



**Plaza33**  
**Audit Report**  
**Year Ending 2024**

**Consumption of Water and Electricity**

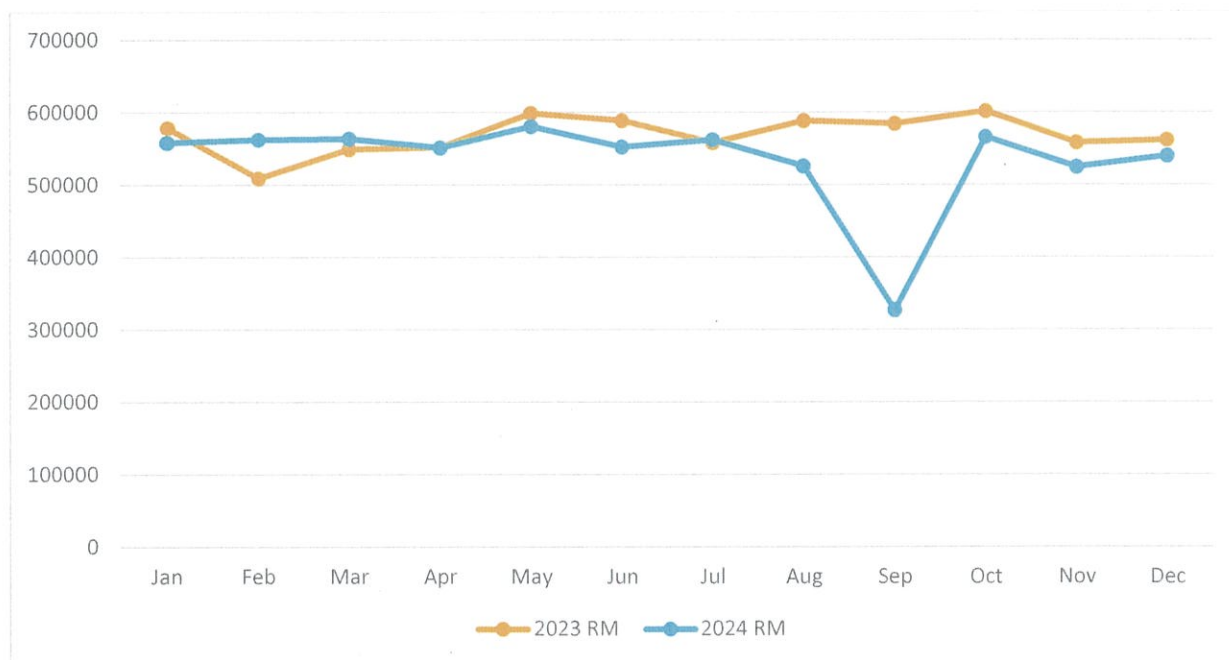
**Plaza33 – Electricity Consumption of Year 2023 to 2024**

This report provides an overview of electricity and water consumption patterns at Plaza33 from 2023 to 2024.

Overall, electricity consumption remained relatively stable, averaging between RM540,000 to RM600,000 per month during this period, with the exception of an anomaly in September 2024. This is despite an increase in occupancy rate from 81% in 2023 to 84% in 2024.

A notable 10.2% year-on-year reduction in total electricity consumption was recorded in 2024. However, this figure is influenced by a significant drop in billing for September 2024, amounting to RM372,040, caused by a blue phase reading error on Meter No. 2 (Incoming No. 2) following a meter replacement by TNB. As of the date of this report, no billing adjustment has been received from TNB for the understated amount.

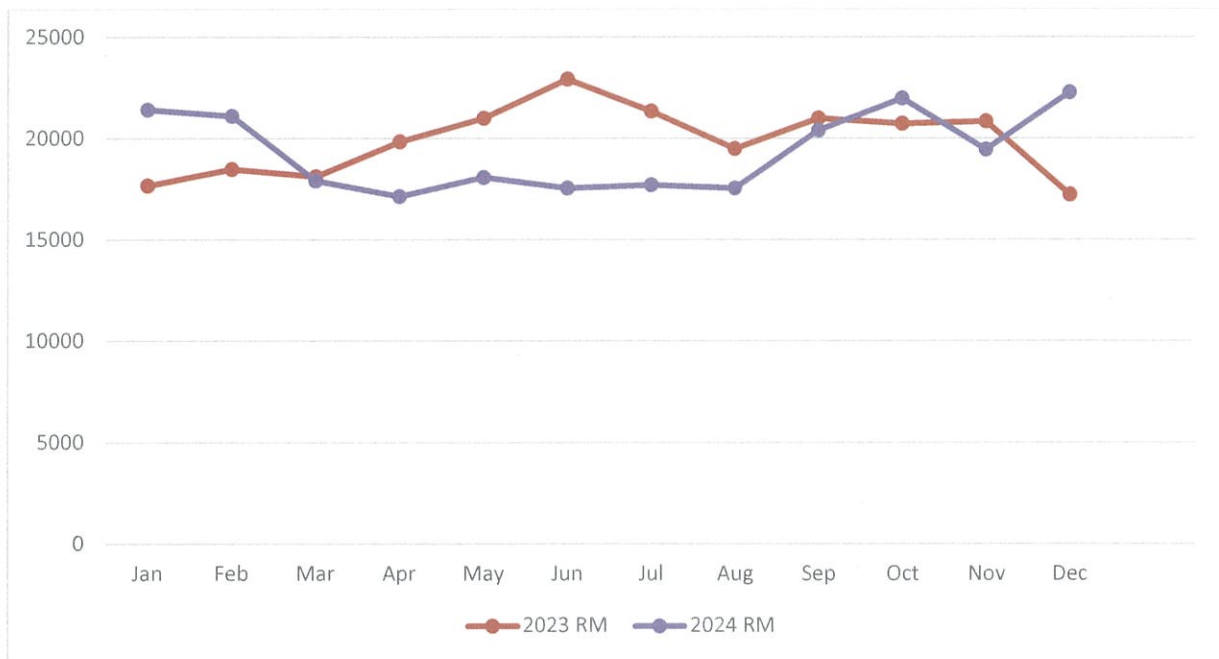
*Table 1 Electricity Consumption of Year 2023 to 2024*



### Plaza33 – Water Consumption of Year 2023 and 2024

The total water consumption for 2024 amounted to RM232,617, reflecting a 2.5% decrease compared to RM238,687 in 2023. Throughout 2024, water usage remained relatively stable, ranging between RM17,000 and RM22,000 per month. Notable spikes in October and December were observed, likely corresponding to increased building activity or higher occupancy levels during those months.

Table 2 Water Consumption of Year 2023 and 2024



### Generation of Solar Energy

The overall performance for Phase 1 recorded a slight increase in total generation in 2024, achieving a +0.7% year-on-year growth compared to 2023. In contrast, Phase 2 experienced a 3.7% decrease in output during the same period. This variance may be attributed to weather fluctuations, dust accumulation, or minor system degradation over time, and notably, a thunderstorm incident on 25th May 2024 which damaged several solar panels in Phase 2. As a result, Phase 2 did not operate at full capacity for a period of approximately two weeks, further impacting overall performance.

Despite this, the solar energy systems at Plaza33 continue to contribute significantly to the building's sustainability objectives. The combined output from Phase 1 and Phase 2 reached approximately:

- 2023: 65,786.40 kWh
- 2024: 64,630.22 kWh

This reflects a stable year-on-year performance, with only a marginal overall decline of 1.76% in 2024. It is recommended that regular maintenance and performance monitoring be carried out to sustain and potentially enhance system efficiency moving forward.

Table 3 PV System Production in Year 2023 & 2024 - Phase 1

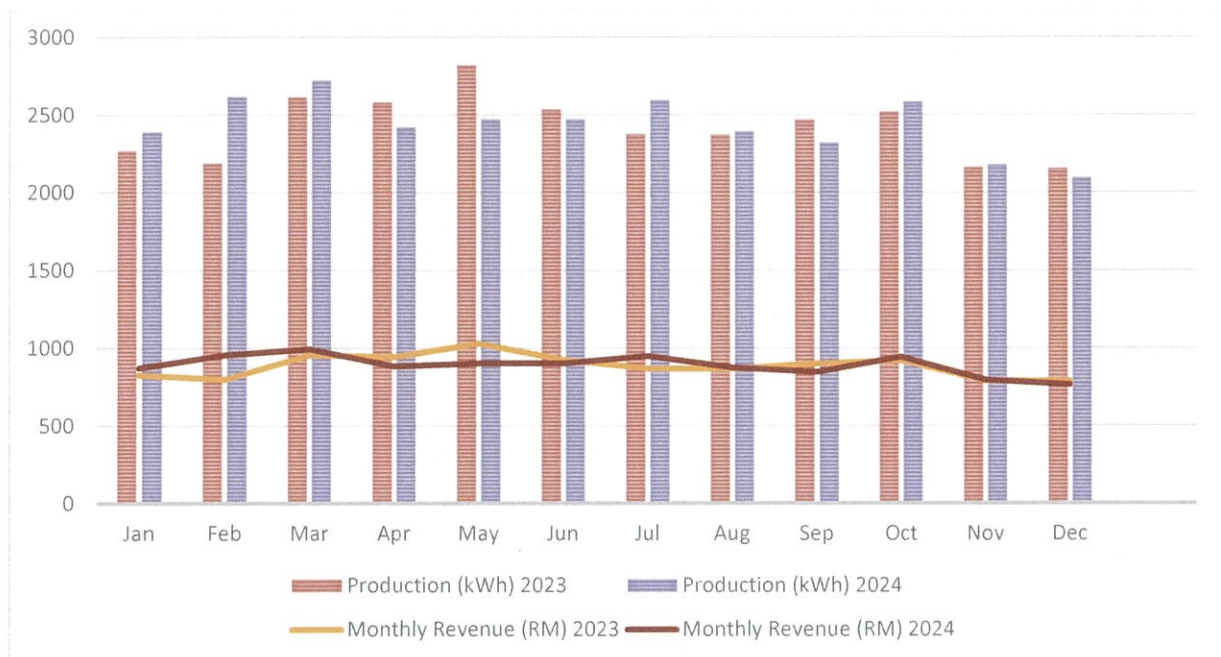
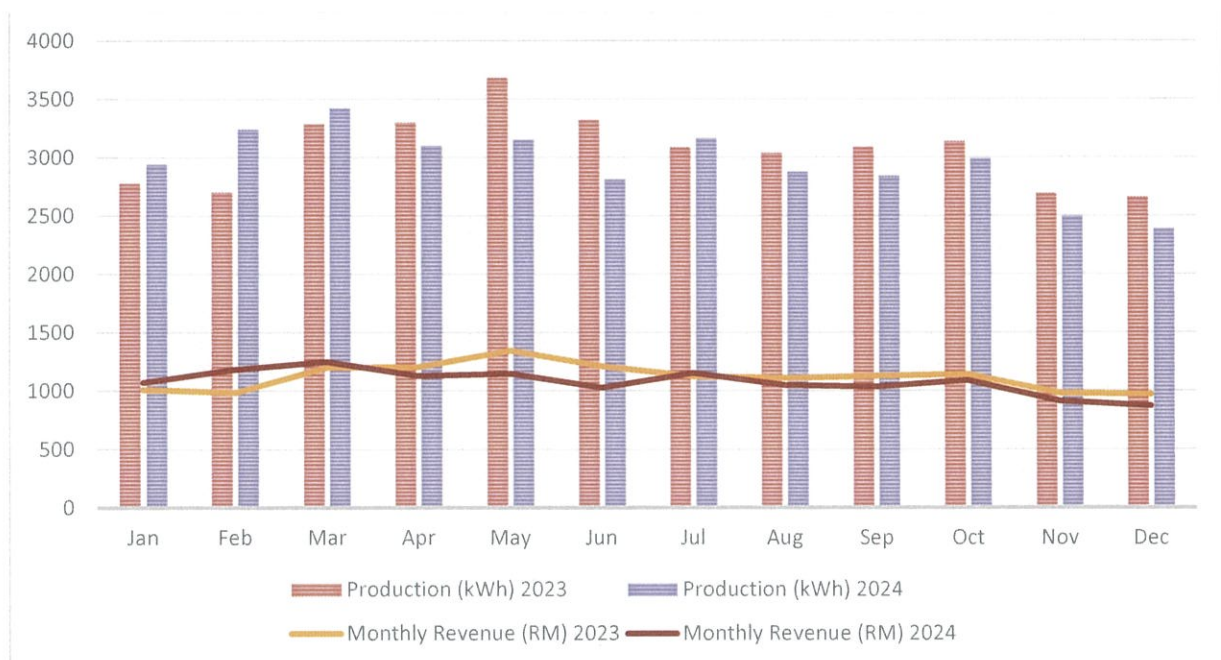


Table 4 PV System Production in Year 2023 & 2024 - Phase 2





## Waste Stream

The total amount of waste examined during the audit was 407,526.50 kg compared to 271,830.55 kg for the previous year 2023 resulting in a 50% increase in total waste produced in Plaza33; Of which the following sub-totals for each waste type:

- 19,546.50 kg of waste was successfully diverted for recycling for the year 2024 which is a 11% increase from 2023
- 387,980.00 kg of waste was sent to the landfill
- There was notable increase in all segregable waste item category: Metal Cans and Plastic / PET bottles except for E-Waste for the year 2024.
- The notable increase of waste is also due to the increase of office workforce returning back to office from a hybrid work arrangement as well as new Tenant taking up office space in Plaza33.
- This also contributed to more business recorded for all restaurants.

Waste Type	Amount (kg)		Percent of Waste Type Diverted	Diversion Program Currently in Place?
	Landfill Stream	Diversion Stream		
Metal		1,701.80 (1,683.40)	100%	Yes
Plastics		2,130.44 (1,574.30)	100%	Yes
Mixed Paper		12,400.56 (11,130.39)	100%	Yes
Cardboard		3,279.40 (3,122.66)	100%	Yes
E-Waste		34.30 (129.80)	100%	Yes
Office Un-segregable Waste	34,315.89 (32,884.87)		0%	Yes
Building Un-segregable Waste	353,664.11 (211,305.13)		0%	
<b>Totals</b>	<b>387,980.00 (254,190.00)</b>	<b>19,546.50 (17,640.55)</b>		

*2023 numbers in brackets for comparison\**

### **Diversion Improvement Opportunities**

Segregation of waste at the source has remained a key difficulty in increasing the amount of waste diverted from the landfill. Plaza33 management will continuously issue waste diversion campaign reminder with all tenants to improve the waste diversion efforts. Majority of Office Tenants have also put in place their own waste diversion and recycling programs to segregate their waste before consolidating the waste as the central refuse collection area. The efforts have seen an increase of waste segregation however the challenge of a higher returning workforce has also result in the increase non segregable waste.

Further efforts have been implemented to increase the amount of waste diverted from landfill:

1. Establishing a dialog with Tenants to implement segregation of recyclable waste at their premise prior to sending waste to weigh station and collection area. To expedite the process and save time and manpower.
2. Issuance of quarterly reminders to all Tenants to remind them of ongoing recycling and waste management program and establishing a recycling goal of 50% of waste to be diverted. Establishing a Waste Management Policy for Plaza33 and distribute to all Tenants for their information.

3. In house waste audit facility, platform weighing scale to measure incoming / outgoing waste. Our Facility Manager in charge of waste will manage and record the amount and type of recyclable waste.
4. An In-house monthly audit to compile and record total waste generated trends and total diverted from landfill.
5. Additional segregated waste bins have been provided in all office lobbies to create more awareness.
6. Tenancy handbook, fit out and renovation manual to include mandatory Waste management and recycling policy.
7. Increasing new recycle material drop off points, eg. Collection area and separation bins in various location to promote and remind tenants and visitors to practice recycling.

### **Source Reduction Opportunities**

The following opportunities should be considered for source reduction:

- Packaging and contaminated waste comprises the highest volume of waste audited. The Management will be sourcing products with greener packaging options and where possible, ordering office supplies in bulk so as to reduce the packaging produced monthly.
- The biggest contribution to the daily un-segregable waste is still from the restaurant operations. We are currently exploring the possibility of incorporating a food and organic material composter is aide in the reduction of waste from restaurant operations especially food waste.

### EV Charging Stations

Three (3) EV charging stations comprises of 2 x 22kW and 1 x 120kW charging station were commissioned at the third quarter of 2024 at Plaza33. The objective for installing the EV charging station was to encourage and educate a low carbon lifestyle for tenants' employees as well as to assist tenants to achieve their ESG goals. The growing trends of EV ownership also demand a need of EV charging for office building that comes with well-planned infrastructure, easy accessibility, and convenience of amenities. The respond for this new amenity at Plaza33 was encouraging.

PREPARED BY:



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DATE : 24 APRIL 2025