

Our Performance

Over the years, Tropicana has received more than 160 awards and recognitions for its good track record, master builder achievements, top developers, innovative products as well as trusted brand award.

In 2024, Tropicana Bagged 12 notable awards:

- 1 Malaysia Landscape Architecture Awards 2024
- 1 The Star's ESG Positive Impact Awards 2024
- 3 Star Property Awards 2024
- 1 FIABCI Malaysia Property Award 2024
- 2 PropertyGuru Asia Awards Malaysia 2024 - iProperty.com.my 2024
- 1 Propertyguru Asia Property Awards 2024
- 1 International Property (Asia Pacific) Awards 2024 - 2025
- 1 Asia Property (Asia Pacific) Awards 2023 – 2024
- 1 Putra Aria Brand Awards 2024

For more info, please refer to <https://www.tropicanacorp.com.my/awards>

6 SUSTAINABLE & GREEN DESIGN

Related UNSDGs



Goal 11:
Sustainable Cities
& Communities

Why This Is Important

As a property development company, we recognise the value of sustainable design and green buildings. By offering eco-friendly, energy-efficient spaces, we meet the growing demand for sustainable work and living spaces while helping our customers and/or homeowners reduce operational costs through improved energy and water efficiency. For our townships, smarter and more sustainable communities also enhance residents' quality of life. We are also mindful of the environmental impacts of our operations and prioritise safe, efficient, and environmentally responsible practices wherever possible. Through these efforts, we aim to create environments that are resource-efficient, environmentally responsible and aligned with the natural ecosystem throughout their lifecycle.

Our Approach

The Group adheres to strict environmental and development guidelines and regulations set by public agencies such as the Department of Environment (“DOE”), Town and Country Planning Department (“**PLANMalaysia**”) and local governments in all our development projects. At the design and planning stage, all new developments are assessed for environmental impact as per guidelines issued by the DOE. Our Project Division and appointed contractors also employ good environmental management practices throughout the construction phase. Each development has its own set of established environmental policies through our appointed contractor to manage the impact towards the environment, which the Group has set out in the contract.

For Tropicana, our townships and developments have been guided by our 8 unique DNAs centred around the 3 pillars of people, planet and partnership.



ACCESSIBILITY

Introducing features such as public transport access, fly over bridge, walkways and quality roads and tunnels to provide our customers with a variety of transportation options



CONNECTIVITY

- Introducing features that enhance digital and social connectivity
- This includes expanding access and improving digital infrastructure as well as providing physical spaces such as function rooms and public parks as well as hosting events to build community bonds



AMENITIES

- Ensuring that our property locations are strategically connected and within close distance to various amenities
- Introducing retail shops and malls to create a vibrant township



FACILITIES

- Providing conducive facilities for our tenants and residents to enhance their quality of life and improve accessibility and convenience
- Introducing T Journey, a hospitality and tenancy management unit providing investors and customers tenancy management solutions as well as concierge services for the guest and residence



INNOVATIVE CONCEPTS & DESIGNS

- Leveraging smart technologies that improve the well-being and safety of our customers
- Introducing spacious and well-ventilated homes that help our homeowners reduce electricity costs
- Introducing water-efficient fittings and fixtures to reduce water consumption
- Tropicana's larger development, layout and space usage are carefully crafted to cater to larger families that fit up to multiple generation
- Introducing an irrigation system that harvests rainwater for landscape purposes and to clean common areas



GENEROUS OPEN SPACES

Building communities that are surrounded by greenery and water, and air features to promote healthy lifestyles



MULTI-TIERED SECURITY

Prioritising the safety of residents with advanced security technologies such as smart locks, 24-hour CCTV system, access card system for car park boom gates and lifts to respective unit floor and facilities floor as well as trained security personnel



QUALITY

Maintain quality standards through quality control measures and compliance with frameworks such as SIRIM ISO 9001:2015 and compliance with the Quality Assessment System in Construction ("QLASSIC") as outlined by the Construction Industry Development Board ("CIDB")

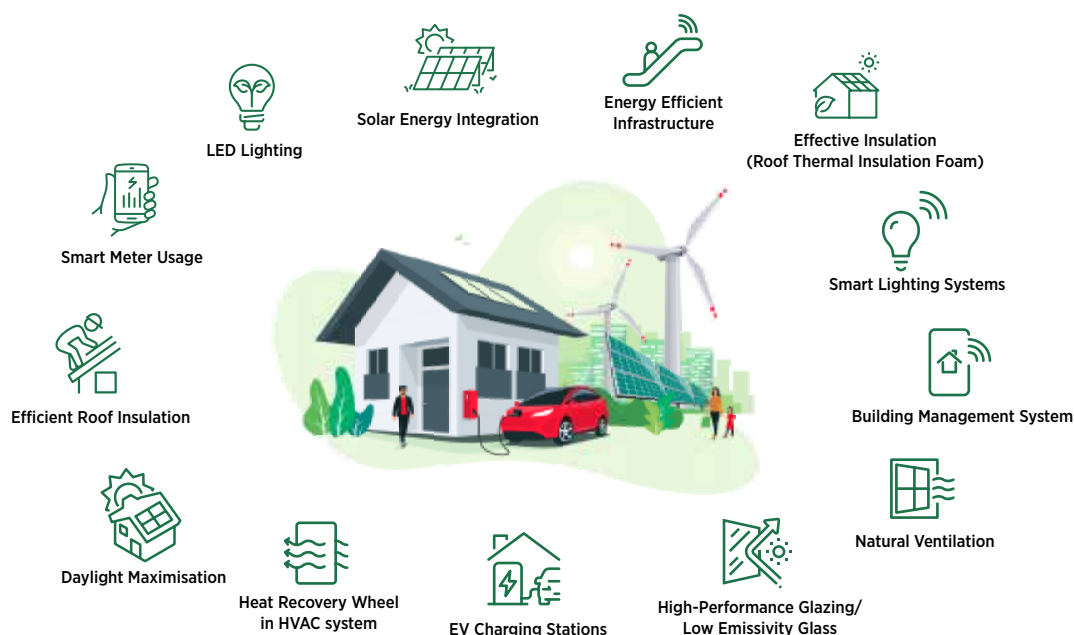
Overall, our approach involves the pursuit of green certifications for our projects, using the criteria outlined in these certifications to guide our design and construction processes, and aligning our efforts to build sustainable, eco-friendly buildings. This includes the use of eco-friendly materials, energy and water-efficient systems, and improving indoor environmental quality whilst prioritising occupant health and well-being, overall minimising environmental impact during both construction and operation. By integrating these principles at every stage, sustainable buildings not only reduce our carbon footprint but also create healthier, more comfortable environments for occupants, contributing to a more sustainable future for communities and the planet. Therefore, to achieve this, we partnered with GreenRE in September 2024 to get our property developments green-certified, where all of our developments are rated at least Bronze under GreenRE certification.



Energy Features

We are acutely aware of the potential impacts of climate change on the reliability of the electricity supply for our operations. Due to Malaysia's continued reliance on non-renewable sources for the country's power generation, climate-induced disruptions to power plants, transmission grids, and coal and gas mining regions, as well as the ongoing rise in energy costs, pose a challenge to our business for the foreseeable future. In recognising these risks, we continually monitor and improve the energy consumption levels of our operations.





The following provides more details on the energy-efficient initiatives we conduct across our operations:

Energy Efficiency (“EE”)

Initiatives

High-Performance Glazing/Low Emissivity Glass:

Double-glazed windows and louvres minimise heat gain and optimize natural daylight.

Effective Insulation (Roof Thermal Insulation Foam):

Closed-cell foam insulation regulates indoor temperatures for efficient heating and cooling.

LED Lighting:

Energy-efficient LED lights throughout our business operations, resulting in a 70% reduction in energy use.

Smart Lighting Systems:

This includes motion-sensing lights, presence sensors, auto dimmed sensors, and lux sensors.

Efficient Roof Insulation:

Efficient Low-E glaze installation and roof insulation to reduce building cooling load.

Daylight Maximisation:

Efficient lighting design maximises natural daylight through sun path analysis and passive design principles.

Heat Recovery Wheel in HVAC system:

Transfers outside air heat into office areas, enhancing energy efficiency.

Building Management System:

Used for temperature regulation. The system monitors and controls HVAC systems and temperature settings according to working hours and floor occupancy, optimising energy use and ensuring the efficient operation of the building systems.

Natural Ventilation:

Common spaces are designed for natural ventilation, improving indoor air quality and reducing mechanical cooling.

Smart Meter Usage:

Installation of TNB smart meter on our new development to better manage and monitor electricity usage, where we target all our new developments to install smart meters for consumer’s usage.

Solar Energy Integration:

Rooftop solar systems at Tropicana Golf & Country Club (22 kW AC capacity) and Tropicana Gardens Dianthus (3 kW) reduce grid reliance and lower bills. At Tropicana Aman Hana, purchasers can opt for the Eco Series, where they can install solar photovoltaic (3kWp – 5kWp system) with a battery module.

Energy Efficiency (“EE”)

Energy Efficient Infrastructure:

For our lift systems, we upgraded elevator motors for optimised scheduling to promote responsible energy use. Additional energy-efficient infrastructure includes the implementation of sensor-controlled escalators for upcoming projects.

EV Charging Stations:

Installed at Tropicana Gardens and Tropicana Golf & Country Club, providing up to 200kW of power. This is in support of green transportation and reducing greenhouse gas emissions. There are also EV charger options for selected homes under the Eco-Series at Tropicana Aman, ranging from 3.7kW to 7.4kW.



Ensuring energy security is also paramount to our operations. For our office building, we have implemented energy redundancy measures, including the use of gen-sets and the establishment of a Tenaga Nasional Berhad (“TNB”) substation, enabling dual-feed and a robust 99% backup power line.

These measures are crucial for sustaining our operations for our offices and commercial properties during power disruptions.

We are committed to adopting energy-efficient measures to lower the Group’s carbon emissions throughout our operations and value chain. Tropicana Gardens Office Tower, the Group’s headquarters, is strategically located within the Tropicana Gardens mixed development in Kota Damansara. This modern office building was designed to meet GBI Silver requirements, which include energy-efficient features. This helps us to reduce our energy consumption compared to normal building usage. Our office also incorporates an Energy Management System (“EMS”) to enhance energy efficiency that includes monitoring and controlling energy consumption throughout the building, utilising digital meters and a central energy billing system to track usage in real time. In line with our commitment to sustainable and green building design, we employ innovative active design methods to increase our property’s energy efficiency. By using the selected climate control design strategy, we can reduce our dependency on electricity consumption and create a comfortable and environmentally neutral spatial experience.



The following is a list of our active design methods:

Initiatives
<p>Creating a Cool Microclimate: We mitigate heat build-up by incorporating trees and vegetation on both the roof and at ground level, integrating water features in the ‘canyon walk,’ and utilising ‘cool air dumping’ from tenants’ air conditioning systems</p>
<p>Promoting Thermal Mass Cooling: We harness the natural stack effect, drawing in cool air from the surrounding environment while expelling warm air to maintain optimal temperatures</p>
<p>Encouraging Natural Ventilation: Our designs are sensitive to prevailing wind paths, and we incorporate operable roofs to enhance airflow and maximise natural cooling</p>
<p>Supporting Evaporative and Earth Cooling: We implement radiant and evaporative cooling techniques at ground level to reduce heat and improve comfort</p>
<p>Minimizing Solar Gain: To reduce heat absorption, we use high-performance glass and install both natural and man-made shading devices, ensuring energy efficiency and enhanced thermal comfort</p>



Our Performance

As of FY2024, a total of 32.3% of our total property portfolio has been certified by the Green Building Index (“GBI”) and GreenRE green building rating tools since 2014, as tabulated below. We target that all our new developments to achieve at least Bronze under GreenRE certification. We target that all our new developments to achieve at least Bronze under GreenRE certification.

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: Gold Effective Date: 9 October 2019 Expiry Date: 8 October 2022
5	Tropicana Gardens (Edelweiss) <i>High-Rise, Residential</i>	GreenRE Rating: Silver (Provisional) Effective Date: October 2020 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
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 Feb 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 <i>High-Rise, Residential</i>	GreenRE Rating: Bronze (Provisional) Effective Date: 15 Sep 2023 Expiry Date: 1 year after CCC
13	Tropicana Grandhill Twinpines	GreenRE Rating: Bronze (Provisional) Effective Date: 27 August 2024 Expiry Date: 1 year after CCC

For our existing buildings, we focus on asset enhancement strategies that retrofit our existing buildings to align with these sustainable practices. These initiatives are executed in close partnership with the property manager, suppliers, and contractors, adhering to each property’s Operations & Maintenance (“O&M”) Manual. .

OUR COMMITMENT TO SUSTAINABLE LIVING

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



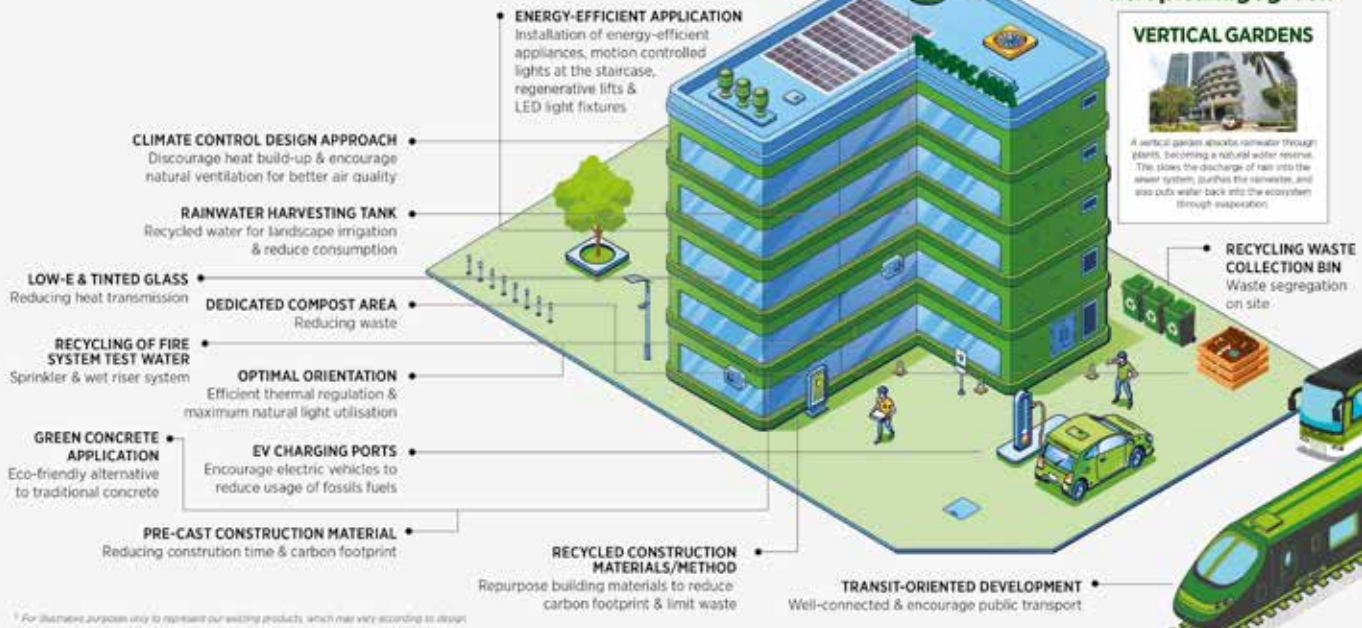
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¹ For illustrative purposes only to represent our existing products, which may vary according to design



#tropicanaagreen



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