

YTL HOSPITALITY REIT



Second Quarter FY2016 Financial Results

25 February 2016

FINANCIAL

HIGHLIGHTS

- Income available for distribution of RM25.6 million, +3.3% q-o-q
- 1.9175 sen distribution per unit (“DPU”) declared for 2Q FY2016, +2.6% q-o-q

CAPITAL

MANAGEMENT

- Average interest rates for the quarter
 - Borrowings in Ringgit Malaysia: 4.9%
 - Borrowings in Australian Dollar : 4.6%
- Debt headroom of ~RM1,207 million for acquisitions

PORTFOLIO

MANAGEMENT

- Refurbishment works at Sydney Harbour Marriott
 - On-going
- Properties in Malaysia and Japan under master leases
- Average occupancy rate for properties in Australia: 88.8%
- RevPAR for properties in Australia at AUD 239, 0.6% lower as compared to 2Q FY2015





1

Financial performances 2Q FY2016

FINANCIAL PERFORMANCE: 2Q FY2016

YTL HOSPITALITY REIT

1 October - 31 December	2Q FY2016	2Q FY2015	Change
Total Revenue	117.1	113.2	+ 3.4%
- Hotel Revenue (Management Contracts)	88.7	84.9	+ 4.5%
- Lease Rental (Master Leases)	28.4	28.4	+ 0.1%
Net Property Income (NPI)	55.5	57.3	(3.1%)
- Management Contracts	29.3	31.0	(5.5%)
- Master Leases	26.2	26.3	(0.4%)
Income available for distribution	25.6	24.8	+ 3.3%
Income distribution	25.4	24.8	+ 2.6%
- from current quarter	25.4	24.8	+ 2.6%
Distribution per unit (DPU) (sen)	1.9175	1.8697	+ 2.6%
Payout ratio (%)	99.3	100.0	(0.7 pp*)

Note: All figures in RM million unless indicated otherwise.

* pp = change in percentage points

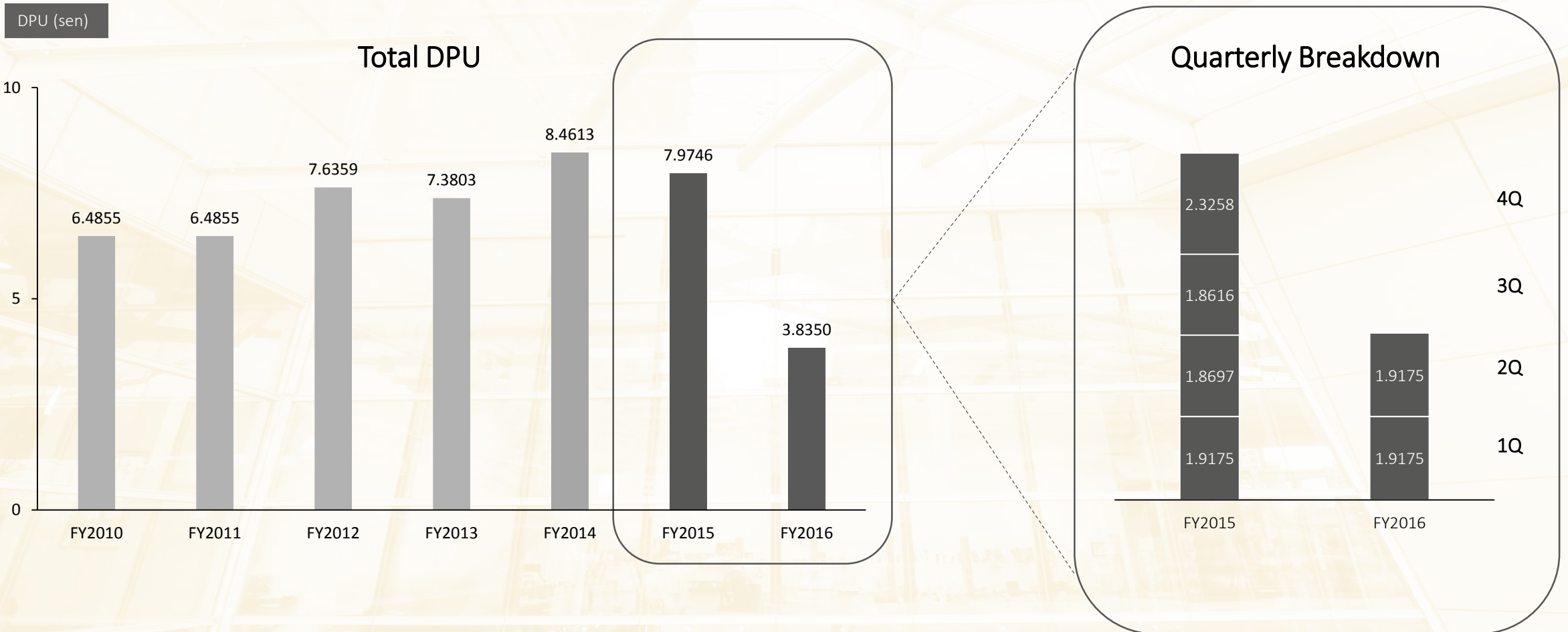
STATEMENT OF FINANCIAL POSITION

YTL HOSPITALITY REIT

RM ('000)	As at 31 December 2015 (Unaudited)	As at 30 June 2015 (Audited)	Change
Investment properties	1,800,050	1,764,714	+ 2.0%
Property, plant and equipment	1,595,982	1,506,976	+ 5.9%
Cash & cash equivalents	129,437	126,769	+ 2.1%
Other assets	36,113	32,213	+ 12.1%
Total Assets	3,561,582	3,430,672	+ 3.8%
Borrowings	1,635,286	1,564,898	+ 4.5%
Other liabilities	88,103	83,179	+ 5.9%
Total Liabilities	1,723,389	1,648,077	+ 4.6%
Net Asset Value (NAV)	1,838,193	1,782,595	+ 3.1%
Number of units in circulation ('000)	1,324,389	1,324,389	0.0%
NAV per unit (RM)			
- Before income distribution	1.426	1.426	+ 0.0% [^]
- After income distribution	1.388	1.346	+ 3.1%

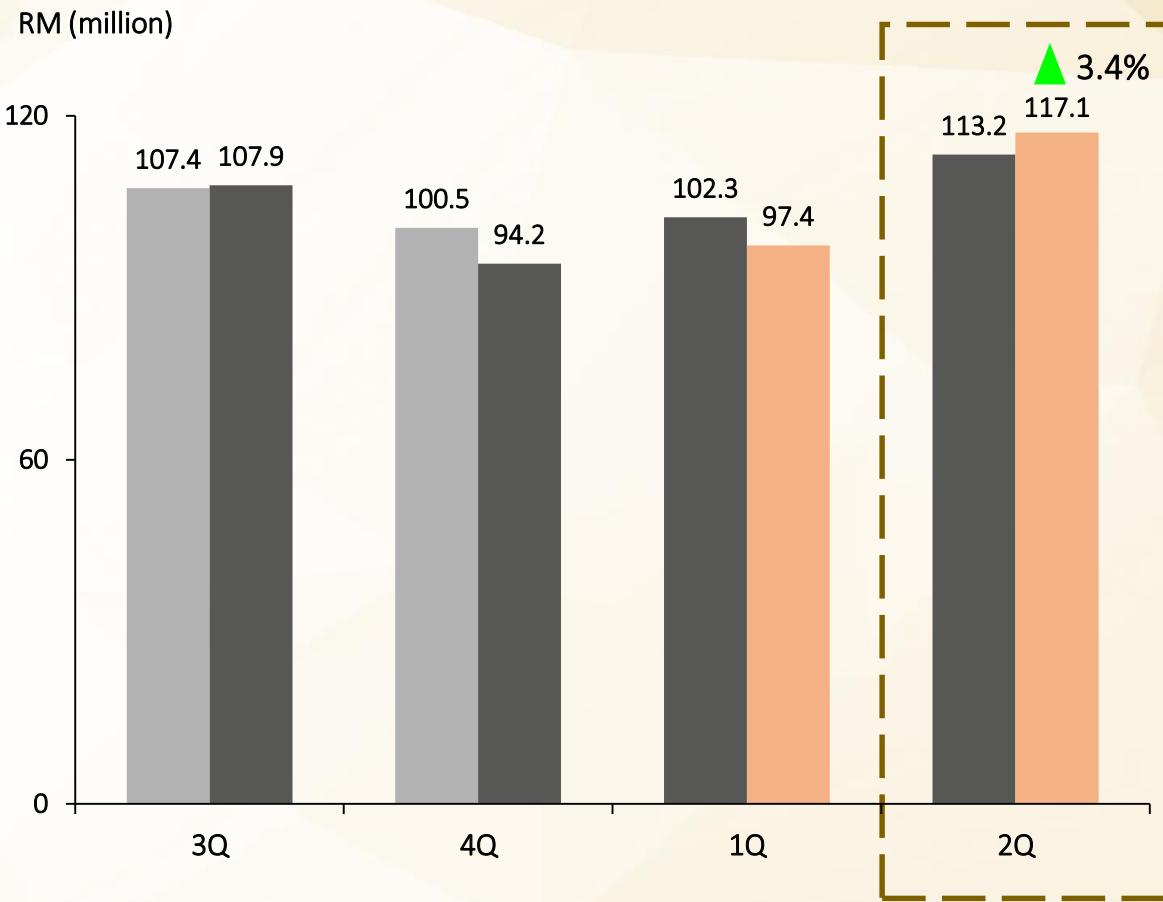
Note:

[^] Marginal increase

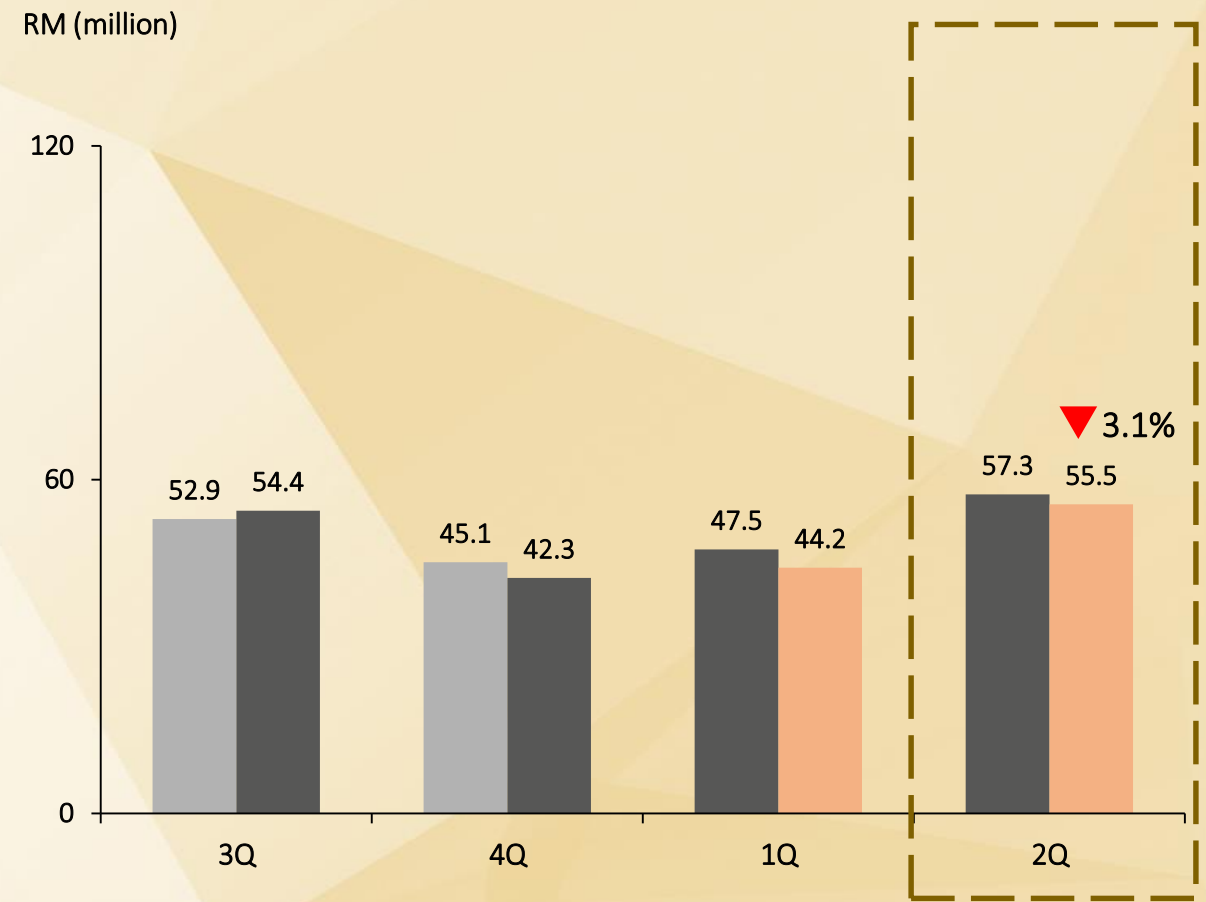


Note: YTL Hospitality REIT started paying quarterly distributions commencing the financial year ended 30 June 2014.

TOTAL revenue



NET property income

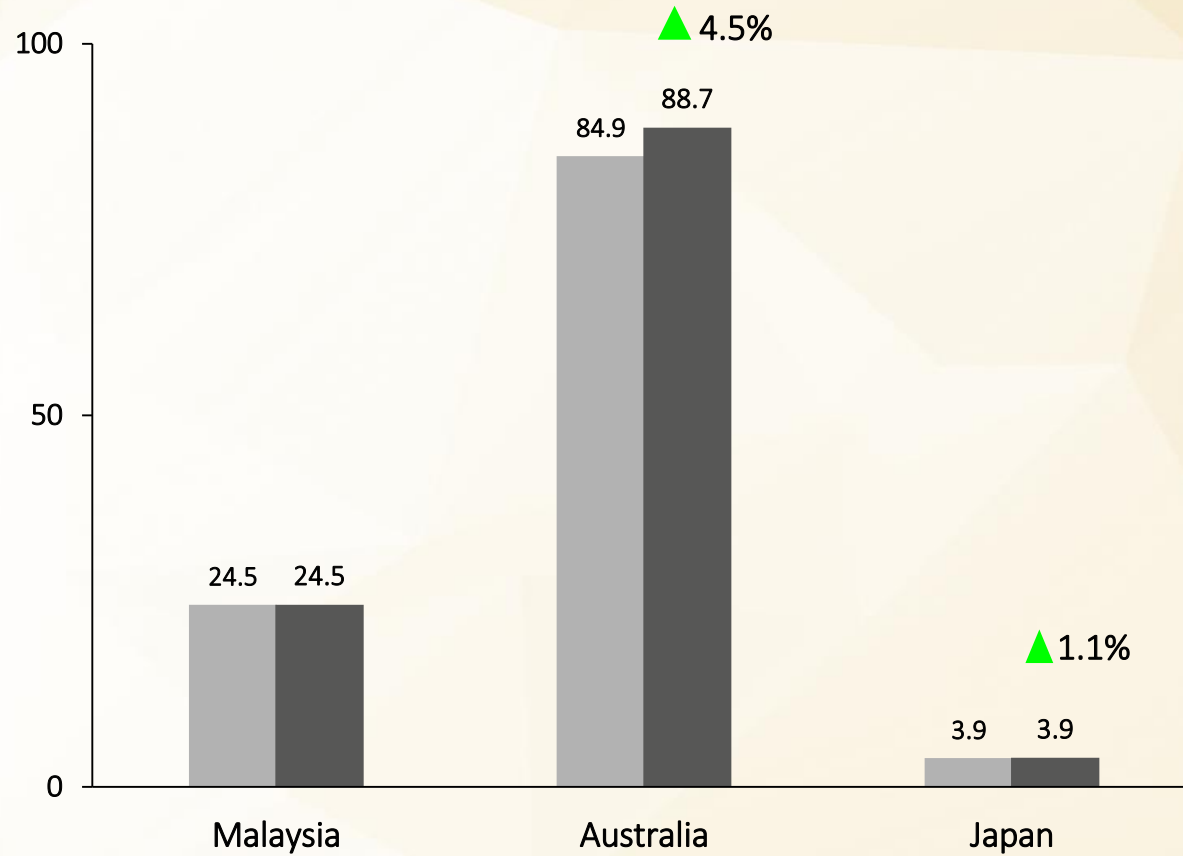


FY2014
 FY2015
 FY2016

2Q FY2015 2Q FY2016

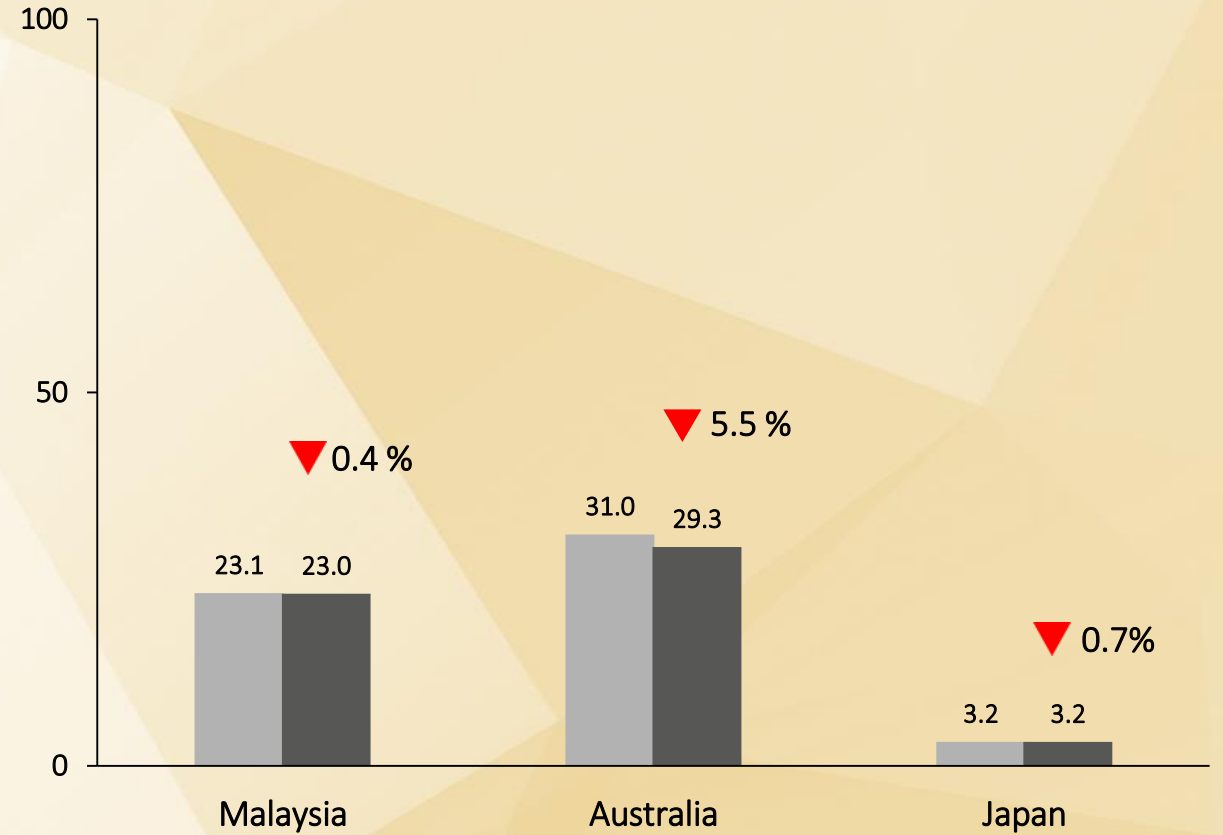
TOTAL revenue

RM (million)



NET property income

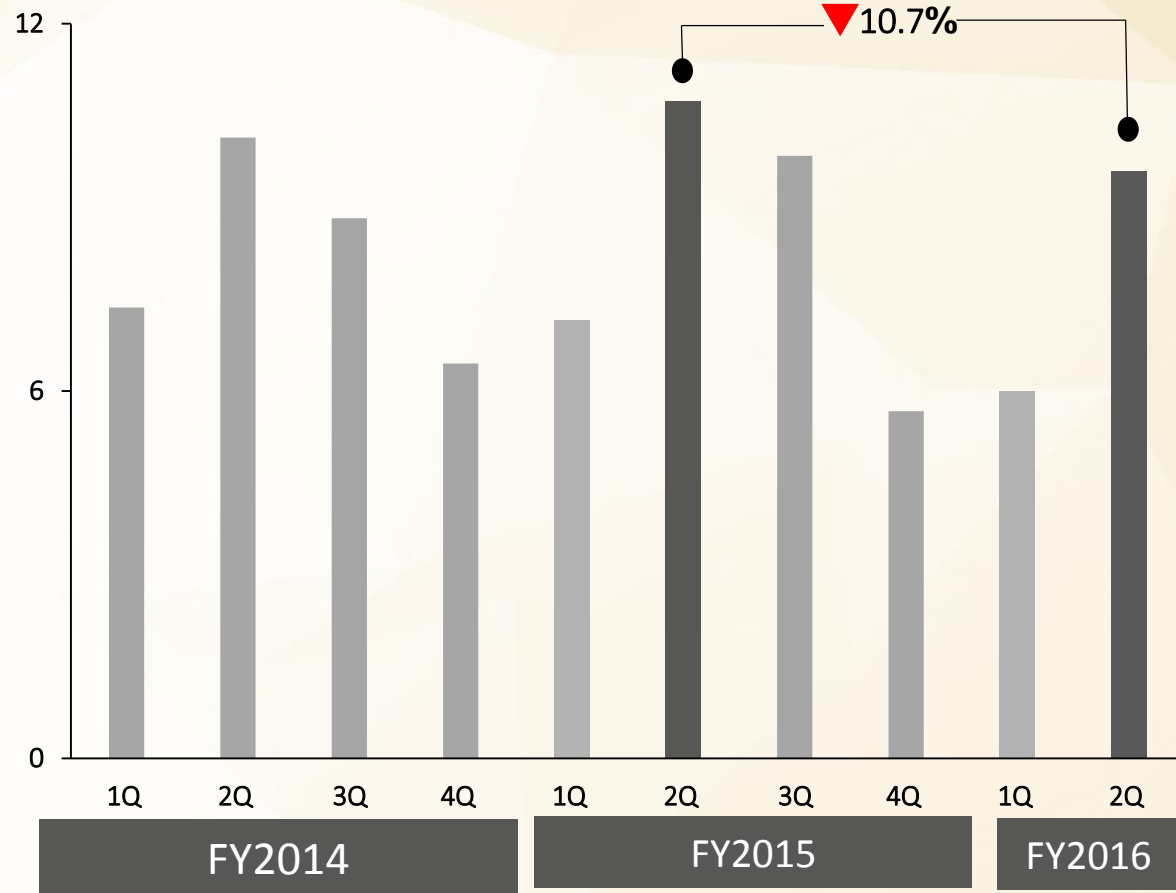
RM (million)



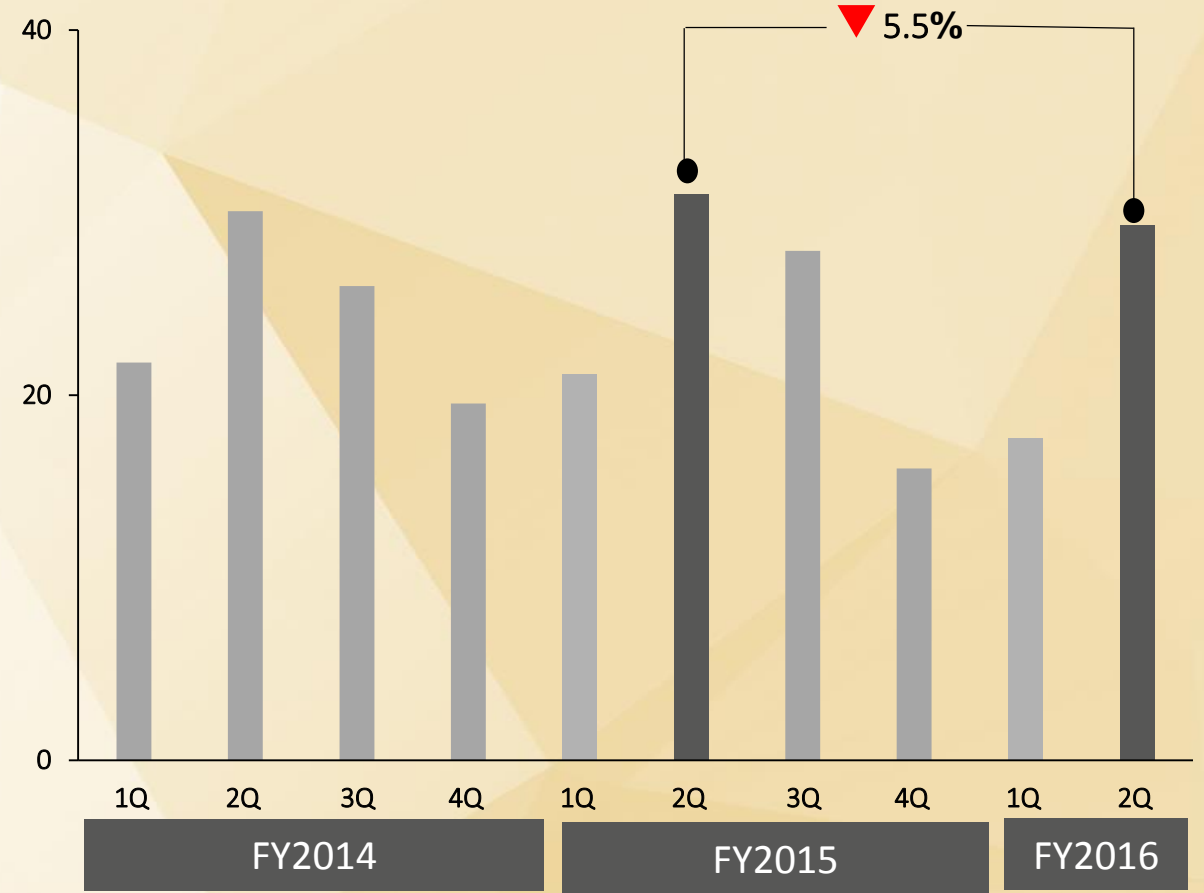
NPI FOR AUSTRALIA IN AUD AND RM

NPI in RM impacted by the foreign exchange effects of the stronger AUD relative to RM

AUD (million)

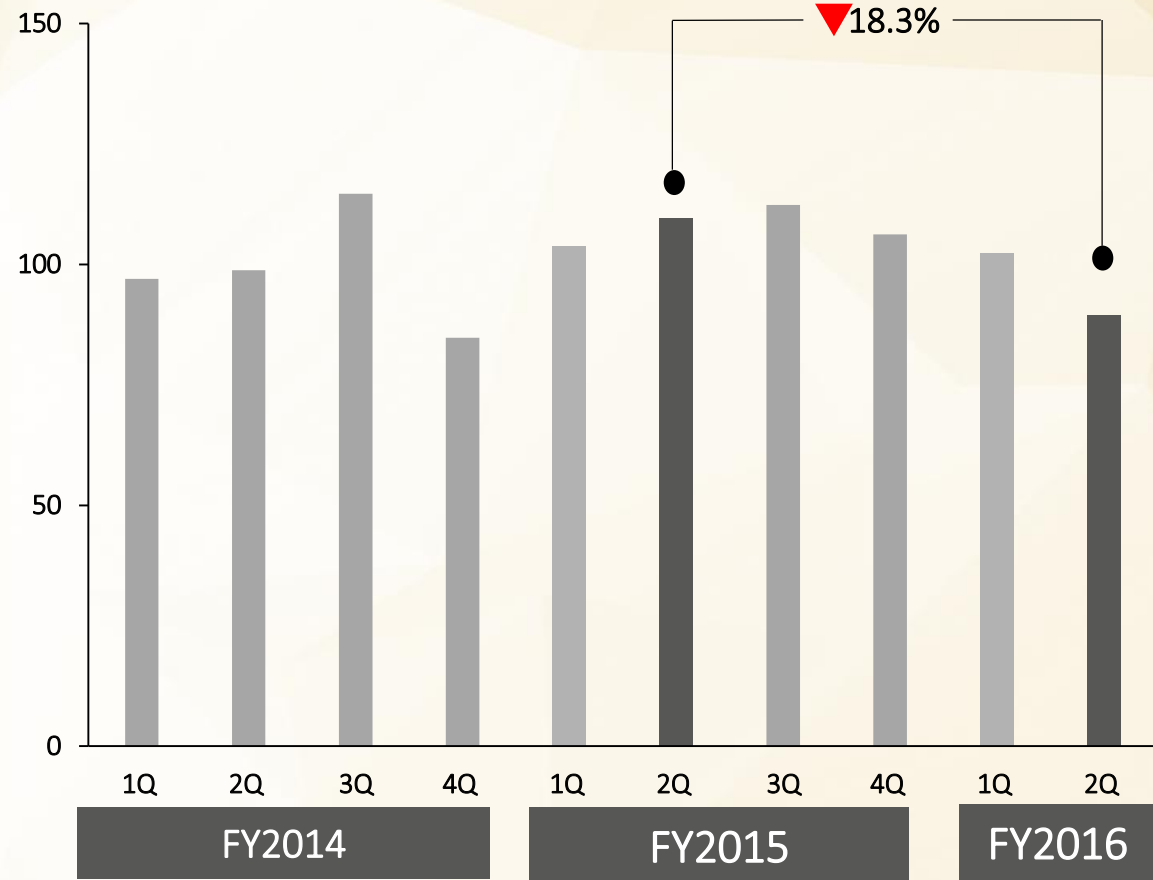


RM (million)

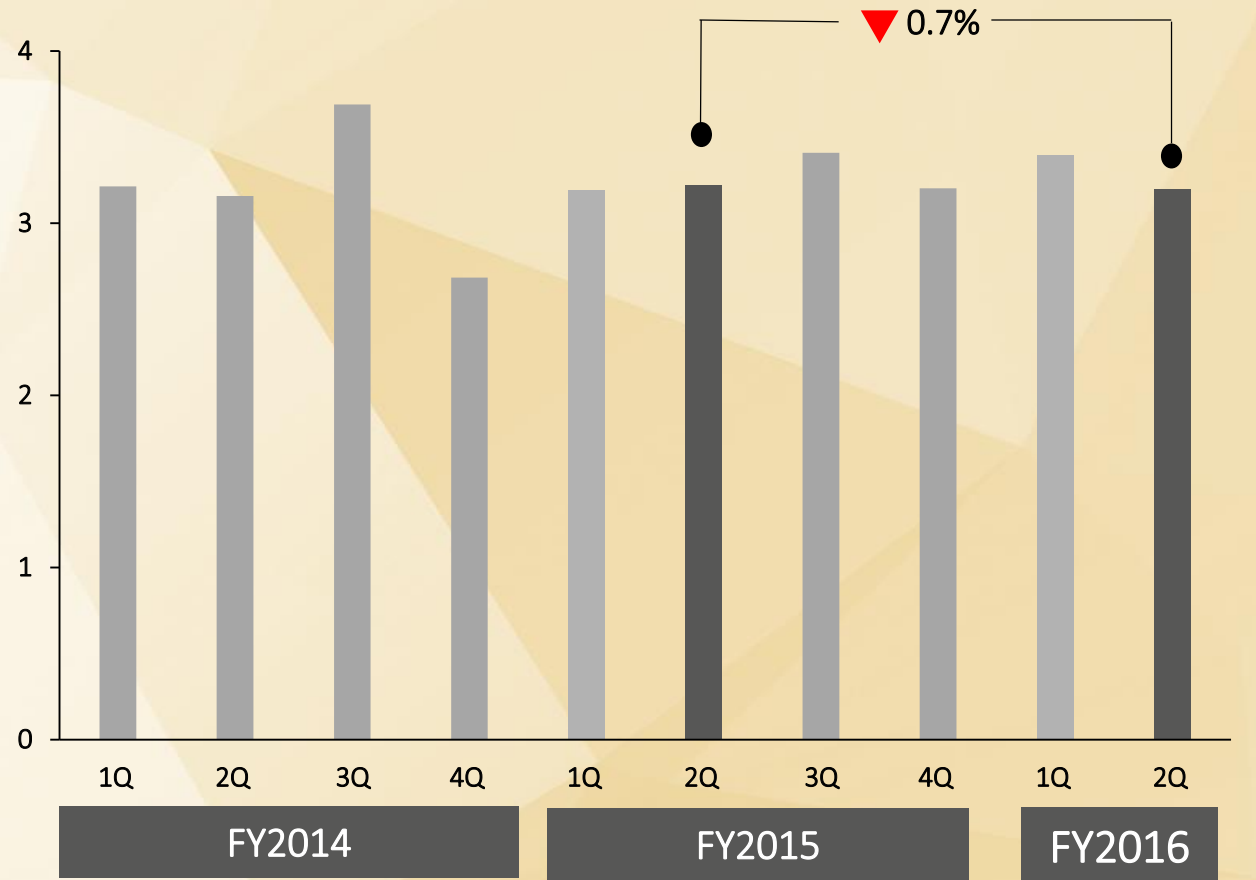


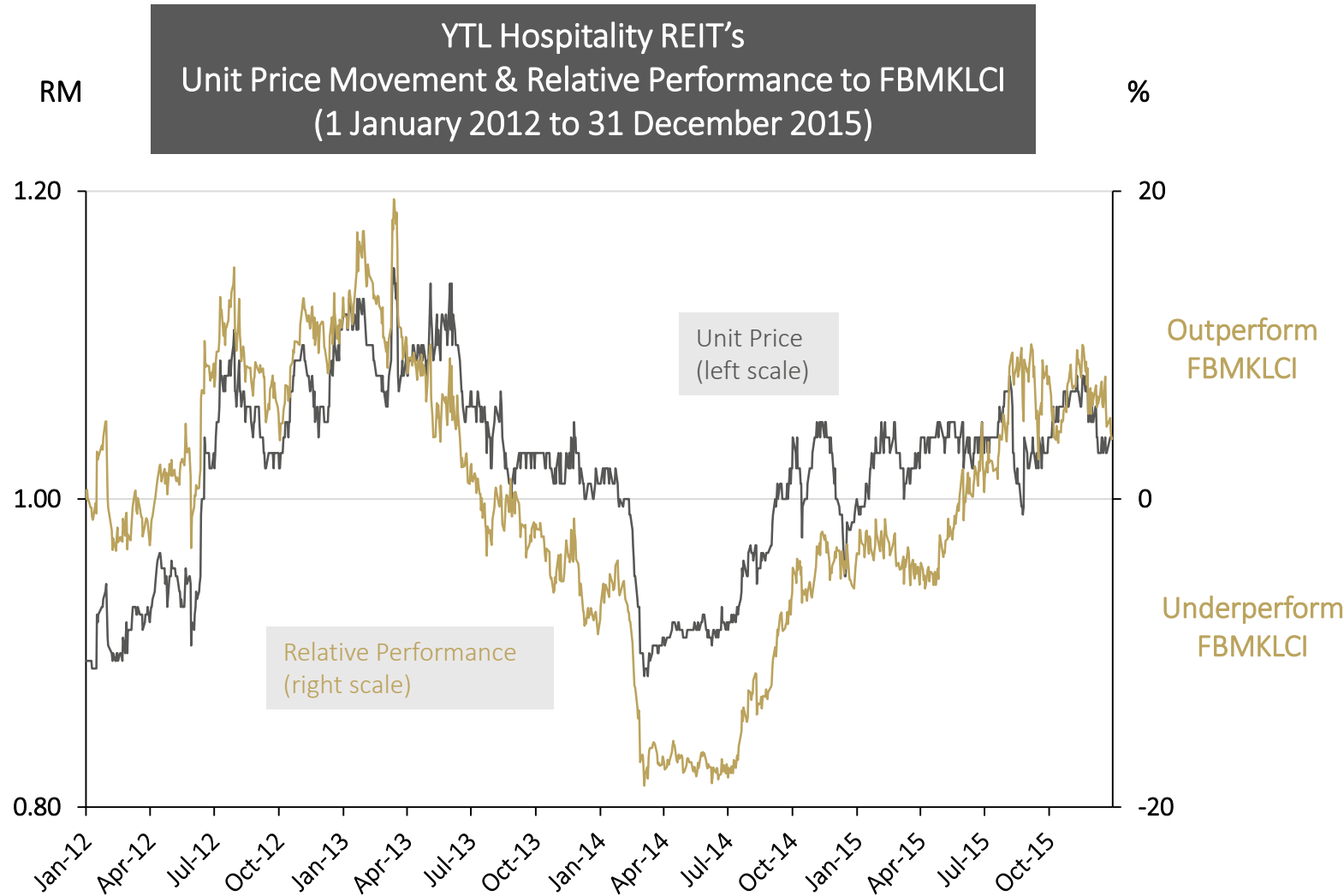
NPI in RM impacted by the foreign exchange effects of the stronger JPY relative to RM

JPY (million)



RM (million)





TRADING STATISTICS

Closing price ¹	RM1.04
Market Cap (RM) ¹	RM1,377 mil
Units issued ¹	1,324,388,889
Average daily traded volume for 2Q FY2016 ('000 units) ²	296.3

Source: Bloomberg

Notes:

1. As at 31 December 2015.
2. For the quarter ended 31 December 2015.



2

Financial performances 6 months ended
31 Dec 2015 (YTD FY2016)

FINANCIAL PERFORMANCES: 6 MONTHS ENDED 31 DEC 2015 (YTD FY2016)

YTL HOSPITALITY REIT

Period: 1 July - 31 December	YTD FY2016	YTD FY2015	Change
Total Revenue	214.5	215.5	(0.5%)
- Hotel Revenue (Management Contracts)	157.6	158.8	(0.8%)
- Lease Rental (Master Leases)	56.9	56.7	+ 0.4%
Net Property Income (NPI)	99.7	104.8	(4.9%)
- Management Contracts	46.9	52.2	(10.0%)
- Master Leases	52.8	52.7	+ 0.2%
Income available for distribution	52.8	51.1	+ 3.3%
Income distribution	50.8	50.2	+ 1.3%
- from current period	50.8	50.2	+ 1.3%
Distribution per unit (DPU) (sen)	3.8350	3.7872	+ 1.3%
Payout ratio (%)	96.2	98.1	(1.9 pp)

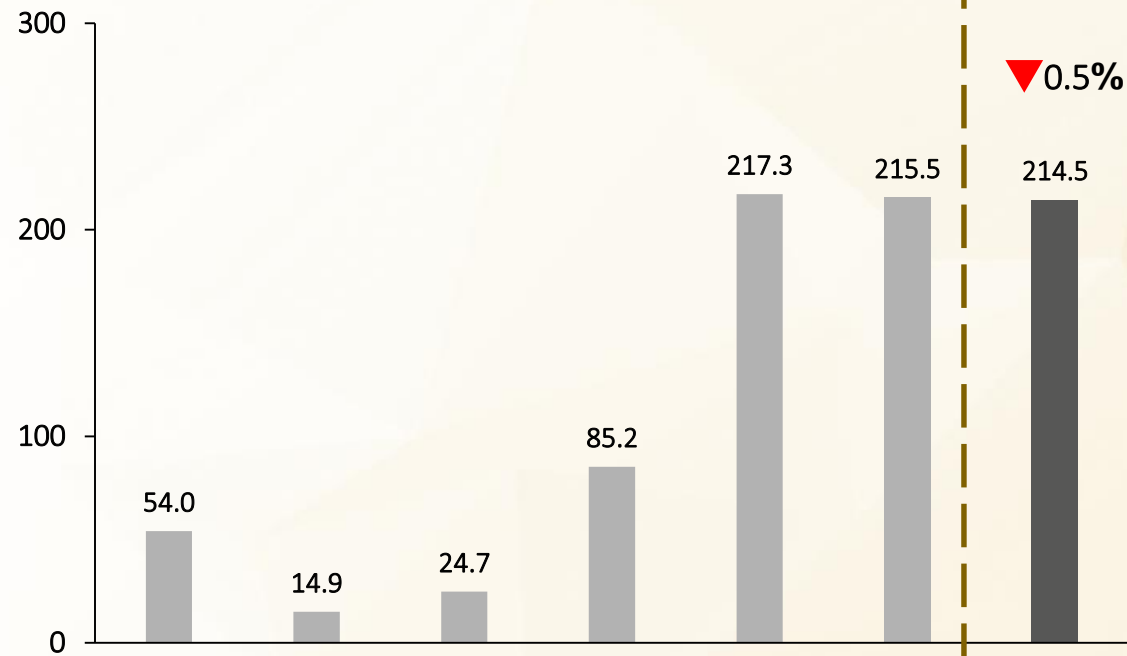
Note:

1. All figures in RM million unless indicated otherwise.

6 MONTHS (1 JUL- 31 DEC) FINANCIAL PERFORMANCES

TOTAL revenue

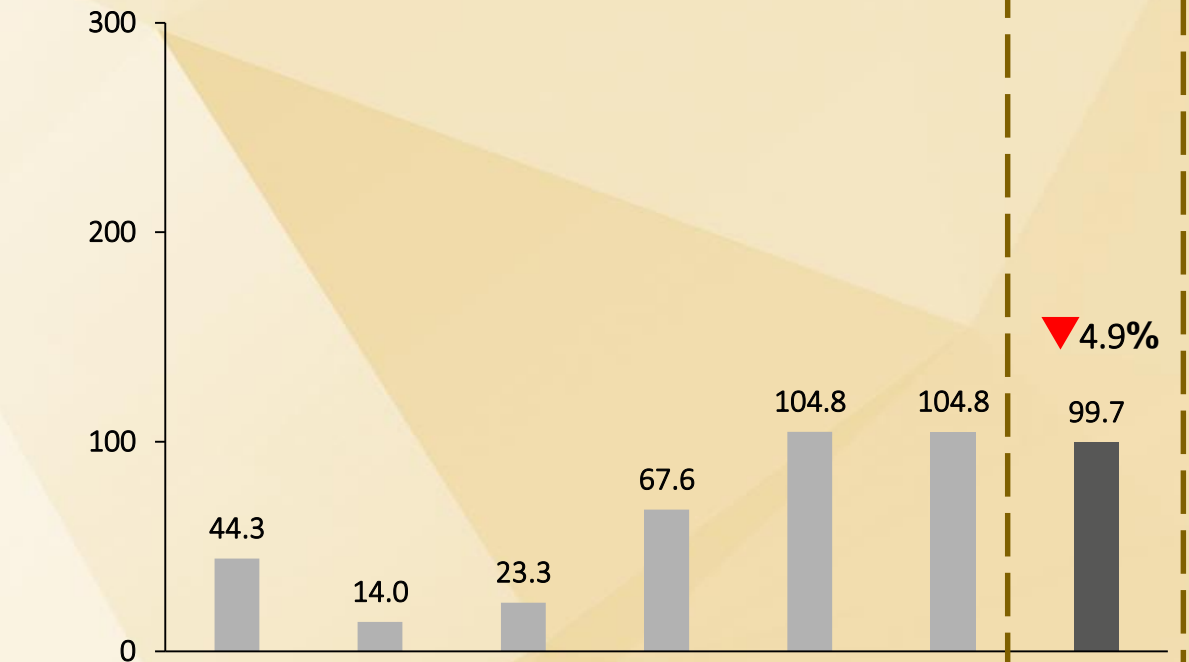
RM (million)



6 months
(1 Jul-31 Dec)

NET property income

RM (million)



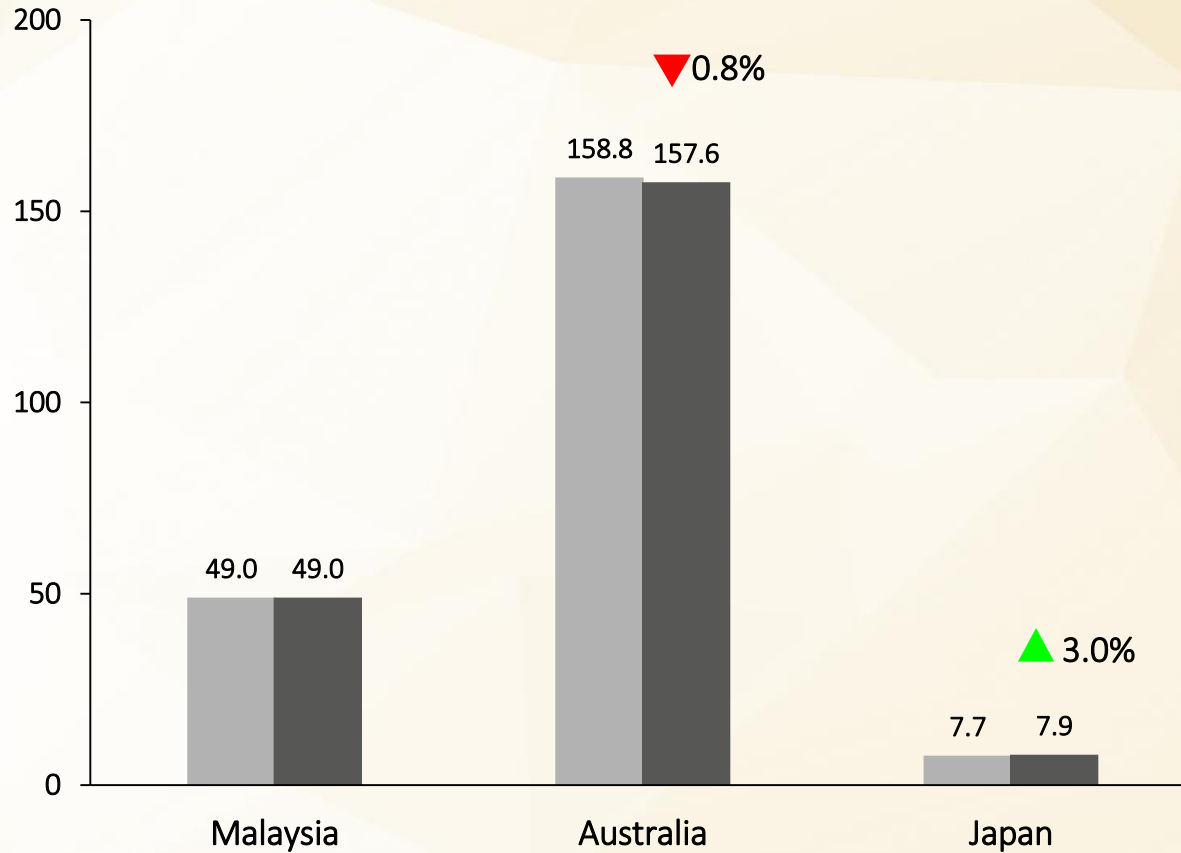
6 months
(1 Jul-31 Dec)

6 MONTHS (1 JUL-31 DEC) FINANCIAL PERFORMANCES BY COUNTRY

YTL HOSPITALITY REIT

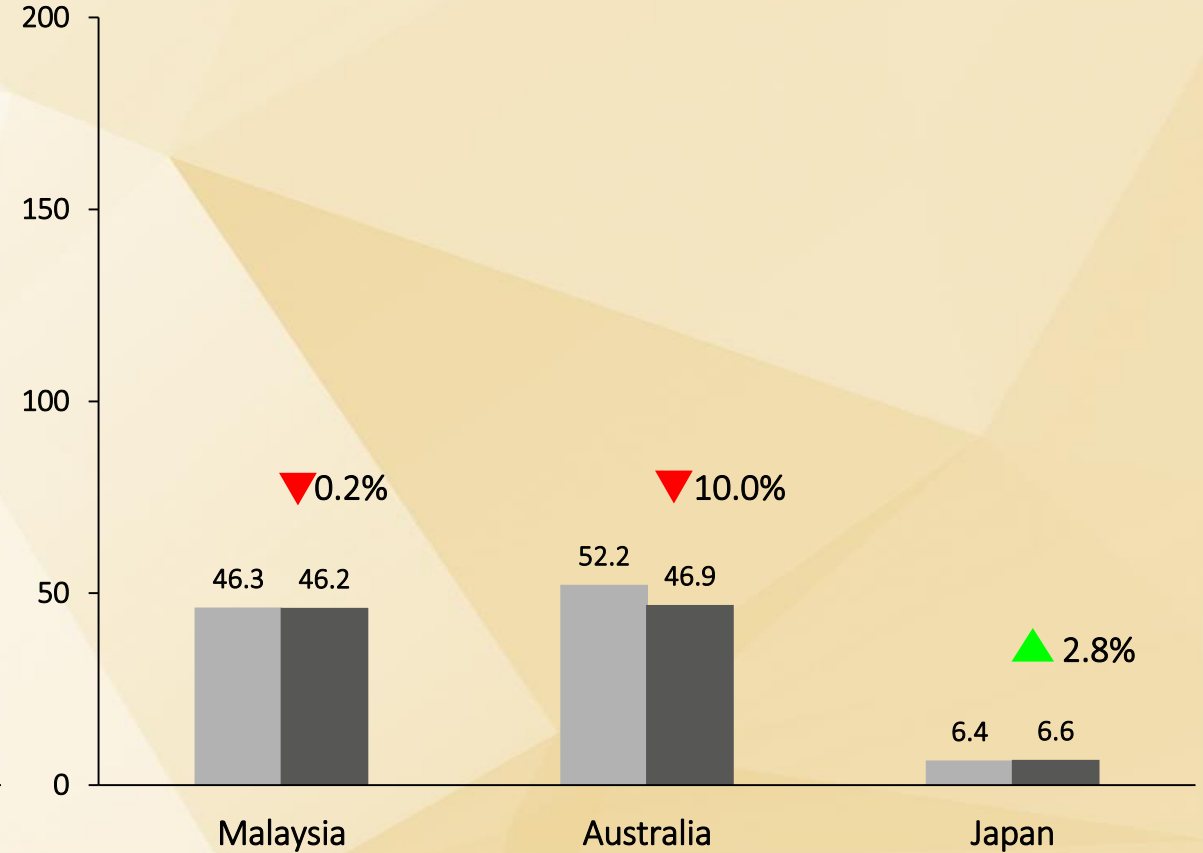
TOTAL revenue

RM (million)



NET property income

RM (million)

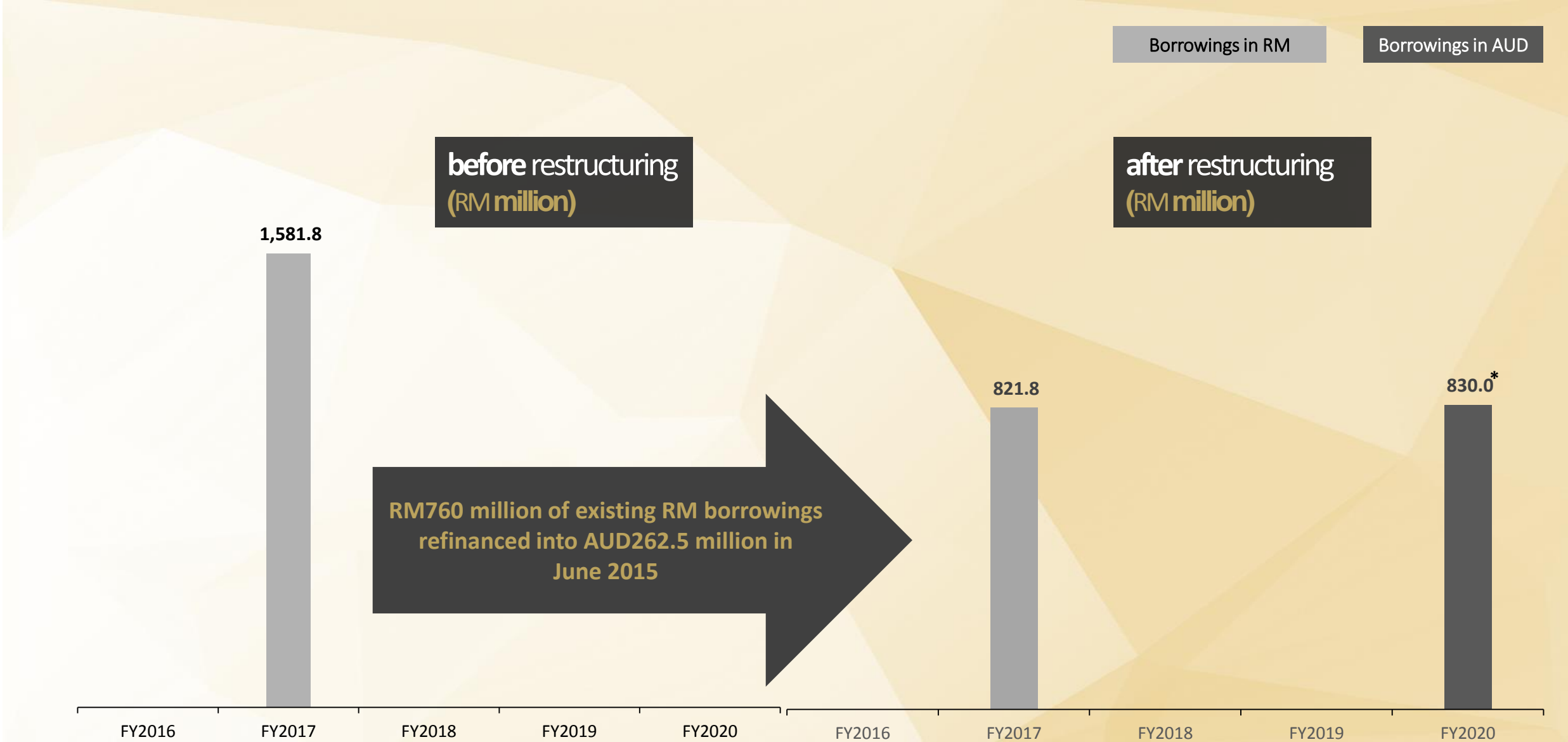


YTD FY2015 YTD FY2016



3

Capital management

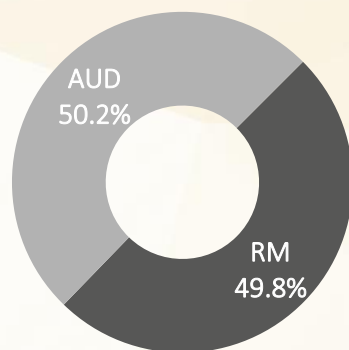


Notes:

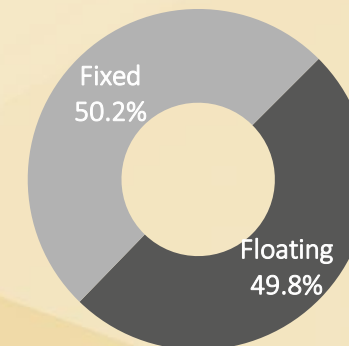
^ Excluding the effects of capitalized transaction costs.

* RM equivalent based on the exchange rate of A\$1.00: RM3.1338 as at 31 December 2015.

CURRENCY



INTEREST RATE



	31 December 2015	30 September 2015	Change
Borrowings (RM'000)	1,651,849	1,640,291	+ 0.7%
Total Asset Value (RM'000)	3,561,582	3,566,328	(0.1%)
Gearing (%)	46.4	46.0	+ 0.4 pp
Average Interest Rates (%) *			
- Borrowings in Ringgit Malaysia	4.9%	4.8%	+ 0.1 pp
- Borrowings in Australian Dollar	4.6%	4.3%	+ 0.3 pp
Interest Cover * #	2.6 x	2.2 x	+ 0.4 x

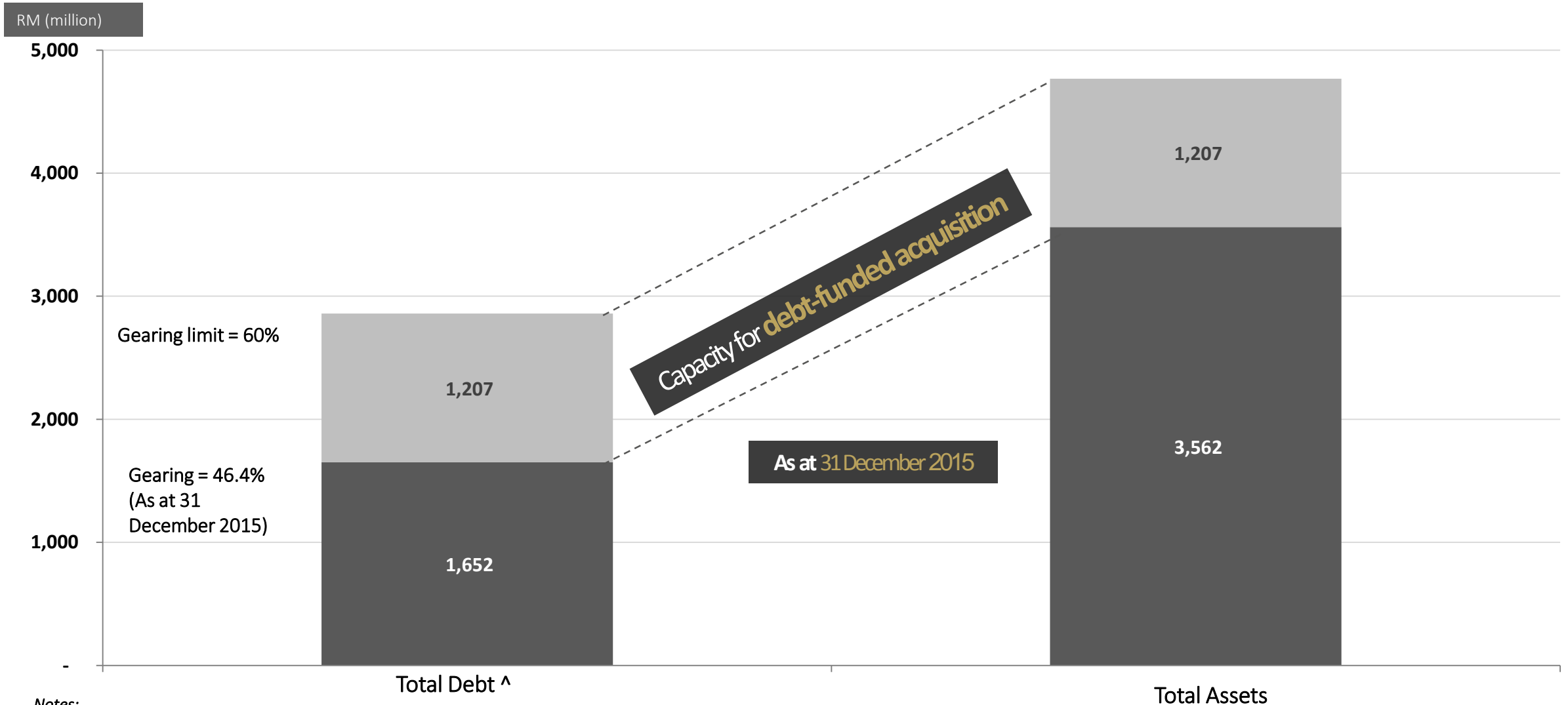
Notes:

* For the respective Quarter.

[^] Excluding the effects of capitalized transaction costs.

Computed as NPI / Finance Cost

DEBT HEADROOM OF ~RM1,207million FOR ACQUISITIONS



Notes:

^ Excluding the effects of capitalized transaction costs.

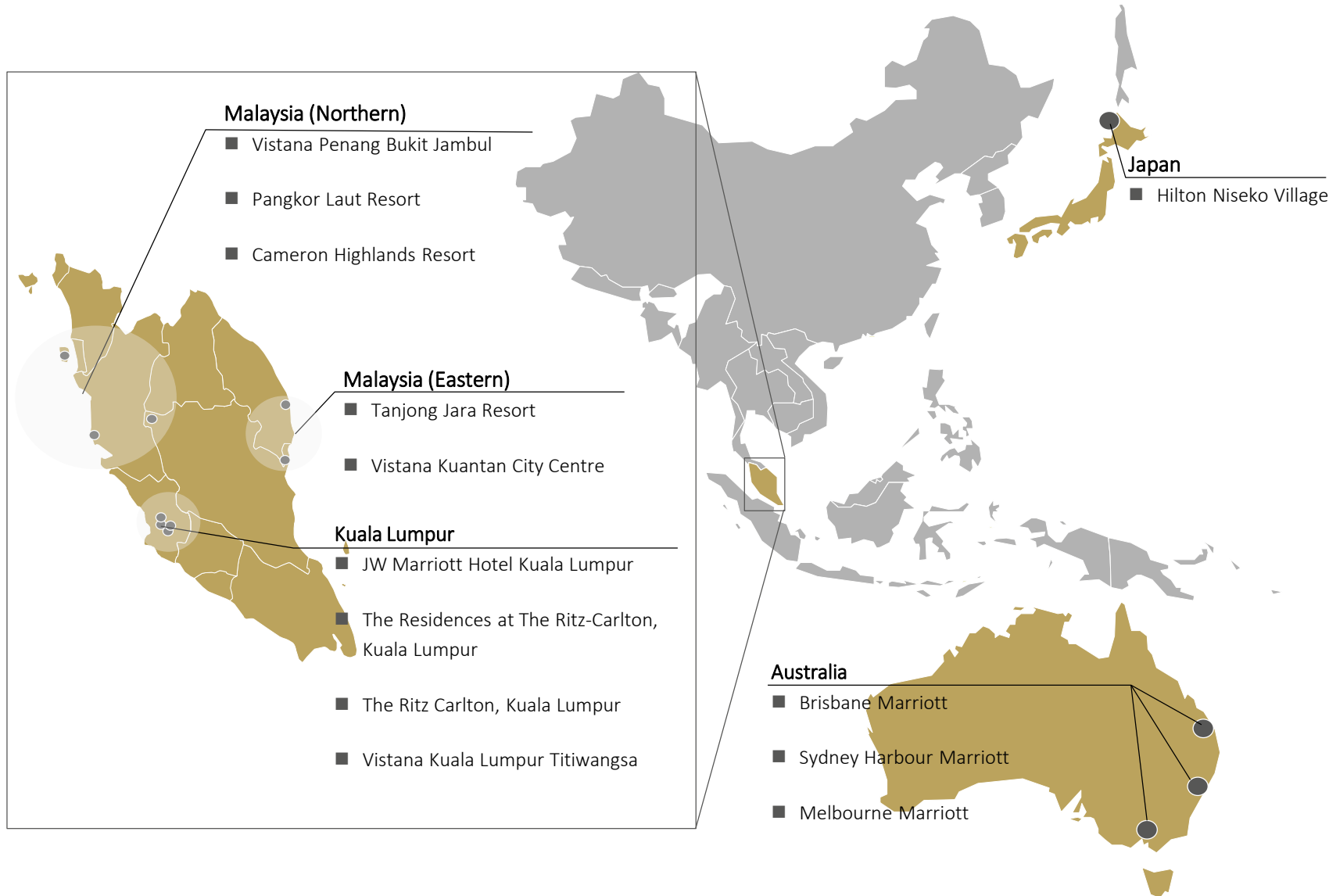


4

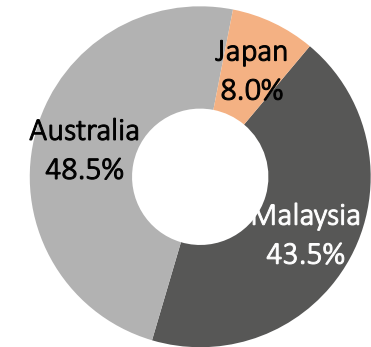
Asset management

LUXURY HOTELS & SERVICED RESIDENCES IN 3 COUNTRIES

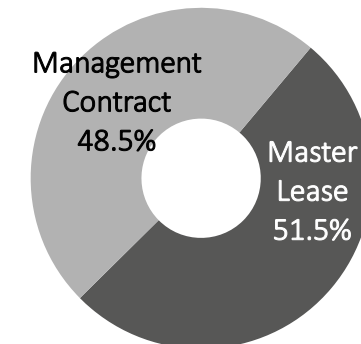
YTL HOSPITALITY REIT



ASSET breakdown (by Country)⁽¹⁾



ASSET breakdown (by Contract Type)⁽¹⁾



(1) Based on investment properties and property, plant & equipment as at 31 December 2015.

	FY2011	FY2012	FY2013	FY2014	FY2015	1Q FY2016	2Q FY2016	
Malaysia	Under Master Leases							
Japan	Under Master Lease							
Australia	–	–	83.1% ⁽¹⁾	84.2%	84.4%	82.4%	88.8%	

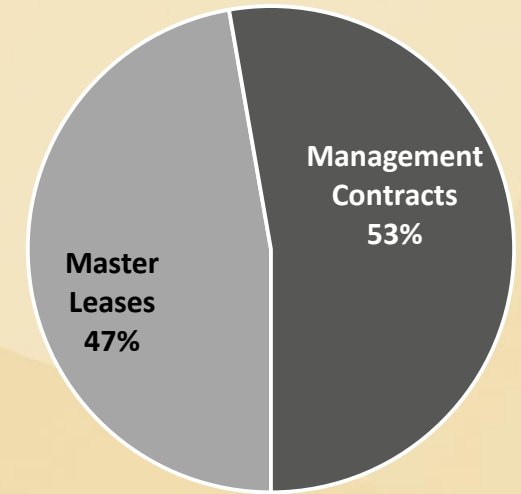
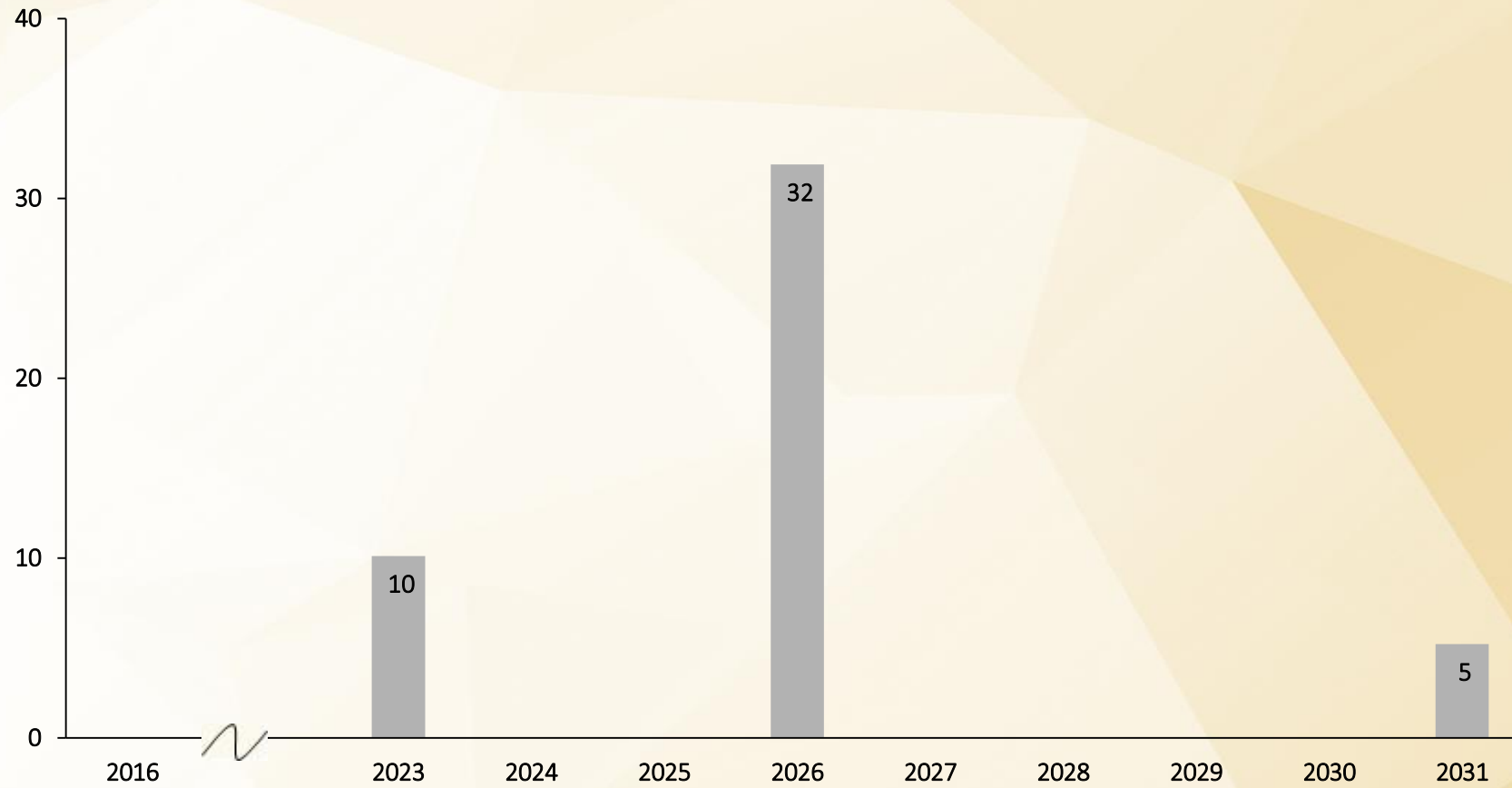
Note:

(1) For 1 July 2012 to 30 June 2013 which includes certain pre-acquisition period as the properties were acquired on 29 November 2012.

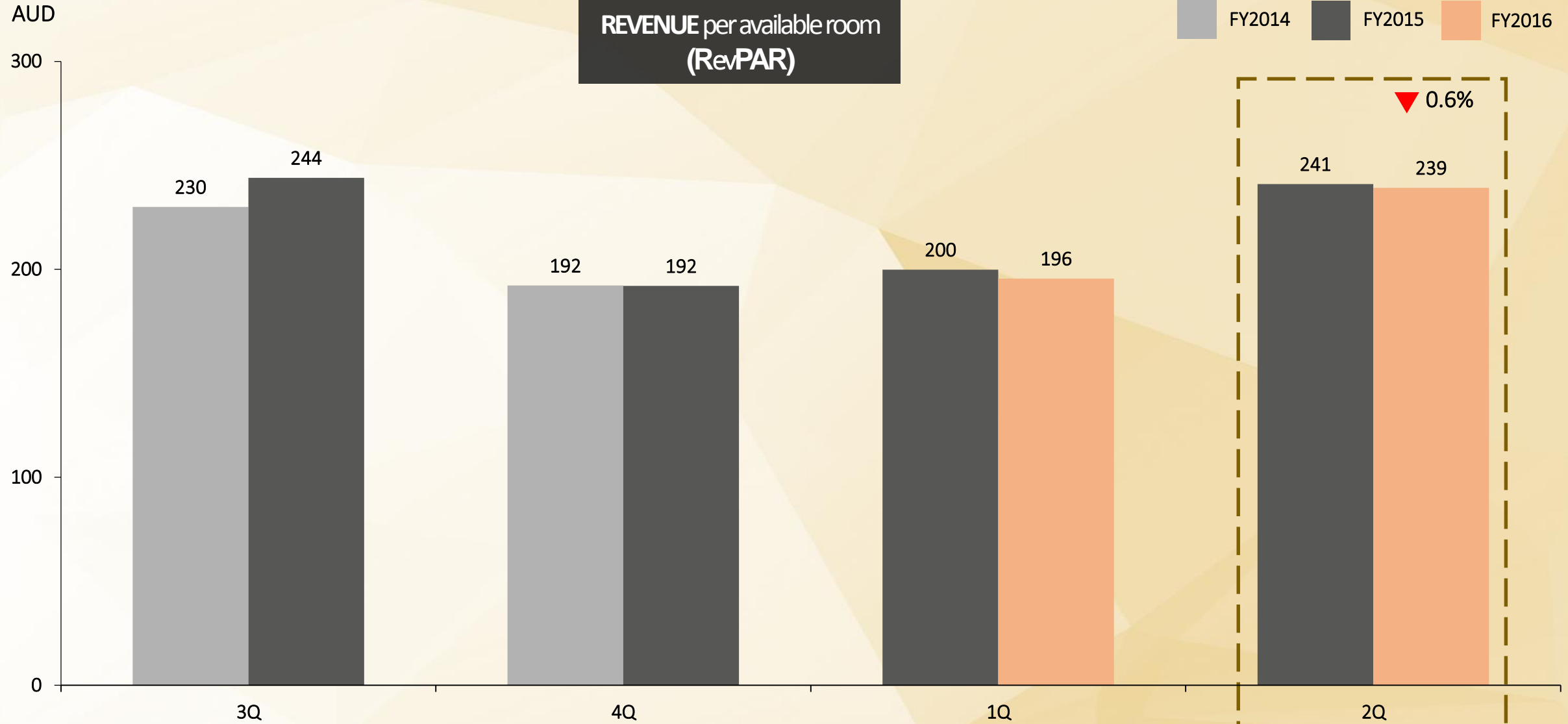
NET property income
(% of total *)

Master leases

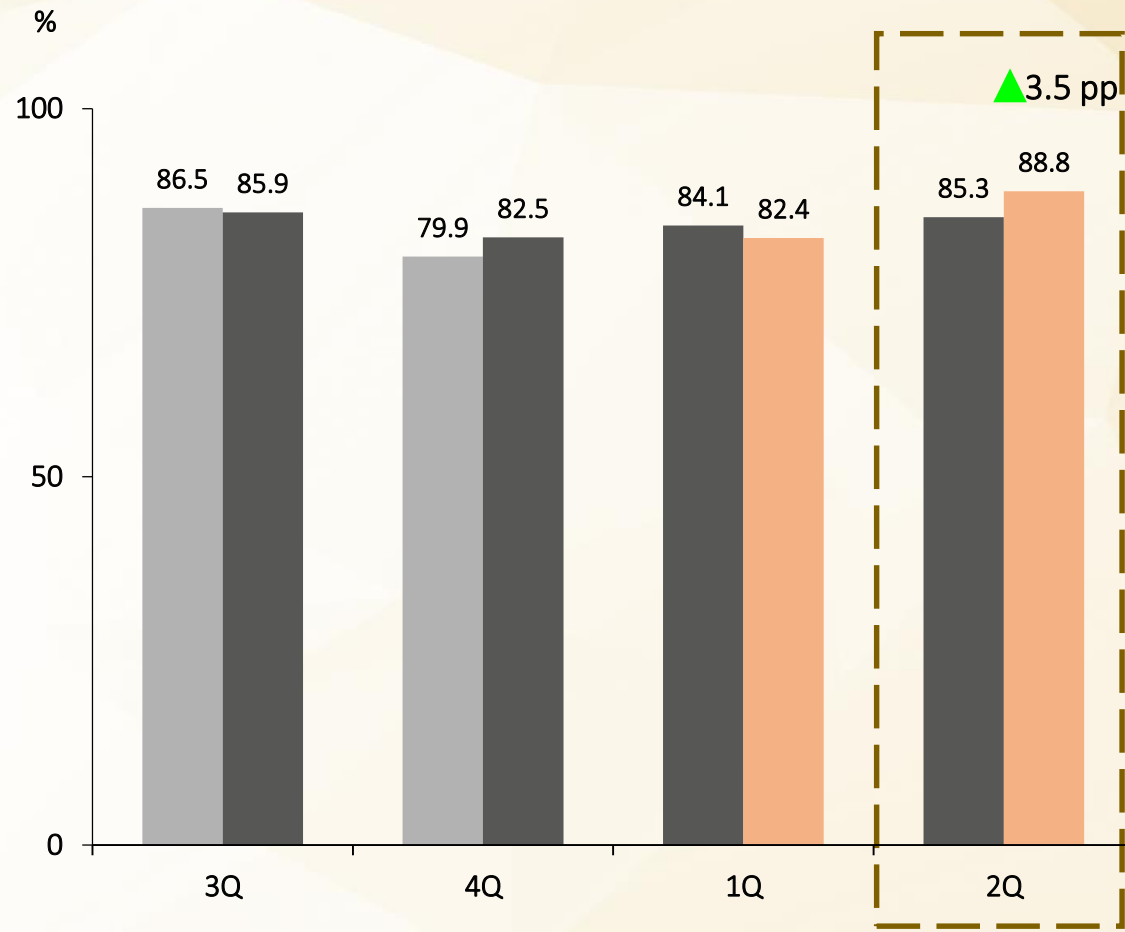
NET property income
(% of total *)



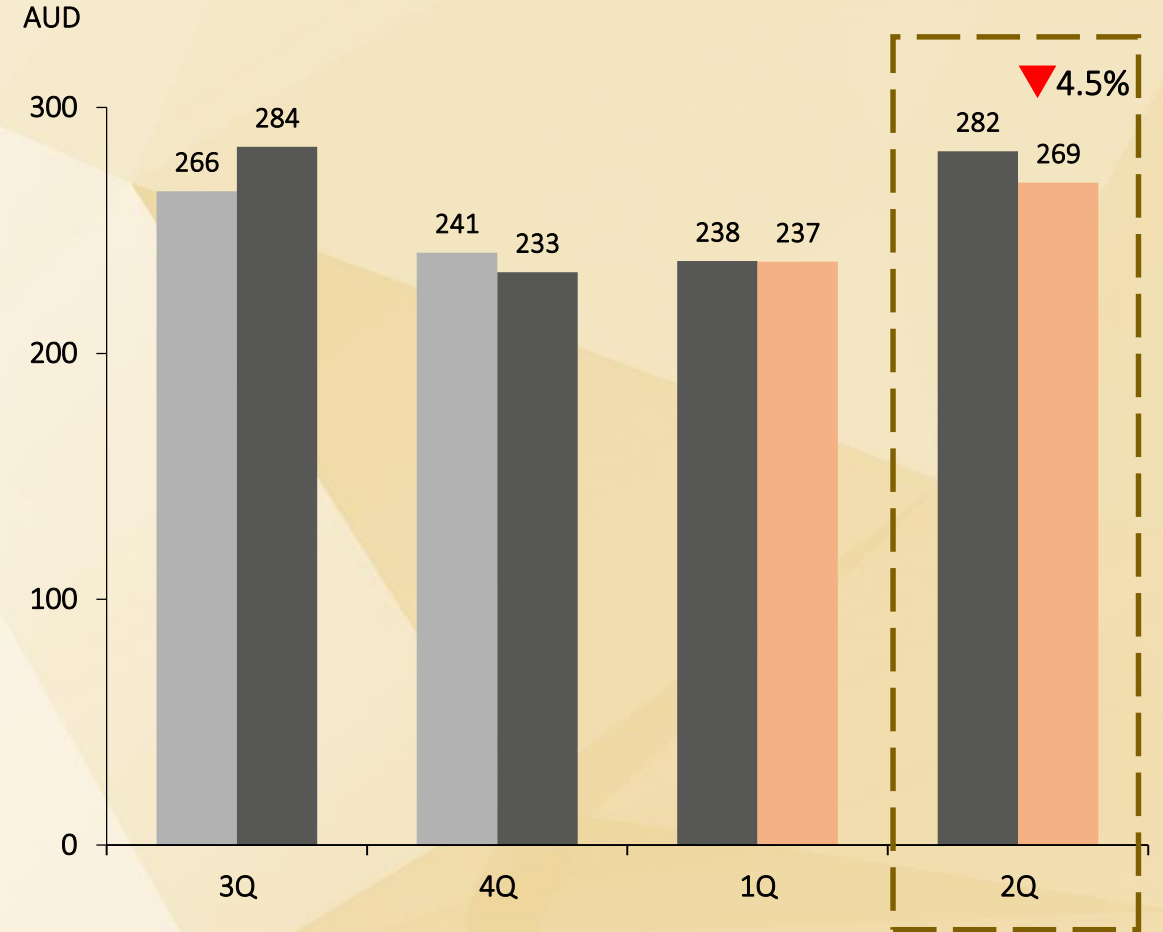
* For 2Q FY2016.



Average occupancy



Average daily rate (ADR)





5

Appendices

Address	No. 183, Jalan Bukit Bintang, 55100 Kuala Lumpur
Description	A 5-star hotel with 561 rooms located on part of an 8-level podium block and entire 24-level tower block of Starhill Gallery together with car park bays located partially at basement 1 and 4 and the entire basement 2, 3 and 5 of JW Marriott Hotel Kuala Lumpur
Tenure	Freehold
Master lease expiry	31 December 2023
Master lease remaining ⁽¹⁾	8 years
Annual rental	RM24.4 million
No. of rooms	561
Acquisition date	16 December 2005
Valuation ⁽²⁾	RM389 million



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.

Address	No. 2, Jalan Yap Tai Chi, Off Jalan Imbi, 55100 Kuala Lumpur
Description	Parcel 1: 60 units of serviced apartments, 4 levels of commercial podium, 1 level of facilities deck and 2 levels of basement car parks Parcel 2: 50 units of serviced apartments and 4 units of penthouses including 1 level of basement car park
Tenure	Freehold
Master lease expiry	30 June 2031
Master lease remaining ⁽¹⁾	16 years
Annual rental	RM12.6 million
No. of rooms	114
Acquisition date	16 May 2007 & 15 November 2011
Valuation ⁽²⁾	Parcel 1: RM156 million Parcel 2: RM 84 million



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.

Address	No. 168, Jalan Imbi, 55100 Kuala Lumpur
Description	22-storey 5-star hotel building comprising 251 rooms with 4-storey basement car parks
Tenure	Freehold
Master lease expiry	14 November 2026
Master lease remaining ⁽¹⁾	11 years
Annual rental	RM19.25 million
No. of rooms	251
Acquisition date	15 November 2011
Valuation ⁽²⁾	RM313 million



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.

Address	No. 213, Jalan Bukit Gambier, Bukit Jambul, 11950 Pulau Pinang
Description	17-storey Tower A with 238 hotel rooms and 26-storey Tower B with 189 hotel suites with an annexed 3-storey podium
Tenure	99-year leasehold expiring on 27 October 2094
Master lease expiry	14 November 2026
Master lease remaining ⁽¹⁾	11 years
Annual rental	RM8.2 million
No. of rooms	427
Acquisition date	15 November 2011
Valuation ⁽²⁾	RM114 million



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.

Address	No. 9, Jalan Lumut, Off Jalan Ipoh, 50400 Kuala Lumpur
Description	17-storey hotel building with 364 rooms and 2-storey basement car parks
Tenure	Freehold
Master lease expiry	14 November 2026
Master lease remaining ⁽¹⁾	11 years
Annual rental	RM8.2 million
No. of rooms	364
Acquisition date	15 November 2011
Valuation ⁽²⁾	RM120 million



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.

Address	Jalan Teluk Sisek, 25000 Kuantan, Pahang
Description	8-storey hotel building with 215 rooms
Tenure	99-year leasehold expiring on 11 July 2092
Master lease expiry	14 November 2026
Master lease remaining ⁽¹⁾	11 years
Annual rental	RM6.0 million
No. of rooms	215
Acquisition date	15 November 2011
Valuation ⁽²⁾	RM85 million



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.

Address	Pangkor Laut Island, 32200 Lumut, Perak Darul Ridzuan
Description	36 units of Garden Villas, 52 units of Hill Villas, 8 units of Beach Villas and 1 unit of Pavarotti Suite
Tenure	99-year registered lease expiring on 21 May 2095
Master lease expiry	14 November 2026
Master lease remaining ⁽¹⁾	11 years
Annual rental	RM8.4 million
No. of rooms	97
Acquisition date	15 November 2011
Valuation ⁽²⁾	RM113 million



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.

Address	Batu 8, Off Jalan Dungun, 23000 Dungun, Terengganu Darul Iman
Description	Small luxury boutique resort with 99 rooms
Tenure	60-year leasehold expiring on 4 December 2067
Master lease expiry	14 November 2026
Master lease remaining ⁽¹⁾	11 years
Annual rental	RM7.0 million
No. of rooms	99
Acquisition date	15 November 2011
Valuation ⁽²⁾	RM100 million



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.

Address	By the Golf Course, 39000 Tanah Rata, Cameron Highlands, Pahang Darul Makmur
Description	3-storey luxury resort with a 2-storey spa village block with 56 rooms and suites and a single storey building
Tenure	99-year leasehold expiring on 9 December 2108
Master lease expiry	14 November 2026
Master lease remaining ⁽¹⁾	11 years
Annual rental	RM4.0 million
No. of rooms	56
Acquisition date	15 November 2011
Valuation ⁽²⁾	RM58 million



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.

Address	Aza-Soga, Niseko-cho, Abuta-gun, Hokkaido
Description	16-storey hotel building with 1-storey of basement comprising 506 rooms
Tenure	Freehold
Master lease expiry	21 December 2026
Master lease remaining ⁽¹⁾	11 years
Annual rental	RM15.54 million
No. of rooms	506
Acquisition date	22 December 2011
Valuation ^(2, 3)	JPY7,520 million (RM268.1 million)



Note:

1. Lease remaining calculated as of 1 January 2016. There is an option for the lessee to renew the lease upon expiry.
2. As at 29 May 2015.
3. RM equivalent based on the exchange rate of JPY100:RM3.5645 as at 31 December 2015.

Address	30 Pitt Street, Sydney, New South Wales
Description	33-storey hotel building with central atrium comprising 595 rooms including 3 levels of basement with car parking bays
Tenure	Freehold
No. of rooms	595
Acquisition date	29 November 2012
Valuation ^(1, 2)	AUD347 million (RM1,087.4 million)



Note:

1. As at 29 May 2015.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.1338 as at 31 December 2015.

Address	515 Queen Street, Brisbane, Queensland
Description	28-storey hotel building comprising 267 rooms with 3 levels of basement car park
Tenure	Freehold
No. of rooms	267
Acquisition date	29 November 2012
Valuation ^(1, 2)	AUD98.5 million (RM308.7 million)



Note:

1. As at 29 May 2015.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.1338 as at 31 December 2015.

Address	Corner Exhibition and Lonsdale Streets, Melbourne, Victoria
Description	16-storey hotel building comprising 186 rooms with 5 split levels of car park
Tenure	Freehold
No. of rooms	186
Acquisition date	29 November 2012
Valuation ^(1, 2)	AUD74.4 million (RM233.2 million)



Note:

1. As at 29 May 2015.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.1338 as at 31 December 2015.

This presentation shall be read in conjunction with YTL Hospitality REIT's interim financial report for the quarter/period ended 31 December 2015, a copy of which is available on www.bursamalaysia.com and www.ytlhospitalityreit.com.

This presentation is for information purposes only and does not constitute an offer, invitation, solicitation or advertisement with respect to the purchase or sale or subscription of any units or securities of YTL Hospitality REIT and no part of it shall form the basis of, or be relied on in connection with, any contract, commitment, credit evaluation or investment decision whatsoever or any recommendation to subscribe, sell or purchase any units or securities of YTL Hospitality REIT. Each interested party should make its own independent assessment and obtain its own independent legal or other advice thereon.

This presentation may not be used for any purpose, may not be distributed to or disclosed to or filed with any other person including any government or regulatory authority, and may not be reproduced in any form, in whole or in part.

This presentation is not intended for distribution, publication or use in the United States or any other countries or jurisdiction prohibited or restricted by its applicable laws. Neither this document nor any part or copy of it may be taken or transmitted into the United States or distributed, directly or indirectly, in the United States.

This presentation may contain forward looking statements which are subject to changes due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability including availability of financing in the amounts and on the terms necessary to support future business, availability of real estate properties, competition from other companies/entities, changes in operating expenses including employee wages, benefits and training and property expenses and regulatory and public policy changes. These forward looking statements are based on estimates and assumptions of the management's current view of future events and these forward looking statements speak only as at the date of which they are made. None of YTL Hospitality REIT, its trustee, its manager, any of its or their respective agents, employees or advisors intends or has any duty or obligation to supplement, amend, update or revise any forward looking statement contained herein to reflect any changes in circumstances, conditions, events or expectations upon which any such forward looking statement is based. Past performance is not necessarily indicative of its future performance. Nothing in this presentation is, or should be relied on, as a promise or representation as to the future.

Neither YTL Hospitality REIT, its trustee, its manager, any of its or their respective agents, employees or advisors accept any liability or responsibility for the accuracy or reliability or completeness of, nor makes nor will make any representation or warranty, express or implied, with respect to, the information contained in this presentation or on which this presentation is based.

Any discrepancy between the individual amounts and the total thereof in this document is due to rounding.

PINTAR PROJEK SDN BHD

314009-W

Manager of YTL Hospitality REIT

11th Floor

Yeoh Tiong Lay Plaza

55 Jalan Bukit Bintang

55100 Kuala Lumpur

Malaysia

Tel: 603 2117 0088

603 2142 6633

Fax: 603 2141 2703

Email: ir@ytlhospitalityreit.com

www.ytlhospitalityreit.com