

6 SUSTAINABLE & GREEN DESIGN

Related UNSDGs

Why Is It Important

At Tropicana, sustainable and green design is about getting the fundamentals right from the beginning. The way a township is planned, how buildings respond to climate, and how spaces support people's daily lives all influence long-term comfort, efficiency and value.

Our developments are designed not just to meet today's expectations, but to remain relevant and liveable over time. This includes creating comfortable indoor environments, enabling efficient energy and water use, supporting accessibility for all, and integrating green spaces that enhance well-being.

These design decisions strengthen purchaser confidence, support environmental responsibility, and ensure Tropicana developments continue to serve communities for generations.



Goal 11:
Sustainable Cities
& Communities

OUR APPROACH

Our approach to sustainable and green design is guided by regulatory requirements, green building standards, and Tropicana's own development philosophy, reflected in our 8 Tropicana DNA, centred on People, Planet and Partnership.

All developments undergo environmental planning and design assessments in accordance with requirements set by the Department of Environment Malaysia, PLANMalaysia and local authorities, ensuring environmental considerations are integrated from the earliest stages.



Tropicana's 8 DNA in Sustainable Design

These principles guide how our development are planned, designed and experienced:



Accessibility

We design our developments with pedestrian pathways, walkable layouts, road connectivity and access to public transport to support convenient, efficient and climate-responsive mobility.



Connectivity

Digital infrastructure and shared community spaces foster connected, future-ready communities.



Amenities

Proximity to schools, retail and healthcare supports complete, self-sustaining townships and reduces reliance on long-distance travel.



Facilities

Recreational, wellness and lifestyle facilities support well-being and quality of life within the township environment.



Innovative Concepts & Designs

We incorporate passive design principles, smart home readiness and sustainable building systems into our developments to support environmental comfort, efficient operation and long-term adaptability. Climate-responsive design considerations and resource-efficient infrastructure are also incorporated where appropriate.



Generous Open Spaces

We integrate parks, lakes, landscaped areas and green spaces into our township design to improve microclimate, reduce heat build-up and support climate-responsive and liveable environments. Water-sensitive landscape features and nature-based design elements are incorporated where appropriate.



Multi-tiered Security

Integrated security systems provide safe living environments, supporting the long-term sustainability and resilience of our developments.



Quality

Compliance with recognised standards such as QLASSIC, ISO and applicable building codes ensures durable, long-lasting buildings that perform reliably over time. Where applicable, developments may also align with recognised green building standards.

Integrated Township Design & Liveability

Our developments are planned as complete, liveable environments rather than standalone buildings. This includes integrating climate-responsive planning, landscape features and water-sensitive design into our township master plans, as outlined below.

Focus Area	Our Approach	Examples
Integrated township planning	<ul style="list-style-type: none"> Residential, commercial and recreational elements are planned together to create self-sustaining communities and support efficient land use and integrated liveability. 	<ul style="list-style-type: none"> Tropicana Metropark integrates residences, retail and a 9.2-acre Central Park within a cohesive township master plan.
Environmental comfort and landscape integration	<ul style="list-style-type: none"> Landscape features, lakes and green corridors are incorporated to improve microclimate and reduce heat build-up. Vertical green walls, planted façades, rooftop gardens, podium gardens and elevated green decks enhance climate-responsive design and environmental comfort. Native and adaptive planting, and wetland features are incorporated in selected developments to improve water quality and reduce irrigation needs. Shared landscape spaces may also incorporate community gardening or urban farming elements, where suitable, to enhance landscape utilisation and resident engagement. 	<ul style="list-style-type: none"> Tropicana Aman incorporates lakes, landscaped green corridors and extensive open spaces. Tropicana Gardens integrates landscaped podiums and roof gardens as part of its development design. At Tropicana Metropark, the Urban Park waterway incorporates a self-sustaining wetland and biofiltration systems.
Connectivity and accessibility	<ul style="list-style-type: none"> Developments are positioned and designed to support accessibility, walkability and efficient movement. Includes integration with public transport and pedestrian-friendly environments. 	<ul style="list-style-type: none"> Tropicana Gardens integrates residential, office and retail components next to Surian MRT station, supporting transit-oriented development. At Skypark Kepler, we incorporated pedestrian walkway and cyclist path to support low-impact urban mobility.
Stormwater and climate-responsive site design	<ul style="list-style-type: none"> Drainage infrastructure and retention ponds support stormwater management. Permeable surfaces, bioswales, rain gardens and biofiltration features improve site resilience and water management. Supports water-sensitive township planning. 	<ul style="list-style-type: none"> Selected township developments incorporate lakes, retention ponds and water-sensitive landscape design as part of integrated master planning.
Environmentally responsive terrain and slope design	<ul style="list-style-type: none"> Alternative stabilisation approaches are considered to reduce reliance on conventional concrete-based slope protection. Supports slope stability while maintaining landscape integration. 	<ul style="list-style-type: none"> At Tropicana Paradise (WindCity, Genting), high tensile slope stabilisation systems were incorporated as part of the development's terrain management approach.

Through this integrated planning approach, we create environments that support long-term community sustainability and environmental comfort.

Passive Design for Environmental Comfort

Passive design improves comfort by working with natural environmental conditions and forms an important part of our building design approach.

Design Feature	Purpose	Application
Building orientation and facade shading	Reduce solar heat gain and improve thermal comfort	Incorporated in Tropicana Gardens Office Tower (GBI Silver certified) and applied in selected residential developments.
Natural ventilation	Improve airflow and indoor comfort	Applied in common areas across residential and mixed-use developments through building layout and design.
Daylight optimisation	Support natural lighting and indoor comfort	Integrated through façade design, window placement and building layout planning.
Landscape and water features	Improve microclimate and reduce heat build-up	Implemented in Tropicana Aman and Tropicana Metropark townships through parks, lakes and landscaped areas.
Thermal insulation and glazing	Improve indoor temperature stability	Low-emissivity glass and insulation used in selected developments to enhance building performance.
Climate-responsive building envelope	Reduce heat transfer and improve building performance	Building façade design, shading devices and material selection are considered to support environmental comfort in selected developments.

For landed residential developments, passive design considerations such as building orientation, roof insulation and ventilation design are also incorporated in selected homes to improve indoor comfort and long-term liveability.

These measures support comfortable indoor environments and long-term building performance.

Active Environmental Systems & Sustainable Infrastructure

Active systems are incorporated during design and development to support efficient building operation and future-ready infrastructure.

Feature	Purpose	Examples
LED lighting and smart lighting controls	Support efficient lighting design and reduce unnecessary energy use	Installed across offices and incorporated into new developments where appropriate.
Building Management Systems	Enable coordinated monitoring and management of building systems to support efficient operation	Used at Tropicana Gardens Office Tower and incorporated in selected commercial developments.
Solar photovoltaic readiness	Support future renewable energy adoption and flexibility for residents	Eco-Series homes at Tropicana Aman offer provision for solar photovoltaic integration and installed at our construction site for temporary access at Tropicana Twinpines.
Smart meters	Enable monitoring of utility usage where applicable and support efficient resource management	Installed in all our new development as part of building system design.

Feature	Purpose	Examples
Rainwater harvesting	Support landscape irrigation and reduce reliance on treated water	Incorporated in selected township developments as part of infrastructure design e.g Tropicana Edelweiss and at our construction site at Skypark Kepler.
Non-chemical water treatment systems	Support water quality management while reducing reliance on chemical-based treatment systems	Natural treatment approaches such as bio-filtration and UV sterilisation are incorporated in selected developments, particularly in township water bodies and landscape water systems.
Energy-efficient lifts and infrastructure	Support efficient vertical transportation and building system performance	Implemented in selected commercial and mixed-use developments, including Tropicana Gardens developments.
EV charging infrastructure	Support transition towards low-emission mobility and future transportation needs	EV charging facility available at Tropicana Gardens and Tropicana Golf & Country Resort and provide EV infra at all our latest development.
Smart home/security system	Enhance comfort, security, and energy efficiency through automated control	Incorporated in our latest development such as Tropicana Aman (Freesia, Gemala, Hana), Tropicana Edelweiss, Skypark Kepler and Tropicana Cenang.

These systems improve building efficiency while enhancing resident experience.

Accessibility & Inclusive Design

Accessibility is a core part of Tropicana's design philosophy, ensuring developments are inclusive and usable for all.

Feature	Purpose
Barrier-free access	Enable safe and convenient movement for elderly and persons with disabilities
Accessible lifts and shared facilities	Support inclusive use of common spaces
Universal design principles	Improve usability for families, elderly and disabled residents

These features enhance liveability and align with recognised sustainable building standards.

Supporting Green Building Standards

Tropicana aligns its developments with recognised green building certification frameworks, which provide structured benchmarks for environmental performance, occupant comfort and resource efficiency.

Our partnership with GreenRE supports the certification of new developments, while selected developments have achieved certification under the Green Building Index. These certifications reflect the integration of sustainable design features across our developments.

OUR PERFORMANCE

Tropicana continues to strengthen sustainable design practices across its developments, supported by increasing adoption of recognised green building standards.

Performance Indicator	Unit	FY2025	FY2024	Target
Total portfolio certified or pursuing green building certification ¹	%	33%	32%	Increase proportion of certified developments
Number of certified or provisionally certified developments ²	Number	15	13	Expand green certification across suitable developments

1. The total portfolio covers completed projects which the Group developed since 2014.

2. As at 31 December 2025, Tropicana has 15 developments that have achieved or are pursuing green building certification, including Tropicana Miyu, Tropicana Gardens, (Dianthus, Office Tower, Mall, Edelweiss, Bayberry, Cyperus and Arnica), Tropicana Alam Avisia Phase 2, Tropicana Grandhill Twinpines, Tropicana Metropark (South Residences and Shoppes), Tropicana Cenang (Asana, Merisa & Clarisa) and Tropicana Lido Skypark Kepler.

No	List of Properties	Green Building Certification
1.	Tropicana Gardens (Arnica) <i>High-Rise, Residential</i>	GBI Rating: Gold Effective Date: 12 January 2018 Expiry Date: 11 January 2021
2.	Tropicana Gardens (Bayberry) <i>High-Rise, Residential</i>	GBI Rating: Gold Effective Date: 30 July 2018 Expiry Date: 29 July 2021
3.	Tropicana Gardens (Cyperus) <i>High-Rise, Residential</i>	GBI Rating: Gold Effective Date: 9 October 2019 Expiry Date: 8 October 2022
4.	Tropicana Gardens (Dianthus) <i>High-Rise, Residential</i>	GBI Rating: Silver Effective Date: 27 November 2024 Expiry Date: 26 November 2027
5.	Tropicana Gardens (Edelweiss) <i>High-Rise, Residential</i>	GreenRE Rating: Silver (Provisional) Effective Date: 30 October 2019 Expiry Date: 1 year after CCC
6.	Tropicana Gardens Office Tower <i>Commercial, Non-Residential</i>	GBI Rating: Silver Effective Date: 29 March 2024 Expiry Date: 28 March 2027
7.	Tropicana Gardens Mall <i>Commercial, Non-Residential</i>	GBI Rating: Silver Effective Date: 3 April 2024 Expiry Date: 2 April 2027
8.	Tropicana Metropark (South Residences) <i>High-Rise, Residential</i>	GreenRE Rating: Bronze (Provisional) Effective Date: 25 October 2024 Expiry Date: 1 year after CCC

No	List of Properties	Green Building Certification
9.	Tropicana Metropark (Shoppes) <i>Commercial, Non-Residential</i>	GreenRE Rating: Bronze (Provisional) Effective Date: 25 October 2024 Expiry Date: 1 year after CCC
10.	Tropicana Miyu (Residensi Tropicana Intan) <i>High-Rise, Residential</i>	GreenRE Rating: Bronze Effective Date: 05 February 2025 Expiry Date: 04 Feb 2028
11.	Tropicana Alam Avisia Ph.2 <i>Landed, Residential</i>	GreenRE Rating: Bronze (Provisional) Effective Date: 19 July 2024 Expiry Date: 1 year after CCC
12.	Tropicana Cenang (Assana, Merisa) <i>High-Rise, Residential</i>	GreenRE Rating: Bronze (Provisional) Effective Date: 15 September 2023 Expiry Date: 1 year after CCC
13.	Tropicana Cenang (Clarissa)	GreenRE Rating: Silver (Provisional) Effective Date: 24 July 2025 Expiry Date: 1 year after CCC
14.	Tropicana Grandhill Twinpines	GreenRE Rating: Bronze (Provisional) Effective Date: 27 August 2024 Expiry Date: 1 year after CCC
15.	Lido Waterfront Boulevard – Skypark Kepler	GreenRE Rating: Bronze (Provisional) Effective Date: 13 November 2025 Expiry Date: 1 year after CCC
16.	Tropicana Avalon – Breeze Hills Service Apartment Tower A	GreenRE Rating: Bronze (Provisional) Effective Date: 27 January 2026 Expiry Date: 1 year after CCC
17.	Tropicana Indah	GreenRE Rating: Gold Handed Over to JMB
18.	W Kuala Lumpur Hotel	GreenRE Rating: Gold Handed Over to JMB
19.	The Residences	GreenRE Rating: Gold Handed Over to JMB
20.	Tropicana International School	GreenRE Rating: Silver Handed Over to JMB
21.	Tropicana Avenue	GreenRE Rating: Gold Handed Over to JMB

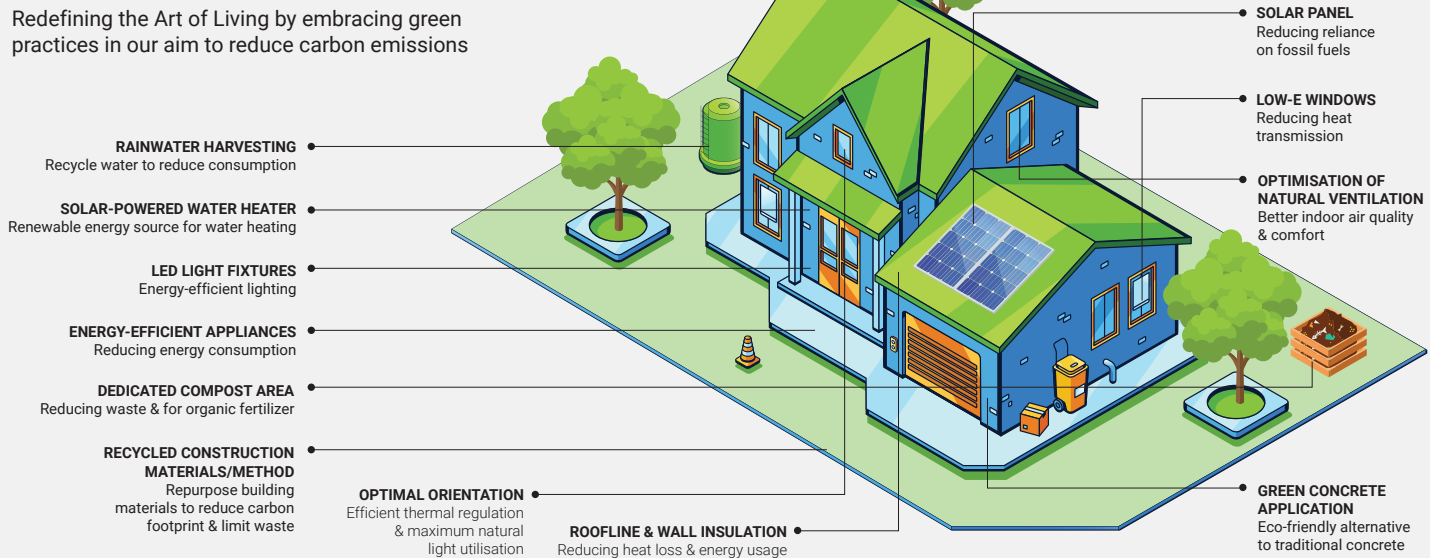


OUR COMMITMENT TO SUSTAINABLE LIVING

Redefining the Art of Living by embracing green practices in our aim to reduce carbon emissions



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* For illustrative purposes only to represent our existing products, which may vary according to design

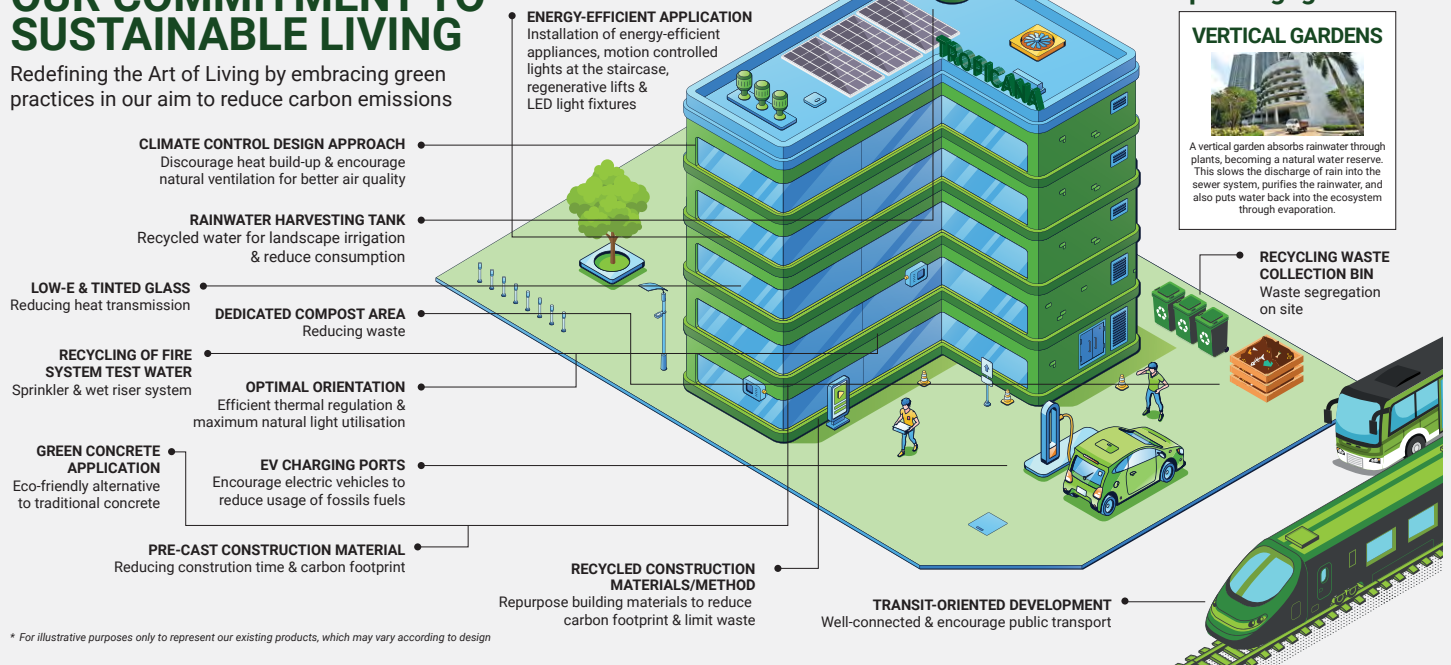


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