18 ENERGY MANAGEMENT

Related UNSDGs

Goal 7:
Affordable &
Clean Energy

Why Is It Important

Energy powers our business, from construction sites and facilities we manage, to our offices, sales galleries, and operating assets such as vehicles and machinery. Reliable energy supply is essential to ensure our operations run safely and smoothly, and to maintain comfortable and secure environments within our developments.

Energy is also a significant operating cost, and managing it efficiently helps us control costs, maintain asset performance, and reduce unnecessary consumption and the emissions associated with it.

For Tropicana, innovation supports how we strengthen our operations. This includes finding practical ways to optimise energy use, improve reliability, and incorporate appropriate energy-efficient features.

OUR APPROACH

We are committed to managing our energy use responsibly across our offices, facilities, construction sites, and other operating assets. We actively monitor and manage energy consumption to improve efficiency, reduce unnecessary use and associated emissions, and support reliable energy supply for the continuity of our operations.

Key elements of our approach are summarised below:

Area	Description
Office and Site Electricity Management	• Use of LED lighting in corporate offices and temporary site offices to reduce electricity consumption. • Tropicana Gardens Tower has achieved Green Building Index (GBI) Silver certification, incorporating energy-efficient building systems and operational controls that support efficient energy use. • Switching off lighting, air-conditioning, and office equipment when not in use. • Maintaining air-conditioning systems at appropriate temperature settings and servicing them periodically to ensure efficient operation.
Tropicana Golf & Country Resort Operations	• Clubhouse and facility design incorporates natural ventilation and daylighting where feasible, reducing reliance on artificial lighting and mechanical cooling. • Maintaining pumps, lighting systems, and equipment to support efficient operation. • Monitoring electricity consumption periodically to identify opportunities for efficiency improvement.
Construction Site Energy Management	• Working with main contractors to manage energy use at construction sites, including energy-efficient and solar-powered lighting for temporary facilities where suitable. • Switching off temporary lighting and equipment when not required. • Using appropriately sized generators and limiting operating hours to avoid unnecessary fuel consumption.

Area	Description
Fleet and Equipment Management	• Monitoring fuel consumption of vehicles and equipment under our control. • Maintaining vehicles, generators, and machinery in accordance with recommended servicing schedules to support efficient operation. • Increasing the use of electric forklifts at selected construction sites to improve energy efficiency and reduce fuel consumption.
Monitoring and Asset Enhancement	• Reviewing electricity and fuel consumption periodically to identify unusual increases and improve efficiency. • Tracking energy consumption data annually to support ongoing monitoring. • Conducting energy audits, including at Tropicana Gardens Office Tower, to identify opportunities for improving energy performance, where required. • Incorporating energy-efficient technologies such as smart lift systems with regenerative drives to capture and repurpose energy during operation, and HVAC optimization within our asset maintenance and enhancement plans where feasible.
Energy Reliability and Continuity	• Maintaining backup generators where required to support operations and minimise disruption due to power supply interruptions. • Ensuring generators are operated only when necessary and maintained in proper working condition.

Solar Energy Adoption

Tropicana Golf & Country Resort is one of our key sources of energy consumption due to the electricity required for clubhouse operations, water pumping systems, cooling systems and lighting across the facility. Managing energy use at the resort is therefore important to support efficient and reliable operations.

To address this, we have installed solar photovoltaic ("**PV**") panels on the rooftop of the clubhouse, which generate electricity for our own consumption. This reduces our reliance on grid electricity, strengthens energy supply resilience, and helps manage operating costs. A similar system has also been installed at Tropicana Aman Recreational Hub and Tropicana Gardens Dianthus to support its operational energy needs.

The solar PV system at the resort is owned and maintained by a third-party provider, allowing us to benefit from solar energy without significant upfront capital investment while achieving meaningful cost savings.

In FY2025, the system generated an average of 105,042.70 kWh of electricity per month, contributing to annual energy cost savings of approximately RM310,119.00. We will continue to optimise the use of installed systems and evaluate similar opportunities where appropriate, as part of our practical response to climate-related transition risks, including rising energy costs, and to strengthen our resilience against disruptions to energy supply. We adopt a similar approach in our developments where appropriate, as outlined in the Sustainable and Green Design section.

Energy Efficiency Regulatory Compliance

We comply with applicable energy efficiency requirements issued by relevant authorities and keep abreast of regulatory developments. This includes the Energy Efficiency and Conservation Act 2024, which introduces enhanced energy management and reporting requirements. We are monitoring its implementation and will take appropriate steps where applicable.

OUR PERFORMANCE

We track and monitor our energy consumption across our key operating sites and assets, as summarised below.

Type of Energy Consumption	Operating Site / Source	FY2025 (GJ)	FY2024 (GJ)[4]	FY2023 (GJ)
Purchased Electricity – Grid	Tropicana Golf & Country Resort	**18,136**	18,674	21,852
	Headquarters – Tropicana Gardens Tower	**9,807**	9,928	1,659
	Sales galleries/ Project offices	**3,503**	2,962	
	Other operational facilities	**213**	331	
Electricity – Solar PV	Tropicana Golf & Country Resort (clubhouse)	**4,538**	4,323	4,658
	Tropicana Aman (recreational hub)	**740**	660	
Fuel Consumption – Petrol	Vehicles and machinery	**5,155**	5,461	
Fuel Consumption – Diesel	Generators and machinery	**3,945**	3,749	
Fuel Consumption – LPG	Clubhouse operational use	**1,811**	2,258	
Total Energy Consumption		**47,848***	48,347	28,169

* *This metric has been externally assured by an independent third-party. Please refer to assurance statement at page 181 in this report.*

1. *Energy consumption covers electricity and fuel used within landlord-controlled areas. Energy use within tenant-controlled spaces and construction sites operated by main contractors is excluded as the Group does not exercise operational control over these activities.*
2. *Certain prior year figures have been rounded and decimal points removed for presentation purposes. There is no material impact on the total energy consumption reported.*
3. *Energy conversion factors for electricity and fuel consumption are sourced from the UK Government's DEFRA and National Energy Balance of Malaysian Energy Commission respectively.*
4. *FY2024 figures have been restated to reflect structural changes and to enhance reporting comparability.*
5. *FY2023 energy consumption for the headquarters excludes common areas.*

Energy Cost & Supply Considerations

While the energy consumption reported above reflects usage within our operational boundary, our broader cost exposure extends beyond these figures. Construction activities, which are managed by main contractors and excluded from our reported energy consumption, are energy-intensive and rely heavily on fuel for transport, machinery and the production of materials.

Recent geopolitical developments after the financial year end, and the resulting volatility in global energy markets, have demonstrated how quickly fuel prices can increase when key supply routes are disrupted. Malaysia is exposed to these global market dynamics, including disruptions affecting key energy transit routes such as the Strait of Hormuz, given its position as a net importer of crude and refined products despite having domestic production and refining capacity.

Recent increases in global oil prices, together with ongoing fuel subsidy rationalisation, have contributed to higher domestic fuel costs for certain user groups, particularly for diesel. For Tropicana, this affects direct fuel consumption for generators, machinery and vehicles, as well as electricity costs at operating assets. More significantly, it affects project costs indirectly through contractors, where diesel usage, transport costs and the production of energy-intensive materials such as cement and steel are sensitive to fuel price movements.

While we have not experienced any material disruption to operations from energy supply constraints to date, sustained increases in energy prices may affect operating costs, project budgets, contractor pricing and overall cost planning. We continue to monitor energy market and policy developments when planning project budgets and contractor arrangements.

Energy Management Targets

Energy consumption across our operational assets is actively managed, with ongoing efforts to improve efficiency where practicable. Our current focus is on monitoring energy performance and optimising the contribution of on-site solar generation.

Performance Indicator	Unit	FY2025	FY2024	FY2023	Target
Solar energy generated at Tropicana Golf & Country Resort	GJ	**4,538**	4,323	4,658	Optimise solar energy contribution to support operational needs and reduce reliance on grid electricity
Solar energy generated at Tropicana Aman Recreational Hub	GJ	**740**	660		
Number of operational assets with solar photovoltaic systems	No. of assets	**2**	2	1	Expand adoption of solar energy where feasible