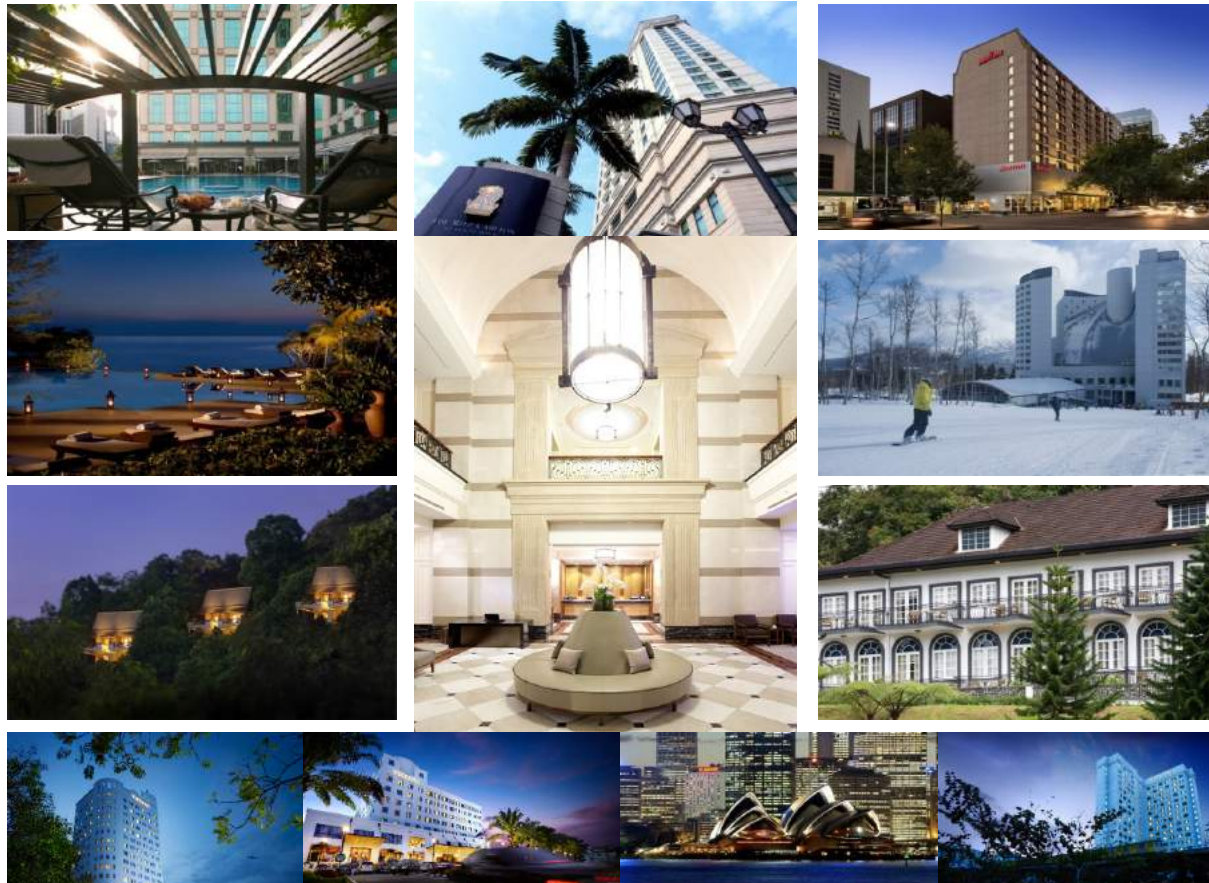


# YTL HOSPITALITY REIT



## Second Quarter FY2017 Financial Results

23 February 2017

# KEY HIGHLIGHTS – 2Q FY2017

# YTL HOSPITALITY REIT

## FINANCIAL HIGHLIGHTS

- Income available for distribution of RM29.6 million, +15.6% q-o-q
- 2.2640 sen distribution per unit (“DPU”) declared for 2Q FY2017, +18.1% q-o-q
  - Advance DPU of 1.9181 sen paid
  - Balance DPU of 0.3459 sen to be paid

## CAPITAL MANAGEMENT

- Average interest rates for the quarter
  - Borrowings in Ringgit Malaysia : 4.8%
  - Borrowings in Australian Dollar : 4.6%
- Debt headroom of ~RM2,333 million for acquisitions

## PORTFOLIO MANAGEMENT

- Refurbishment works at Sydney Harbour Marriott
  - On-going
- Properties in Malaysia and Japan under master leases
- 2Q FY2017 average occupancy rate for properties in Australia: 88.1%
- 2Q FY2017 RevPAR for properties in Australia at AUD233, 2.6% lower as compared to 2Q FY2016





1

# Financial performances 2Q FY2017

# FINANCIAL PERFORMANCE: 2Q FY2017

## YTL HOSPITALITY REIT

| 1 October - 31 December                | 2Q FY2017 | 2Q FY2016 | Change                |
|--|-----------|-----------|-----------------------|
| Total Revenue                          | 119.2     | 117.1     | + 1.7%                |
| - Hotel Revenue (Management Contracts) | 90.2      | 88.7      | + 1.7%                |
| - Lease Rental (Master Leases)         | 28.9      | 28.4      | + 1.9%                |
| Net Property Income (NPI)              | 57.0      | 55.5      | + 2.7%                |
| - Management Contracts                 | 30.9      | 29.3      | + 5.6% <sup>(1)</sup> |
| - Master Leases                        | 26.1      | 26.2      | (0.5%)                |
| Income available for distribution      | 29.6      | 25.6      | + 15.6%               |
| Income distribution                    | 31.3      | 25.4      | + 23.2%               |
| - from current quarter                 | 29.6      | 25.4      | + 16.4%               |
| - from others                          | 1.7       | -         | n.a.                  |
| Distribution per unit (DPU) (sen)      | 2.2640    | 1.9175    | + 18.1%               |
| Payout ratio (%)                       | 100.0     | 99.3      | + 0.7 pp*             |

**Notes:**

(1) The increase was mainly due to cost saving initiatives carried out at the Australian Properties and the appreciation of the Australian Dollar during the current quarter.

\* pp = change in percentage points

All figures in RM million unless indicated otherwise.

# STATEMENT OF FINANCIAL POSITION

## YTL HOSPITALITY REIT

| RM ('000)                                    | As at 31 December 2016<br>(Unaudited) | As at 30 June 2016<br>(Audited) | Change                       |
|--|---------------------------------------|---------------------------------|------------------------------|
| Investment properties                        | 1,838,564                             | 1,843,183                       | (0.3%)                       |
| Property, plant and equipment                | 1,739,456                             | 1,623,328                       | + 7.2% <sup>(1)</sup>        |
| Cash & cash equivalents                      | 522,846                               | 119,563                         | + 337.3% <sup>(2)</sup>      |
| Other assets                                 | 38,034                                | 35,844                          | + 6.1%                       |
| <b>Total Assets</b>                          | <b>4,138,900</b>                      | <b>3,621,918</b>                | <b>+ 14.3%</b>               |
| Borrowings                                   | 1,688,915                             | 1,598,976                       | + 5.6% <sup>(3)</sup>        |
| Other liabilities                            | 88,261                                | 100,539                         | (12.2%) <sup>(4)</sup>       |
| <b>Total Liabilities</b>                     | <b>1,777,176</b>                      | <b>1,699,515</b>                | <b>+ 4.6%</b>                |
| <b>Net Asset Value (NAV)</b>                 | <b>2,361,724</b>                      | <b>1,922,403</b>                | <b>+ 22.9%<sup>(2)</sup></b> |
| <b>Number of units in circulation ('000)</b> | <b>1,704,389</b>                      | <b>1,324,389</b>                | <b>+ 28.7%<sup>(2)</sup></b> |
| <b>NAV per unit (RM)</b>                     | <b>1.386<sup>(5)</sup></b>            | <b>1.452</b>                    | <b>(4.5%)</b>                |

**Notes:**

(1) Increased due to the refurbishment of Sydney Harbour Marriott and the appreciation of the Australian Dollar.

(2) Increased due to the gross proceeds of RM402.8 million from issuance of 380 million new placement units.

(3) Increased due to term loan drawdown for the refurbishment of Sydney Harbour Marriott and the appreciation of the Australian Dollar.

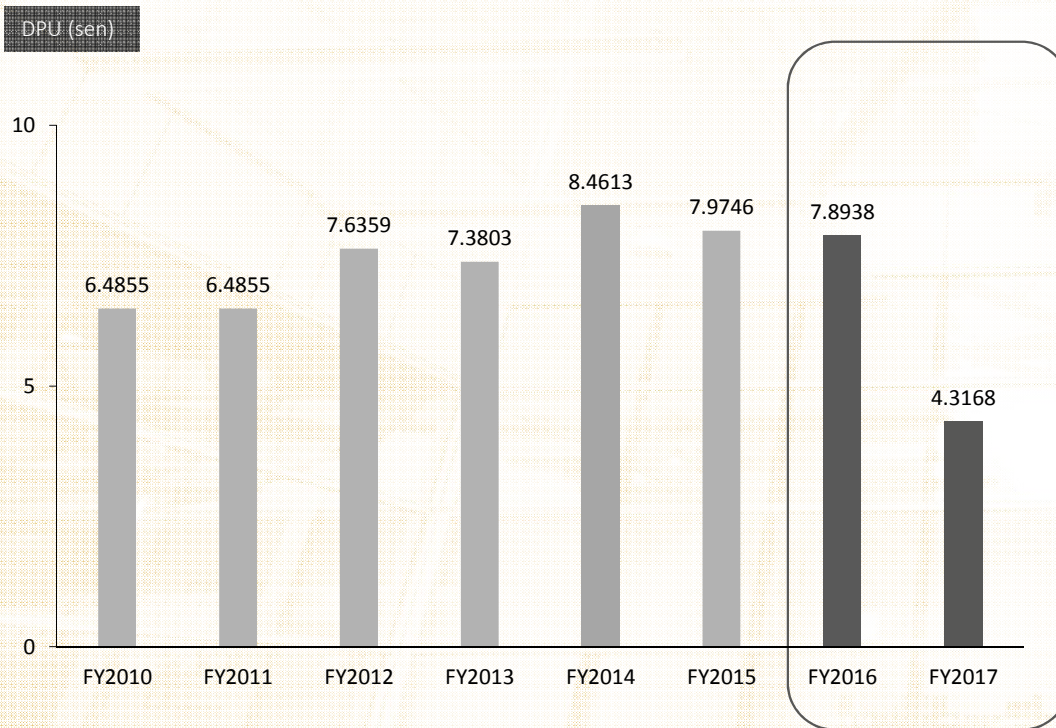
(4) Decreased due to fair value gain on interest rate swaps.

(5) After total income distribution of RM58.486 million in respect of the 6 months ended 31 December 2016 and adjusted based on the enlarged units in issue.

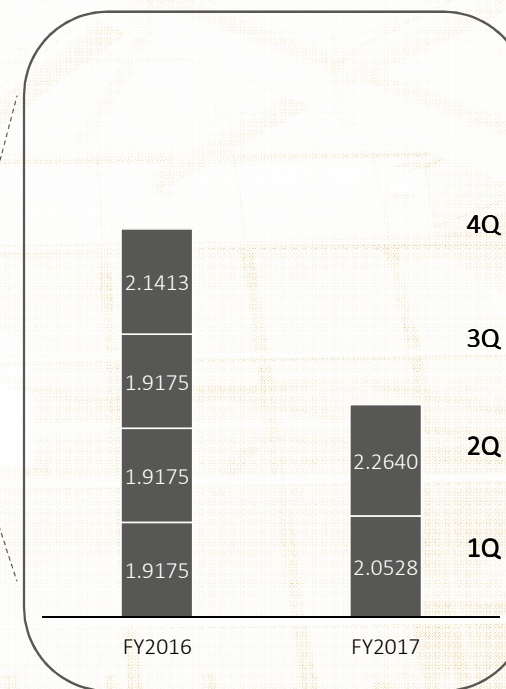
# DPU PERFORMANCE

# YTL HOSPITALITY REIT

Total DPU



Quarterly Breakdown



|                   | Total Distributions* |        |
|-------------------|----------------------|--------|
|                   | FY2016               | FY2017 |
| <b>Cumulative</b> | 104.5                | 58.5   |
| <b>4Q</b>         | 28.4                 |        |
| <b>3Q</b>         | 25.4                 |        |
| <b>2Q</b>         | 25.4                 | 31.3   |
| <b>1Q</b>         | 25.4                 | 27.2   |

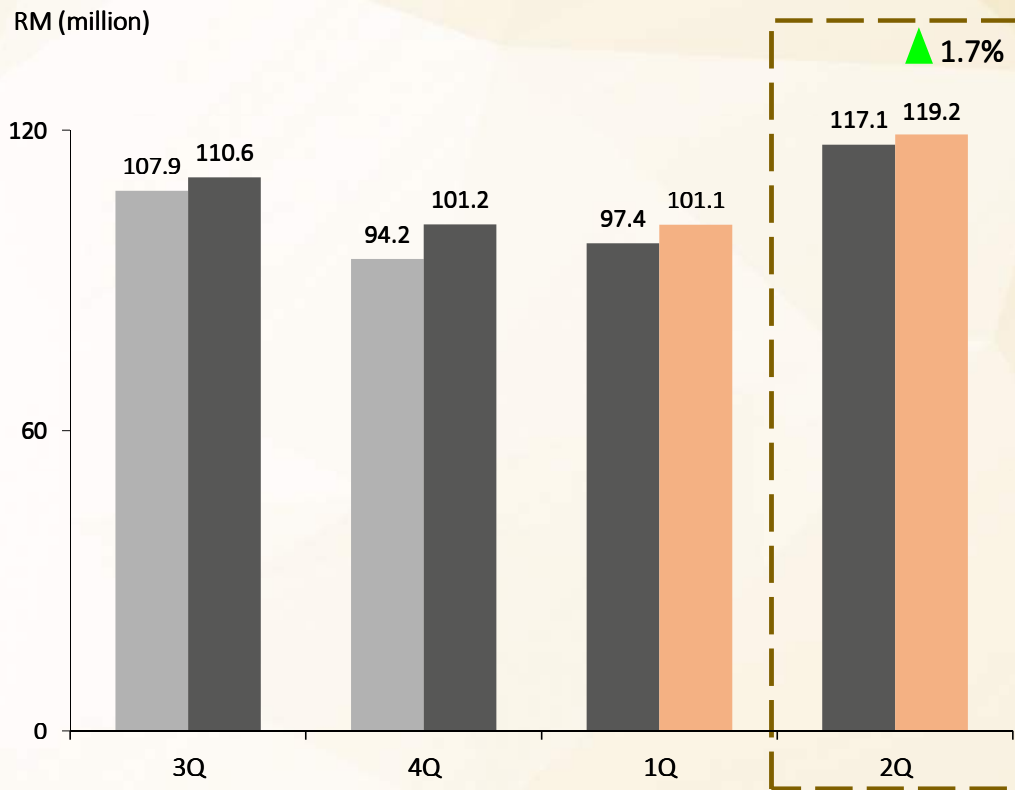
\* In RM million

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

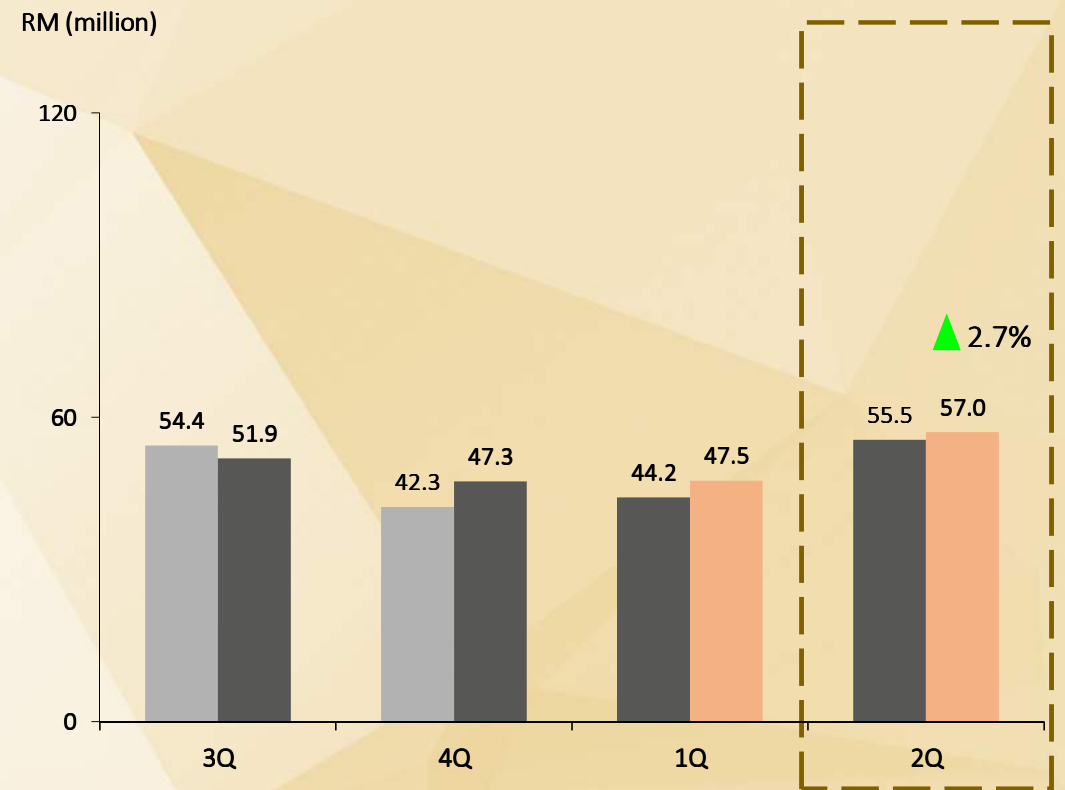
# QUARTERLY FINANCIAL PERFORMANCES

## YTL HOSPITALITY REIT

### TOTAL revenue



### NET property income



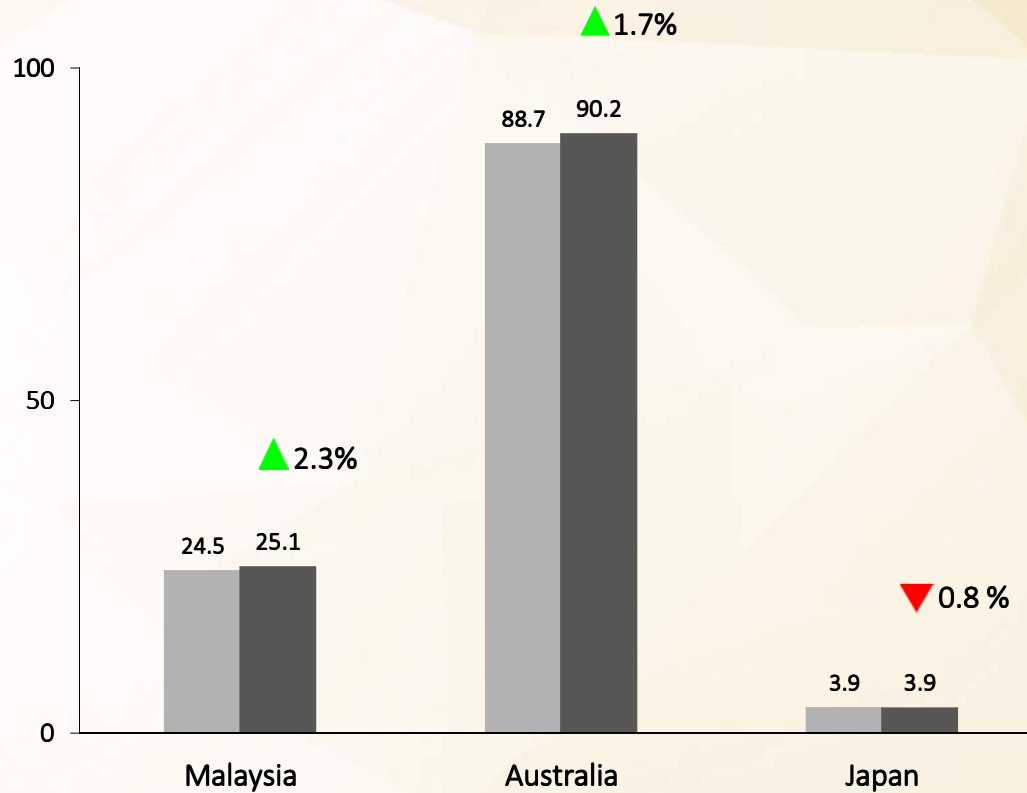
FY2015 FY2016 FY2017

# QUARTERLY FINANCIAL PERFORMANCES BY COUNTRY

YTL HOSPITALITY REIT

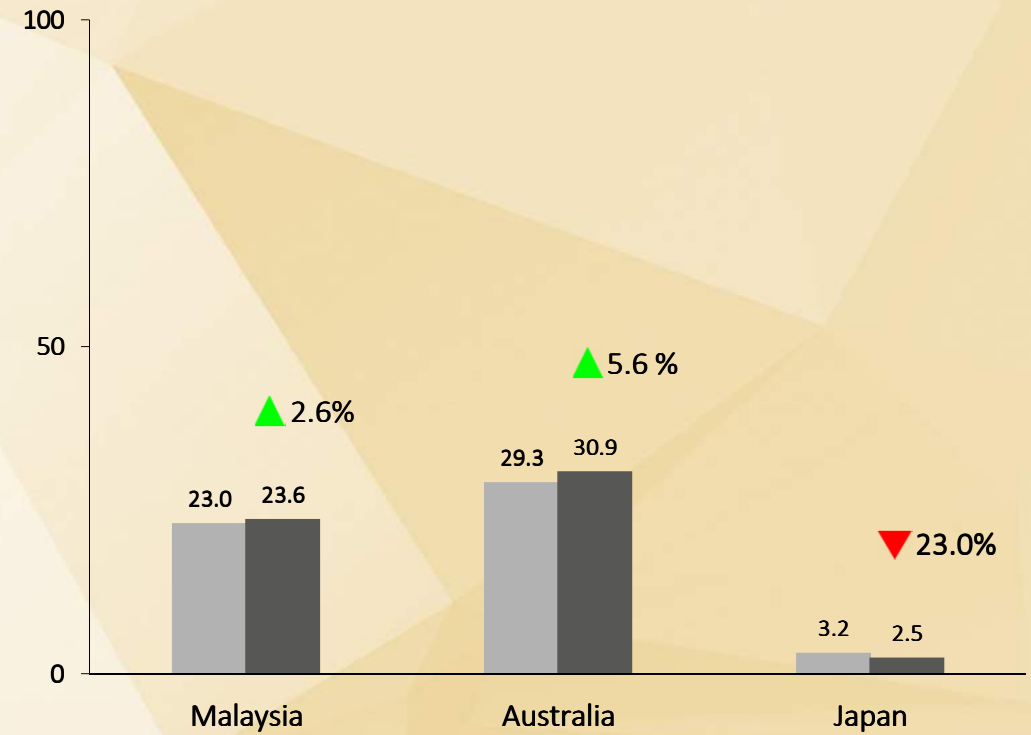
## TOTAL revenue

RM (million)



## NET property income

RM (million)

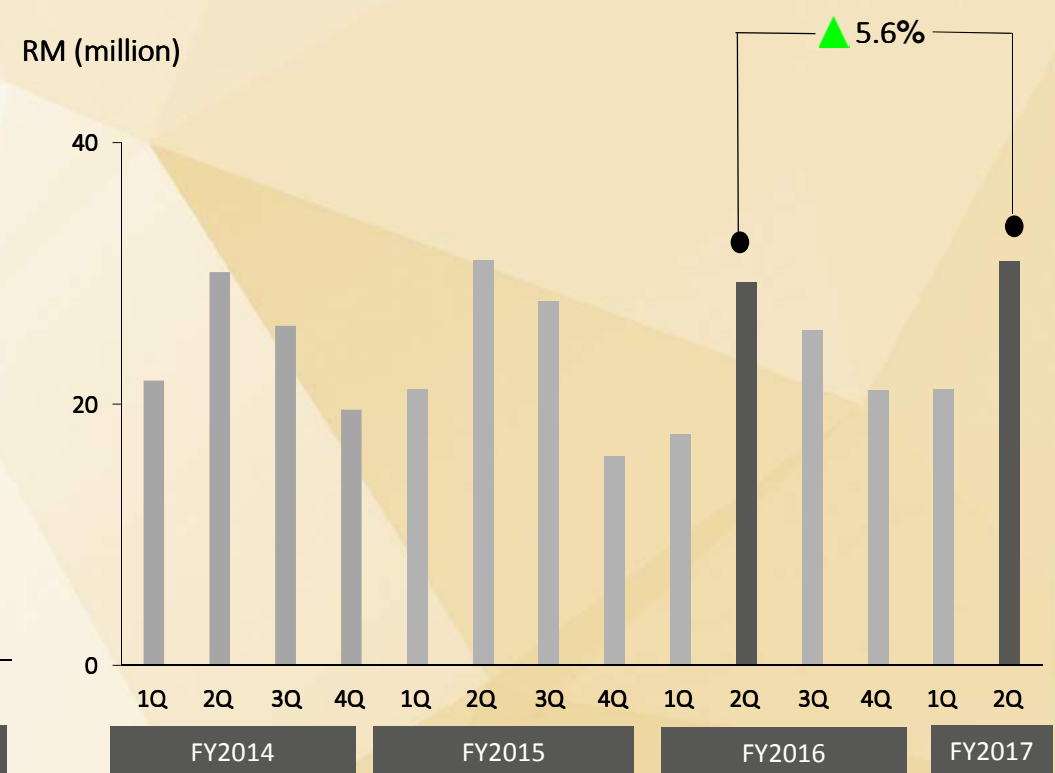
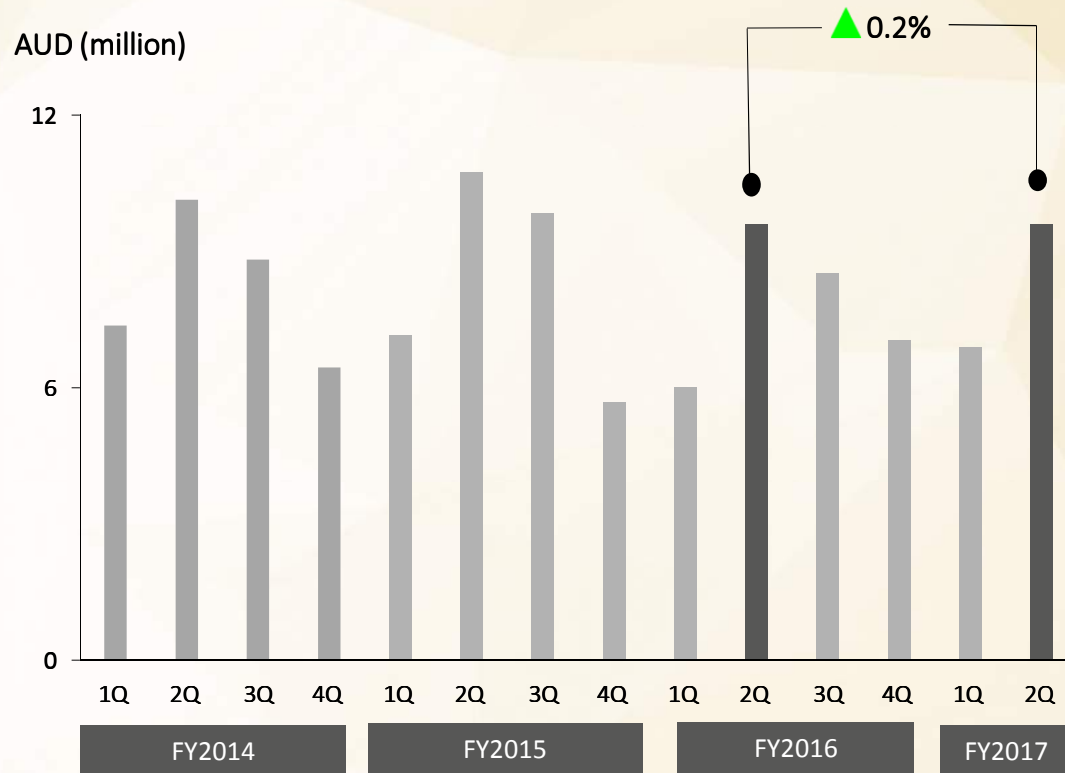




# NPI FOR AUSTRALIA IN AUD AND RM

## YTL HOSPITALITY REIT

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

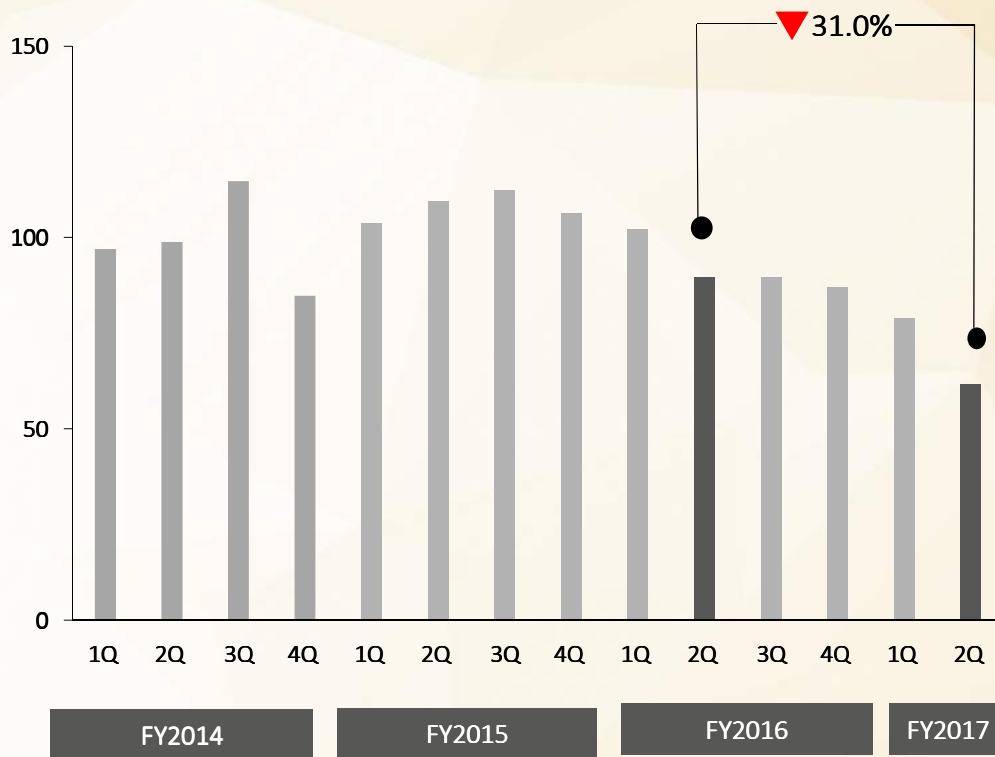


# NPI FOR JAPAN IN JPY AND RM

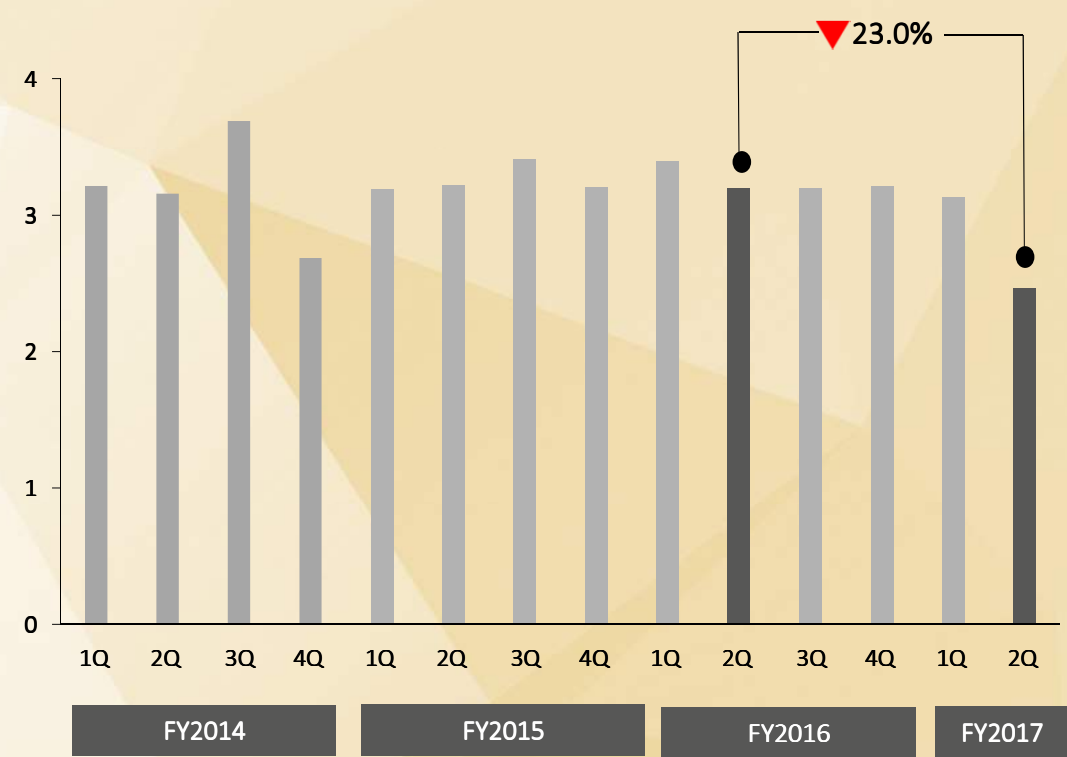
# YTL HOSPITALITY REIT

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

JPY (million)

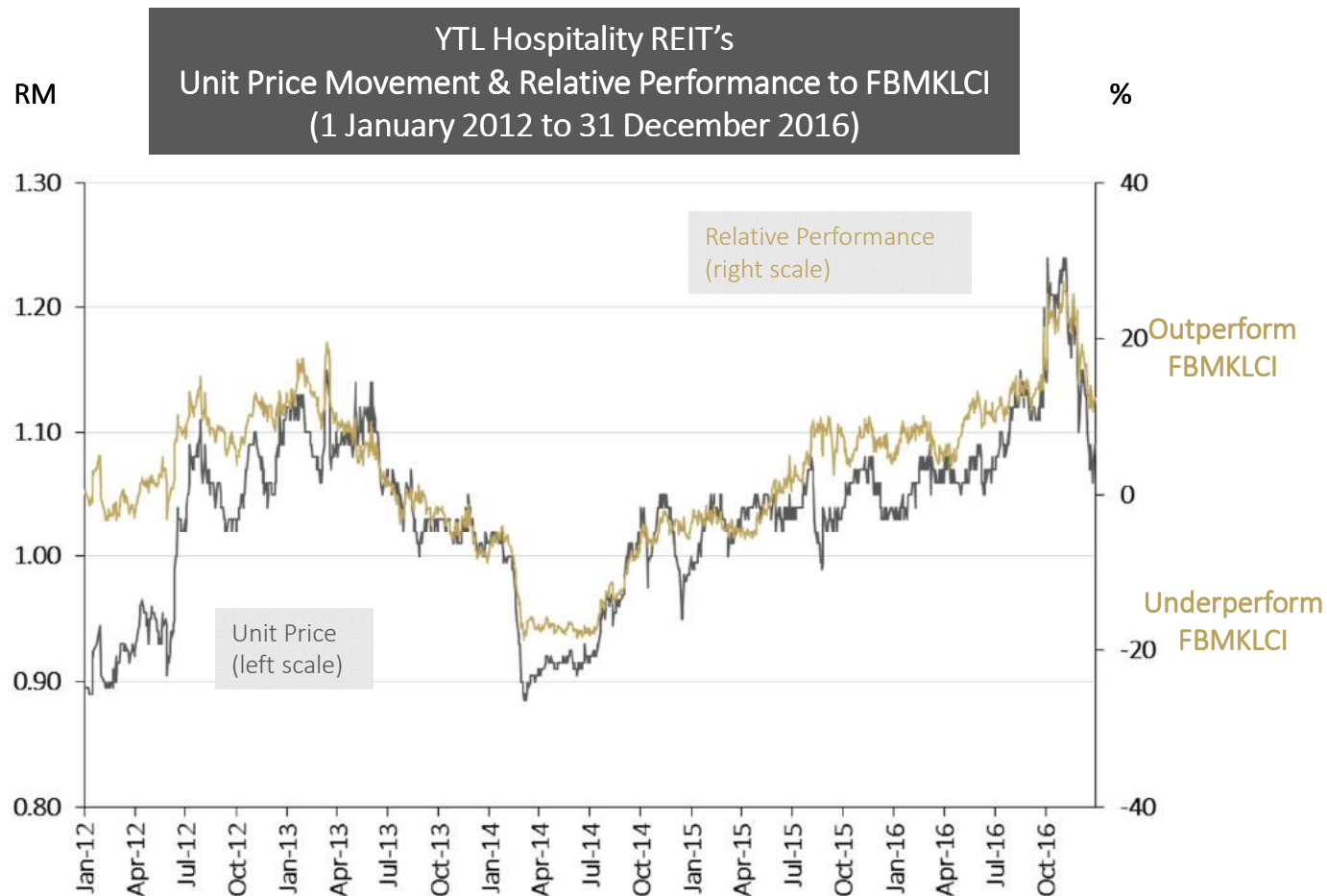


RM (million)



# UNIT PRICE PERFORMANCE

# YTL HOSPITALITY REIT



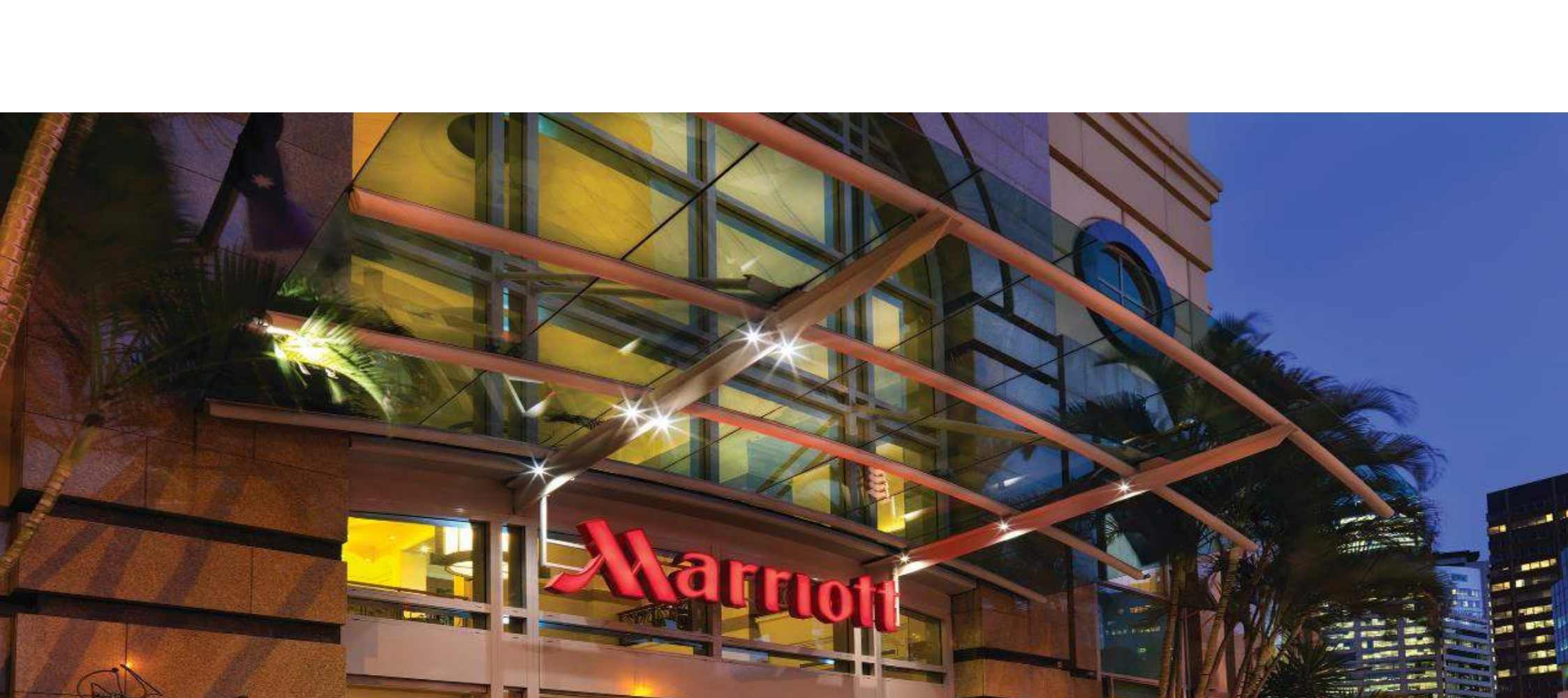
## TRADING STATISTICS

|   |               |
|---|---------------|
| Closing price <sup>1</sup>  | RM1.09        |
| Market Cap (RM) <sup>1</sup>  | RM1,858 mil   |
| Units issued <sup>1</sup>   | 1,704,388,889 |
| Average daily traded volume for 2Q FY2017 ('000 units) <sup>2</sup> | 919.4         |

Source: Bloomberg

**Notes:**

1. As at 31 December 2016.
2. For the quarter ended 31 December 2016.



2

Financial performances: 6 months ended  
31 December 2016 (YTD FY2017)

Brisbane Marriott  
Queensland, Australia

# FINANCIAL PERFORMANCES: 6 MONTHS ENDED 31 DEC 2016 (YTD FY2017)

## YTL HOSPITALITY REIT

| Period: 1 July - 31 December           | YTD FY2017 | YTD FY2016 | Change  |
|--|------------|------------|---------|
| Total Revenue                          | 220.3      | 214.5      | + 2.7%  |
| - Hotel Revenue (Management Contracts) | 162.7      | 157.6      | + 3.3%  |
| - Lease Rental (Master Leases)         | 57.5       | 57.0       | + 1.0%  |
| Net Property Income (NPI)              | 104.5      | 99.7       | + 4.8%  |
| - Management Contracts                 | 52.0       | 46.9       | + 10.9% |
| - Master Leases                        | 52.5       | 52.8       | (0.5%)  |
| Income available for distribution      | 58.5       | 52.8       | + 10.8% |
| Income distribution                    | 58.5       | 50.8       | + 15.2% |
| - from current year                    | 58.5       | 50.8       | + 15.2% |
| Distribution per unit (DPU) (sen)      | 4.3168     | 3.8350     | + 12.6% |
| Payout ratio (%)                       | 100.0      | 96.2       | 3.80    |

**Note:**

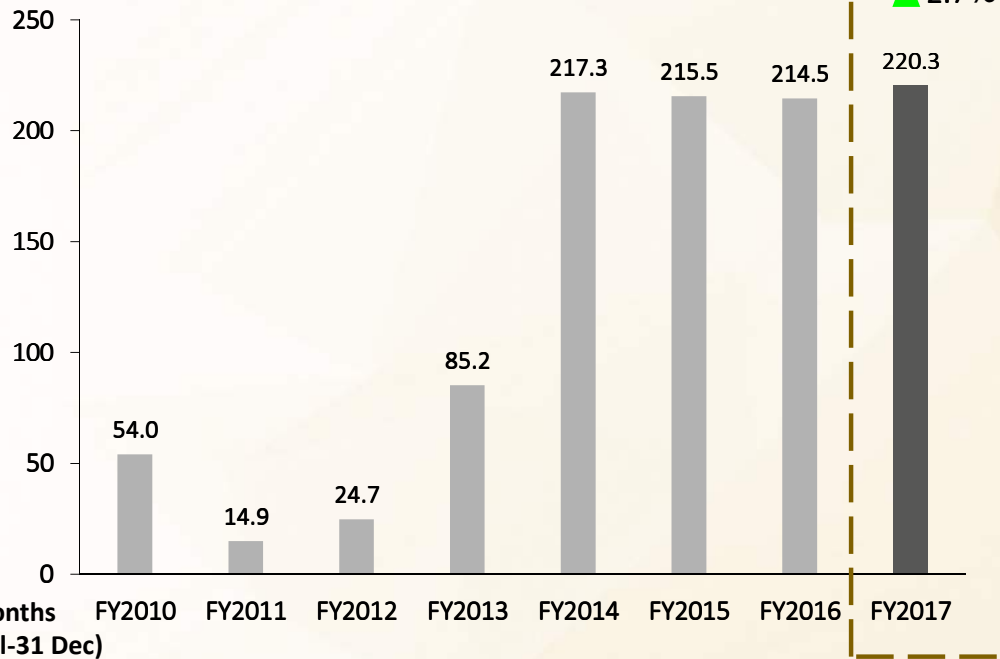
1. All figures in RM million unless indicated otherwise.

# 6 MONTHS (1 JUL-31 DEC) FINANCIAL PERFORMANCES

YTL HOSPITALITY REIT

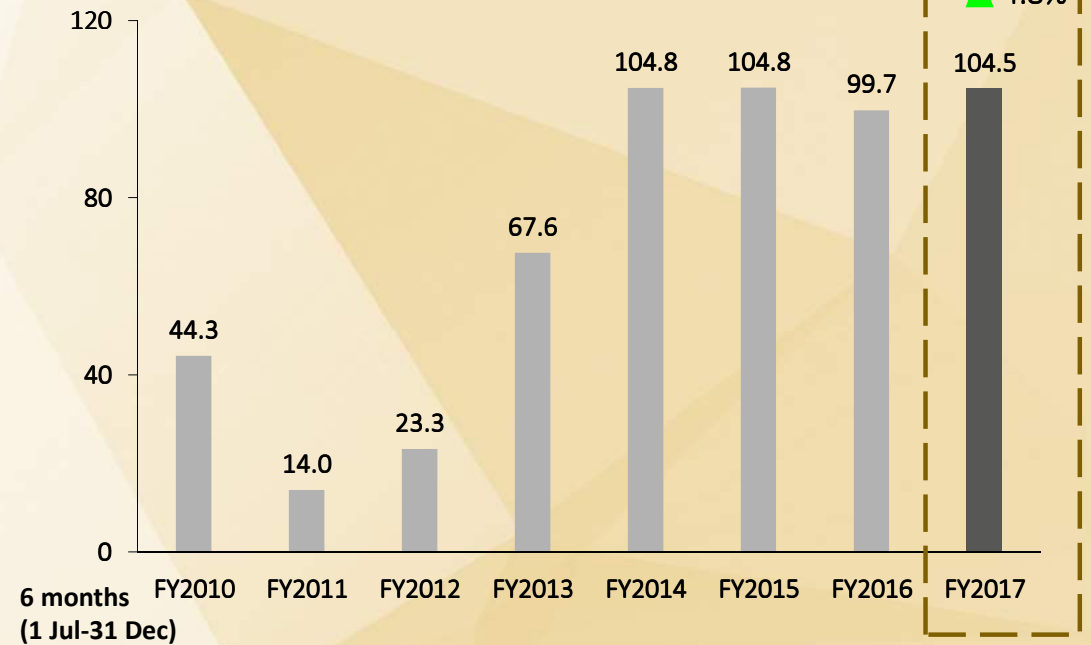
## TOTAL revenue

RM (million)



## NET property income

RM (million)

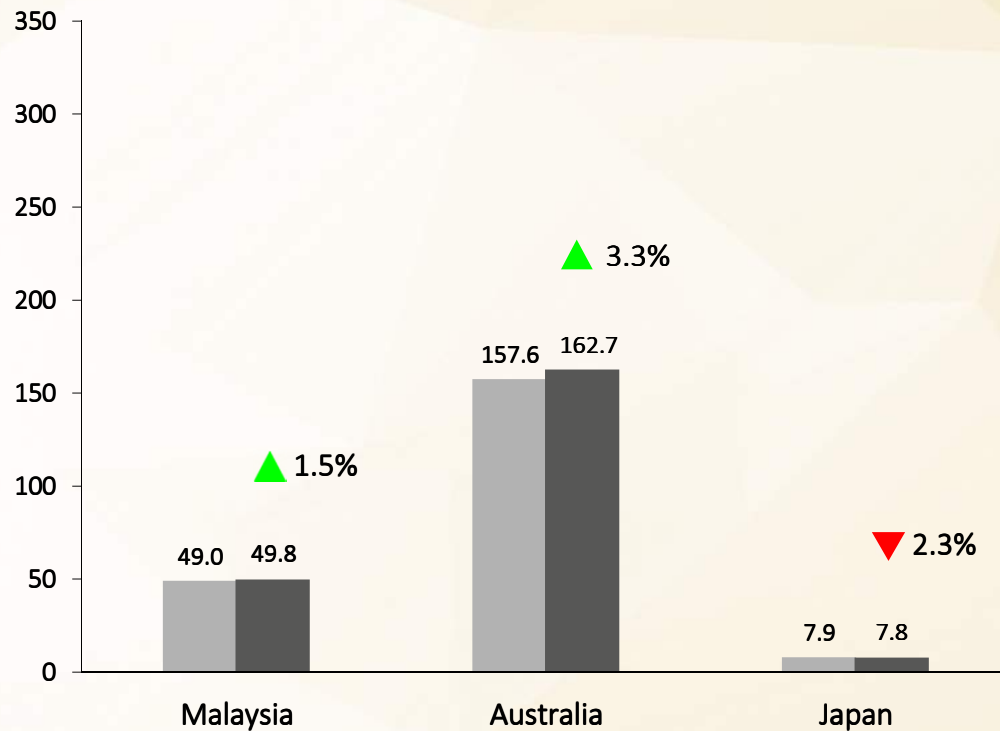


# 6 MONTHS (1 JUL-31 DEC) FINANCIAL PERFORMANCES BY COUNTRY

## YTL HOSPITALITY REIT

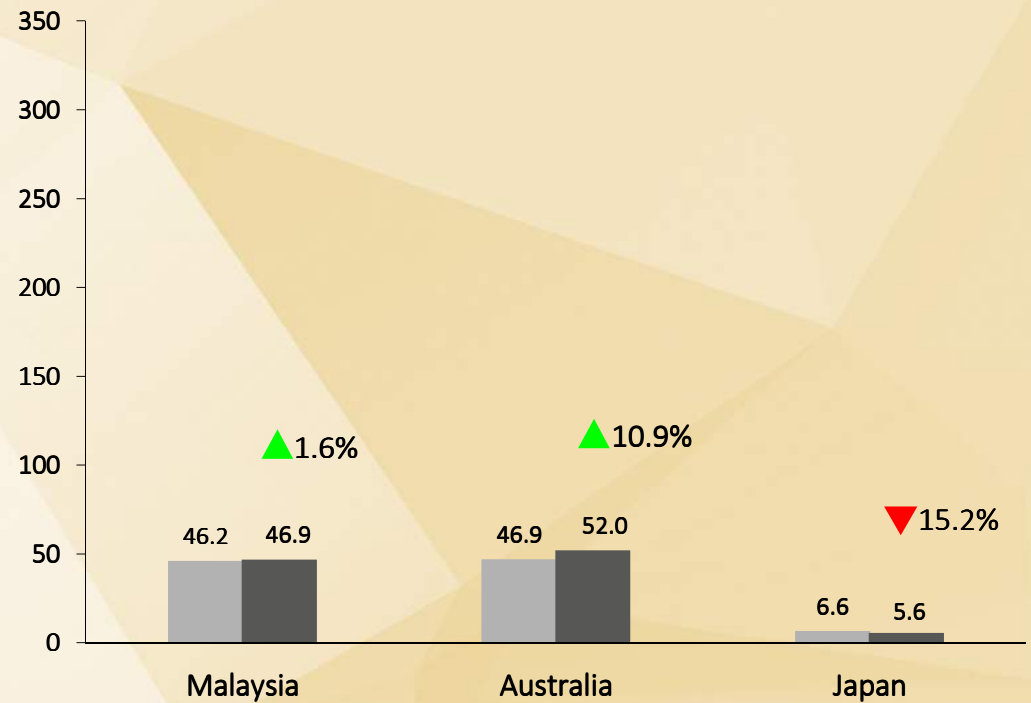
### TOTAL revenue

RM (million)



### NET property income

RM (million)



FY2016

FY2017



# 2

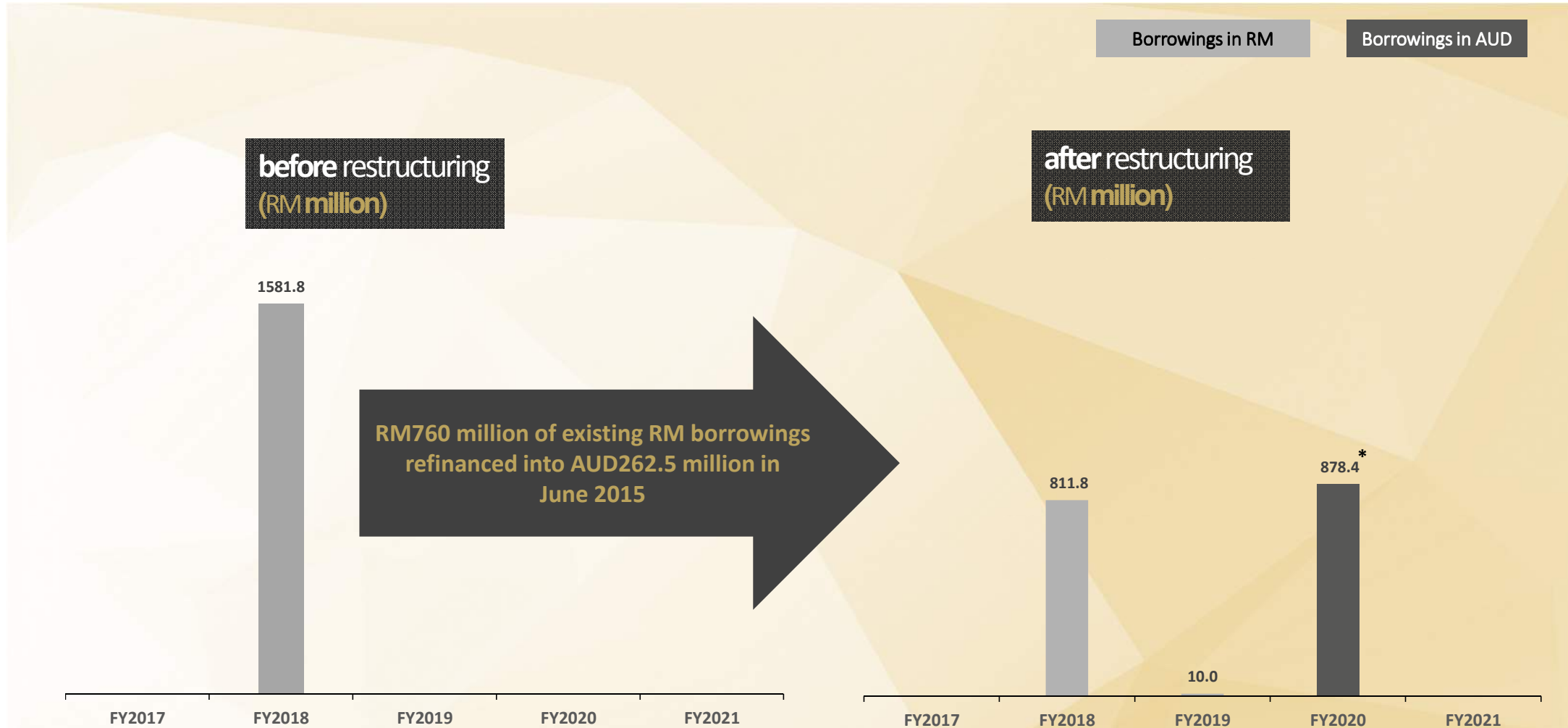
## Capital management

Tanjong Jara Resort,  
Terengganu, Malaysia



# DEBT<sup>^</sup> MATURITY PROFILE

# YTL HOSPITALITY REIT



Notes:

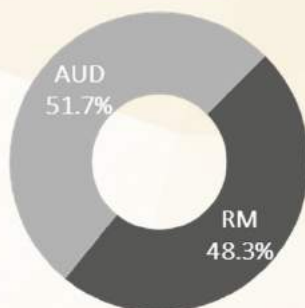
<sup>^</sup> Excluding the effects of capitalised transaction costs.

\* RM equivalent based on the exchange rate of A\$1.00: RM3.2436 as at 30 December 2016.

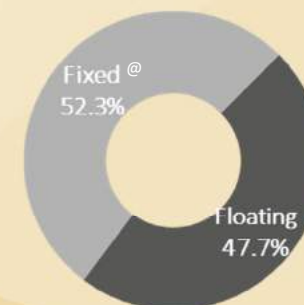
# DEBT<sup>^</sup> PROFILE AS AT 31 DECEMBER 2016

# YTL HOSPITALITY REIT

## CURRENCY



## INTEREST RATE



|                                   | 31 December 2016 | 30 September 2016 | Change   |
|-----------------------------------|------------------|-------------------|----------|
| Borrowings (RM'000)               | 1,700,219        | 1,663,148         | + 2.2%   |
| Total Asset Value (RM'000)        | 4,138,900        | 3,714,009         | + 11.4%  |
| Gearing (%)                       | 41.1%            | 44.8%             | (3.7 pp) |
| Average Interest Rates (%) *      |                  |                   |          |
| - Borrowings in Ringgit Malaysia  | 4.8%             | 4.8%              | 0.0 pp   |
| - Borrowings in Australian Dollar | 4.6%             | 4.6%              | 0.0 pp   |
| Interest Cover * #                | 2.6 x            | 2.2 x             | + 0.4 x  |

**Notes:**

\* For the respective Quarter.

<sup>^</sup> Excluding the effects of capitalised transaction costs.

# Computed as NPI / Finance Cost

@ The interest rate is largely hedged and fixed at 4.76%

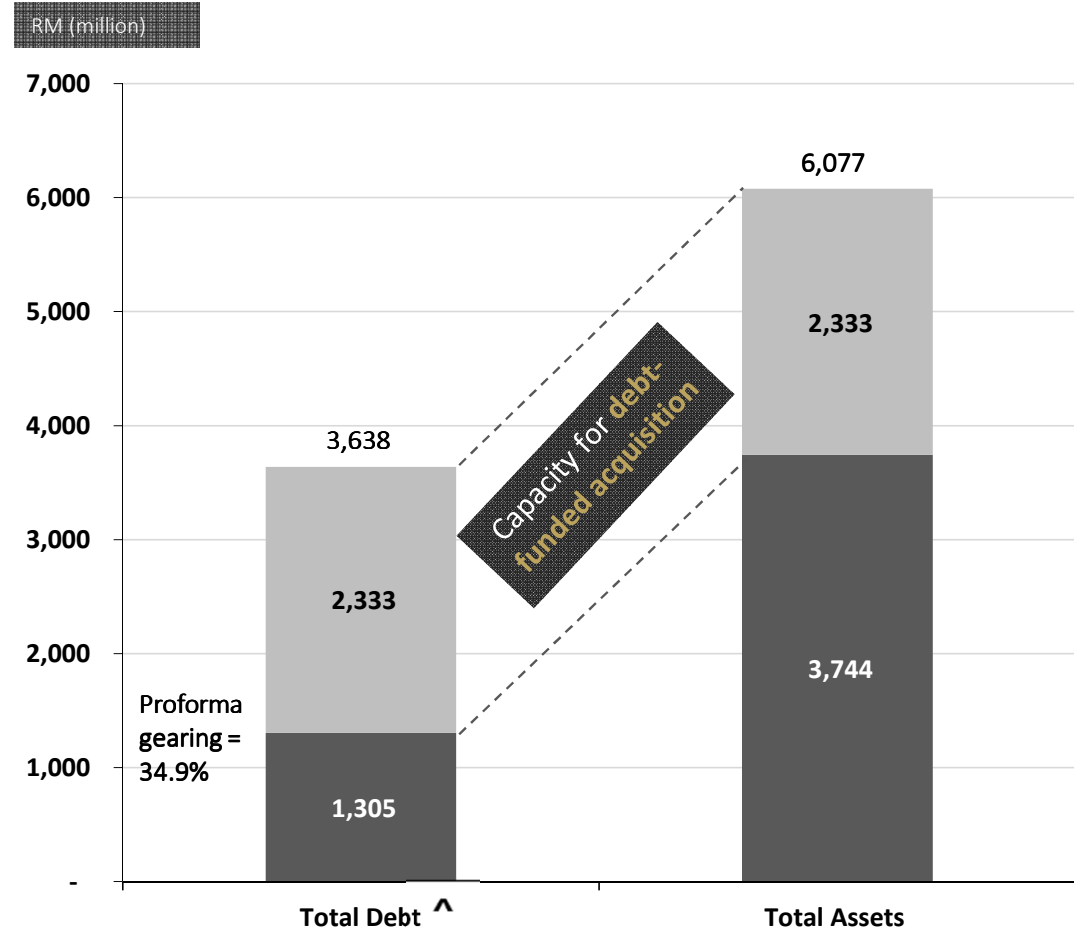
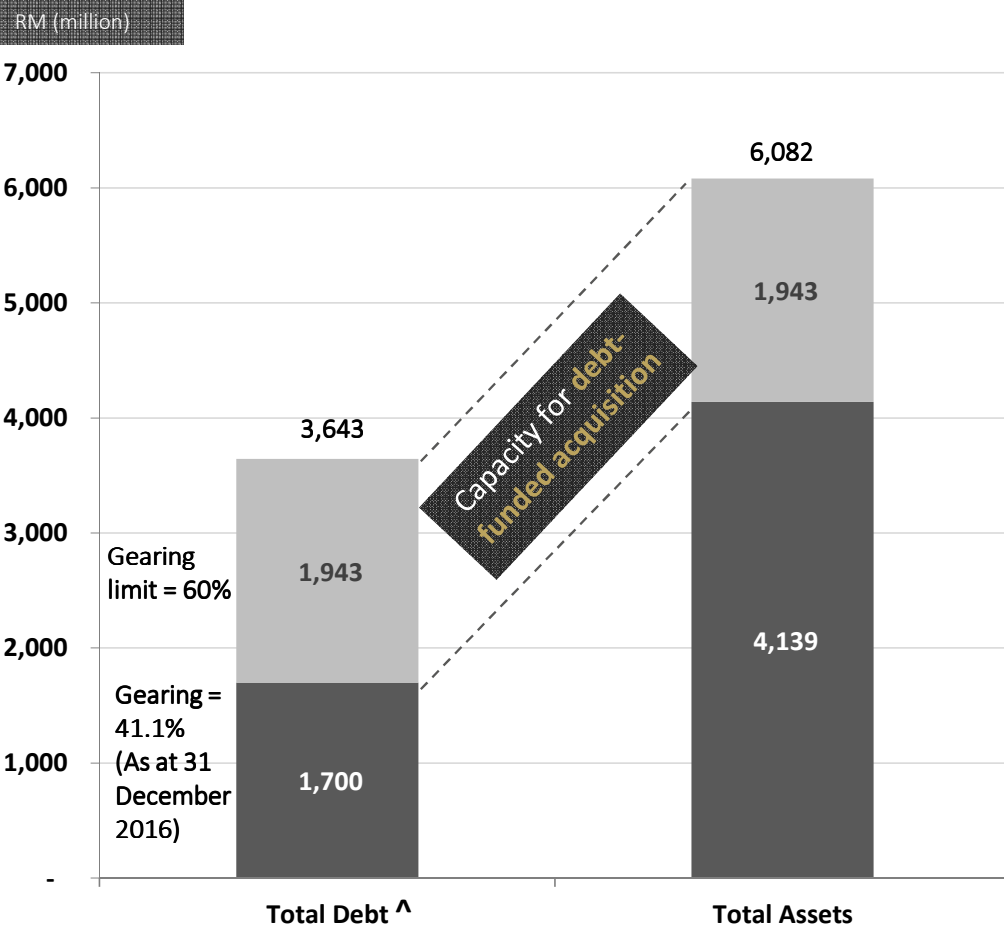
# DEBT HEADROOM OF ~RM2,333 million FOR ACQUISITIONS

## YTL HOSPITALITY REIT

As at 31 December 2016

Prepayment of RM395 million of borrowings

After prepayment



Note:

^ Excluding the effects of capitalised transaction costs.

A modern, minimalist interior space, likely a hotel lobby or lounge. The room features a curved staircase with a black metal railing and a white wall. The ceiling is white with recessed lighting and a large, glowing yellow pendant light. The floor is polished and reflective. In the foreground, there is a dark wooden coffee table, a black armchair, and a floor lamp with a black shade. The overall atmosphere is clean, bright, and contemporary.

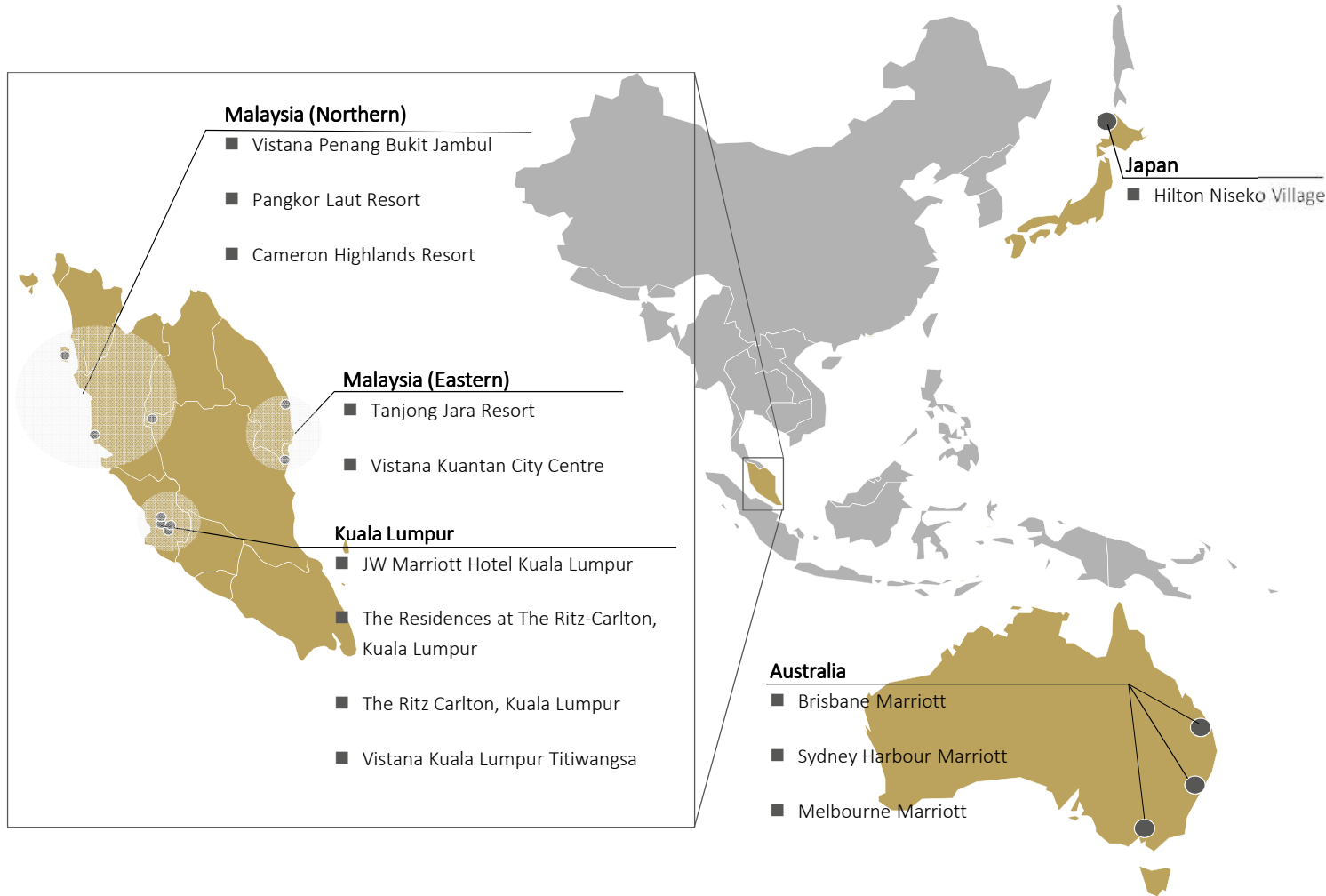
# 3

## Asset management

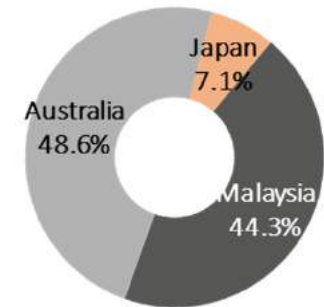
Vistana Penang Bukit Jambul  
Pulau Pinang, Malaysia

# LUXURY HOTELS & SERVICED RESIDENCES IN 3 COUNTRIES

# YTL HOSPITALITY REIT



## ASSET breakdown (by Country)<sup>(1)</sup>



## ASSET breakdown (by Contract Type)<sup>(1)</sup>



(1) Based on investment properties and property, plant & equipment as at 31 December 2016.

# PORTFOLIO OCCUPANCY

## YTL HOSPITALITY REIT

|           | FY2011              | FY2012 | FY2013               | FY2014 | FY2015 | FY2016 | 2Q FY2017 |
|-----------|---------------------|--------|----------------------|--------|--------|--------|-----------|
| Malaysia  | Under Master Leases |        |                      |        |        |        |           |
| Japan     | Under Master Lease  |        |                      |        |        |        |           |
| Australia | –                   | –      | 83.1% <sup>(1)</sup> | 84.2%  | 84.4%  | 86.4%  | 88.1%     |

**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.

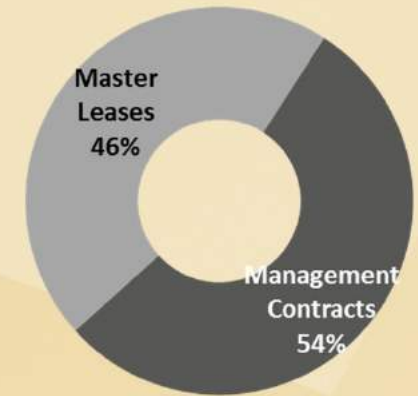
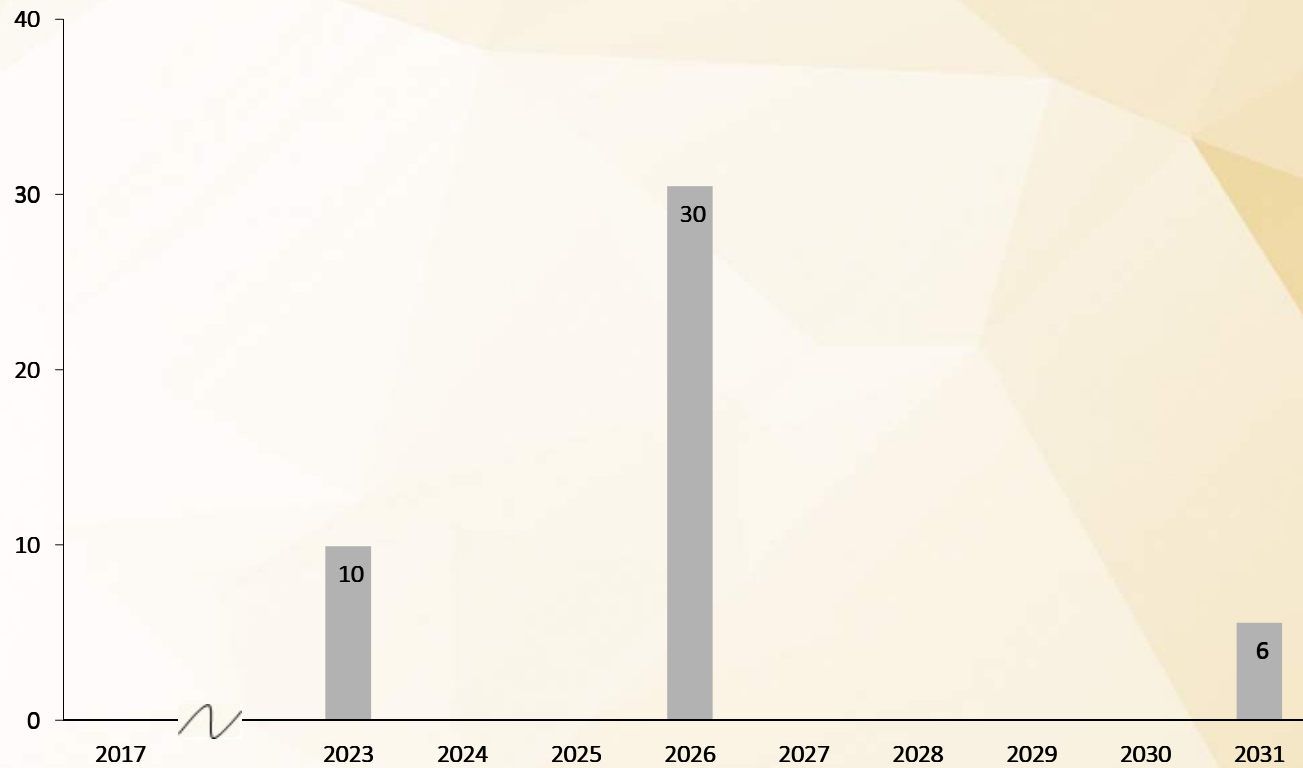
# MASTER LEASES EXPIRY PROFILE

# YTL HOSPITALITY REIT

NET property income  
(% of total \*)

Master leases

NET property income  
(% of total \*)



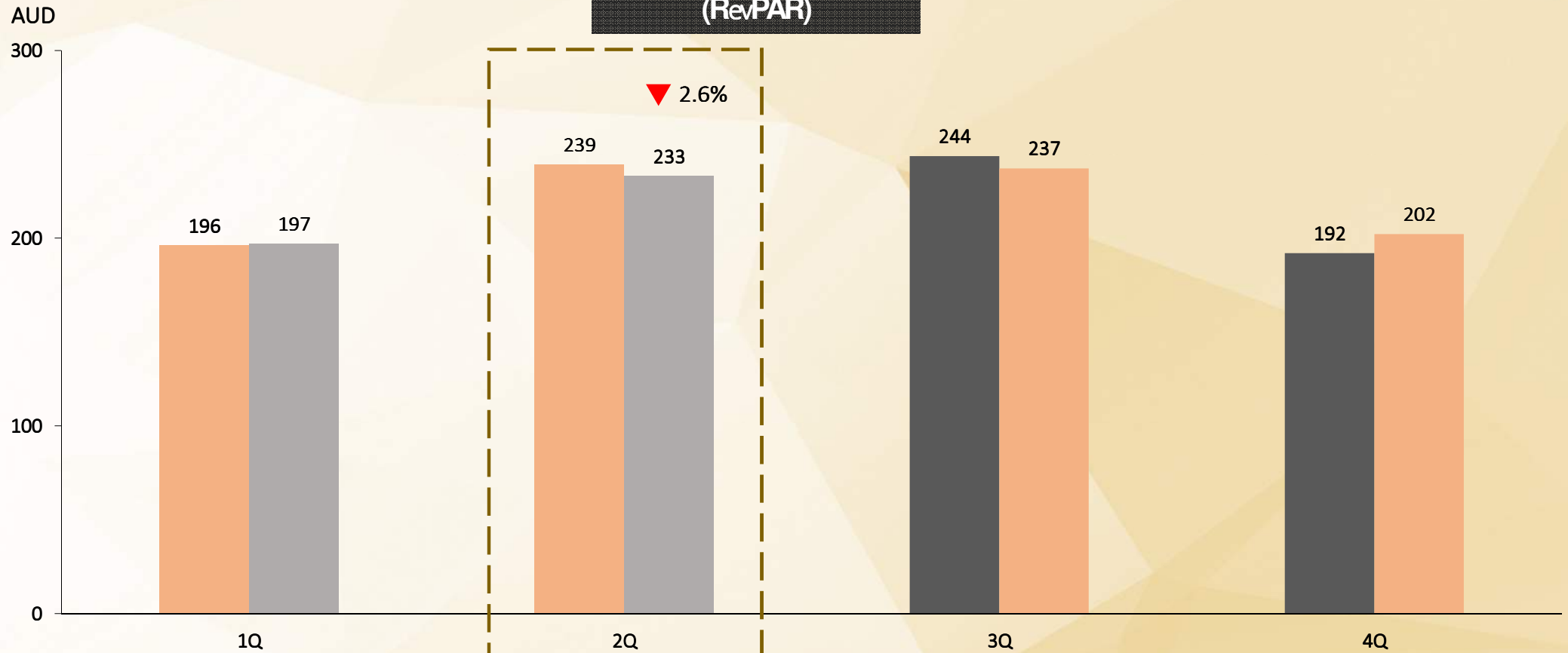
\* For 2Q FY2017.

# AUSTRALIA HOTEL PERFORMANCES (1 OF 2)

# YTL HOSPITALITY REIT

REVENUE per available room  
(RevPAR)

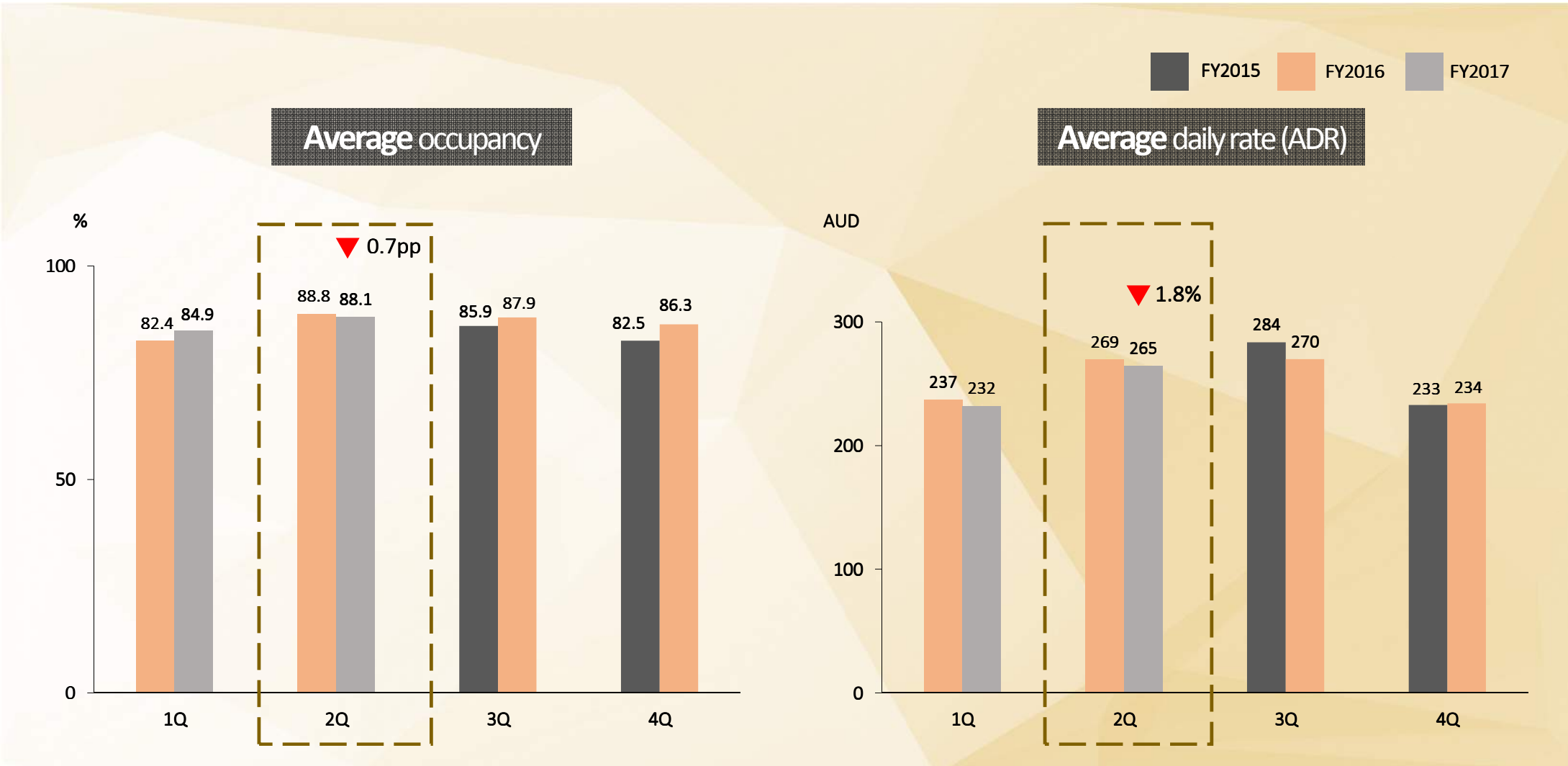
FY2015 FY2016 FY2017





# AUSTRALIA HOTEL PERFORMANCES (2 OF 2)

# YTL HOSPITALITY REIT





# 4

## Appendices

# JW MARRIOTT HOTEL KUALA LUMPUR

YTL HOSPITALITY REIT

|                                       |   |
|---------------------------------------|---|
| 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 <sup>(1)</sup> | 7 years   |
| Annual rental <sup>(2)</sup>          | RM24.4 million  |
| No. of rooms                          | 561   |
| Acquisition date                      | 16 December 2005  |
| Valuation <sup>(3)</sup>              | RM410 million   |



**Notes:**

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.

# THE RESIDENCES AT THE RITZ CARLTON, KUALA LUMPUR

YTL HOSPITALITY REIT

|                                       |   |
|---------------------------------------|---|
| 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<br><br>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 <sup>(1)</sup> | 15 years  |
| Annual rental <sup>(2)</sup>          | RM13.23 million   |
| No. of rooms                          | 114   |
| Acquisition date                      | 16 May 2007 & 15 November 2011  |
| Valuation <sup>(3)</sup>              | Parcel 1: RM163 million<br>Parcel 2: RM 91 million  |



**Notes:**

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.

# THE RITZ-CARLTON, KUALA LUMPUR

YTL HOSPITALITY REIT

|                                       |   |
|---------------------------------------|---|
| 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 <sup>(1)</sup> | 10 years  |
| Annual rental <sup>(2)</sup>          | RM20.21 million   |
| No. of rooms                          | 251   |
| Acquisition date                      | 15 November 2011  |
| Valuation <sup>(3)</sup>              | RM320 million   |



**Notes:**

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.

# VISTANA PENANG BUKIT JAMBUL

YTL HOSPITALITY REIT

|                                       |  |
|---------------------------------------|--|
| 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 <sup>(1)</sup> | 10 years   |
| Annual rental <sup>(2)</sup>          | RM8.61 million   |
| No. of rooms                          | 427  |
| Acquisition date                      | 15 November 2011   |
| Valuation <sup>(3)</sup>              | RM117 million  |



**Notes:**

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.

# VISTANA KUALA LUMPUR TITIWANGSA

## YTL HOSPITALITY REIT

|                                       |   |
|---------------------------------------|---|
| 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 <sup>(1)</sup> | 10 years  |
| Annual rental <sup>(2)</sup>          | RM8.61 million  |
| No. of rooms                          | 364   |
| Acquisition date                      | 15 November 2011  |
| Valuation <sup>(3)</sup>              | RM125 million   |



**Notes:**

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.

# VISTANA KUANTAN CITY CENTRE

YTL HOSPITALITY REIT

|                                       |  |
|---------------------------------------|--|
| 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 <sup>(1)</sup> | 10 years                                   |
| Annual rental <sup>(2)</sup>          | RM6.30 million                             |
| No. of rooms                          | 215  |
| Acquisition date                      | 15 November 2011                           |
| Valuation <sup>(3)</sup>              | RM86 million                               |



**Notes:**

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.



# PANGKOR LAUT RESORT

## YTL HOSPITALITY REIT

|                                       |   |
|---------------------------------------|---|
| 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 <sup>(1)</sup> | 10 years  |
| Annual rental <sup>(2)</sup>          | RM8.82 million  |
| No. of rooms                          | 97  |
| Acquisition date                      | 15 November 2011  |
| Valuation <sup>(3)</sup>              | RM114 million   |



**Notes:**

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.

# TANJONG JARA RESORT

## YTL HOSPITALITY REIT

|                                       |   |
|---------------------------------------|---|
| Address                               | Batu 8, Off Jalan Dungun, 23000 Dungun, Terengganu Darul Iman |
| Description                           | Small luxury boutique resort with 100 rooms                   |
| Tenure                                | 60-year leasehold expiring on 4 December 2067                 |
| Master lease expiry                   | 14 November 2026  |
| Master lease remaining <sup>(1)</sup> | 10 years  |
| Annual rental <sup>(2)</sup>          | RM7.35 million  |
| No. of rooms                          | 100   |
| Acquisition date                      | 15 November 2011  |
| Valuation <sup>(3)</sup>              | RM101 million   |



**Notes:**

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.

# CAMERON HIGHLANDS RESORT

## YTL HOSPITALITY REIT

|                                       |  |
|---------------------------------------|--|
| 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 <sup>(1)</sup> | 10 years   |
| Annual rental <sup>(2)</sup>          | RM4.2 million  |
| No. of rooms                          | 56   |
| Acquisition date                      | 15 November 2011   |
| Valuation <sup>(3)</sup>              | RM59 million   |



**Notes:**

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.

# HILTON NISEKO VILLAGE

## YTL HOSPITALITY REIT

|                                       |   |
|---------------------------------------|---|
| 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 <sup>(1)</sup> | 10 years  |
| Annual rental <sup>(2)</sup>          | RM16.32 million   |
| No. of rooms                          | 506   |
| Acquisition date                      | 22 December 2011  |
| Valuation <sup>(3,4)</sup>            | JPY6,570 million (RM252.6 million)                                      |



### Notes:

1. Lease remaining calculated as at 31 December 2016. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 December 2016.
3. As at 31 May 2016.
4. RM equivalent based on the exchange rate of JPY100:RM3.8442 as at 30 December 2016.

# SYDNEY HARBOUR MARRIOTT

# YTL HOSPITALITY REIT

|                             |  |
|-----------------------------|--|
| 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 <sup>(1, 2)</sup> | AUD380 million (RM1,232.6 million)   |



**Notes:**

1. As at 31 May 2016.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.2436 as at 30 December 2016.

# BRISBANE MARRIOTT

# YTL HOSPITALITY REIT

|                             |   |
|-----------------------------|---|
| Address                     | 515 Queen Street, Brisbane, Queensland  |
| Description                 | 28-storey hotel building comprising 267 rooms with 3 levels of basement with car parking bays |
| Tenure                      | Freehold  |
| No. of rooms                | 267   |
| Acquisition date            | 29 November 2012  |
| Valuation <sup>(1, 2)</sup> | AUD87 million (RM282.2 million)   |



**Notes:**

1. As at 31 May 2016.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.2436 as at 30 December 2016.

# MELBOURNE MARRIOTT

## YTL HOSPITALITY REIT

|                             |   |
|-----------------------------|---|
| 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 <sup>(1, 2)</sup> | AUD77.4 million (RM251.1 million)   |



**Notes:**

1. As at 31 May 2016.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.2436 as at 30 December 2016.

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