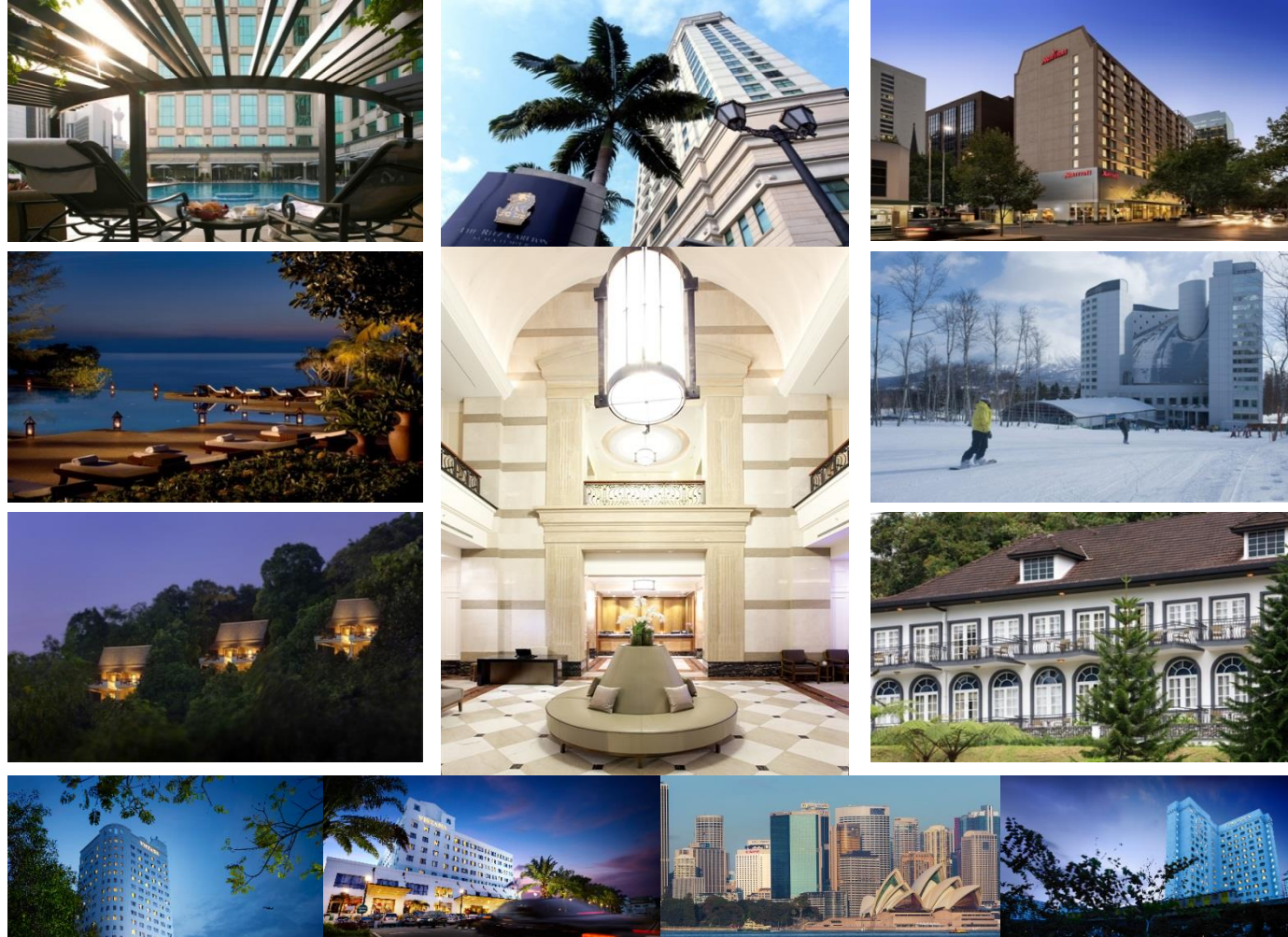


YTL HOSPITALITY REIT



FY2017 Financial Results

7 September 2017

FINANCIAL

HIGHLIGHTS

- Income available for distribution of RM122.7 million, +17.4% y-o-y
- 8.0838 sen distribution per unit (“DPU”) declared for FY2017, +2.4% y-o-y
- Revaluation surplus of RM198 million in May 2017

PORTFOLIO

MANAGEMENT

- Properties in Malaysia and Japan under master leases
- FY2017 average occupancy rate for properties in Australia: 86.9%
- FY2017 RevPAR for properties in Australia at AUD218

CAPITAL

MANAGEMENT

- Average interest rates for FY2017
 - Borrowings in Ringgit Malaysia : 4.7%
 - Borrowings in Australian Dollar : 4.6%
- Debt headroom of ~RM2,134 million for acquisitions assuming completion of the acquisition of The Majestic Hotel Kuala Lumpur





1

Financial performance FY2017

FINANCIAL PERFORMANCE: FY2017

YTL HOSPITALITY REIT

1 July - 30 June	FY2017	FY2016	Change
Total Revenue	449.7	426.3	+ 5.5%
- Hotel Revenue (Management Contracts)	332.7	312.4	+ 6.5%
- Lease Rental (Master Leases)	116.9	113.9	+ 2.7%
Net Property Income (NPI)	209.6	198.9	+ 5.4%
- Management Contracts	102.3	93.6	+ 9.3%
- Master Leases	107.4	105.4	+ 1.9%
Income available for distribution	122.7	104.5	+ 17.4% ⁽¹⁾
Income distribution	122.7	104.5	+ 17.4%
- from current year	122.7	104.5	+ 17.4%
Distribution per unit (DPU) (sen)	8.0838	7.8938	+ 2.4%
Payout ratio (%)	100.0	100.0	(0.00)

Notes:

(1) The increase was mainly due to increase in net property income and savings in term loan interest expenses after reduction in borrowings following the placement exercise.

All figures in RM million unless indicated otherwise.

STATEMENT OF FINANCIAL POSITION

YTL HOSPITALITY REIT

RM ('000)	As at 30 June 2017 (Audited)	As at 30 June 2016 (Audited)	Change
Investment properties	1,937,647	1,843,183	+ 5.1%
Property, plant and equipment	1,921,844	1,623,328	+ 18.4% ⁽¹⁾
Cash & cash equivalents	142,462	119,563	+ 19.2%
Other assets	37,253	35,844	+ 3.9%
Total Assets	4,039,206	3,621,918	+ 11.5%
Borrowings	1,404,590	1,598,976	(12.2%) ⁽²⁾
Other liabilities	103,625	100,539	+ 3.1%
Total Liabilities	1,508,215	1,699,515	(11.3%)
Net Asset Value (NAV)	2,530,991	1,922,403	+ 31.7% ⁽³⁾
Number of units in circulation ('000)	1,704,389	1,324,389	+ 28.7% ⁽⁴⁾
NAV per unit (RM)	1.485 ⁽⁵⁾	1.452	+ 2.3%

Notes:

(1) Increased due to the surplus on revaluations and the appreciation of the Australian Dollar.

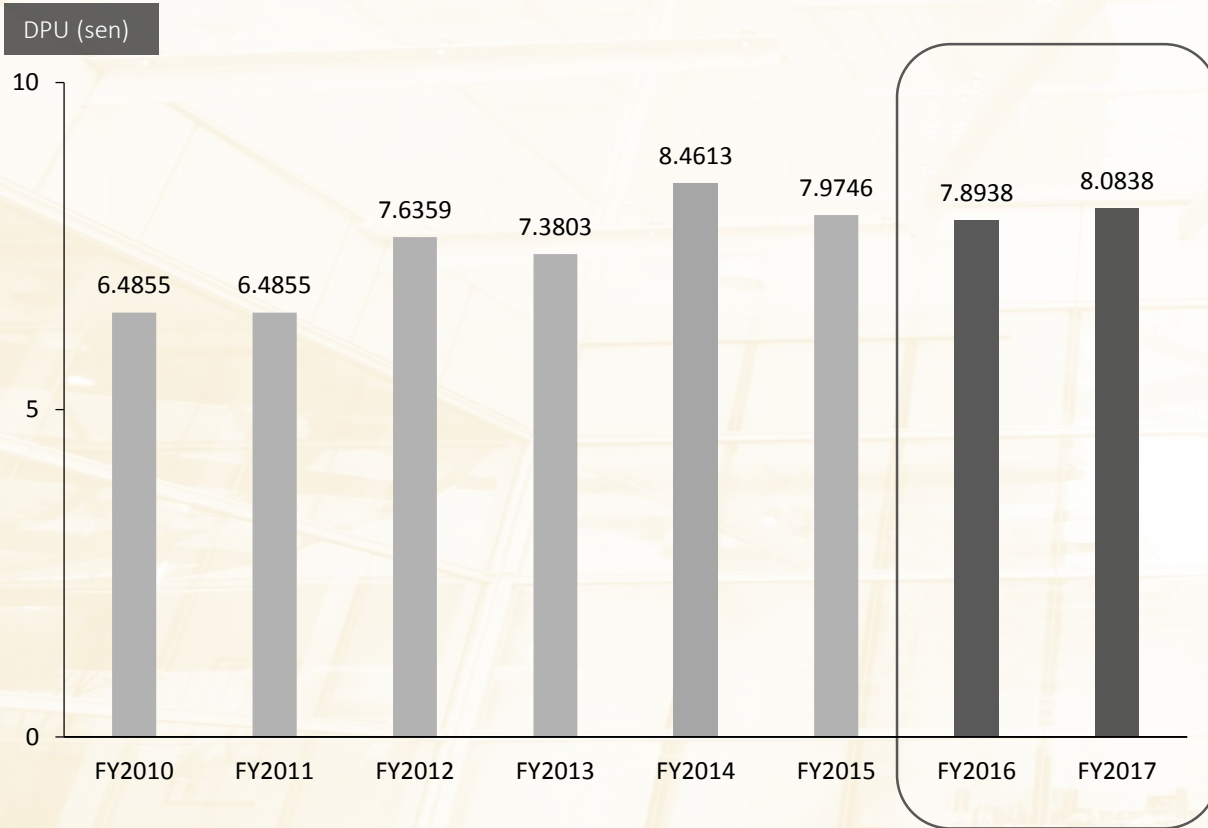
(2) Decreased due to prepayment of part of the term loan from the proceeds raised from the placement of new units.

(3) Increased due to the issuance of 380 million new placement units and the recognition of revaluation surpluses on the properties.

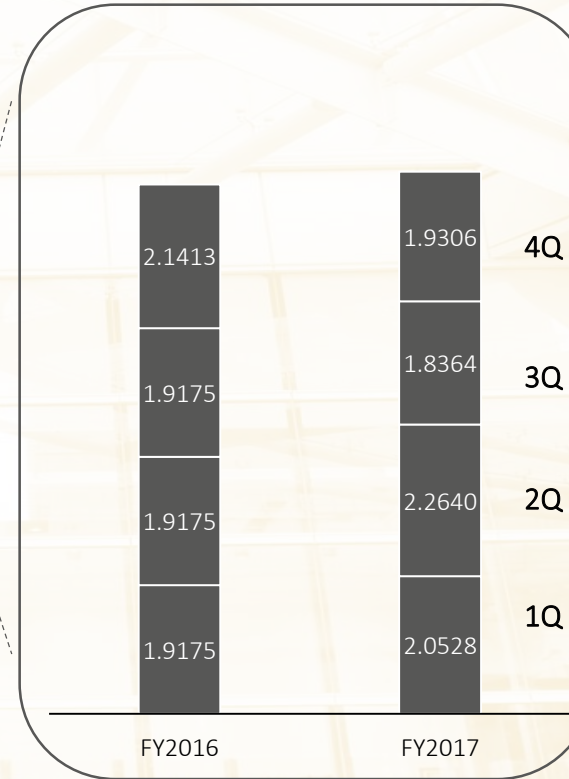
(4) Increased due to the issuance of 380 million new placement units.

(5) After total income distribution of RM122.7 million in respect of the financial year ended 30 June 2017 and adjusted based on the increased number of units in issue.

Total DPU



Quarterly Breakdown



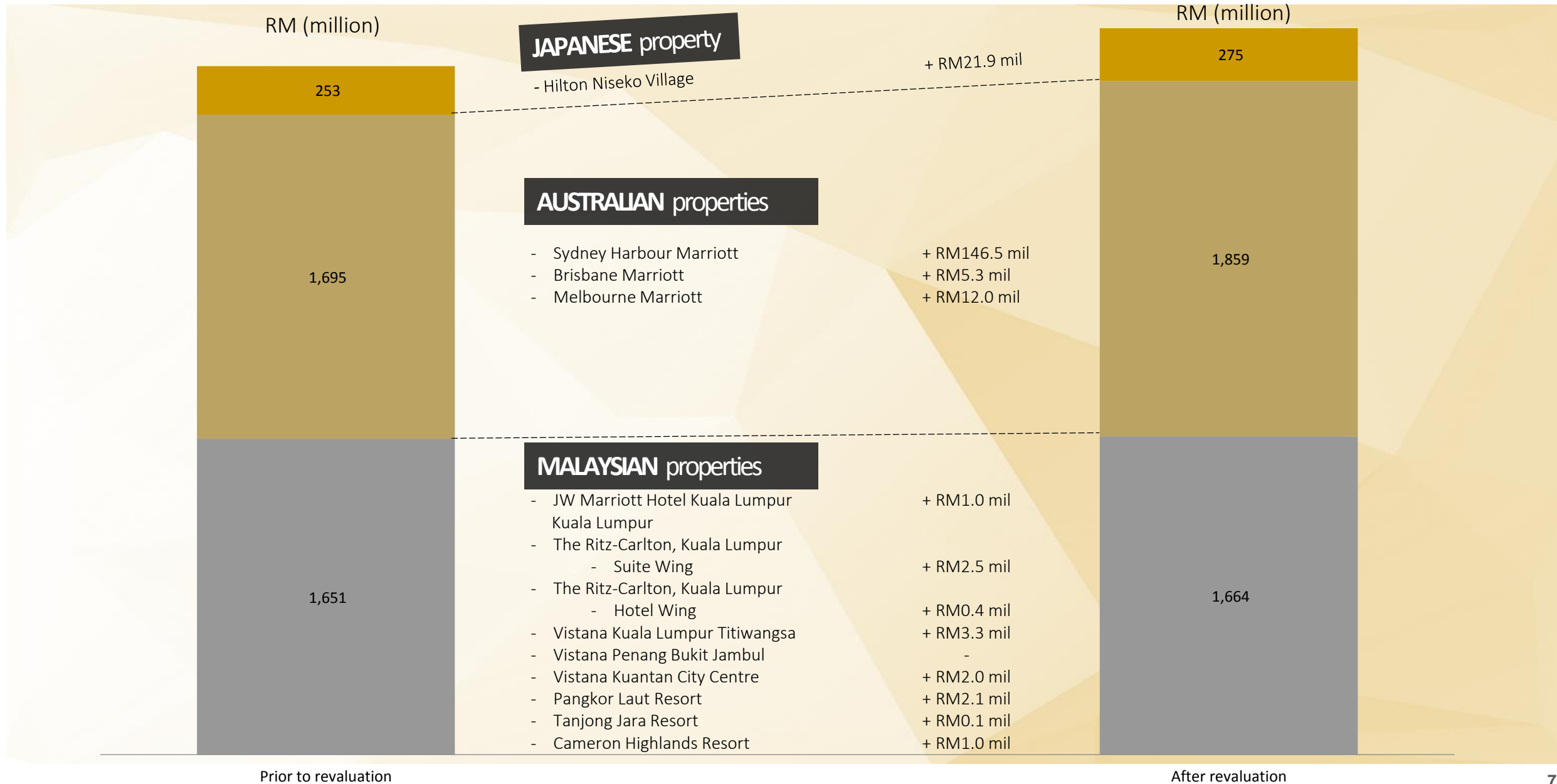
	Total Distributions*	
	FY2016	FY2017
Cumulative	104.5	122.7
4Q	28.4	32.9
3Q	25.4	31.3
2Q	25.4	31.3
1Q	25.4	27.2

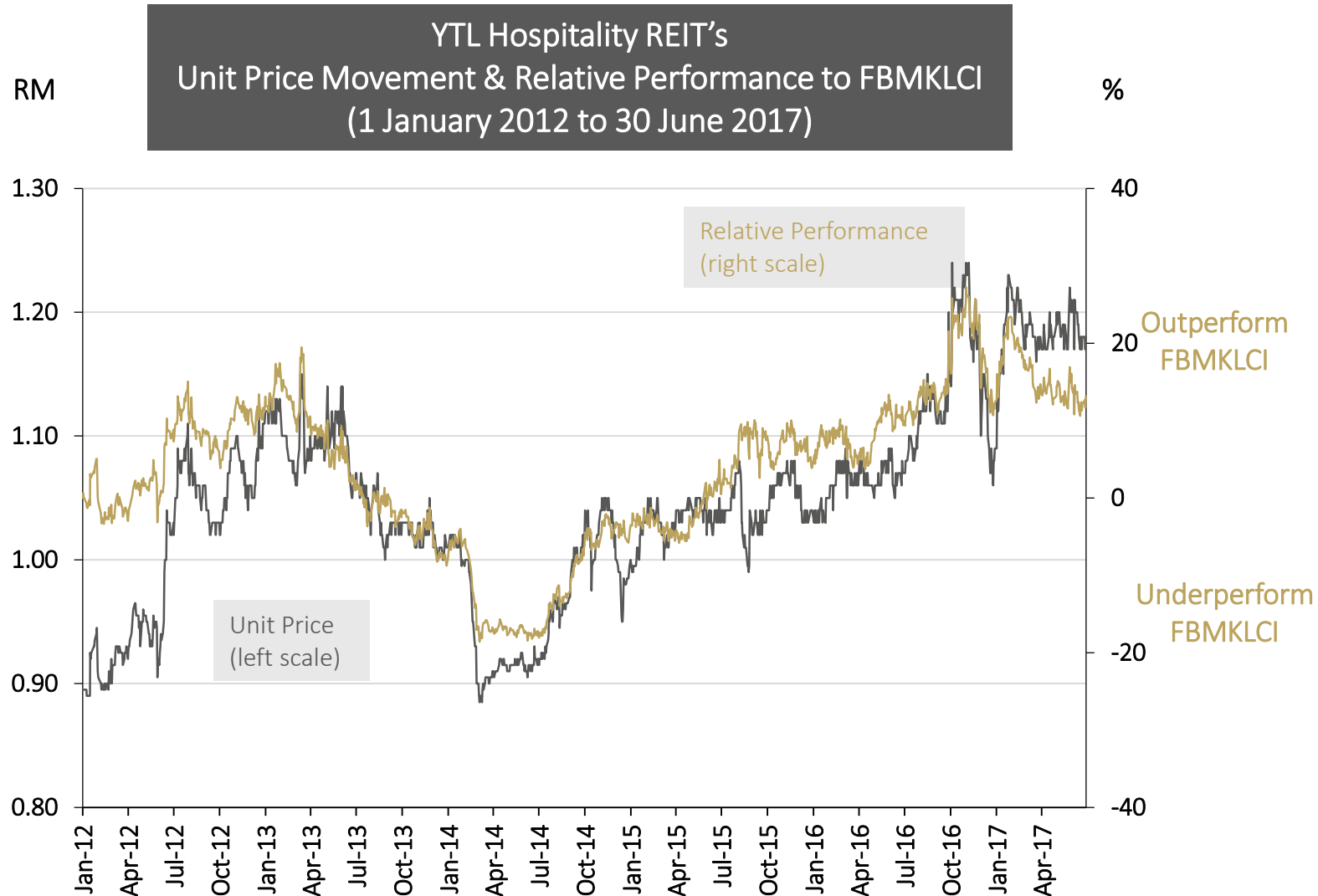
* In RM million

Notes:

1. YTL Hospitality REIT started paying quarterly distributions commencing the financial year ended 30 June 2014.
2. DPUs subsequent to the issuance of 380,000,000 new placement units on 16 December 2016 are based on the increased number of units in issue.

REVALUATION SURPLUS OF RM198 million IN MAY 2017





Notes:

1. As at 30 June 2017.
2. For the financial year ended 30 June 2017.

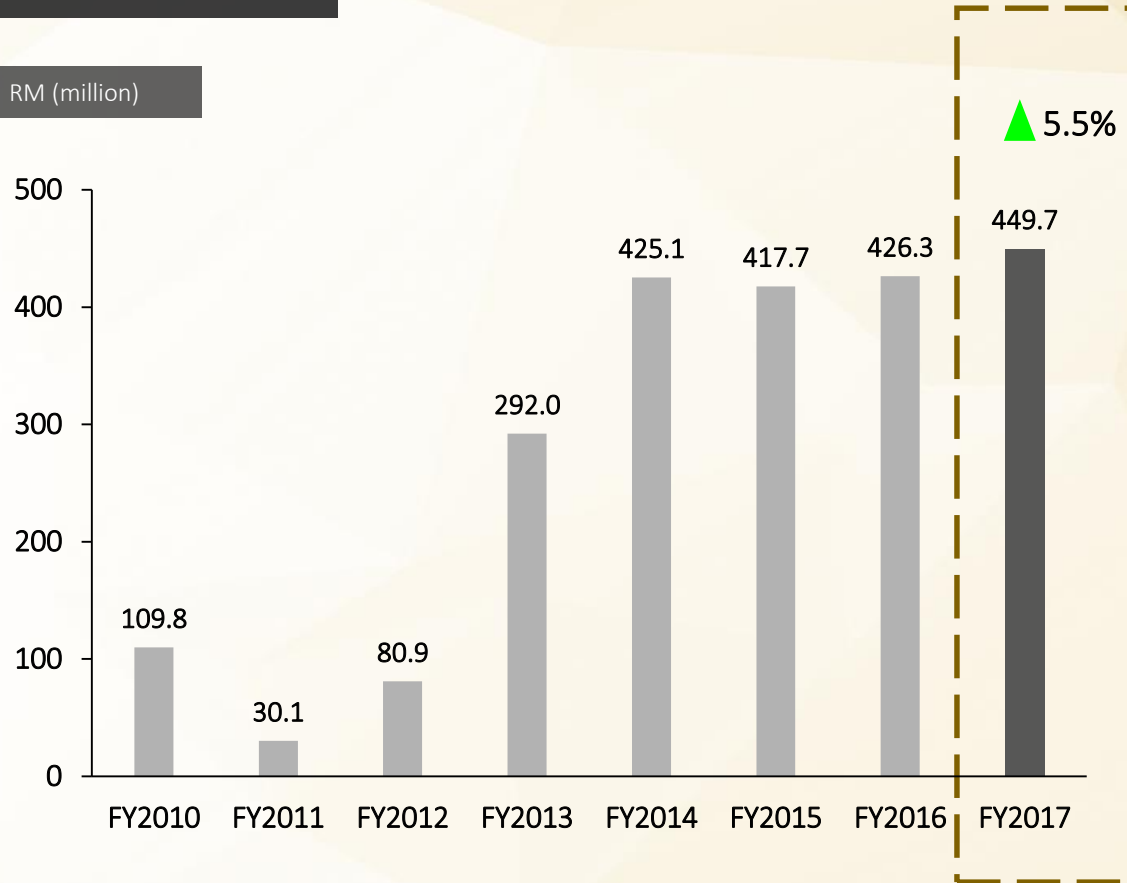
TRADING STATISTICS

Closing price ¹	RM1.18
Market Cap (RM) ¹	RM2,011 mil
Units issued ¹	1,704,388,889
Average daily traded volume for FY2017 ('000 units) ²	731.1

Source: Bloomberg

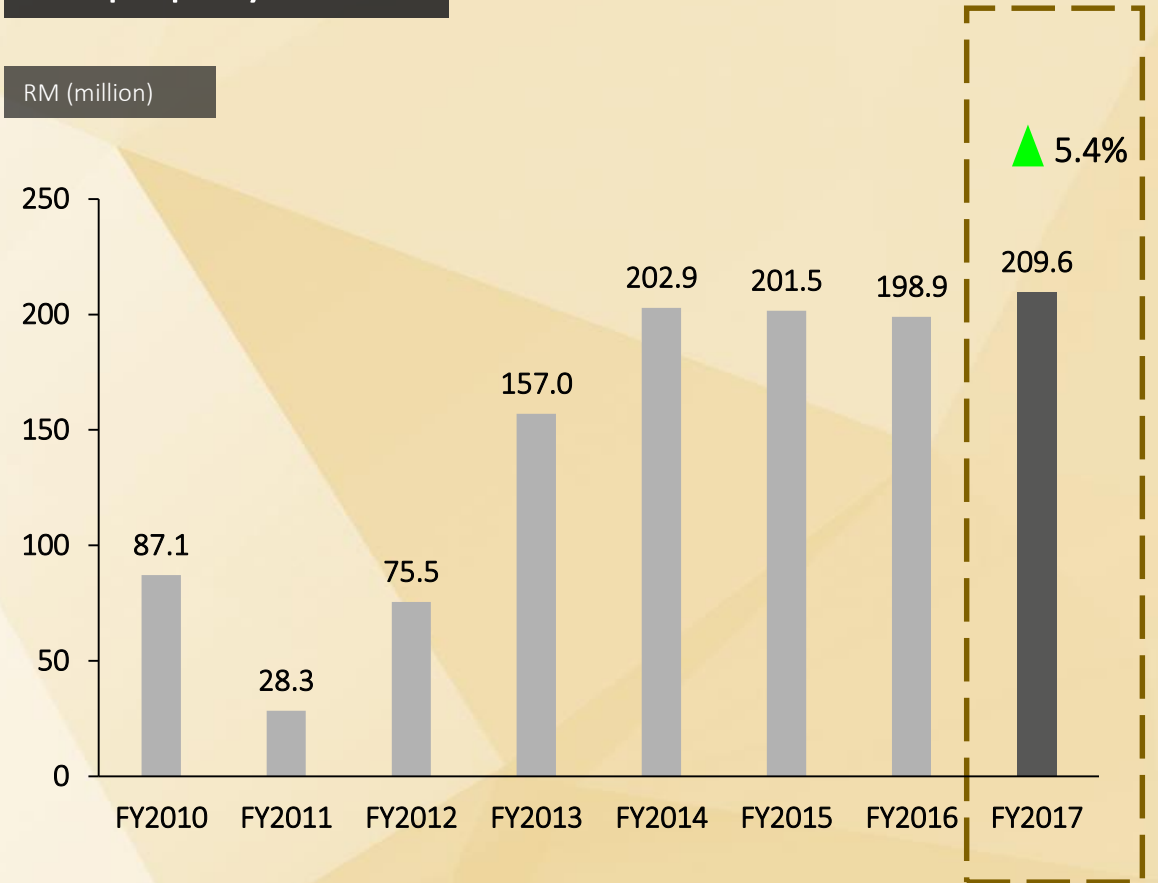
TOTAL revenue

RM (million)



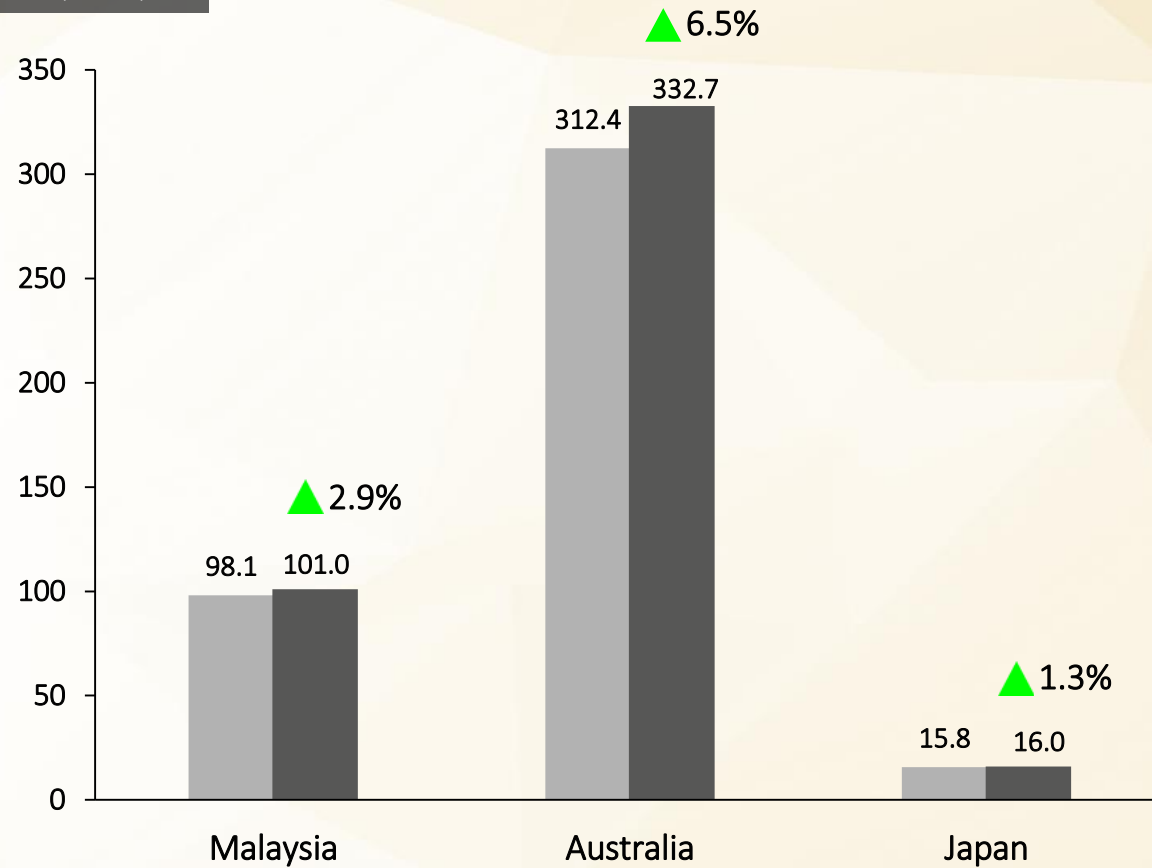
NET property income

RM (million)



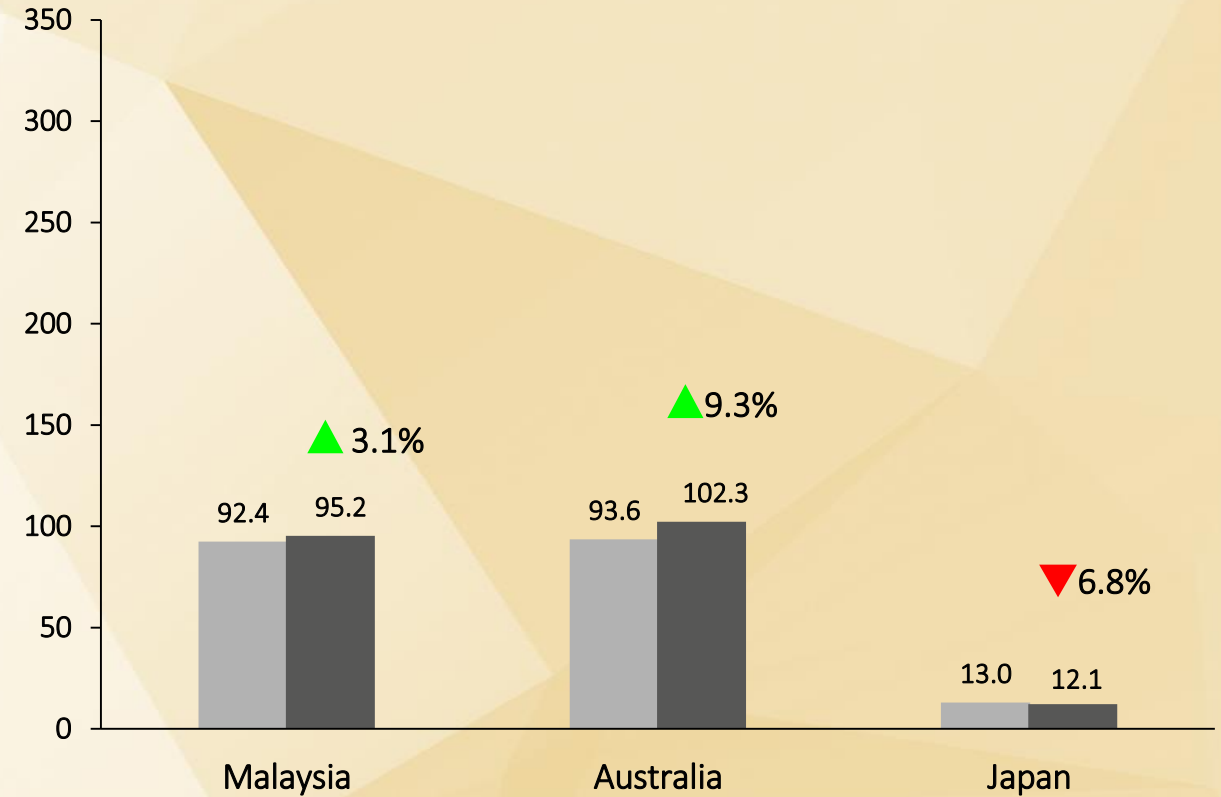
TOTAL revenue

RM (million)



NET property income

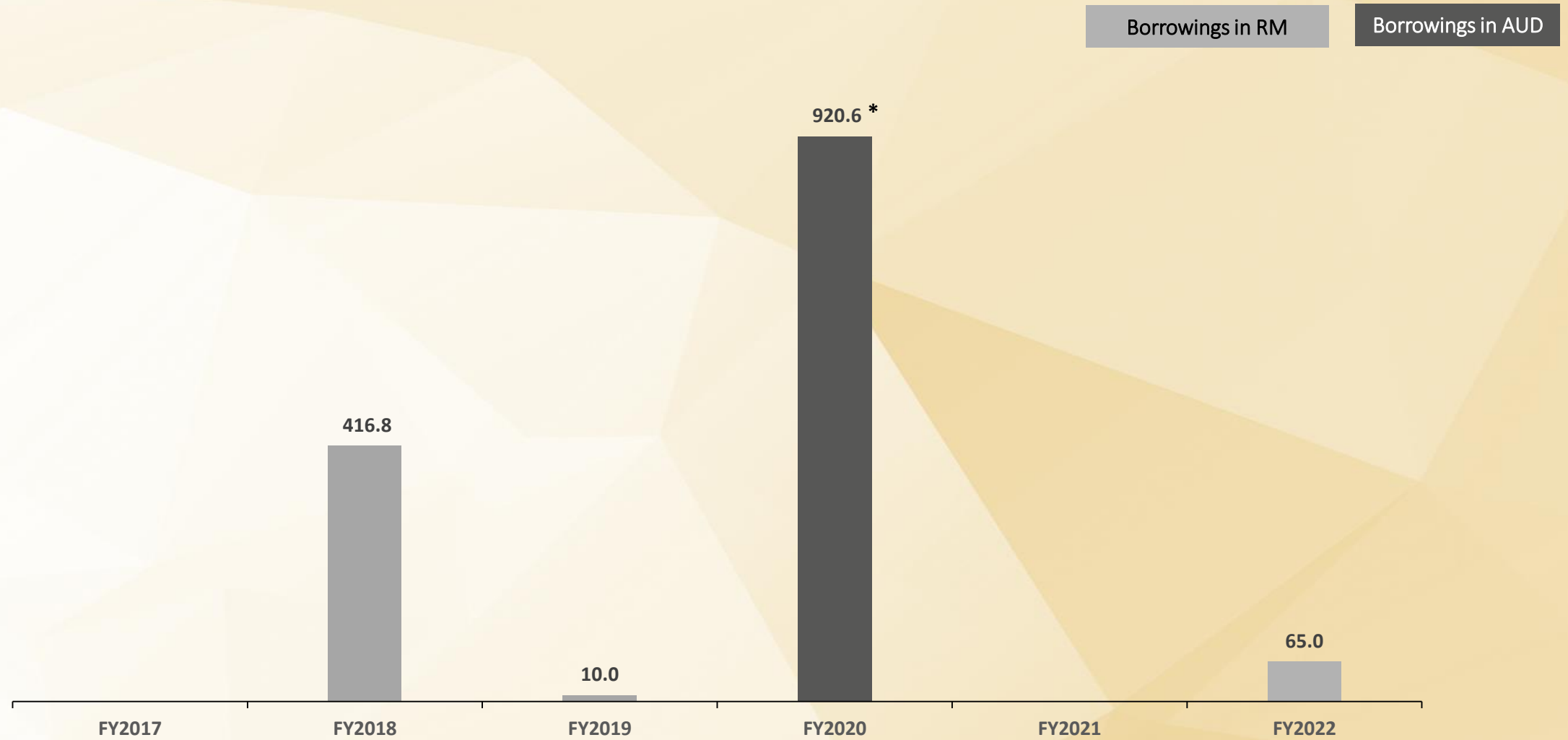
RM (million)



FY2016 FY2017

2

Capital management

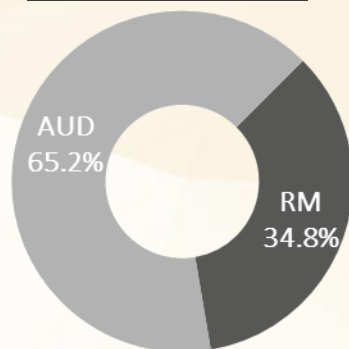


Notes:

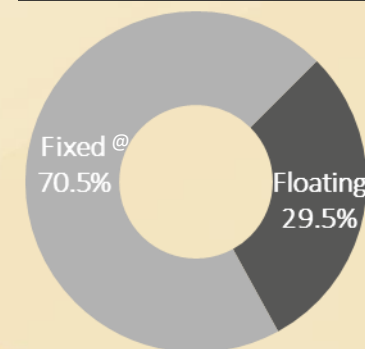
[^] Excluding the effects of capitalised transaction costs.

* RM equivalent based on the exchange rate of A\$1.00: RM3.3064 as at 30 June 2017.

CURRENCY



INTEREST RATE



	30 June 2017	30 June 2016	Change
Borrowings (RM'000)	1,412,394	1,613,734	(12.5%)
Total Asset Value (RM'000)	4,039,206	3,621,918	+ 11.5%
Gearing (%)	35.0%	44.6%	(9.6 pp)
Average Interest Rates (%) *			
- Borrowings in Ringgit Malaysia	4.7%	4.9%	(0.2 pp)
- Borrowings in Australian Dollar	4.6%	4.5%	+ 0.1 pp
Interest Cover * #	2.7 x	2.4 x	+ 0.3 x

Notes:

* For the respective financial year.

[^] Excluding the effects of capitalised transaction costs.

Computed as NPI / Finance Cost.

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

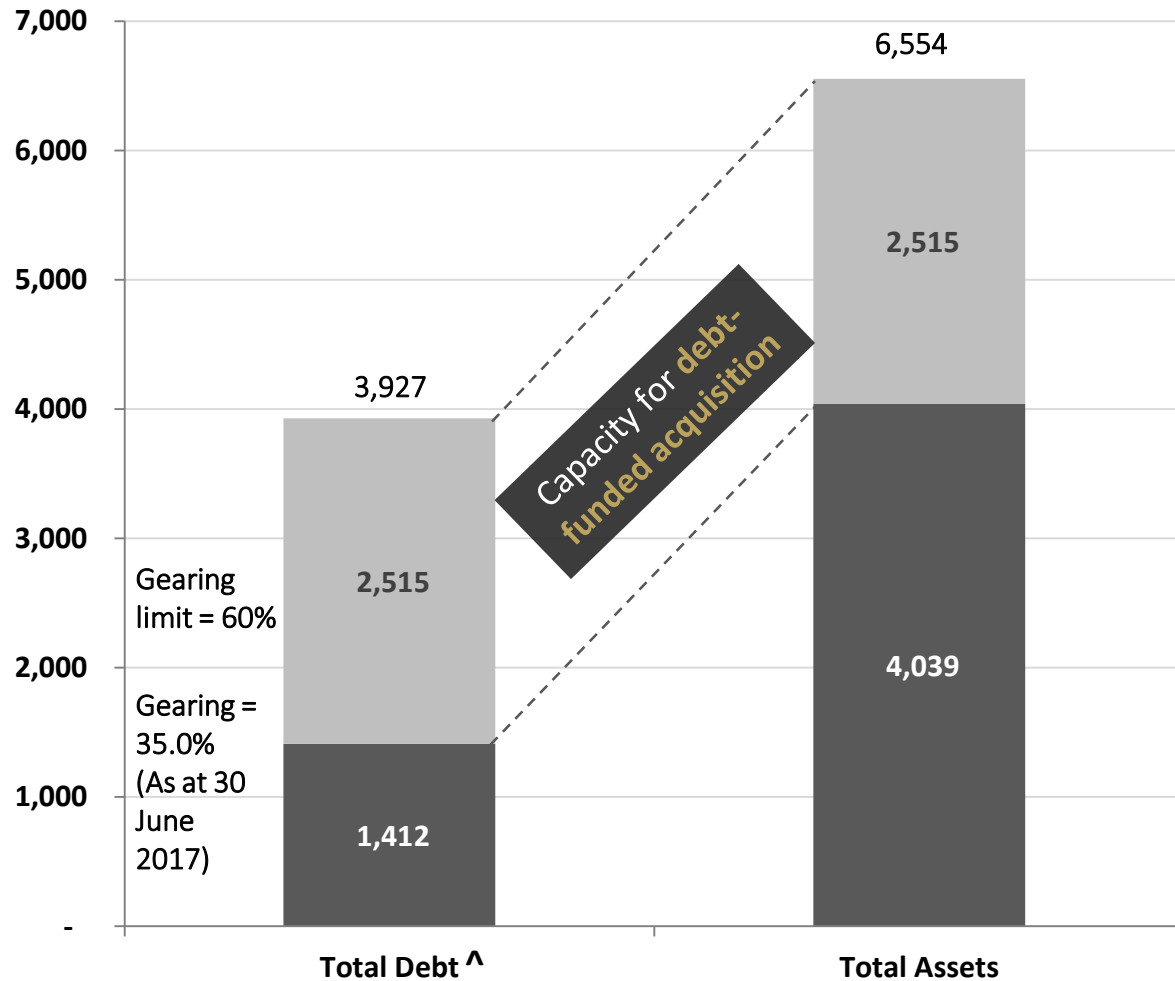
DEBT HEADROOM OF ~RM2,134 million FOR ACQUISITIONS

As at 30 June 2017

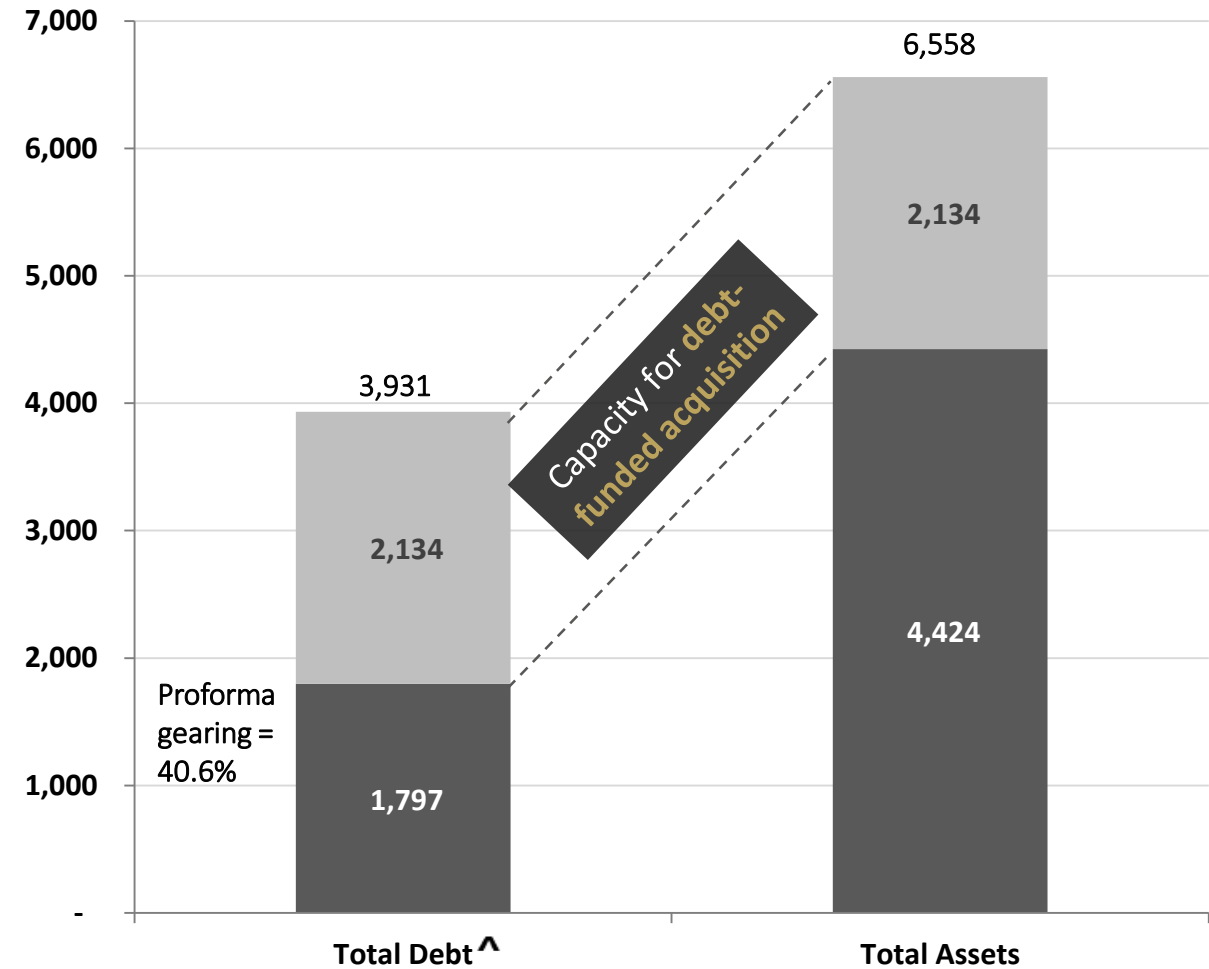
Borrowings of RM385 million*

After completion of the acquisition

RM (million)



RM (million)



Notes:

* For acquisition of The Majestic Hotel Kuala Lumpur and associated costs.

^ Excluding the effects of capitalised transaction costs.

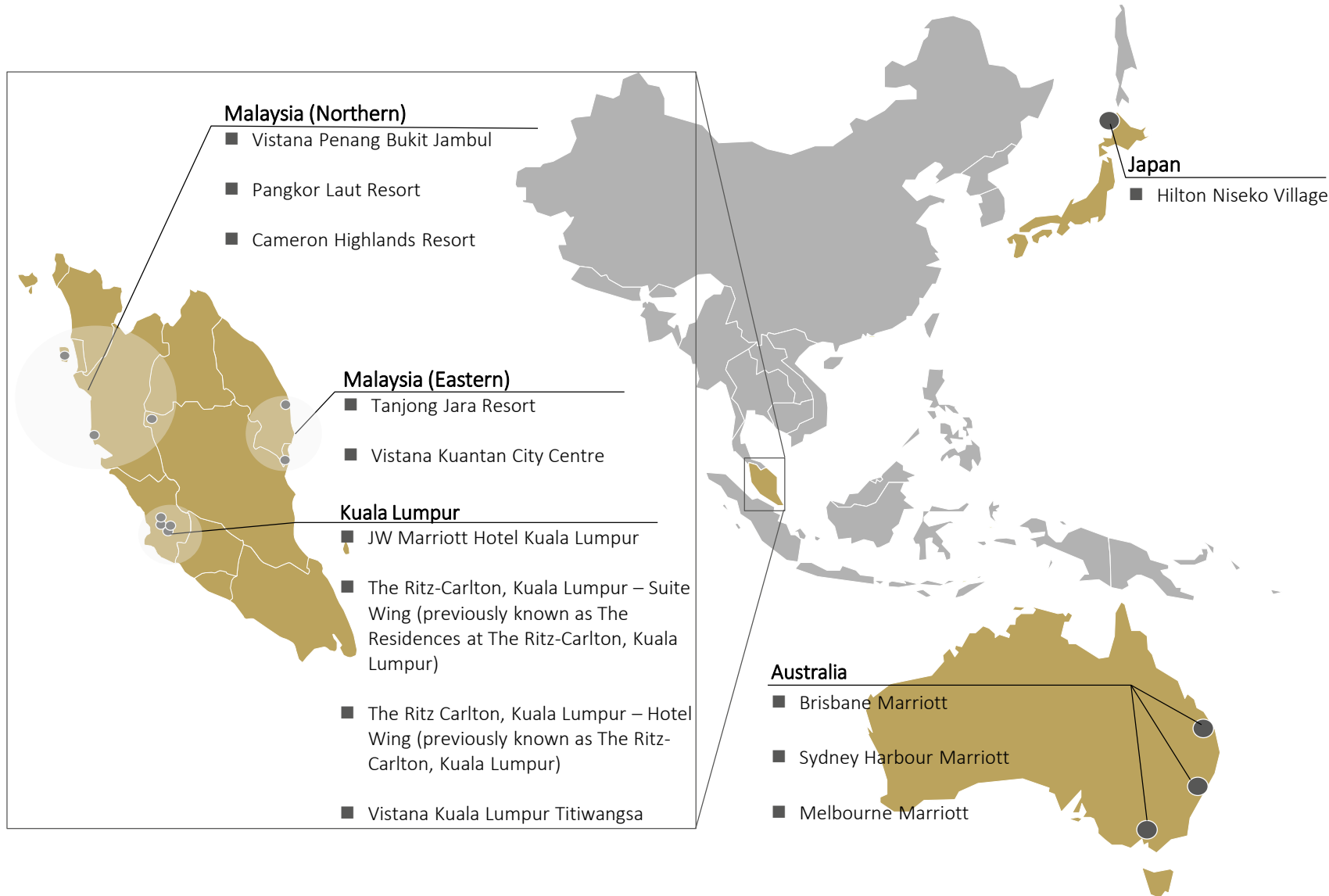


3

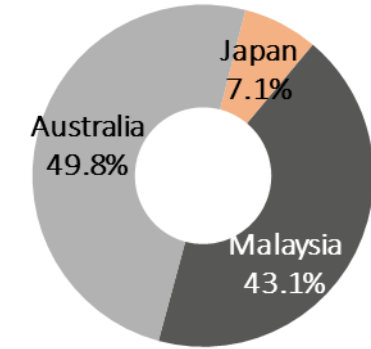
Asset management

LUXURY HOTELS & SERVICED RESIDENCES IN 3 COUNTRIES

YTL HOSPITALITY REIT



ASSET breakdown (by Country)⁽¹⁾



ASSET breakdown (by Contract Type)⁽¹⁾



Note:
 (1) Based on investment properties and property, plant & equipment as at 30 June 2017.

Property	No. of Rooms	Year Acquired	Purchase Price (million)	Annual Lease Rental ⁽¹⁾ (RM million)	Valuation (million)		Changes since acquisition
					FY2016	FY2017 ⁽²⁾	
Malaysia			RM		RM	RM	
JW Marriott Hotel Kuala Lumpur	569	2005	331.0	24.56	410.0	411.0	+24.2%
The Ritz-Carlton, Kuala Lumpur - Suite Wing	114	2007 & 2011	198.0	16.38	254.0	301.0 ⁽³⁾	+52.0%
The Ritz-Carlton, Kuala Lumpur - Hotel Wing	251	2011	250.0	21.63	320.0	341.0 ⁽³⁾	+36.4%
Vistana Penang Bukit Jambul	427	2011	100.0	8.61	117.0	117.0	+17.0%
Vistana Kuala Lumpur Titiwangsa	364	2011	100.0	8.61	125.0	128.3	+28.3%
Vistana Kuantan City Centre	215	2011	75.0	6.30	86.0	88.0	+17.3%
Pangkor Laut Resort	97	2011	97.0	8.82	114.0	116.1	+19.7%
Tanjong Jara Resort	100	2011	87.0	7.35	101.0	101.1	+16.2%
Cameron Highlands Resort	56	2011	50.0	4.20	59.0	60.0	+20.0%
Total Malaysia	2,193		1,288.0	106.46	1,586.0	1,663.5	+29.2%
Japan			JPY		JPY	JPY	
Hilton Niseko Village	506	2011	6,000.0	16.32	6,570.0	7,140.0	+19.0%
Australia			AUD		AUD	AUD	
Sydney Harbour Marriott	595	2012	249.0	n.a.	380.0	420.0 ⁽⁴⁾	+68.7%
Brisbane Marriott	267	2012	113.0	n.a.	87.0	85.0	(24.8%)
Melbourne Marriott	186	2012	53.0	n.a.	77.4	78.4	+47.9%
Total Australia	1,048		415.0		544.4	583.4	+40.6%
TOTAL	3,747						

Notes:

(1) Derived by annualising the applicable monthly rental as at 30 June 2017.

(2) As at 31 May 2017.

(3) Post rental revisions for renovations carried out on the properties.

(4) Renovations carried out on the property.

	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017
Malaysia	Under Master Leases						
Japan	Under Master Lease						
Australia	—	—	83.1% ⁽¹⁾	84.2%	84.4%	86.4%	86.9%

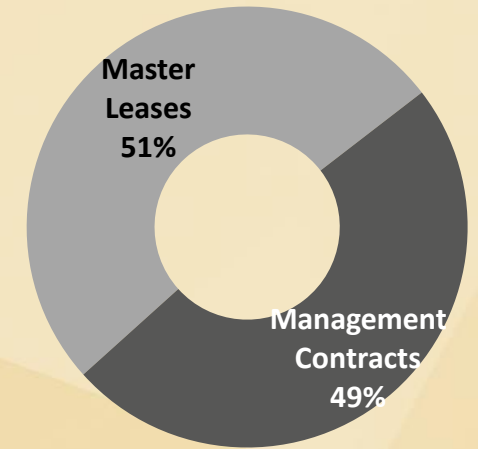
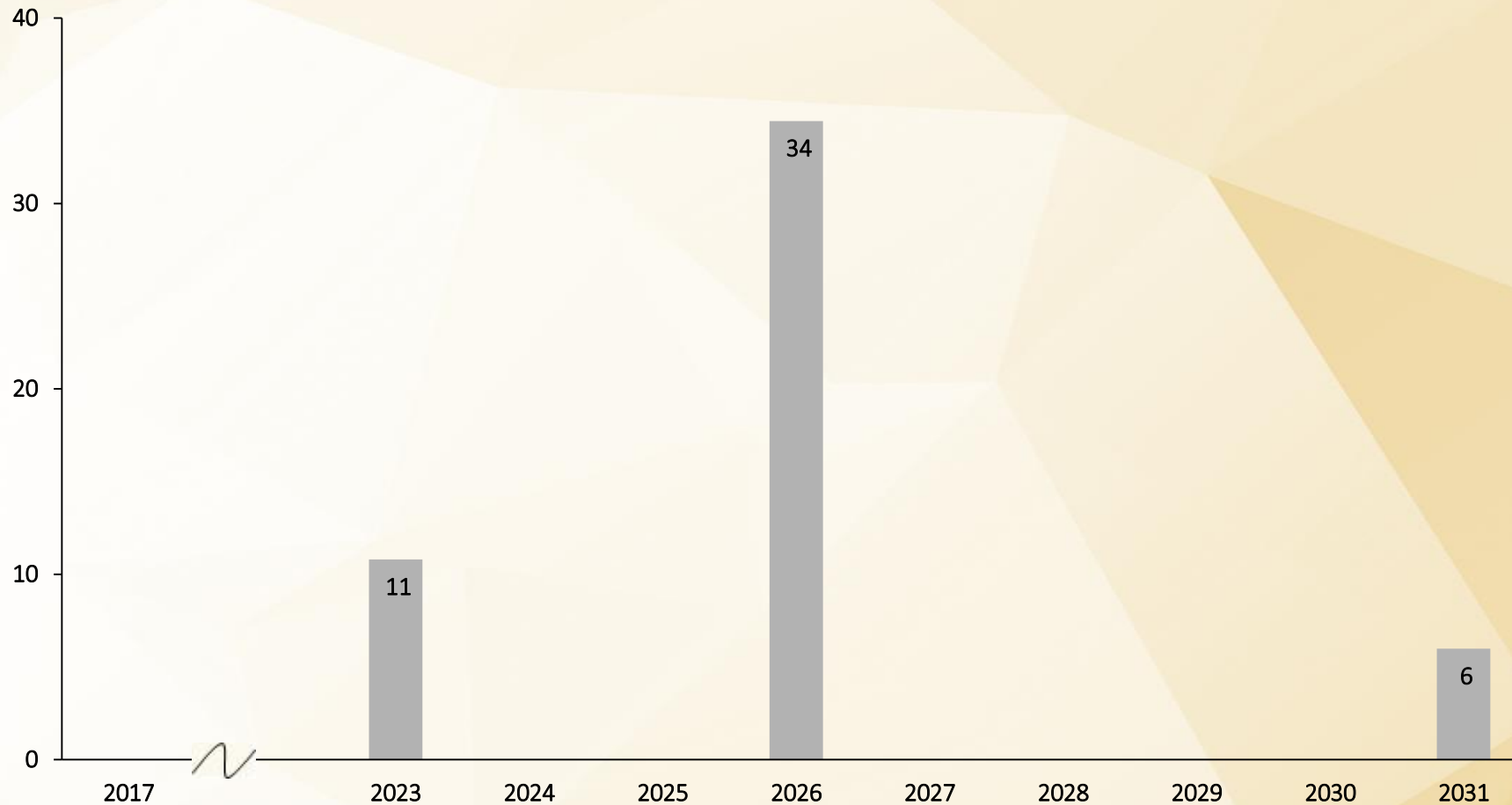
Note:

(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 *)

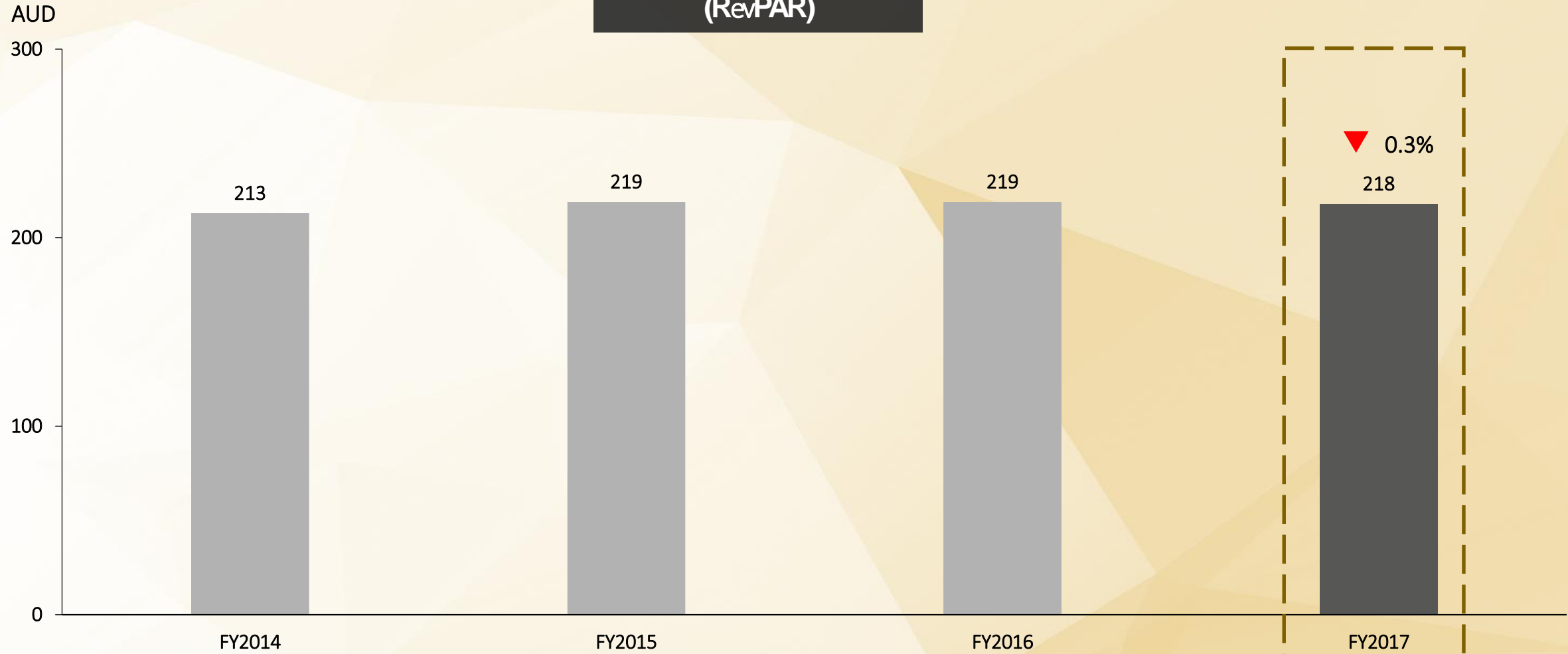
Master leases

NET property income
(% of total *)

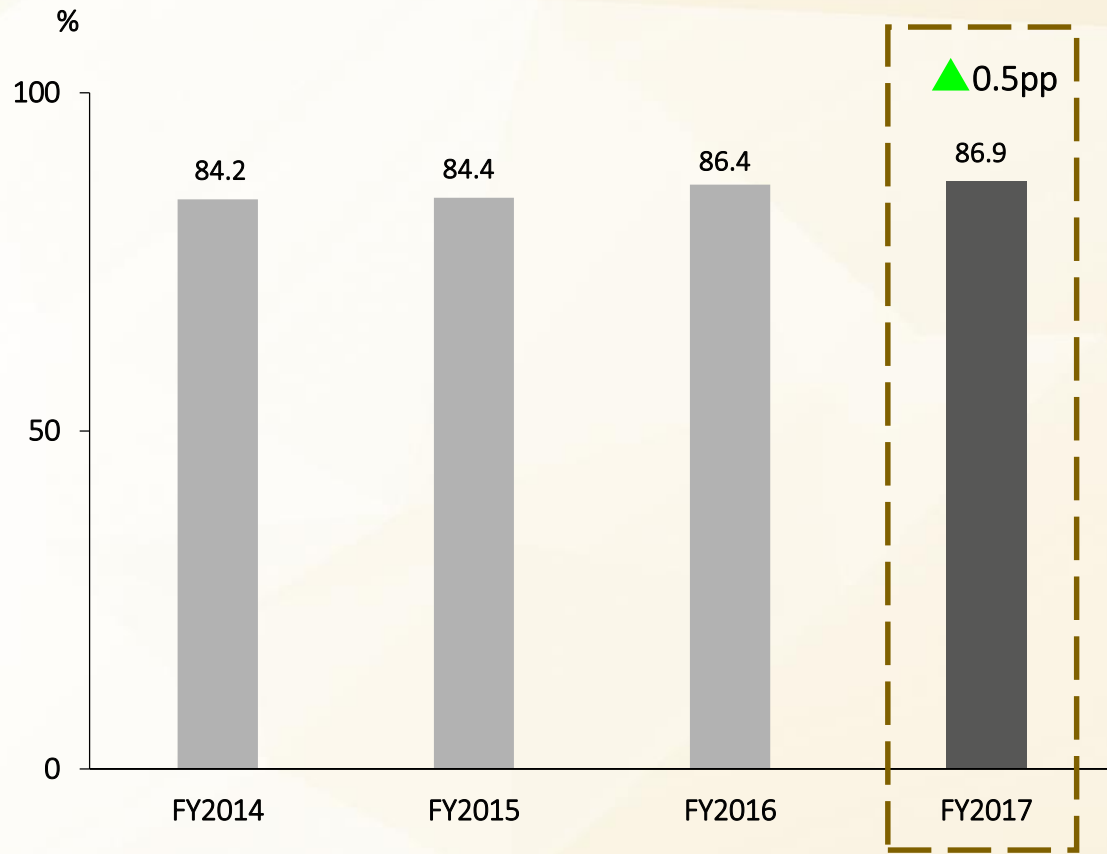


Note:
* For the financial year ended 30 June 2017.

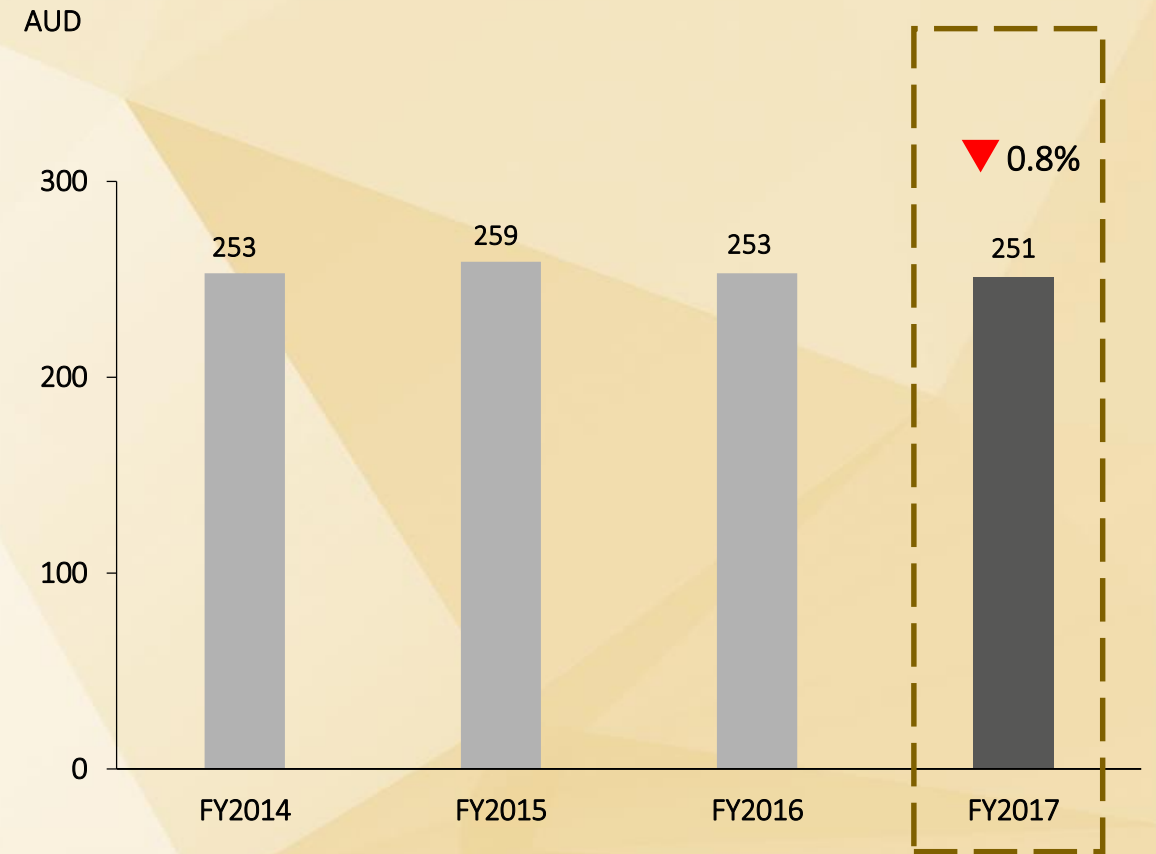
REVENUE per available room (RevPAR)



Average occupancy



Average daily rate (ADR)





A fresh new look after the completion of an extensive refurbishment



Silvester's
Proudly Australian Fine Dining
"Farm to Table" Concept
Fresh Sustainable Produce
Australian Wines
Live Kitchen

120 Seats

Function Seating Capacity up to 200 Pax

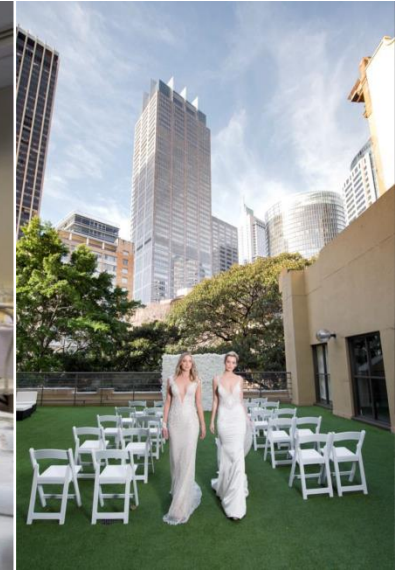


Three Bottle Man
Capacity:
Indoor 20 Pax
Outdoor 50 Pax



Customs House Bar
Capacity:
Indoor 80-100 Pax
Outdoor 150-170 Pax





Function/Meeting Spaces



Various Events
Parties | Launches | Brand Activation

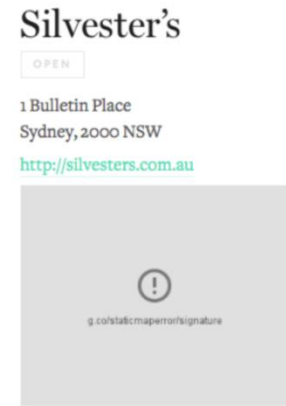


Wide Media Coverage

Sydney Morning Herald – February 2017
 Print Audience: 95,733
 Online Audience: 4,970,699



The Urban List – May 2017
 Audience: 526,694



OPENING HOURS

SUN	7:00AM - 11:00PM
MON	6:30AM - 11:00PM
TUE	6:30AM - 11:00PM
WED	6:30AM - 11:00PM
THU	6:30AM - 11:00PM
FRI	6:30AM - 11:00PM
SAT	7:00AM - 11:00PM



OWN THIS BUSINESS? CLICK HERE TO CLAIM YOUR PAGE.

THE VERDICT

Silvester's is Sydney's newest contemporary Australian restaurant, and like the famous Sylvester Stallone (we're talking about the O.G Rocky here guys), this venue is rising to the challenge. Located in the swanky new Marriott, in Sydney's CBD, Silvester's is paying homage to two of the city's earliest butchers, the 'Silvester Brothers', who once owned the space that now houses the restaurant.

GQ Online – June 2017
 Audience: 202,000



Sydney CBD: Three Bottle Man

The newest bar on the block, Three Bottle Man takes its name from William Pitt, the late 18th-century British prime minister (and youngest ever) who famously always carried three bottles with him, each containing a different liquor. The bar is running with the theme, with everything served in threes – three varieties of gin, three reds, three whites and so on. They change each week but they'll always be Australian kudos to the local booming boutique spirit scene.

Aside from the Aussie beverages, chef Raphael Szurek's menu is pretty captivating, offering all-day snacks and breakfast. Dishes include burrito with roasted Portobello mushrooms and a house-made charcuterie. The breakfast menu is perfectly tailored to the CBD grab-and-go crowd with options like house-made coconut yoghurt on muesli and trout tataki with pickled vegetables. Just don't leave without a whiskey.

1 Bulletin Place, Sydney 2000; threebottleman.com.au

Positive Influencer Coverage

JessieKhou – May 2017
Audience: 100,476



jessie_khou
Three Bottle Man

Follow

jessie_khou Found my new go-to coffee spot in the city 🍷 and yes I only ever have one nail polish colour I just get the same one done every time, they don't even ask when I go in anymore... it's been about a year now! Do I change yet!?!
load more comments

racheljames_ That nail colour is pretty perfect though! 🍷
ewyliin 🍷🍷🍷🍷

thuyenhello So beautiful 🍷🍷
alphajourneys Looks delicious 🍷
laureninwanderlust Yaaaaa girl 🍷 slaaaay
annikabckl Love the Details 🍷🍷
lioninthewild Get in my belly, 🍷🍷🍷🍷, I almost always wear the same one too!! 🍷🍷

2,152 likes
11 HOURS AGO

Add a comment...

TwoGirlsOneFork – June 2017
Audience: 55,754



AteaSpoonofStyle – July 2017
Audience: 13,000



ateaspoonofstyle
Three Bottle Man

Follow

ateaspoonofstyle It's only Monday, but I'm already dreaming of weekend brunches and delicious cocktails at @threebottleman! 🍷

The Gnocchi was my favourite dish...even though it didn't contain any meat 🍷
#gnocchi #risotto #sydneyeats #sydneylifestyle #sydneystyle

View all 28 comments

threebottleman Thanks for stopping by @ateaspoonofstyle 🍷 so glad you loved the gnocchi. 🍷

liv_sy Yummy!
wong.foodie Beautiful presentation here and great colors

victoriafederiak 🍷🍷

459 likes
3 DAYS AGO

Add a comment...



4

Appendices

Address	No. 183, Jalan Bukit Bintang, 55100 Kuala Lumpur
Description	A 5-star hotel with 569 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⁾	6 years
Annual rental ⁽²⁾	RM24.56 million
No. of rooms	569
Acquisition date	16 December 2005
Valuation ⁽³⁾	RM411 million



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.

Address	No. 168, 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⁾	14 years
Annual rental ⁽²⁾	RM16.38 million
No. of rooms	114
Acquisition date	16 May 2007 & 15 November 2011
Valuation ⁽³⁾	Parcel 1: RM204 million Parcel 2: RM97 million



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.

* Previously known as *The Residences at The Ritz-Carlton, Kuala Lumpur*.

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⁾	9 years
Annual rental ⁽²⁾	RM21.63 million
No. of rooms	251
Acquisition date	15 November 2011
Valuation ⁽³⁾	RM341 million



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.

* Previously known as The Ritz-Carlton, Kuala Lumpur.

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⁾	9 years
Annual rental ⁽²⁾	RM8.61 million
No. of rooms	427
Acquisition date	15 November 2011
Valuation ⁽³⁾	RM117 million



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.

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⁾	9 years
Annual rental ⁽²⁾	RM8.61 million
No. of rooms	364
Acquisition date	15 November 2011
Valuation ⁽³⁾	RM128.3 million



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.

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⁾	9 years
Annual rental ⁽²⁾	RM6.30 million
No. of rooms	215
Acquisition date	15 November 2011
Valuation ⁽³⁾	RM88 million



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.

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⁾	9 years
Annual rental ⁽²⁾	RM8.82 million
No. of rooms	97
Acquisition date	15 November 2011
Valuation ⁽³⁾	RM116.1 million



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.

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 ⁽¹⁾	9 years
Annual rental ⁽²⁾	RM7.35 million
No. of rooms	100
Acquisition date	15 November 2011
Valuation ⁽³⁾	RM101.1 million



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.

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⁾	9 years
Annual rental ⁽²⁾	RM4.2 million
No. of rooms	56
Acquisition date	15 November 2011
Valuation ⁽³⁾	RM60 million



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.

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⁾	9 years
Annual rental ⁽²⁾	RM16.32 million
No. of rooms	506
Acquisition date	22 December 2011
Valuation ^(3, 4)	JPY7,140 million (RM274.1 million)



Notes:

1. Lease remaining calculated as at 30 June 2017. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 30 June 2017.
3. As at 31 May 2017.
4. RM equivalent based on the exchange rate of JPY100:RM3.8396 as at 30 June 2017.

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)	AUD420 million (RM1,388.7 million)



Notes:

1. As at 31 May 2017.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.3064 as at 30 June 2017.

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 ^(1, 2)	AUD85 million (RM281.0 million)



Notes:

1. As at 31 May 2017.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.3064 as at 30 June 2017.

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)	AUD78.4 million (RM259.2 million)



Notes:

1. As at 31 May 2017.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.3064 as at 30 June 2017.

This presentation shall be read in conjunction with YTL Hospitality REIT's Annual Report for the financial year ended 30 June 2017, a copy of which is available on www.bursamalaysia.com and www.ytlhospitalityreit.com.

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