

YTL HOSPITALITY REIT

Established in Malaysia

**Interim Financial Report
31 March 2021**

YTL HOSPITALITY REIT

Interim Financial Report 31 March 2021

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YTL HOSPITALITY REIT**INTERIM FINANCIAL REPORT**

Interim financial report on results for the financial period ended 31 March 2021.

The figures have not been audited.

CONDENSED INCOME STATEMENTS FOR THE QUARTER

| | GROUP | | TRUST | |
|--|-------------------|----------------------|-------------------|----------------------|
| | CURRENT | PRECEDING | CURRENT | PRECEDING |
| | YEAR | YEAR | YEAR | YEAR |
| | QUARTER | CORRESPONDING | QUARTER | CORRESPONDING |
| | 31.03.2021 | 31.03.2020 | 31.03.2021 | 31.03.2020 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| REALISED REVENUE | 58,128 | 104,855 | 17,784 | 35,059 |
| ACCRUED LEASE INCOME | 20,918 | - | 18,727 | - |
| TOTAL REVENUE | 79,046 | 104,855 | 36,511 | 35,059 |
| PROPERTY OPERATING EXPENSES | (30,625) | (47,692) | (1,855) | (1,850) |
| NET PROPERTY INCOME | 48,421 | 57,163 | 34,656 | 33,209 |
| FINANCE INCOME | 54 | 303 | 20,075 | 25,392 |
| OTHER INCOME | 1,241 | 381 | 820 | - |
| MANAGER'S FEES | (2,145) | (2,316) | (2,145) | (2,316) |
| TRUSTEE'S FEES | (354) | (352) | (354) | (352) |
| DEPRECIATION | (14,871) | (17,360) | (1) | (1) |
| ADMINISTRATION EXPENSES | (1,186) | (1,054) | (160) | 24 |
| FINANCE COSTS | (14,796) | (21,538) | (14,773) | (21,515) |
| UNREALISED (LOSS)/GAIN ON FOREIGN EXCHANGE | (17,833) | 60,557 | (879) | (5,858) |
| (LOSS)/PROFIT BEFORE TAX | (1,469) | 75,784 | 37,239 | 28,583 |

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

CONDENSED INCOME STATEMENTS FOR THE QUARTER – continued

| | GROUP | | TRUST | |
|--|--|---|--|---|
| | CURRENT YEAR QUARTER 31.03.2021 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 31.03.2020 RM'000 | CURRENT YEAR QUARTER 31.03.2021 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 31.03.2020 RM'000 |
| (LOSS)/PROFIT BEFORE TAX | (1,469) | 75,784 | 37,239 | 28,583 |
| INCOME TAX EXPENSE | (817) | (799) | (386) | (409) |
| | ----- | ----- | ----- | ----- |
| (LOSS)/PROFIT FOR THE QUARTER | (2,286) | 74,985 | 36,853 | 28,174 |
| DISTRIBUTION ADJUSTMENTS: | | | | |
| - Accrued lease income | (20,918) | - | (18,727) | - |
| - Depreciation | 14,871 | 17,359 | 1 | - |
| - Net income from foreign operations | 9,506 | 2,245 | - | - |
| - Unrealised foreign translation differences | 17,833 | (60,557) | 879 | 5,858 |
| | ----- | ----- | ----- | ----- |
| INCOME AVAILABLE FOR DISTRIBUTION / TOTAL DISTRIBUTABLE INCOME | 19,006 | 34,032 | 19,006 | 34,032 |
| UNDISTRIBUTED DISTRIBUTABLE INCOME BROUGHT FORWARD | 3,429 | 1 | 3,429 | 1 |
| | ----- | ----- | ----- | ----- |
| UNDISTRIBUTED DISTRIBUTABLE INCOME AVAILABLE FOR DISTRIBUTION | 22,435 | 34,033 | 22,435 | 34,033 |
| | ----- | ----- | ----- | ----- |

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

CONDENSED INCOME STATEMENTS FOR THE QUARTER – continued

| | GROUP | | TRUST | |
|--|---|---|---|---|
| | CURRENT YEAR QUARTER 31.03.2021 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 31.03.2020 RM'000 | CURRENT YEAR QUARTER 31.03.2021 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 31.03.2020 RM'000 |
| UNDISTRIBUTED DISTRIBUTABLE INCOME AVAILABLE FOR DISTRIBUTION | 22,435 | 34,033 | 22,435 | 34,033 |
| PROVISION FOR INCOME DISTRIBUTION | - | - | - | - |
| UNDISTRIBUTED DISTRIBUTABLE INCOME | <u>22,435</u> | <u>34,033</u> | <u>22,435</u> | <u>34,033</u> |
| DISTRIBUTABLE INCOME PER UNIT (Sen) | <u>1.1151</u> | <u>1.9967</u> | <u>1.1151</u> | <u>1.9967</u> |
| GROSS DISTRIBUTION PER UNIT (Sen) | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |

The Condensed Income Statements should be read in conjunction with the audited annual financial statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

CONDENSED STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTER

| | GROUP | | TRUST | |
|--|--|---|--|---|
| | CURRENT YEAR QUARTER 31.03.2021 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 31.03.2020 RM'000 | CURRENT YEAR QUARTER 31.03.2021 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 31.03.2020 RM'000 |
| (LOSS)/PROFIT FOR THE QUARTER | (2,286) | 74,985 | 36,853 | 28,174 |
| OTHER COMPREHENSIVE INCOME/(LOSS):- | | | | |
| <i>ITEMS THAT MAY BE RECLASSIFIED SUBSEQUENTLY TO INCOME STATEMENT:-</i> | | | | |
| CASH FLOW HEDGE | - | 3,005 | - | 3,005 |
| CURRENCY TRANSLATION DIFFERENCES | 25,142 | (117,315) | - | - |
| TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE QUARTER | <u>22,856</u> | <u>(39,325)</u> | <u>36,853</u> | <u>31,179</u> |
| (LOSS)/PROFIT FOR THE QUARTER IS MADE UP AS FOLLOWS:- | | | | |
| REALISED PROFIT | 9,500 | 31,787 | 19,006 | 34,032 |
| UNREALISED (LOSS) / PROFIT | (11,786) | 43,198 | 17,847 | (5,858) |
| | <u>(2,286)</u> | <u>74,985</u> | <u>36,853</u> | <u>28,174</u> |
| Weighted average number of units ('000) | <u>1,704,389</u> | <u>1,704,389</u> | <u>1,704,389</u> | <u>1,704,389</u> |
| (LOSS)/EARNINGS PER UNIT (Sen) | <u>(0.13)</u> | <u>4.40</u> | <u>2.16</u> | <u>1.65</u> |

The Condensed Statements of Comprehensive Income should be read in conjunction with the audited annual financial statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

CONDENSED INCOME STATEMENTS FOR THE PERIOD

| | GROUP | | TRUST | |
|--|-----------------------|-------------------|-----------------------|-------------------|
| | 9 MONTHS ENDED | | 9 MONTHS ENDED | |
| | 31.03.2021 | 31.03.2020 | 31.03.2021 | 31.03.2020 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| REALISED REVENUE | 174,118 | 356,673 | 53,352 | 105,176 |
| ACCRUED LEASE INCOME | 62,768 | - | 56,181 | - |
| TOTAL REVENUE | 236,886 | 356,673 | 109,533 | 105,176 |
| PROPERTY OPERATING EXPENSES | (86,334) | (165,735) | (5,555) | (5,506) |
| NET PROPERTY INCOME | 150,552 | 190,938 | 103,978 | 99,670 |
| FINANCE INCOME | 204 | 910 | 59,979 | 78,754 |
| OTHER INCOME | 2,069 | 1,161 | 835 | - |
| MANAGER'S FEES | (6,556) | (7,423) | (6,556) | (7,423) |
| TRUSTEE'S FEES | (1,064) | (1,081) | (1,064) | (1,081) |
| DEPRECIATION | (43,574) | (54,019) | (2) | (2) |
| ADMINISTRATION EXPENSES | (2,940) | (6,401) | (394) | (2,149) |
| FINANCE COSTS | (46,164) | (66,562) | (46,096) | (66,494) |
| UNREALISED (LOSS)/GAIN ON FOREIGN EXCHANGE | (62,948) | 77,641 | 4,347 | (8,832) |
| (LOSS)/PROFIT BEFORE TAX | (10,421) | 135,164 | 115,027 | 92,443 |

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

CONDENSED INCOME STATEMENTS FOR THE PERIOD – continued

| | GROUP | | TRUST | |
|--|-----------------------|-------------------|-----------------------|-------------------|
| | 9 MONTHS ENDED | | 9 MONTHS ENDED | |
| | 31.03.2021 | 31.03.2020 | 31.03.2021 | 31.03.2020 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| (LOSS)/PROFIT BEFORE TAX | (10,421) | 135,164 | 115,027 | 92,443 |
| INCOME TAX EXPENSE | (1,680) | (2,408) | (1,208) | (1,210) |
| | ----- | ----- | ----- | ----- |
| (LOSS)/PROFIT FOR THE PERIOD | (12,101) | 132,756 | 113,819 | 91,233 |
| DISTRIBUTION ADJUSTMENTS: | | | | |
| - Accrued lease income | (62,768) | - | (56,181) | - |
| - Depreciation | 43,574 | 54,017 | 2 | - |
| - Net income from foreign operations | 21,640 | (9,067) | - | - |
| - Unrealised foreign translation differences | 62,948 | (77,641) | (4,347) | 8,832 |
| | ----- | ----- | ----- | ----- |
| INCOME AVAILABLE FOR DISTRIBUTION / TOTAL DISTRIBUTABLE INCOME | 53,293 | 100,065 | 53,293 | 100,065 |
| DISTRIBUTION PAID | (30,858) | (66,032) | (30,858) | (66,032) |
| PROVISION FOR INCOME DISTRIBUTION | - | - | - | - |
| | ----- | ----- | ----- | ----- |
| UNDISTRIBUTED DISTRIBUTABLE INCOME | 22,435 | 34,033 | 22,435 | 34,033 |
| | ===== | ===== | ===== | ===== |
| DISTRIBUTABLE INCOME PER UNIT (Sen) | 3.1268 | 5.8710 | 3.1268 | 5.8710 |
| | ===== | ===== | ===== | ===== |
| GROSS DISTRIBUTION PER UNIT (Sen) | 1.8105 | 3.8742 | 1.8105 | 3.8742 |
| | ===== | ===== | ===== | ===== |

The Condensed Income Statements should be read in conjunction with the audited annual financial statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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INTERIM FINANCIAL REPORT

CONDENSED STATEMENTS OF COMPREHENSIVE INCOME FOR THE PERIOD

| | GROUP | | TRUST | |
|--|-----------------------|-------------------|-----------------------|-------------------|
| | 9 MONTHS ENDED | | 9 MONTHS ENDED | |
| | 31.03.2021 | 31.03.2020 | 31.03.2021 | 31.03.2020 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| (LOSS)/PROFIT FOR THE PERIOD | (12,101) | 132,756 | 113,819 | 91,233 |
| OTHER COMPREHENSIVE INCOME/(LOSS):- | | | | |
| <i>ITEMS THAT MAY BE RECLASSIFIED SUBSEQUENTLY TO INCOME STATEMENT:-</i> | | | | |
| CASH FLOW HEDGE | - | 9,843 | - | 9,843 |
| CURRENCY TRANSLATION DIFFERENCES | 103,322 | (153,810) | - | - |
| TOTAL COMPREHENSIVE INCOME/(LOSS) FOR THE PERIOD | <u>91,221</u> | <u>(11,211)</u> | <u>113,819</u> | <u>101,076</u> |
| (LOSS)/PROFIT FOR THE PERIOD IS MADE UP AS FOLLOWS:- | | | | |
| REALISED PROFIT | 31,653 | 109,132 | 53,293 | 100,065 |
| UNREALISED (LOSS) / PROFIT | (43,754) | 23,624 | 60,526 | (8,832) |
| | <u>(12,101)</u> | <u>132,756</u> | <u>113,819</u> | <u>91,233</u> |
| Weighted average number of units ('000) | <u>1,704,389</u> | <u>1,704,389</u> | <u>1,704,389</u> | <u>1,704,389</u> |
| (LOSS)/EARNINGS PER UNIT (Sen) | <u>(0.71)</u> | <u>7.79</u> | <u>6.68</u> | <u>5.35</u> |

The Condensed Statements of Comprehensive Income should be read in conjunction with the audited annual financial statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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INTERIM FINANCIAL REPORT

CONDENSED STATEMENTS OF FINANCIAL POSITION

| | GROUP | | TRUST | |
|--|--|--|--|--|
| | UNAUDITED AS AT 31.03.2021 RM'000 | AUDITED AS AT 30.06.2020 RM'000 | UNAUDITED AS AT 31.03.2021 RM'000 | AUDITED AS AT 30.06.2020 RM'000 |
| ASSETS | | | | |
| Non-current Assets | | | | |
| Investment properties | 2,717,780 | 2,747,190 | 2,218,000 | 2,218,000 |
| Property, plant and equipment | 1,835,417 | 1,750,176 | - | - |
| Accrued lease income | 62,495 | - | 56,181 | - |
| Right-of-use asset | 204 | 206 | 204 | 206 |
| Investment in subsidiaries | - | - | 527,536 | 527,536 |
| Amount due from subsidiaries | - | - | 1,433,619 | 1,374,807 |
| Deferred tax assets | 1,579 | 1,671 | - | - |
| | <u>4,617,475</u> | <u>4,499,243</u> | <u>4,235,540</u> | <u>4,120,549</u> |
| Current Assets | | | | |
| Inventories | 362 | 400 | - | - |
| Trade and other receivables | 43,061 | 46,521 | 16,227 | 12,949 |
| Income tax assets | 400 | 1,464 | - | - |
| Amount due from subsidiaries | - | - | 130,513 | 135,150 |
| Deposits with licensed financial institutions | 20,157 | 40,124 | 1,811 | 9,794 |
| Cash at banks | 78,578 | 105,784 | 2,902 | 2,507 |
| | <u>142,558</u> | <u>194,293</u> | <u>151,453</u> | <u>160,400</u> |
| TOTAL ASSETS | <u><u>4,760,033</u></u> | <u><u>4,693,536</u></u> | <u><u>4,386,993</u></u> | <u><u>4,280,949</u></u> |
| UNITHOLDERS' FUNDS | | | | |
| Unitholders' capital | 1,690,806 | 1,690,806 | 1,690,806 | 1,690,806 |
| Distributable income | 224,378 | 223,583 | 219,844 | 197,409 |
| Reserves | 701,078 | 641,510 | 358,532 | 298,006 |
| | <u>2,616,262</u> | <u>2,555,899</u> | <u>2,269,182</u> | <u>2,186,221</u> |
| Net Asset Value | <u><u>2,616,262</u></u> | <u><u>2,555,899</u></u> | <u><u>2,269,182</u></u> | <u><u>2,186,221</u></u> |

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YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

CONDENSED STATEMENTS OF FINANCIAL POSITION – continued

| | GROUP | | TRUST | |
|---|--|--|--|--|
| | UNAUDITED AS AT 31.03.2021 RM'000 | AUDITED AS AT 30.06.2020 RM'000 | UNAUDITED AS AT 31.03.2021 RM'000 | AUDITED AS AT 30.06.2020 RM'000 |
| LIABILITIES | | | | |
| Non-current Liabilities | | | | |
| Borrowings | 2,097,256 | 2,036,559 | 1,287,256 | 1,226,559 |
| Lease liability | 211 | 203 | 211 | 203 |
| Other payables | - | 702 | - | - |
| Amount due to a subsidiary | - | - | 810,000 | 810,000 |
| | ----- | ----- | ----- | ----- |
| | 2,097,467 | 2,037,464 | 2,097,467 | 2,036,762 |
| | ----- | ----- | ----- | ----- |
| Current Liabilities | | | | |
| Trade and other payables | 46,304 | 51,815 | 20,344 | 9,608 |
| Provision for income distribution | - | 48,358 | - | 48,358 |
| | ----- | ----- | ----- | ----- |
| | 46,304 | 100,173 | 20,344 | 57,966 |
| | ----- | ----- | ----- | ----- |
| TOTAL LIABILITIES | 2,143,771 | 2,137,637 | 2,117,811 | 2,094,728 |
| | ----- | ----- | ----- | ----- |
| TOTAL UNITHOLDERS' FUNDS & LIABILITIES | 4,760,033 | 4,693,536 | 4,386,993 | 4,280,949 |
| | ===== | ===== | ===== | ===== |
| Net asset value (RM'000) | | | | |
| - before income distribution | 2,647,120 | 2,670,289 | 2,300,040 | 2,300,611 |
| - after income distribution | 2,616,262 | 2,555,899 | 2,269,182 | 2,186,221 |
| | ===== | ===== | ===== | ===== |
| Number of units in circulations ('000) | | | | |
| | 1,704,389 | 1,704,389 | 1,704,389 | 1,704,389 |
| | ===== | ===== | ===== | ===== |
| Net asset value per unit (RM) | | | | |
| - before income distribution | 1.553 | 1.567 | 1.349 | 1.350 |
| - after income distribution | 1.535 | 1.500 | 1.331 | 1.283 |
| | ===== | ===== | ===== | ===== |

The Condensed Statements of Financial Position should be read in conjunction with the audited annual financial statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

**CONDENSED STATEMENTS OF CHANGES IN NET ASSET VALUE
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2021**

| GROUP | Unitholders' Capital RM'000 | Distributable Undistributed Realised Income RM'000 | <-----Non-distributable-----> | | | | Cash Flow Hedge Reserve RM'000 | Total Unitholders' Funds RM'000 |
|---|-----------------------------------|--|-------------------------------|---|----------------------------------|---|---|--|
| | | | Unrealised Loss RM'000 | Currency Translation Reserves RM'000 | Revaluation Reserve RM'000 | | | |
| At 1 July 2020 | 1,690,806 | 223,583 | (254,329) | (64,529) | 960,368 | - | 2,555,899 | |
| Operations for the period | | | | | | | | |
| Profit/(Loss) for the period | - | 31,653 | (43,754) | - | - | - | (12,101) | |
| Other comprehensive income | - | - | - | 32,504 | 70,818 | - | 103,322 | |
| Increase/(Decrease) in net assets resulting from operations | - | 31,653 | (43,754) | 32,504 | 70,818 | - | 91,221 | |
| Unitholders' transactions | | | | | | | | |
| Distribution paid | - | (30,858) | - | - | - | - | (30,858) | |
| Provision for income distribution | - | - | - | - | - | - | - | |
| Decrease in net assets resulting from Unitholders' transaction | - | (30,858) | - | - | - | - | (30,858) | |
| At 31 March 2021 | 1,690,806 | 224,378 | (298,083) | (32,025) | 1,031,186 | - | 2,616,262 | |

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

**CONDENSED STATEMENTS OF CHANGES IN NET ASSET VALUE
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2021 - continued**

| | Unitholders' Capital RM'000 | Distributable | <-----Non-distributable-----> | Cash Flow Hedge Reserve RM'000 | Total Unitholders' Funds RM'000 |
|---|-----------------------------------|---|--------------------------------|---|--|
| | | Undistributed Realised Income RM'000 | Unrealised Income RM'000 | | |
| TRUST | | | | | |
| At 1 July 2020 | 1,690,806 | 197,409 | 298,006 | - | 2,186,221 |
| Operations for the period | | | | | |
| Profit for the period | - | 53,293 | 60,526 | - | 113,819 |
| Other comprehensive income | - | - | - | - | - |
| | ----- | ----- | ----- | ----- | ----- |
| Increase in net assets resulting from operations | - | 53,293 | 60,526 | - | 113,819 |
| Unitholders' transactions | | | | | |
| Distribution paid | - | (30,858) | - | - | (30,858) |
| Provision for income distribution | - | - | - | - | - |
| | ----- | ----- | ----- | ----- | ----- |
| Decrease in net assets resulting from Unitholders' transaction | - | (30,858) | - | - | (30,858) |
| | ----- | ----- | ----- | ----- | ----- |
| At 31 March 2021 | <u>1,690,806</u> | <u>219,844</u> | <u>358,532</u> | <u>-</u> | <u>2,269,182</u> |

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

**CONDENSED STATEMENTS OF CHANGES IN NET ASSET VALUE
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2020**

| GROUP | Unitholders' Capital RM'000 | Distributable Undistributed Realised Income RM'000 | <-----Non-distributable-----> | | | | Total Unitholders' Funds RM'000 |
|---|-----------------------------------|--|-------------------------------|---|----------------------------------|---|--|
| | | | Unrealised Loss RM'000 | Currency Translation Reserves RM'000 | Revaluation Reserve RM'000 | Cash Flow Hedge Reserve RM'000 | |
| At 1 July 2019 | 1,690,806 | 210,903 | (136,853) | (95,066) | 1,081,858 | (14,548) | 2,737,100 |
| Operations for the period | | | | | | | |
| Profit for the period | - | 109,132 | 23,624 | - | - | - | 132,756 |
| Other comprehensive (loss)/income | - | - | - | (62,093) | (91,717) | 9,843 | (143,967) |
| Increase/(Decrease) in net assets resulting from operations | - | 109,132 | 23,624 | (62,093) | (91,717) | 9,843 | (11,211) |
| Unitholders' transactions | | | | | | | |
| Distribution paid | - | (66,032) | - | - | - | - | (66,032) |
| Provision for income distribution | - | - | - | - | - | - | - |
| Decrease in net assets resulting from Unitholders' transaction | - | (66,032) | - | - | - | - | (66,032) |
| At 31 March 2020 | 1,690,806 | 254,003 | (113,229) | (157,159) | 990,141 | (4,705) | 2,659,857 |

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

**CONDENSED STATEMENTS OF CHANGES IN NET ASSET VALUE
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2020 - continued**

| | Unitholders' Capital RM'000 | Distributable Undistributed Realised Income RM'000 | <-----Non-distributable----> | Cash Flow Hedge Reserve RM'000 | Total Unitholders' Funds RM'000 |
|--|--|---|---|---|--|
| | | | Unrealised Income RM'000 | | |
| TRUST | | | | | |
| At 1 July 2019 | 1,690,806 | 184,699 | 274,935 | (14,548) | 2,135,892 |
| Operations for the period | | | | | |
| Profit/(Loss) for the period | - | 100,065 | (8,832) | - | 91,233 |
| Other comprehensive income | - | - | - | 9,843 | 9,843 |
| | ----- | ----- | ----- | ----- | ----- |
| Increase/(Decrease) in net assets resulting from operations | - | 100,065 | (8,832) | 9,843 | 101,076 |
| Unitholders' transactions | | | | | |
| Distribution paid | - | (66,032) | - | - | (66,032) |
| Provision for income distribution | - | - | - | - | - |
| | ----- | ----- | ----- | ----- | ----- |
| Decrease in net assets resulting from Unitholders' transaction | - | (66,032) | - | - | (66,032) |
| | ----- | ----- | ----- | ----- | ----- |
| At 31 March 2020 | <u>1,690,806</u> | <u>218,732</u> | <u>266,103</u> | <u>(4,705)</u> | <u>2,170,936</u> |

The Condensed Statements of Changes in Net Asset Value should be read in conjunction with the audited annual financial statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

YTL HOSPITALITY REIT**INTERIM FINANCIAL REPORT****CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2021**

| | 9 MONTHS ENDED | |
|---|-----------------------|-------------------|
| | 31.03.2021 | 31.03.2020 |
| | RM'000 | RM'000 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| (Loss)/Profit before tax | (10,421) | 135,164 |
| Adjustments for:- | | |
| Accrued lease income | (62,768) | - |
| Amortisation of transaction costs | 1,572 | 1,812 |
| Depreciation | 43,574 | 54,019 |
| Interest income | (204) | (910) |
| Interest expense | 44,437 | 64,589 |
| Loss on disposal of property, plant and equipment | 77 | 128 |
| Unrealised loss/(gain) on foreign currency exchange | 62,948 | (77,641) |
| | ----- | ----- |
| Operating profit before changes in working capital | 79,215 | 177,161 |
| Net changes in current assets | 4,504 | (21,583) |
| Net changes in current liabilities | (8,673) | (5,243) |
| | ----- | ----- |
| Cash generated from operations | 75,046 | 150,335 |
| Income tax refunded | 1,479 | - |
| Income tax paid | (1,879) | (2,917) |
| | ----- | ----- |
| Net cash from operating activities | 74,646 | 147,418 |
| | ----- | ----- |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Interest received | 204 | 910 |
| Acquisition of property, plant and equipment | (1,459) | (7,828) |
| | ----- | ----- |
| Net cash used in investing activities | (1,255) | (6,918) |
| | ----- | ----- |

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2021 - continued**

| | 9 MONTHS ENDED | |
|---|-----------------------|-------------------|
| | 31.03.2021 | 31.03.2020 |
| | RM'000 | RM'000 |
| CASH FLOWS FROM FINANCING ACTIVITIES | | |
| Interest paid | (44,429) | (64,589) |
| Distribution paid | (79,216) | (101,805) |
| Proceeds of borrowings | - | 6,480 |
| Transaction costs paid | (3,923) | - |
| | ----- | ----- |
| Net cash used in financing activities | (127,568) | (159,914) |
| | ----- | ----- |
| Net decrease in cash and cash equivalents | (54,177) | (19,414) |
| Effect on exchange rate changes | 7,004 | (8,958) |
| Cash and cash equivalents at beginning of financial period | 145,908 | 148,972 |
| | ----- | ----- |
| Cash and cash equivalents at end of financial period (note a) | 98,735 | 120,600 |
| | ===== | ===== |

Note (a)

| | As At | As At |
|---|-------------------|-------------------|
| | 31.03.2021 | 31.03.2020 |
| | RM'000 | RM'000 |
| Cash and cash equivalents:- | | |
| Deposits with licensed financial institutions | 20,157 | 29,023 |
| Cash at banks | 78,578 | 91,577 |
| | ----- | ----- |
| | 98,735 | 120,600 |
| | ===== | ===== |

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited annual financial statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes :

Disclosure requirement pursuant to MFRS 134

The condensed interim financial statements should be read in conjunction with the audited annual financial statements of the Group for the financial year ended 30 June 2020.

A1. Accounting Policies and Methods of Computation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134: “Interim Financial Reporting”, and Chapter 9, Part M3 paragraph 9.44 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The accounting policies and methods of computation adopted by the Group and the Trust in the interim financial report are consistent with those adopted in the latest audited annual financial statements.

The adoption of MFRSs, interpretations and amendments to MFRSs, which were effective for the financial year beginning 1 July 2020, do not have significant financial impacts on the interim financial report of the Group and of the Trust.

A2. Seasonality or Cyclicity of Operations

Save for Sydney Harbour Marriott, Brisbane Marriott and Melbourne Marriott (“Australian Properties”), the business operations of the Group and of the Trust are not materially affected by any seasonal or cyclical factors.

A3. Unusual Items

For the current financial period to date, there was no item of an unusual nature that affects the assets, liabilities, equity, net income or cash flows of the Group and of the Trust.

A4. Changes in estimates of amounts reported

There was no significant change in estimates of amounts reported in prior interim periods or prior financial years.

A5. Changes in Debt and Equity Securities

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current financial quarter and financial period to date save as disclosed in Note B14.

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes : - continued

A6. Income Distribution

The following distribution payment (which was tax exempt at the Trust level under the amended Section 61A, Income Tax Act 1967) was made during the financial period ended 31 March 2021:-

| | RM'000 |
|---|---------------|
| In respect of the six months ended 30 June 2020:- A final distribution of 2.8373 sen per unit each paid on 28 August 2020 | 48,358 |
| In respect of the six months ended 31 December 2020:- An interim distribution of 1.8105 sen per unit each paid on 31 March 2021 | 30,858 |
| | ----- |
| | 79,216 |
| | ===== |

A7. Segment Information

The Group's segmental result for the financial period ended 31 March 2021 is as follows:-

| | < ---Property rental---> | | < --Hotel-- > | |
|-------------------------------------|--------------------------|---------|---------------|-----------|
| | Malaysia | Japan | Australia | Total |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| External revenue | 109,533 | 21,949 | 105,404 | 236,886 |
| Operating expenses | (5,555) | (2,907) | (77,872) | (86,334) |
| | ----- | ----- | ----- | ----- |
| Net property income | 103,978 | 19,042 | 27,532 | 150,552 |
| | ----- | ----- | ----- | |
| Finance income | | | | 204 |
| Other income | | | | 2,069 |
| | | | | ----- |
| Total income | | | | 152,825 |
| Trust and administration expenses | | | | (10,560) |
| Depreciation | | | | (43,574) |
| Finance costs | | | | (46,164) |
| Unrealised loss on foreign exchange | | | | (62,948) |
| | | | | ----- |
| Loss before tax | | | | (10,421) |
| | | | | ===== |
| Total assets | 2,295,412 | 520,635 | 1,943,986 | 4,760,033 |
| | ===== | ===== | ===== | ===== |

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YTL HOSPITALITY REIT**INTERIM FINANCIAL REPORT****Notes : - continued****A7. Segment Information - continued**

The Group's segmental result for the financial period ended 31 March 2020 is as follows:-

| | < ---Property rental---> | | < --Hotel-- > | |
|-------------------------------------|--------------------------|---------|---------------|-----------|
| | Malaysia | Japan | Australia | Total |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| External revenue | 105,176 | 21,198 | 230,299 | 356,673 |
| Operating expenses | (5,506) | (3,604) | (156,625) | (165,735) |
| Net property income | 99,670 | 17,594 | 73,674 | 190,938 |
| Finance income | | | | 910 |
| Other income | | | | 1,161 |
| Unrealised gain on foreign exchange | | | | 77,641 |
| Total income | | | | 270,650 |
| Trust and administration expenses | | | | (14,905) |
| Depreciation | | | | (54,019) |
| Finance costs | | | | (66,562) |
| Profit before tax | | | | 135,164 |
| Total assets | 2,211,168 | 560,427 | 1,891,980 | 4,663,575 |

A8. Subsequent Events

There was no item, transaction or event of a material and unusual in nature during the period from the end of the quarter under review to the date of this report.

A9. Changes in the Composition of the Group

There was no change in the composition of the Group and of the Trust for the current financial period ended 31 March 2021 and the fund size stood at 1,704,388,889.

A10. Changes in Contingent Liabilities

There were no contingent liabilities to be disclosed.

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YTL HOSPITALITY REIT**INTERIM FINANCIAL REPORT**

Notes :

Disclosure requirements pursuant to Part M3 paragraph 9.44 of Chapter 9 of the Main Market Listing Requirements of Bursa Securities

B1. Review of Performance

| | Individual Quarter | | Variance % | Cumulative Quarter | | Variance % |
|-----------------------------------|----------------------|----------------------|---------------|----------------------|----------------------|---------------|
| | 31.03.2021 RM'000 | 31.03.2020 RM'000 | | 31.03.2021 RM'000 | 31.03.2020 RM'000 | |
| Revenue: | | | | | | |
| - Hotel (Management contracts) | 35,287 | 62,749 | -43.76 | 105,404 | 230,299 | -54.23 |
| - Property rental (Master leases) | 43,759 | 42,106 | 3.93 | 131,482 | 126,374 | 4.04 |
| | ----- | ----- | | ----- | ----- | |
| | 79,046 | 104,855 | -24.61 | 236,886 | 356,673 | -33.58 |
| | ===== | ===== | | ===== | ===== | |
| Net Property Income: | | | | | | |
| - Hotel (Management contracts) | 7,468 | 17,945 | -58.38 | 27,532 | 73,674 | -62.63 |
| - Property rental (Master leases) | 40,953 | 39,218 | 4.42 | 123,020 | 117,264 | 4.91 |
| | ----- | ----- | | ----- | ----- | |
| | 48,421 | 57,163 | -15.29 | 150,552 | 190,938 | -21.15 |
| | ===== | ===== | | ===== | ===== | |
| (Loss)/Profit Before Tax | (1,469) | 75,784 | -101.94 | (10,421) | 135,164 | -107.71 |
| Income Available For Distribution | 19,006 | 34,032 | -44.15 | 53,293 | 100,065 | -46.74 |

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YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes : - continued

B1. Review of Performance – continued

Current Financial Quarter vs Preceding Year Corresponding Quarter

For the current financial quarter under review, the Group recorded revenue and net property income of RM79.046 million and RM48.421 million, respectively, as compared to RM104.855 million and RM57.163 million, respectively, recorded in the preceding year corresponding quarter. This represented a decrease of 24.61% and 15.29%, respectively.

The Group recorded a loss before tax of RM1.469 million for the current financial quarter ended 31 March 2021, a decrease of 101.94% as compared to a profit before tax of RM75.784 million recorded in the preceding year corresponding quarter due to the unrealised foreign currency translation loss of RM25.234 million on borrowings denominated in Australian Dollar as compared to a translation gain of RM71.822 million recorded in the preceding year corresponding quarter. The Australian Dollar strengthened against the Ringgit during the quarter under review. The loss is mitigated by the reduction in finance costs following the refinancing of AUD loan in June 2020 at lower interest rate and the drop in interest rates for loan denominated in Ringgit Malaysia.

The income available for distribution in the current financial quarter of RM19.006 million, represented a decrease of 44.15% as compared to RM34.032 million recorded in the preceding year corresponding quarter mainly due to lower performance from the Australian portfolio arising from the COVID-19 pandemic and rental variations approved for the Malaysian and Japanese Properties (except The Green Leaf Niseko Village) which reduced the lease rentals by 50% for twenty-four months commencing 1 July 2020 until 30 June 2022. Repayment of the rental differences will be on a staggered basis within 7 years after 30 June 2022 or over remaining tenures of the existing leases, whichever is earlier (“Rental Variations”).

Current Financial Period vs Preceding Year Corresponding Period

For the current financial period under review, the Group recorded revenue and net property income of RM236.886 million and RM150.552 million, respectively, as compared to RM356.673 million and RM190.938 million, respectively, recorded in the preceding year corresponding period ended 31 March 2020. This represented a decrease of 33.58% and 21.15%, respectively as compared to the preceding year corresponding period.

The Group recorded a loss before tax of RM10.421 million for the current financial period ended 31 March 2021, a decrease of 107.71% as compared to a profit before tax of RM135.164 million recorded in the preceding corresponding period. The drop is mainly due to the unrealised foreign currency translation loss of RM74.976 million on borrowings denominated in Australian Dollar as compared to a translation gain of RM84.471 million recognised during the preceding year corresponding period resulting from the strengthening of Australian Dollar against the Ringgit but is mitigated by the reduction in finance costs as mentioned above.

The income available for distribution in the current financial period of RM53.293 million, represented a decrease of 46.74% as compared to RM100.065 million recorded in the preceding year corresponding period mainly due to lower performance from Australian portfolio following the COVID-19 pandemic and Rental Variations as mentioned above.

Performance of the respective operating business segments for the financial quarter/period ended 31 March 2021 as compared to the preceding year corresponding quarter/period are analysed as follows:

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes : - continued

B1. Review of Performance - continued

Hotel

Revenue and net property income from Australian portfolio have been impacted by the COVID-19 pandemic since February 2020 and the implementation of stricter social distancing measures by the Australian government to contain the spread in late March 2020. Since then, the hotel portfolio performance has been continuously impacted by various restrictions imposed by the Australian government. Various measures were introduced by the government to mitigate the financial challenges faced by the hospitality sector during the pandemic which includes government isolation group business and JobKeeper programme. The Australian portfolio generated consistent revenue from the participation in government isolation group business and managed to reduce the costs from the JobKeeper programme as well as its internal cost saving efforts.

Property rental

Revenue and net property income from Malaysian and Japanese Properties approximate to that in the preceding year corresponding quarter/period. Lease rentals are recognised on a straight line basis over the tenure of the lease in accordance with accounting standards notwithstanding the Rental Variations as mentioned above.

B2. Comparison with Preceding Quarter

| | Current Quarter 31.03.2021 RM'000 | Preceding Quarter 31.12.2020 RM'000 | Variance % +/- |
|-----------------------------------|--|--|-------------------------------|
| Revenue: | | | |
| - Hotel (Management contracts) | 35,287 | 34,950 | 0.96 |
| - Property rental (Master leases) | 43,759 | 43,849 | -0.21 |
| | ===== | ===== | |
| | 79,046 | 78,799 | 0.31 |
| | ===== | ===== | |
| Net Property Income: | | | |
| - Hotel (Management contracts) | 7,468 | 8,100 | -7.80 |
| - Property rental (Master leases) | 40,953 | 41,028 | -0.18 |
| | ===== | ===== | |
| | 48,421 | 49,128 | -1.44 |
| | ===== | ===== | |
| Loss Before Tax | (1,469) | (26,008) | 94.35 |
| Income Available For Distribution | 19,006 | 17,444 | 8.95 |

The income available for distribution in the current financial quarter recorded at RM19.006 million, represented an increase of 8.95% as compared to RM17.444 million recorded in the preceding quarter mainly contributed by realised foreign exchange gain on foreign currency conversions and reduction in the finance costs.

For the current financial quarter, Group revenue and net property income approximate to that in the preceding financial quarter ended 31 December 2020.

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes : - continued

B2. Comparison with Preceding Quarter - continued

The Group recorded a loss before tax of RM1.469 million for the current financial quarter ended 31 March 2021, an improvement of 94.35%, as compared to the preceding financial quarter ended 31 December 2020 due to the unrealised foreign currency translation loss of RM25.234 million on borrowings denominated in Australian Dollar as compared to a loss of RM45.220 million recorded during the preceding financial quarter.

Performance of the respective operating business segments for the financial quarter ended 31 March 2021 as compared to the preceding quarter are analysed as follows:-

Hotel

Revenue from Australian portfolio approximate to that in the preceding financial quarter mainly contributed from the participation in government isolation group business, while net property income from Australian portfolio have decreased due to the cessation of government subsidies for Brisbane Marriott from October 2020 onwards.

Property rental

The revenue and net property income from Malaysian and Japanese Properties approximate to that in the preceding financial quarter.

B3. Prospects

The World Health Organization declared the COVID-19 outbreak a global pandemic while the International Monetary Fund in the World Economic Outlook (“WEO”) for April 2021 projected the global economy to grow at 6% in year 2021, moderating to 4.4% in year 2022. The projections are stronger than in the October 2020 WEO. The upward revision reflects additional fiscal support in a few large economies, the anticipated vaccine-powered recovery in the second half of year 2021, and continued adaptation of economic activity to subdued mobility. High uncertainty surrounds this outlook, related to the path of the pandemic, the effectiveness of policy support to provide a bridge to vaccine-powered normalization, and the evolution of financial conditions. *(Source: International Monetary Fund, World Economic Outlook, April 2021 – Managing Divergent Recoveries, 23 March 2021).*

The prolonged pandemic has clouded the outlook of tourism, travel and hospitality industries worldwide and business recovery is expected to take a longer period in view of the uncertainties and challenges that are ahead. The roll-out of vaccination programmes boosted hopes for recovery but challenges remain, with the sector expected to remain in survival mode until well into year 2021.

The Group is taking steps to proactively manage the business and take the necessary actions to ensure that the Group’s long-term business prospects remain stable. Notwithstanding the short term challenges, the Manager remains confident of the long term prospects of hospitality sector.

B4. Audit Report of the preceding financial year ended 30 June 2020

The Auditor’s Report on the financial statements of the financial year ended 30 June 2020 did not contain any qualification.

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes : - continued

B5. Portfolio Composition

As at 31 March 2021, YTL Hospitality REIT's composition of investment portfolio is as follows:-

| | Fair Value As At 31.03.2021 RM'000 | % of total investment % |
|---|---|-------------------------------|
| <u>Real Estate - Commercial</u> | | |
| <u>Malaysian Properties</u> | | |
| (i) JW Marriott Hotel Kuala Lumpur | 523,000 | 11 |
| (ii) The Majestic Hotel Kuala Lumpur | 390,000 | 9 |
| (iii) The Ritz-Carlton, Kuala Lumpur - Hotel Wing | 360,000 | 8 |
| (iv) The Ritz-Carlton, Kuala Lumpur - Suite Wing | 313,000 | 7 |
| (v) AC Hotel Kuala Lumpur Titiwangsa | 139,000 | 3 |
| (vi) AC Hotel Penang Bukit Jambul | 121,000 | 3 |
| (vii) Pangkor Laut Resort | 119,000 | 3 |
| (viii) Tanjong Jara Resort | 103,000 | 2 |
| (ix) AC Hotel Kuantan City Centre | 90,000 | 2 |
| (x) Cameron Highlands Resort | 60,000 | 1 |
| <u>Japanese Properties</u> | | |
| (xi) Hilton Niseko Village* | 272,027 | 6 |
| (xii) The Green Leaf Niseko Village* | 227,753 | 5 |
| <u>Australian Properties</u> | | |
| (xiii) Sydney Harbour Marriott^ | 1,369,935 | 30 |
| (xiv) Brisbane Marriott^ | 243,997 | 5 |
| (xv) Melbourne Marriott^ | 221,485 | 5 |
| | ----- | ----- |
| Total | 4,553,197 | 100 |
| | ===== | ===== |

Note :

* Translated on 31 March 2021 at the exchange rate of JPY100 : RM3.7521

^ Translated on 31 March 2021 at the exchange rate of AUD1 : RM3.1627

B6. Change in Net Asset Value ("NAV")

The total NAV and NAV per unit of the Group as at 31 March 2021 were RM2,616,262,000 and RM1.5350, respectively. The increase in total NAV was mainly due to the unrealised gain items recorded in respect of the investments in the Australian subsidiary.

| | Current Quarter 31.03.2021 | Preceding Quarter 31.12.2020 |
|---|----------------------------------|------------------------------------|
| NAV (RM'000) | 2,616,262 | 2,593,406 |
| Number of units in circulations ('000) | 1,704,389 | 1,704,389 |
| NAV per unit (after distribution) (RM) | 1.5350 | 1.5216 |
| NAV per unit (before distribution) (RM) | 1.5531 | 1.5397 |

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes : - continued

B7. Status of property development activities

There were no property development activities during the current financial quarter ended 31 March 2021.

B8. Profit forecast

The Group did not issue any profit forecast or profit guarantee for the current financial quarter.

B9. Utilisation of Proceeds Raised from Issuance of New Units

There was no issuance of new units during the current financial period ended 31 March 2021.

B10. Material Litigation

There was no material litigation pending as at the date of this report.

B11. Maintenance Costs and Major Capital Expenditure

During the financial period ended 31 March 2021, RM1,459,000 (AUD479,000) was incurred on refurbishment works on the Australian Properties.

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YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes : - continued

B12. Taxation

Taxation comprises the following:-

| | Current Quarter 31.03.2021 RM'000 | Year To Date 31.03.2021 RM'000 |
|----------------------|--|---|
| Malaysian income tax | 18 | 42 |
| Foreign income tax | 608 | 1,430 |
| Deferred tax | 191 | 208 |
| | ----- | ----- |
| | 817 | 1,680 |
| | ===== | ===== |

Trust level

It is the policy of the Trust to distribute at least 90% of the total income to unitholders for each financial year. Income of the Trust shall be exempted from tax if it distributes 90% or more of its taxable income for that year of assessment, in accordance with the amended Section 61A, Income Tax Act 1967, thus no Malaysian income tax is payable by the Trust for the financial period ended 31 March 2021.

Unitholders' level

Pursuant to the amended Section 109D(2) of the Income Tax Act 1967 under the Finance Act 2009 which was gazetted on 8 January 2009, the following withholding tax rates would be applicable on distribution of income which is tax exempt at YTL Hospitality REIT's level:-

| Category of unitholders | Withholding tax rate |
|--|--|
| Resident and non-resident individuals | 10% |
| Resident and non-resident institutions | 10% |
| Resident companies | No withholding tax. Subject to tax at the prevailing corporate tax rate. |
| Non-resident companies | 24% |

B13. Corporate Development

As at the date of this report, there is no corporate proposal announced and pending completion.

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YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes : - continued

B14. Borrowings and Debt Securities

The Group's borrowings as at 31 March 2021 are as follows:-

| | RM'000 |
|-------------------------------|------------------|
| Non-current | |
| Term Loan – secured | 1,294,401 |
| Medium Term Notes - secured | 810,000 |
| | ----- |
| Total borrowings | 2,104,401 |
| Capitalised transaction costs | (7,145) |
| | ----- |
| | <u>2,097,256</u> |
| | ===== |
| Total Assets | 4,760,033 |
| | ===== |
| Gearing ratio (%) | 44.21 |
| | ===== |

Foreign currency borrowings included in the above are as follows:-

| | Foreign currency '000 | RM equivalents RM'000 |
|--------------------------------|--------------------------------------|--------------------------------------|
| Australian Dollar [^] | 345,193 | 1,091,741 |
| Japanese Yen* | 5,401,250 | 202,660 |
| | | ----- |
| | | <u>1,294,401</u> |
| | | ===== |

Note :

[^] Translated on 31 March 2021 at the exchange rate of AUD1 : RM3.1627

* Translated on 31 March 2021 at the exchange rate of JPY100 : RM3.7521

In order to protect the Group's distributable income from the volatility in interest rates and provide stability to unitholder's returns, the Group issued medium term notes in combination of fixed and floating coupon.

B15. Income Distribution

There is no income distribution declared for the current financial quarter following the REIT's change of its income distribution frequency from quarterly to semi-annually distributions effective from the financial quarter ended 31 March 2020.

YTL HOSPITALITY REIT

INTERIM FINANCIAL REPORT

Notes : - continued

B15. Income Distribution - continued

The interim income distribution is from the following sources:-

| | Current Year Quarter 31.03.2021 RM'000 | Preceding Year Corresponding Quarter 31.03.2020 RM'000 | Current Year To Date 31.03.2021 RM'000 | Preceding Year To Date 31.03.2020 RM'000 |
|---|---|---|---|---|
| Net property income | 48,421 | 57,163 | 150,552 | 190,938 |
| Other income | 1,295 | 61,241 | 2,273 | 79,712 |
| Expenses | (51,185) | (42,620) | (163,246) | (135,486) |
| | ----- | ----- | ----- | ----- |
| (Loss)/Profit before tax | (1,469) | 75,784 | (10,421) | 135,164 |
| Income tax expense | (817) | (799) | (1,680) | (2,408) |
| | ----- | ----- | ----- | ----- |
| (Loss)/Profit after tax | (2,286) | 74,985 | (12,101) | 132,756 |
| Distribution adjustments | 21,292 | (40,953) | 65,394 | (32,691) |
| | ----- | ----- | ----- | ----- |
| Realised income for the quarter/period | 19,006 | 34,032 | 53,293 | 100,065 |
| Total undistributed realised income brought forward | 200,838 | 184,700 | 197,409 | 184,699 |
| | ----- | ----- | ----- | ----- |
| Total realised income available for distribution | 219,844 | 218,732 | 250,702 | 284,764 |
| Less: income distribution | - | - | (30,858) | (66,032) |
| | ----- | ----- | ----- | ----- |
| Balance undistributed realised income | 219,844 | 218,732 | 219,844 | 218,732 |
| | ===== | ===== | ===== | ===== |
| Distribution per unit (sen) | - | - | 1.8105 | 3.8742 |
| | ===== | ===== | ===== | ===== |

By Order of the Board
 HO SAY KENG
 Secretary
 Pintar Projek Sdn Bhd
 Company No : 199401028328 (314009-W)
 (As the Manager of YTL Hospitality REIT)

Kuala Lumpur
 Dated: 28 May 2021