

17 WATER MANAGEMENT

Related UNSDGs

Why Is It Important

Water sustains life. It supports the communities around us, shapes the environments we create, and enables our developments to function as intended. As a property developer and operator, we rely on water at every stage, from construction activities at our project sites, to maintaining landscapes and shared spaces, and operating assets such as the Tropicana Golf & Country Resort ("TGCR").

We consume a significant volume of treated water, particularly for golf course irrigation, which is inherently water intensive. This water is drawn from the same public supply that serves homes, businesses, and the wider community. It reinforces our responsibility to use water carefully, avoid unnecessary losses, and ensure that our operations do not take this shared resource for granted.



Goal 12:
Responsible Consumption
& Production

OUR APPROACH

Our policy is to use water responsibly and improve water efficiency across our construction sites and operating assets. We recognise that our developments, particularly construction activities and golf course operations, require significant volumes of treated water. Our commitment is to improve efficiency, reduce avoidable water losses, and minimise unnecessary water consumption where practical, while ensuring compliance with regulatory requirements and maintaining reliable operations.

Area	Key Initiatives
Governance and regulatory compliance	<ul style="list-style-type: none"> Water management requirements are incorporated into project specifications, method statements, and environmental management plans Compliance with applicable water-related regulatory requirements and guidelines is maintained
Water supply and alternative sources	<ul style="list-style-type: none"> Water is primarily sourced from municipal supply for construction and operations Rainwater harvesting, recycled water and groundwater are used for suitable non-potable purposes where feasible
Water efficiency and conservation	<ul style="list-style-type: none"> Controlled curing, washing and good housekeeping practices are implemented at project sites Water-efficient fittings and conservation features are implemented across developments, where applicable
Irrigation and landscape management	<ul style="list-style-type: none"> Irrigation systems are managed and optimised, particularly at the TGCR and township landscapes Retention ponds and water bodies are maintained to support irrigation efficiency and filtration
Monitoring and leak management	<ul style="list-style-type: none"> Water consumption is monitored through utility records, meters and site inspections Preventive maintenance and prompt repair of leaks are carried out where identified
Water reuse and recycling	<ul style="list-style-type: none"> Rainwater harvesting systems are implemented at suitable developments Reuse of air-conditioning condensate water and other recycled water for irrigation and non-potable uses, where feasible
Supply reliability and storage	<ul style="list-style-type: none"> Water storage tanks and retention systems are maintained to support operational continuity and efficient water management

Water Risk Assessment & Exposure

We assess water-related risks across our construction sites and operating assets based on how water is used in our operations, supported by external references and local operating conditions.

While external references such as the World Resources Institute Aqueduct tool generally classify the areas in which we operate as low water stress, this does not fully reflect operating conditions in Malaysia. In practice, water availability is influenced by factors such as reserve margins, raw water quality, treatment capacity, and short-term supply disruptions. Our exposure is therefore driven more by service reliability and system resilience rather than physical water scarcity.

In Selangor and the Klang Valley, where a significant portion of our operations are located, supply conditions have become more sensitive in recent years due to tighter reserve margins, exposure to raw water pollution incidents, and higher demand during peak periods. At the same time, demand continues to increase due to urban growth, industrial activity and higher usage intensity, which places additional pressure on existing supply systems, particularly during periods of higher consumption.

We rely predominantly on treated municipal water across our operations. Our water consumption is concentrated within Tropicana Golf & Country Resort (“TGCR”), which are irrigation-dependent and represent our most water-intensive operations. While TGCR is not a primary contributor to our revenue or profitability, it is where most of our water use sits and therefore where our exposure is highest.

At TGCR, water consumption in FY2025 totalled 224.88 Mega Liter (“ML”), of which approximately 45.25 ML was sourced from groundwater, with the remaining majority supplied by treated municipal water. While groundwater provides some level of supplementation, TGCR remains largely dependent on treated supply for its operations.

As a result, our water profile is characterised by a recurring dependence on treated water for non-potable uses, particularly irrigation. This creates ongoing demand on a shared public resource and gives rise to the following key risk considerations.

The table below summarises water consumption by operational category.

Risk Area	Description
Supply reliability	Potential disruption to water supply due to system constraints, pollution incidents or tighter reserve margins, which may affect continuity of construction and operational activities.
Operational impact at TGCR	Reduced water availability may affect irrigation, turf condition and landscape quality at TGCR, requiring adjustments to maintenance and operating practices.
Cost exposure	Exposure to increases in water tariffs and operating costs, particularly at TGCR where water usage is concentrated.
Policy, regulatory and demand pressures	Evolving policies and increasing demand may result in tighter operating conditions, including potential restrictions and greater expectations to adopt alternative water sources.
Reputational and stakeholder expectations	Increased scrutiny on the use of treated water for irrigation and amenity purposes, particularly during periods of tighter supply.

To date, we have not experienced any material disruption to our operations arising from water supply. Water-related risks are also not expected to have a material impact on our financial position or performance in the short to medium-term, reflecting our limited financial reliance on water-intensive assets relative to our core property development activities.

However, given the concentration of water use at TGCR and its continued reliance on treated municipal supply, tighter supply conditions or sustained periods of higher demand may affect how this asset is operated over time and require us to adapt our operating approach accordingly.

Water-related considerations may also be influenced by broader weather patterns, including prolonged dry periods and changes in rainfall distribution, as discussed in the Climate Change section of this Sustainability Statement.

Water Management Across Our Operations

Consistent with the approach outlined above, water use is managed across our golf resort, buildings, and project sites, with practical measures applied to improve efficiency, reduce avoidable losses, and support reliable operations.

Area	Key Initiatives
Tropicana Golf & Country Resort	<ul style="list-style-type: none"> • Irrigation systems are maintained and periodically upgraded to support water use across the golf course and landscaped areas, including scheduling of irrigation, which may include night or early-morning watering to reduce evaporation losses • Preventive maintenance and timely repair of irrigation networks are carried out to minimise leaks and avoid unnecessary water loss, with basic controls in place to avoid overwatering, including during rainfall • Retention ponds and on-site water bodies are maintained to support irrigation requirements, and also serve as a source of water for operational use where available • Water storage and retention systems are used to support operational continuity, particularly during periods of higher demand • Alternative water sources, including groundwater and stored water, are used where available to supplement irrigation needs
Buildings and Managed Assets	<ul style="list-style-type: none"> • Water-efficient sanitary fittings compliant with recognised standards such as the Water Efficiency Labelling Product Scheme (“WELPS”) or Water Efficiency Labelling Scheme (“WELS”)¹, including dual-flush systems and self-closing taps, are installed in common areas where applicable • Rainwater harvesting systems are implemented to support irrigation and common area use, where applicable • Air-conditioning condensate water is recycled for irrigation and other suitable uses • Preventive maintenance and prompt repair of pipe and meter leaks are carried out • Water storage systems are maintained to support supply reliability • Water consumption is monitored through utility records to support efficient operations
Project Sites and Township Developments	<ul style="list-style-type: none"> • Rainwater harvesting and reuse for curing, washing, dust suppression, and irrigation, where feasible • Coordinating water-intensive works such as concreting and earthworks with construction progress to avoid unnecessary water use • Applying efficient curing and washing methods, including use of wet coverings, curing compounds, and controlled washing practices • Using designated washout areas and site controls to manage wash water and avoid unnecessary discharge or loss • Controlled curing, washing, and good housekeeping practices to minimise unnecessary water use • Promptly addressing leaks, overflows, or supply interruptions to prevent unnecessary water loss • Preventive maintenance and repair of leaks in pipelines and storage systems • Incorporation of rainwater harvesting, efficient irrigation systems, and water-sensitive landscaping in suitable developments • Use of native and adaptive plant species to reduce irrigation demand • Water-sensitive landscape features, including wetlands and biofiltration systems such as at Tropicana Metropark, are integrated to support natural water management • Employees and site personnel are provided awareness and guidance on responsible water use

1. The WELPS is Malaysia’s national water efficiency labelling scheme, while the WELS is used in countries such as Singapore and Australia. These schemes rate sanitary fittings based on their water efficiency, with higher-rated fittings designed to use less water.

OUR PERFORMANCE

We monitor water withdrawal and consumption across our operations. Water use is concentrated in a small number of assets, with the Tropicana Golf & Country Resort (“**TGCR**”) accounting for the majority of total consumption. Other uses, including construction activities, buildings and offices, are comparatively lower.

Water Withdrawal by Source

The table below presents total water withdrawal by source over the past three financial years. Municipal potable water remains the Group’s primary source of supply, with groundwater use to support irrigation and operational needs at selected locations.

In FY2025, total water withdrawal increased compared to FY2024 mainly due to the inclusion of water usage from construction sites, which was not previously captured. While water usage at construction sites is managed by main contractors, we monitor and consolidate this data as part of our overall water management and reporting framework.

Source	Unit	FY2025	FY2024	FY2023
Municipal potable water	ML	309	274	179
Groundwater (wells, boreholes)	ML	87	35	Nil
Surface water (rivers, lakes, natural ponds)	ML	Nil	Nil	Nil
Used quarry water collected in the quarry	ML	Nil	Nil	Nil
External wastewater	ML	Nil	Nil	Nil
Harvested rainwater	ML	Nil	Nil	Nil
Sea water	ML	Nil	Nil	Nil
Total water withdrawal	Mega Liter ("ML")	396	309	179

1. All figures are rounded to the nearest whole number for presentation purposes. Prior year data has been restated on a consistent basis. Minor differences may arise due to rounding.

Water Discharge by Destination

Water withdrawn across our operations is either discharged to municipal sewer and drainage systems, used for irrigation at the TGCR and landscaped areas, or consumed through construction activities such as curing, dust suppression, and evaporation.

Destination	Unit	FY2025	FY2024	FY2023
Ocean total discharge	ML	Nil	Nil	Nil
Surface water total discharge	ML	Nil	Nil	Nil
Subsurface / well total discharge	ML	Nil	Nil	Nil
Off-site water treatment and beneficial / other use ¹	ML	395	309	179
Total water discharge	Mega Liter ("ML")	395	309	179

1. As water discharge and consumption are not separately metered by destination or use, total water consumption and discharge are presented based on total water withdrawal as a proxy. This reflects current data availability across operations.

Water Consumption by Operational Category

Based on total water withdrawal, water consumption varies across our operations, with the majority attributable to the TGCR.

Water consumption at TGCR increased from FY2023 to FY2024, before moderating in FY2025. In FY2025, TGCR accounted for 224.88 ML of water consumption, representing the majority of the Group's total usage.

Groundwater is used across the Group's operations, including both TGCR and construction sites. Of the total groundwater withdrawal of 86.62 ML in FY2025, approximately 45.25 ML was attributable to TGCR, with the balance used to support construction activities. At TGCR, groundwater supports part of irrigation and operational needs, while the majority of water consumption continues to rely on treated municipal supply.

The table below summarises water consumption by operational category.

Operational Category	Unit	FY2025	FY2024	FY2023
Tropicana Golf & Country Resort	ML	225	256	178
Office and headquarters – Tropicana Gardens Tower ³	ML	22	22	1
Other facilities ¹	ML	30	31	-
Total water consumption in our operational area	ML	277*	309	179
Total water consumption in construction sites (managed by contractors)	ML	118	-	-
Overall total water consumption ²	Mega Liter ("ML")	395	309	179

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

1. Includes water consumption at other completed buildings, sales galleries, and facilities managed by Tropicana.
2. As water discharge and consumption are not separately metered by destination or use, total water consumption is presented based on total water withdrawal as a proxy. This reflects current data availability across operations.
3. Water consumption at Tropicana Golf & Country Resort primarily relates to irrigation of the golf course and landscape areas.

Water Management Targets

Water management performance is monitored with focus on on maintaining stable operations at TGCR while improving efficiency and reducing unnecessary water use where practical.

Performance Indicator	Unit	FY2025	Target
Water consumption at Tropicana Golf & Country Resort	ML	224.88	Maintain stable operations without water-related disruption, while improving irrigation efficiency and avoiding unnecessary increases in consumption
Water-related disruptions affecting operations	Number	Nil	Maintain zero material disruptions to operations arising from water supply constraints