	IND v1.0	Actual	8/10/2025
CENTREPOINT NORTH TOWER	MTRUSTEE BERHAD AS TRUSTEE FOR IGB COMMERCIAL REIT-CPN	ENRB v3.3	Actual	8/12/2025
CENTREPOINT SOUTH TOWER	MTRUSTEE BERHAD AS TRUSTEE FOR IGB COMMERCIAL REIT-CPS	ENRB v3.3	Actual	10/12/2025
MENARA IGB & ANNEXE BLOCK	MTRUSTEE BERHAD AS TRUSTEE FOR IGB COMMERCIAL REIT-MIGB	ENRB v3.3	Actual	12/12/2025
Hampshire Place Office	MTrustee Berhad As Trustee for IGB Commercial REIT (HPO)	ENRB v3.1	Actual	28/11/2025
Sunway Medical Centre Damansara	Paradigm Fairview Sdn Bhd	HC v1.0	Provisional	7/11/2025
Coalfields Retail Park	KLK Retail Centre Sdn Bhd	NRB v3.2	Provisional	29/10/2025
Parkland Tower	Parkland Avenue Sdn Bhd	NRB v3.2	Provisional	8/10/2025
Tuan Pavilion	Milenium Baru Sdn Bhd	RES v3.3	Provisional	19/11/2025

# GOLD



Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
Jesselton Courtyard at Jesselton Selatan	Berjaya Land Development Sdn Bhd	RES v3.3	Provisional	15/10/2025
Yee Lee Logistics Warehouse - Sg Buaya	Yee Lee Logistics Warehouse Sdn Bhd	IND v1.1	Provisional	8/12/2025
Mapletree Logistics Hub - Utas Shah Alam	Strategic Sonata Sdn Bhd	IND v1.0	Provisional	29/10/2025
KIPMALL TAMPOI	PACIFIC TRUSTEES BERHAD FOR KIP REIT	ENRB v3.3	Provisional	10/12/2025
Centennial ParcVista	Senibong Island Sdn Bhd	TS v2.0	Provisional	24/11/2025
THE REFUEL PITSTOP BY PDC	Perbadanan Pembangunan Pulau Pinang	NRB v3.2	Provisional	18/11/2025
Alyvia Residence	Flora Development Sdn Bhd	RES v3.3	Provisional	19/11/2025
Sunway Cochrane	Sunway Cochrane Sdn Bhd f.k.a. Sunway Rahman Putra Sdn Bhd	RES v3.3	Provisional	11/11/2025
Central Residence	Major Development Sdn Bhd	RES v3.3	Provisional	26/12/2025
Perodua Serendah	Perodua Sales Sdn Bhd	IND v1.1	Provisional	8/12/2025
The Leeds Residences	The Leeds Residences Sdn Bhd	RES v3.3	Provisional	27/11/2025
Balau Residences (Hotel)	Encorp Millenium Sdn Bhd	NRB v3.3	Provisional	8/12/2025
PLO78	RHB Trustee Berhad (As Trustee for AXIS REAL ESTATE)	IND v1.1	Provisional	24/11/2025

# SILVER



Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
Atwater Office Tower B	Paramount Property Development Sdn Bhd	NRB v3.0	Actual	15/12/2025
Bay Suites	Remajaya Sdn Bhd	NRB v3.1	Actual	7/10/2025
Sunway Dora	Sunway Tunas Sdn Bhd	RES v3.2	Actual	24/12/2025
GEE 4 Storey Warehouse	Generation Essentials Enterprise Sdn Bhd	IND v1.0	Actual	7/11/2025
Project Westport 2	KL-KEPONG OLEOMAS SDN BHD (Site 2)	NRB v3.2	Actual	3/11/2025
Casa Embun	Ecolake Residence Sdn Bhd	RES v3.2	Actual	7/10/2025
Sanctuary Suria	Manda'Rina Sdn Bhd	RES v3.2	Actual	18/11/2025
BALAI ISLAM, TNB Bangsar	TENAGA NASIONAL BERHAD	ENRB v3.3	Actual	29/10/2025
Sunway REIT Hypermarket - Putra Heights	Sunway Real Estate Investment Trust	ENRB v3.3	Actual	28/11/2025
Sunway REIT Hypermarket - Ulu Kelang	Sunway Real Estate Investment Trust	ENRB v3.3	Actual	2/12/2025
KL Midtown Residential Block E and F	KL Midtown Sdn Bhd	RES v3.2	Provisional	1/10/2025
DK Suites	Armani Towers Sdn Bhd	NRB v3.2	Provisional	13/11/2025
DHL Penang Logistic Hub 6 Bayan Lepas	DHL Supply Chain (M) Sdn Bhd	IND v1.1	Provisional	2/12/2025
Bayan Suite	Mutiara Biopolis Developments Sdn Bhd	RES v3.3	Provisional	29/12/2025
The Vividz @ Bukit Jalil	EXSIM Group EXSIM Bukit Jalil City Sdn Bhd	RES v3.3	Provisional	10/12/2025
OSK Ombak	PJD Sejahtera Sdn Bhd	RES v3.3	Provisional	2/12/2025
TRI TTDI	TRI TTDI Sdn Bhd	RES v3.3	Provisional	27/10/2025
EXSIM KL Sales Gallery	EXSIM Group EXSIM Realty Sdn Bhd	NRB v3.2	Provisional	21/11/2025
Novus Business Park Pandamaran	Novus Development Sdn Bhd	NRB v3.2	Provisional	29/10/2025
Balau Residences	Encorp Millenium Sdn Bhd	RES v3.3	Provisional	4/11/2025
DME HUB @ ARA DAMANSARA	DME PROPERTIES SDN BHD	ENRB v3.3	Provisional	23/12/2025

# BRONZE



Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
UMCITY OFFICE TOWER	UMLand Medini Lakeside Development Sdn Bhd	NRB v3.0	Actual	10/12/2025
The Mate	OCR Land Development Sdn Bhd	NRB v3.0	Actual	17/12/2025
Atwater Office Tower A	Paramount Property Development Sdn Bhd	NRB v3.1	Actual	9/12/2025
Marriott Executive Apartments Kuala Lumpur	Richmore Development Sdn Bhd	RES v3.2	Actual	17/12/2025
KENS	VSID Concept Sdn Bhd	RT v1.0	Actual	19/11/2025
Le Méridien Kuala Lumpur	Daito Asia Development (M) Sdn Bhd	ENRB v3.3	Actual	10/12/2025
PSSB Kota Kinabalu 3S (Sales Showroom)	Perodua Sales Sdn Bhd	IND v1.1	Actual	4/11/2025
Proposed Renovation And Fitting out Work For OCBC Bangsar Branch	OCBC BANK (M) BERHAD	INT v1.1	Actual	10/11/2025
ISP Wisdom Warehouse	Goldcoin Wisdom Sdn Bhd	EIND v1.1	Actual	7/11/2025
Wisma Kelang Baru Properties	Kelang Baru Properties Sdn. Bhd.	IND v1.1	Actual	27/10/2025
PUSAT KOMERSIAL ARMANI	ARMANI KPF2 DEVELOPMENT SDN BHD	IND v1.1	Actual	9/12/2025
Uptown 1	Damansara Uptown One Sdn Bhd	ENRB v3.3	Actual	17/12/2025
Uptown 2	Damansara Uptown Two Sdn. Bhd.	ENRB v3.3	Actual	12/11/2025
ISP Laurel Warehouse	Goldcoin Laurel Sdn Bhd	EIND v1.1	Actual	17/12/2025
Thung Hing Metal Industry Sdn Bhd	Thung Hing Metal Industry Sdn Bhd	EIND v1.1	Actual	28/11/2025
Love & Co One Utama	Love & Co Sdn Bhd	RT v2.0	Actual	7/10/2025
UMW HVM Park Precinct 5 Guardhouse	UMW Development Sdn Bhd	NRB v3.2	Actual	31/12/2025
BOULEVARD OFFICES & RETAIL	MTRUSTEE BERHAD AS TRUSTEE FOR IGB COMMERCIAL REIT-BOR	ENRB v3.3	Actual	9/12/2025
Kita Sejati	Kita Sejati Sdn Bhd	RES v3.3	Actual	19/11/2025
Swarovski @ One Utama	Swarovski Malaysia Trading Sdn Bhd	NRB v3.1	Actual	6/10/2025
Poh Kong	Poh Kong Jewellers Sdn Bhd	RT v1.2	Actual	10/10/2025
Samsung Service Centre	SNS Network (M) Sdn Bhd	RT v2.0	Actual	26/11/2025
Famous Amos Cookies, 1 Utama	The Famous Amos Chocolate Chip Cookie Corporation (M) Sdn Bhd	RT v2.0	Actual	8/12/2025
OPPO 1 UTAMA SHOPPING CENTRE 3.0 PRO EXPERIENCE & SERVICE	SRI MOBILE TECH SDN BHD (1246948-X)	RT v2.0	Actual	19/11/2025
PJ33	PHB Facilities Management Berhad	ENRB v3.3	Actual	23/12/2025
Quill 18	PHB Facilities Management Berhad	ENRB v3.3	Actual	23/12/2025
VILLA MOO MOO	TUNKU AKMALUDIN ZAKRI	RES v3.3	Actual	3/12/2025
Skinz Sanctuary	Skinz Sanctuary ES PLT	RT v1.1	Actual	2/12/2025
Puras @ 1 Utama	MyPuras Sdn Bhd	RT v2.0	Actual	8/12/2025
Dawson (Eco Horizon)	Eco Horizon Sdn Bhd	RES v3.2	Provisional	15/12/2025
LINX Avenue @ Kapar, Klang	Linx Development Sdn Bhd	NRB v3.2	Provisional	10/11/2025
Residensi Dwi Pesona (The Straits View Duo)	Permas Jaya Sdn Bhd	RES v3.3	Provisional	23/10/2025
Pusat Data Exsim	EXSIM Group Exsim Jalil Link Sdn Bhd	NDC v1.1	Provisional	14/11/2025
TNLS 2 Storey Cold Room	Tiong Nam Logistics Solutions Sdn Bhd	IND v1.1	Provisional	24/11/2025
ESTET KINDLE FASA 1B ESTET KINDLE FASA 2	Maha Harapan Sdn Bhd	RES v3.3	Provisional	13/10/2025
Talise Residences (FIJ)	MB World Properties Sdn Bhd	RES v3.3	Provisional	1/10/2025
ViTrox Institute of Technology	VITROX TECHNOLOGIES SDN BHD	NRB v3.2	Provisional	24/12/2025
CJ12 Data Center	ITP Cjaya Sdn Bhd	NDC v1.0	Provisional	12/12/2025

# BRONZE

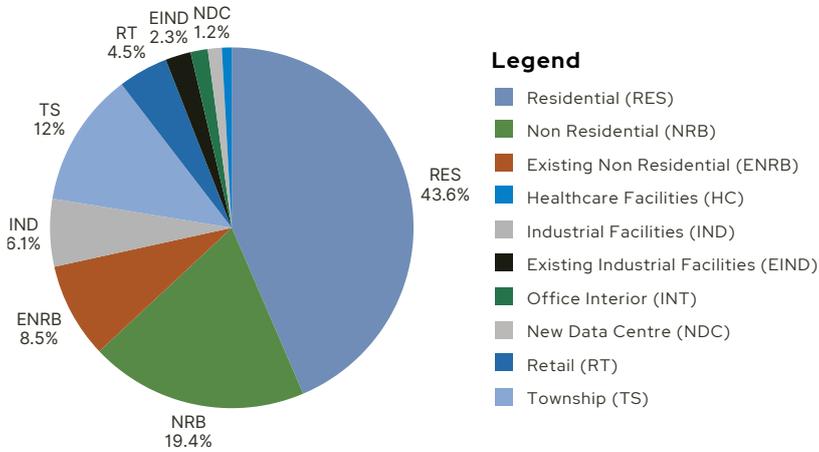


Project Name & Location	Company	Design Ref	Type of Cert	Date of Cert
MBW Boulevard 3 Residensi Tiara Cemerlang 3	Tiara Cemerlang Sdn Bhd	RES v3.3	Provisional	30/10/2025
The St. Regis Kuala Lumpur	One IFC Hotel Sdn Bhd	ENRB v3.3	Provisional	30/12/2025
Gustina Residence	Sinar Mekar Properties Sdn Bhd	RES v3.3	Provisional	8/12/2025
SJKC TUN ONG YOKE LIN	Gamuda Land (T12) Sdn Bhd	NRB v4.0	Provisional	17/12/2025
Kingfisher @ Setia Eco Park Phase 22A	Bandar Eco-Setia Sdn Bhd	RES v3.3	Provisional	6/11/2025
SkyPark Kepler	Lido Waterfront Boulevard Sdn Bhd	RES v3.3	Provisional	13/11/2025
Trader's Market	EXSIM Group Mightyprop Sdn Bhd	NRB v3.2	Provisional	18/11/2025
SÓL Estate Apex - Incremental Homes	Exal (Malaysia) Sdn Bhd	RES v3.3	Provisional	8/10/2025
Gurun TP	Thunder Print Sdn Bhd	IND v1.1	Provisional	18/11/2025
The Vybe @Techzone, Cyberjaya	MKN Embassy Development Sdn Bhd	RES v3.3	Provisional	29/10/2025
ECO-SHOP CLQ @ JEMENTAH	ECO-SHOP MARKETING BERHAD	NRB v3.2	Provisional	7/11/2025
Mercu 3, R&F Tanjung Puteri	R & F Development Sdn Bhd	RES v3.3	Provisional	30/12/2025
Bukit Puchong Boulevard 2	Bukit Hitam Development Sdn Bhd	NRB v3.2	Provisional	30/10/2025
Sri Damasara Club Development (Plot 4)	Sri Damansara Sdn Bhd	RES v3.3	Provisional	30/10/2025
OSK Areca	OSK Property Holdings Berhad	RES v3.3	Provisional	18/11/2025
Kita Seri	Koleksi Sigma Sdn Bhd	RES v3.3	Provisional	18/12/2025
SkyAwani 6	Aqua Legacy Sdn Bhd	RES v3.3	Provisional	17/11/2025
Suria Hill - Phase 3A & 3B	Shah Alam 2 Sdn Bhd	RES v3.3	Provisional	7/11/2025
Cybersouth Square (Phase 2)	Casa Boulevard Sdn Bhd	NRB v3.2	Provisional	19/11/2025
Novva Residences	Prisma Melody Sdn Bhd	RES v3.3	Provisional	18/12/2025
Novva Nexus	Prisma Melody Sdn Bhd	NRBV3.2	Provisional	20/11/2025
SkyAwani Cassia Residences	Skyworld Cassia Development Sdn Bhd	RES v3.3	Provisional	24/12/2025
Skudai8 Detached Factory	Flagship Builders Sdn Bhd	IND v1.2	Provisional	19/11/2025
D'Art Nature Home	PH World Property Sdn Bhd	RES v3.3	Provisional	13/11/2025
D'Art Hills Residence (Phase 4, 5, 6)	PH World Property Sdn Bhd	RES v3.3	Provisional	23/12/2025
Residensi Peel	Kukuh Dinamik Ekspres Sdn. Bhd.	RES v3.3	Provisional	30/12/2025

# 11 - GREENRE PROJECT STATISTICS

## Projects Registered

As of 31 December 2025



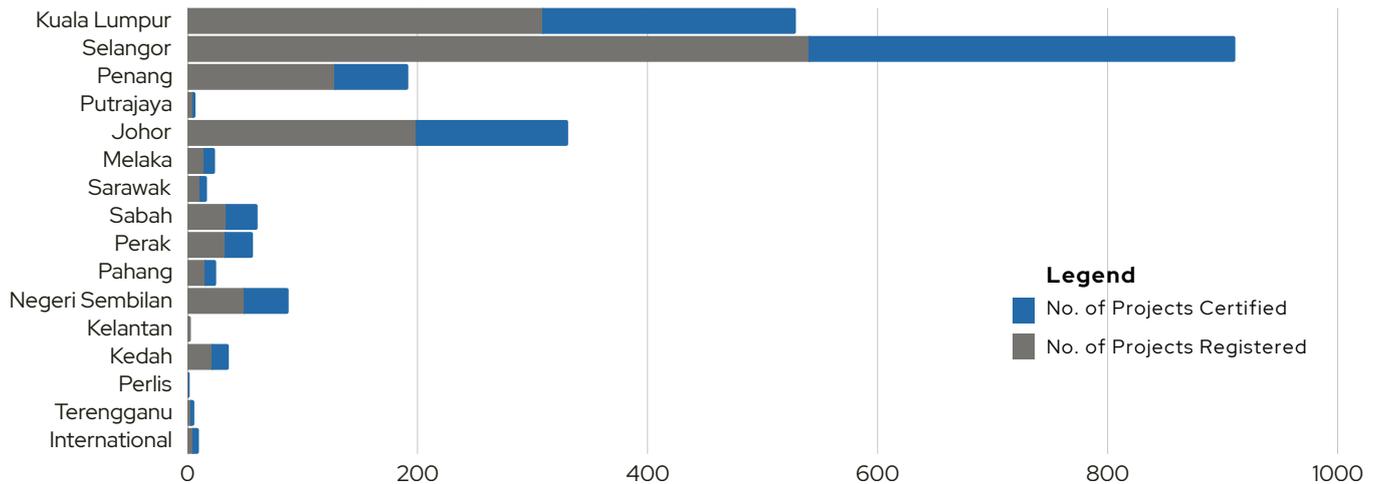
## Projects Certified

929 out of 1370 projects registered are certified as of 31 December 2025



## Projects Distribution

As of 31 December 2025

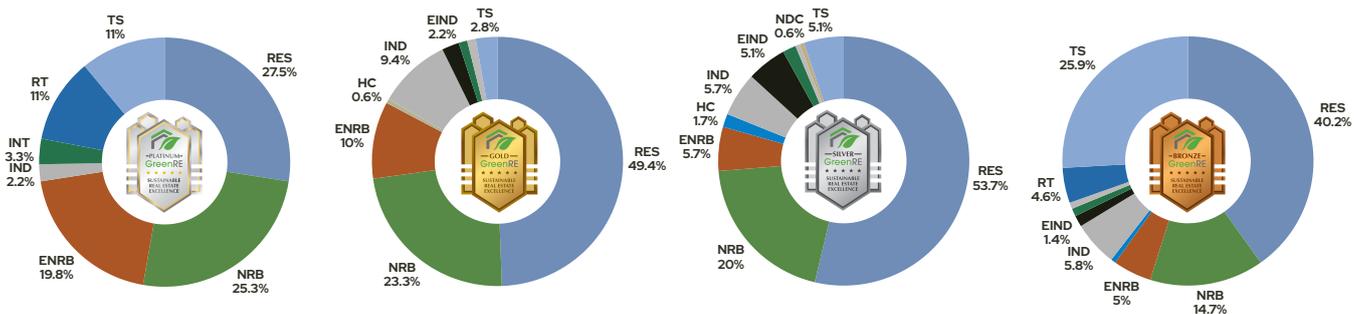


### Legend

- No. of Projects Certified
- No. of Projects Registered

## Projects Certified by Rating

As of 31 December 2025



### Legend

- Residential (RES)
- Non Residential (NRB)
- Existing Non Residential (ENRB)
- Healthcare Facilities (HC)
- Industrial Facilities (IND)
- Existing Industrial Facilities (EIND)
- Office Interior (INT)
- New Data Centre (NDC)
- Retail (RT)
- Township (TS)

# UPCOMING TRAINING



**GREENRE ACCREDITED PROFESSIONAL COURSE NO. 44**

**ABOUT THE COURSE**

The GreenREAP Course is a three-day program designed to equip individuals with the knowledge and skills in green building best practices. It enables participants to optimize the design of active and passive components in building projects, thereby facilitating GreenRE certification.

CPD POINTS: GREENRE (15) | BEM, LAM, ST, LPEH, MBOT

COURSE FEES	
Member - Early Bird (Before 20 Jan 2026) RM 1,050.00	Non-Member - Early Bird (Before 20 Jan 2026) RM 1,200.00
Member - Normal RM 1,150.00	Non-Member - Normal RM 1,300.00
Member - Group of 3 pax RM 3,250.00	Non-Member - Group of 3 pax RM 3,700.00
Member - Group of 5 pax RM 5,300.00	Non-Member - Group of 5 pax RM 6,000.00

**27 - 29 JANUARY** | **8:30 AM TO 6:00 PM**

ASSESSMENT DATE: 27 FEB 2026 (WISMA REHDA)

**WISMA REHDA, KELANA JAYA / ONLINE (HYBRID)**

Basic Course (Day 1 - Online) for GreenREAP only  
RM 180.00

SCAN TO REGISTER

greenresdnhd | greenremalaysia | GreenRE Sdn Bhd | www.greenre.org

For further information, email training@greenre.org / call 03-78032978



**CLIMATE RESILIENCY & RISK ASSESSMENT**

**GreenRE Webinar Series 01-2026**

20 January 2026  
10.00am - 12.00pm

Course Fee: RM50  
2 GreenRE CPD Points

SCAN TO REGISTER

Work Information: www.greenre.org | Our Contact: 03-7803 2978 | training@greenre.org



**GREENRE TECHNICAL SEMINAR 01-2026**

MANAGING SCOPE 3 EMISSIONS USING THE GHG PROTOCOL FOR PROPERTY DEVELOPMENT

SCAN TO REGISTER

**10 FEB 11 TO 2026**

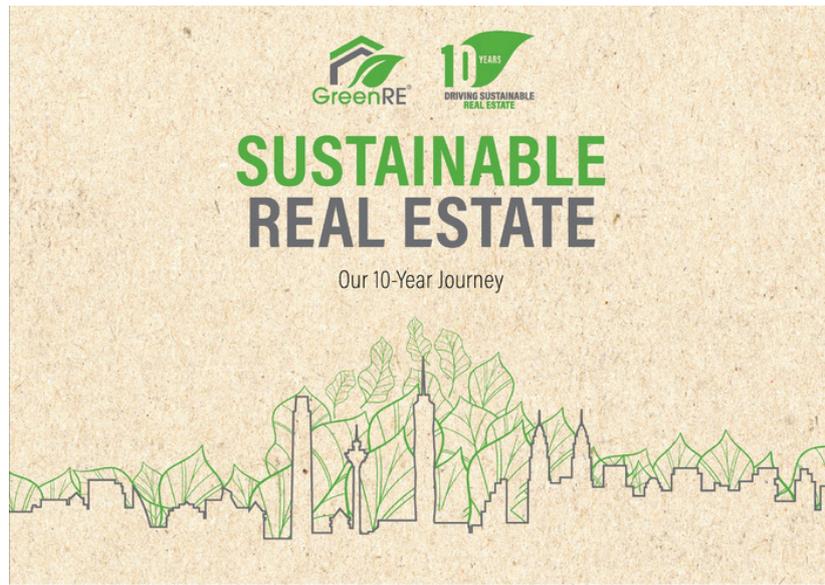
**9.00 AM TO 5.00 PM**

Wisma REHDA, Kelana Jaya (Hybrid)

Course Fee:  
RM799 (GreenREAP / REHDA)  
RM849 (Non-Member)

\*Certificate of Attendance will be given  
CPD : GreenRE (8)

**REGISTER NOW**



GreenRE 10th Anniversary Coffee Table book, hardcover edition, is now available for purchase. Contact [info@greenre.org](mailto:info@greenre.org) for more information.

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