

YTL HOSPITALITY REIT



Third Quarter FY2024 Financial Results

23 May 2024

FINANCIAL

HIGHLIGHTS

- Income available for distribution of RM27.0 million for 3Q FY2024, +2.8% q-o-q

CAPITAL

MANAGEMENT

- Average interest rates for the quarter
 - Borrowings in Ringgit Malaysia: 5.2%
 - Borrowings in Australian Dollar (AUD): 6.3%
 - Borrowings in Japanese Yen: 1.3%
- Debt headroom of ~RM436 million for acquisitions after the acquisition and proposed renovation of a hotel in Ipoh (formerly known as Syeun Hotel) (“**Ipoh Hotel**”) and the proposed development of Moxy Niseko

PORTFOLIO

MANAGEMENT

- Properties in Malaysia and Japan under master leases
- Properties in Australia (3Q FY2024 vs 3Q FY2023)
 - Average Occupancy Rate: 84.2% vs 78.7%
 - ADR: AUD343 vs AUD307
 - RevPAR: AUD289 vs AUD242
- Renovation Capex in RM million (Incurred / Contracted) as at 31 Mar 2024:
 - AC Hotel Kuala Lumpur Titiwangsa: 14.7 / 15.5
 - AC Hotel Penang Bukit Jambul: 11.8 / 12.5
 - AC Hotel Kuantan City Centre: 9.8 / 10.5
- Acquisition of Ipoh Hotel completed on 8 April 2024
- Proposed Renovation Capex for Ipoh Hotel at up to RM55 million
- Proposed Development of Moxy Niseko at approximately JPY6.38 billion (equivalent to RM199 million)



1

Financial performance 3Q FY2024

FINANCIAL PERFORMANCE: 3Q FY2024

YTL HOSPITALITY REIT

| 1 January - 31 March | 3Q FY2024 | 3Q FY2023 | Change |
|--|--------------|--------------|-------------------------------|
| Total Revenue | 148.6 | 126.9 | + 17.1% ⁽¹⁾ |
| - Hotel Revenue (Management Contracts) | 102.1 | 83.5 | + 22.3% |
| - Lease Rental (Master Leases) | 46.5 | 43.4 | + 7.0% |
| Net Property Income (NPI) | 79.8 | 66.9 | + 19.2% ⁽¹⁾ |
| - Management Contracts | 36.1 | 26.5 | + 36.3% |
| - Master Leases | 43.7 | 40.4 | + 8.0% |
| Income available for distribution | 27.0 | 26.2 | + 2.8% |

Notes:

(1) Increased mainly due to international events held in Australia and increase in international arrivals during the quarter, which led to higher average daily room rates and occupancy rates.

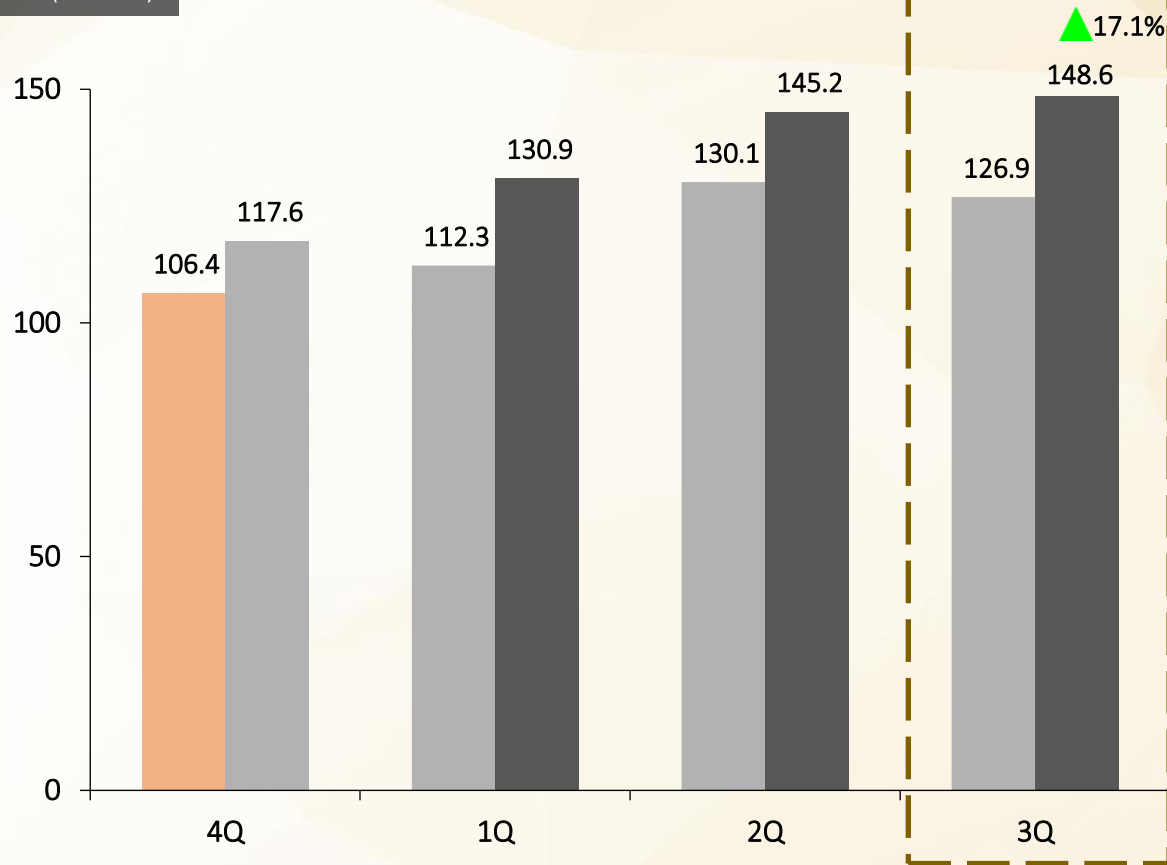
(2) Increased mainly contributed by acquisition of Hotel Stripes Kuala Lumpur.

All figures in RM million unless indicated otherwise.

FY2022 FY2023 FY2024

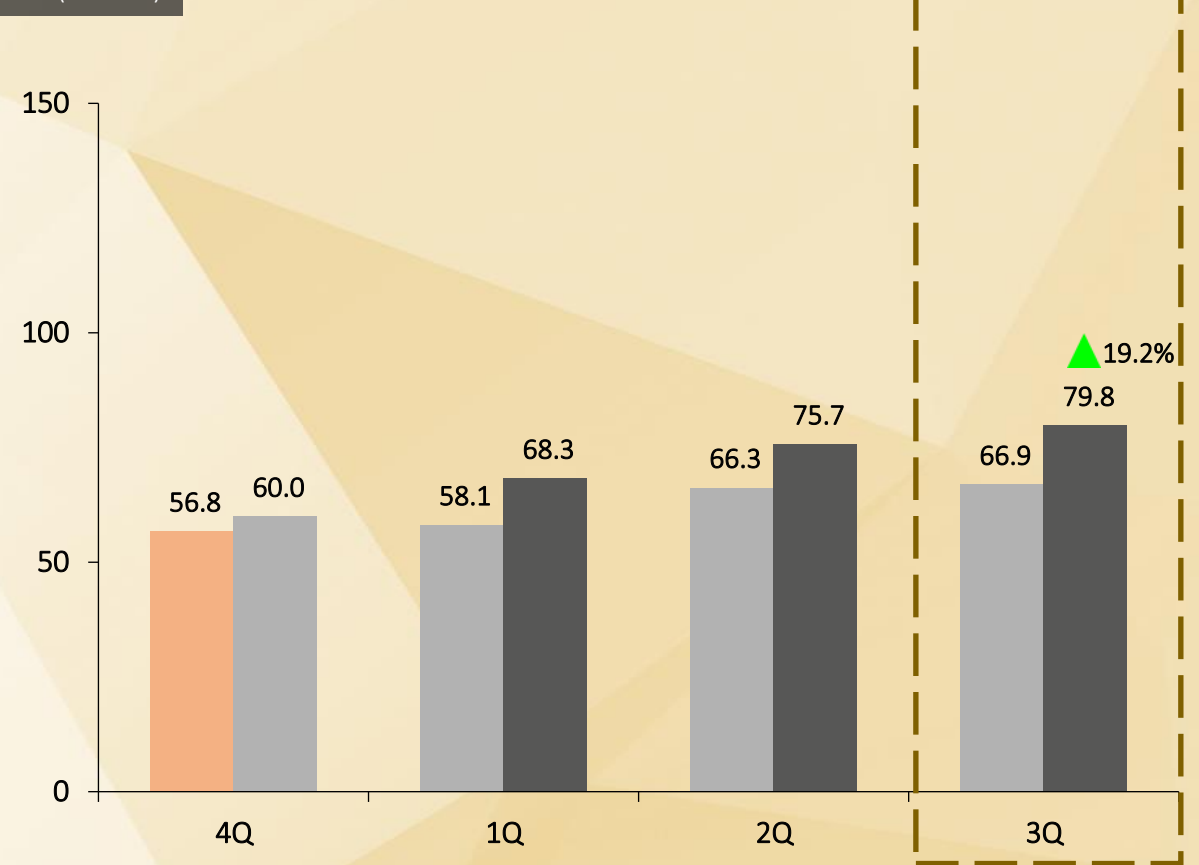
TOTAL revenue

RM (million)



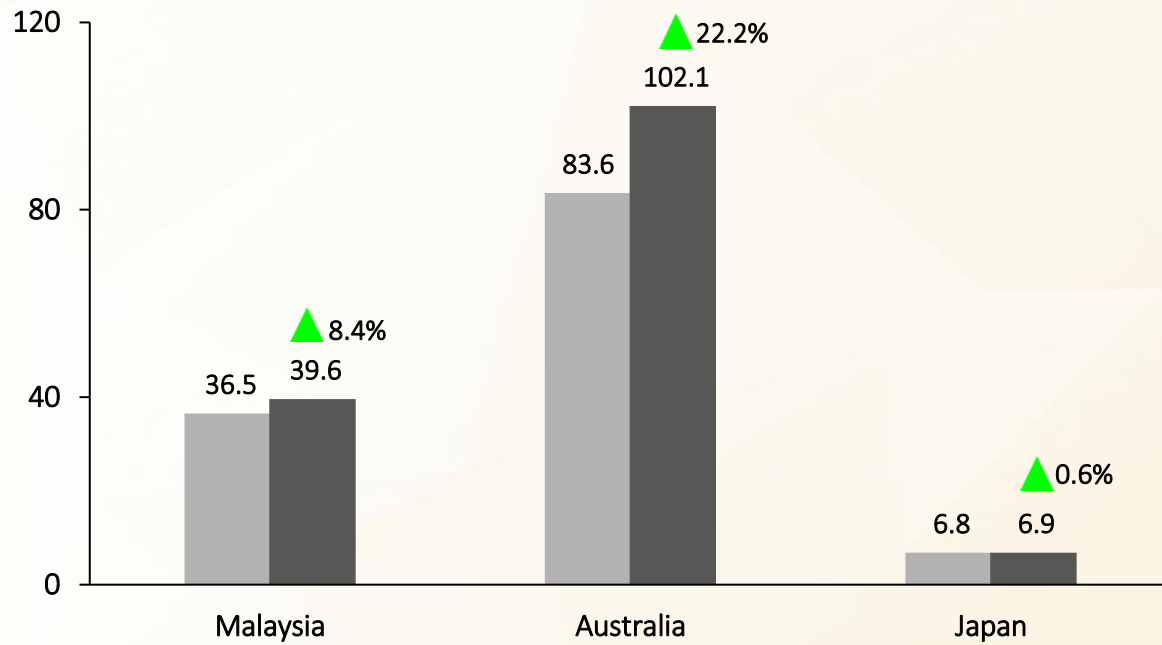
NET property income

RM (million)



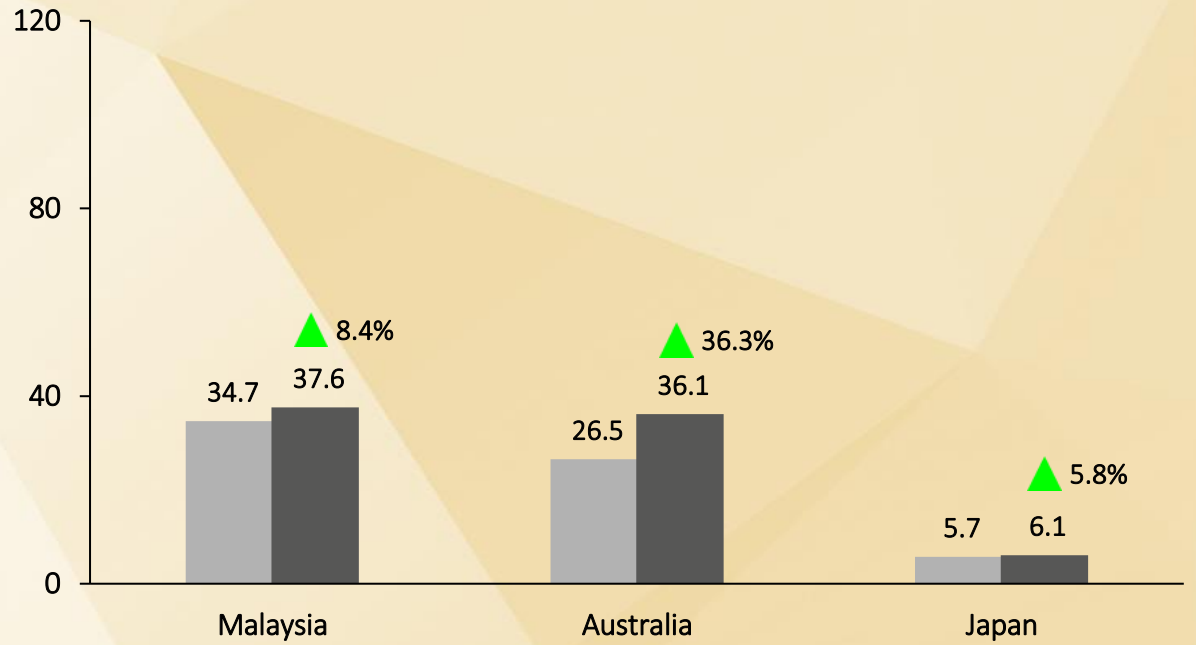
TOTAL revenue

RM (million)



NET property income

RM (million)



3Q FY2023 3Q FY2024



2

Financial performances:
9 months ended 31 March 2024 (YTD FY2024)

FINANCIAL PERFORMANCE: 9 MONTHS ENDED 31 MARCH 2024 (YTD FY2024)

YTL HOSPITALITY REIT

| 1 July - 31 March | YTD FY2024 | YTD FY2023 | Change |
|--|--------------|--------------|-------------------------------|
| Total Revenue | 424.7 | 369.3 | + 15.0% |
| - Hotel Revenue (Management Contracts) | 289.8 | 239.3 | + 21.1% ⁽¹⁾ |
| - Lease Rental (Master Leases) | 134.9 | 130.0 | + 3.7% |
| Net Property Income (NPI) | 223.7 | 191.3 | + 17.0% |
| - Management Contracts | 97.4 | 69.5 | + 40.2% ⁽¹⁾ |
| - Master Leases | 126.3 | 121.8 | + 3.7% |
| Income available for distribution | 106.1 | 84.2 | + 26.0% ⁽²⁾ |
| Distribution paid | (71.2) | (52.2) | + 36.5% |
| Balance undistributed income | 34.9 | 32.0 | + 8.9% |

Notes:

(1) Increased mainly due to international events held in Australia and increase in international arrivals during the quarter, which led to higher average daily room rates and occupancy rates.

(2) Increased mainly due to realisation of final deferred rental for JW Marriott Hotel Kuala Lumpur pursuant to the rental deferral programme upon the expiry of its lease agreement in December 2023.

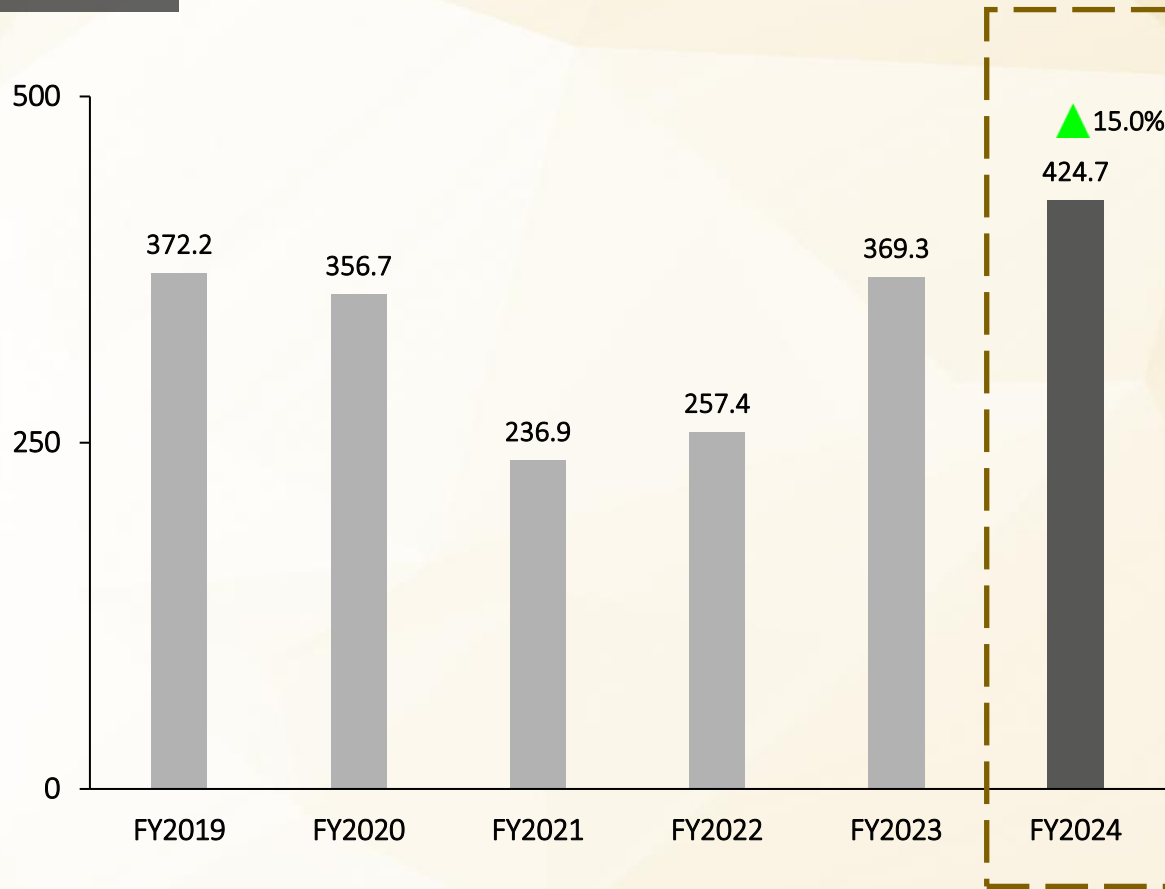
All figures in RM million unless indicated otherwise.

9 MONTHS (1 JUL – 31 MAR) FINANCIAL PERFORMANCE

YTL HOSPITALITY REIT

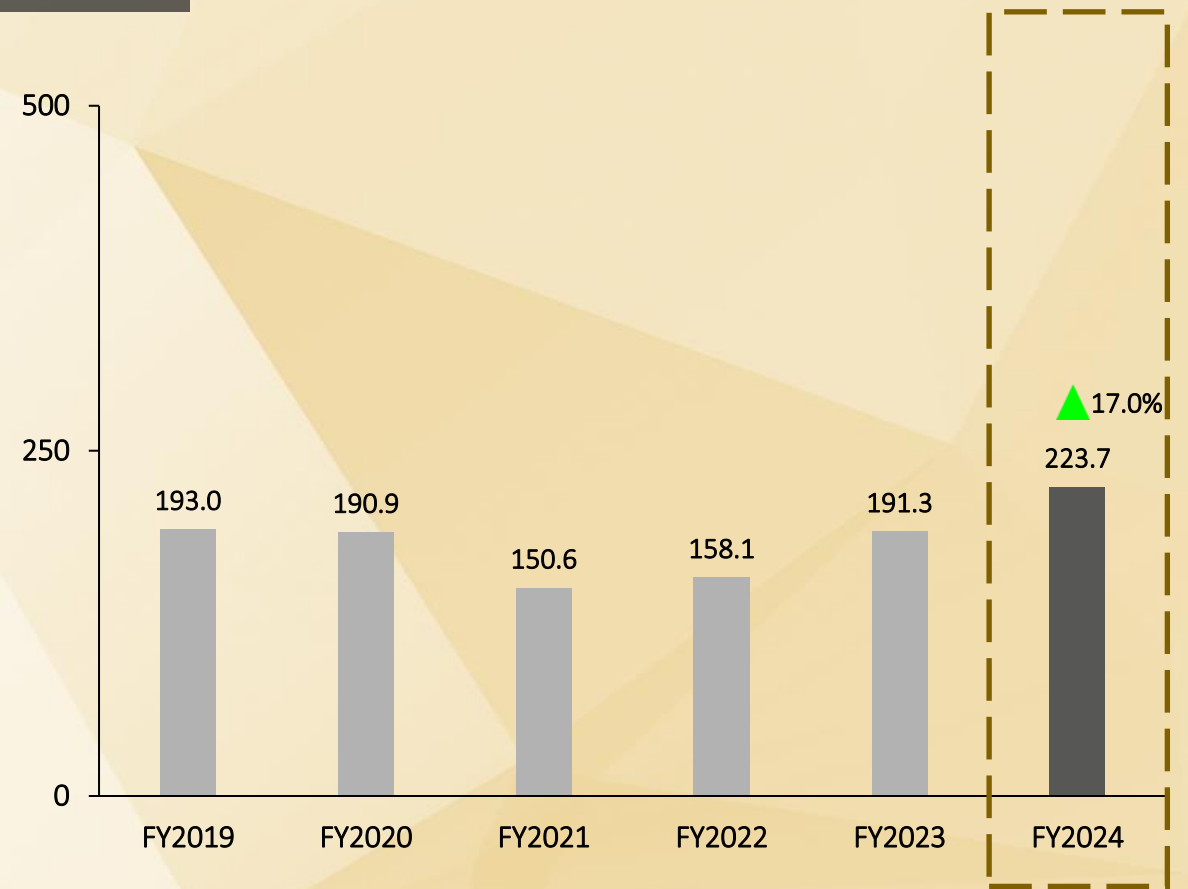
TOTAL revenue

RM (million)



NET property income

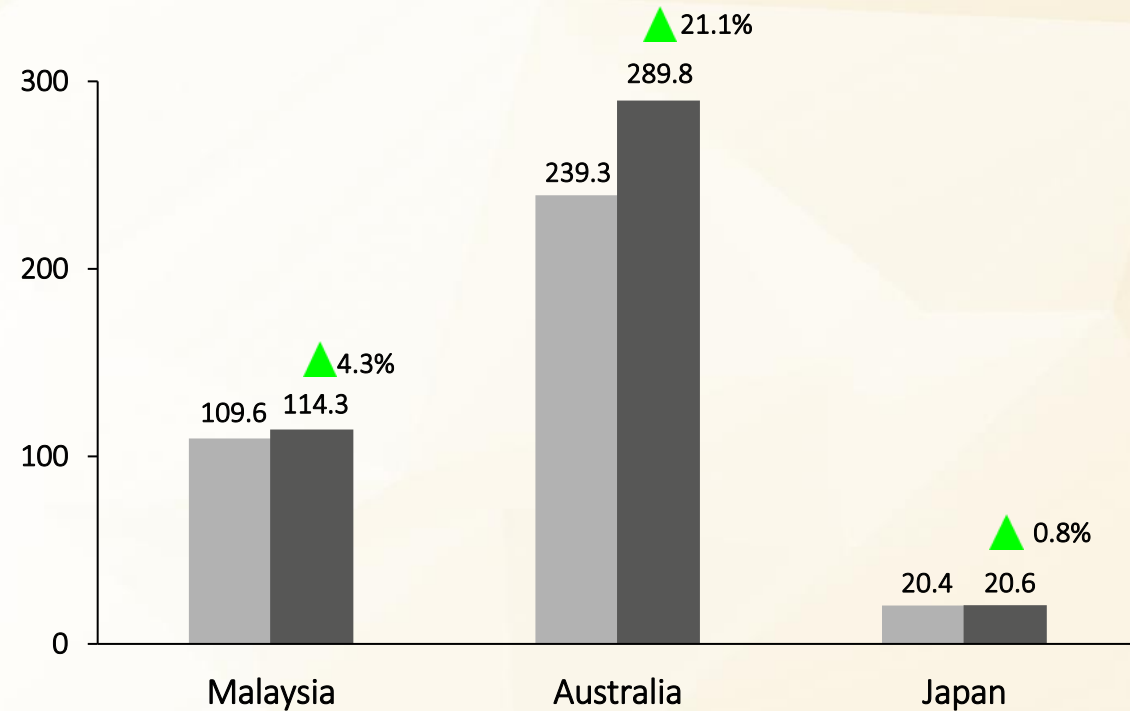
RM (million)



FINANCIAL PERFORMANCE BY COUNTRY: 9 MONTHS (1 JULY – 31 MARCH)

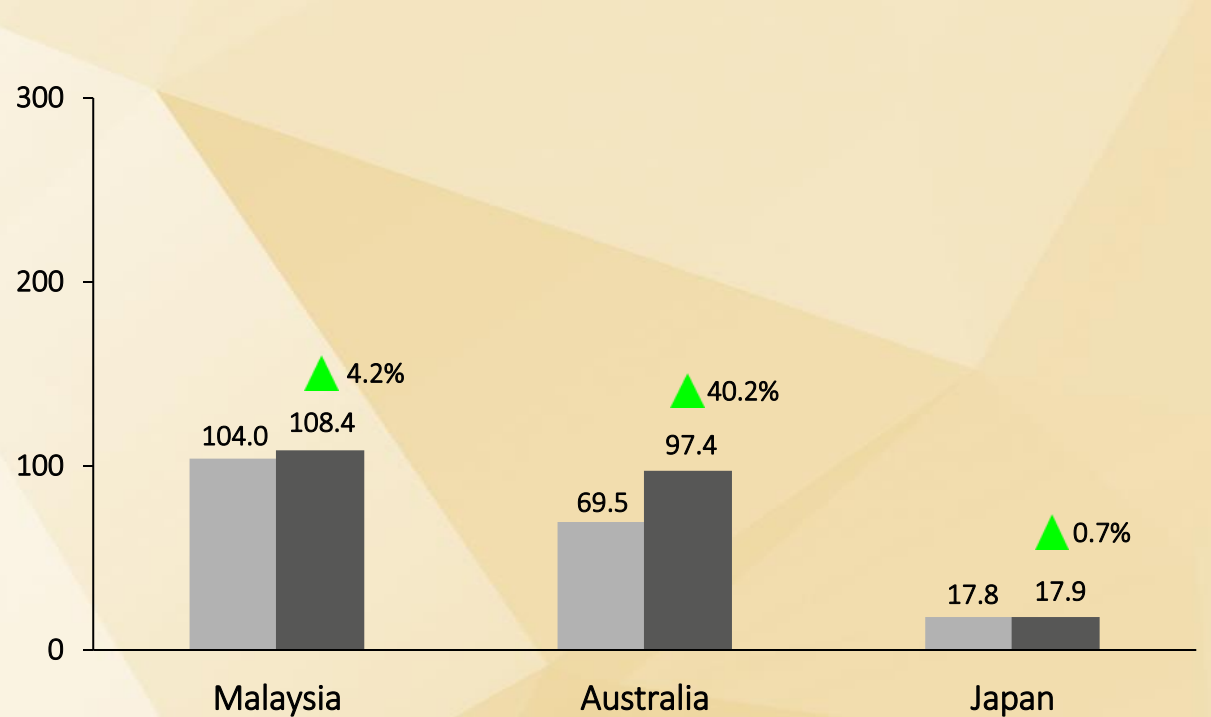
TOTAL revenue

RM (million)



NET property income

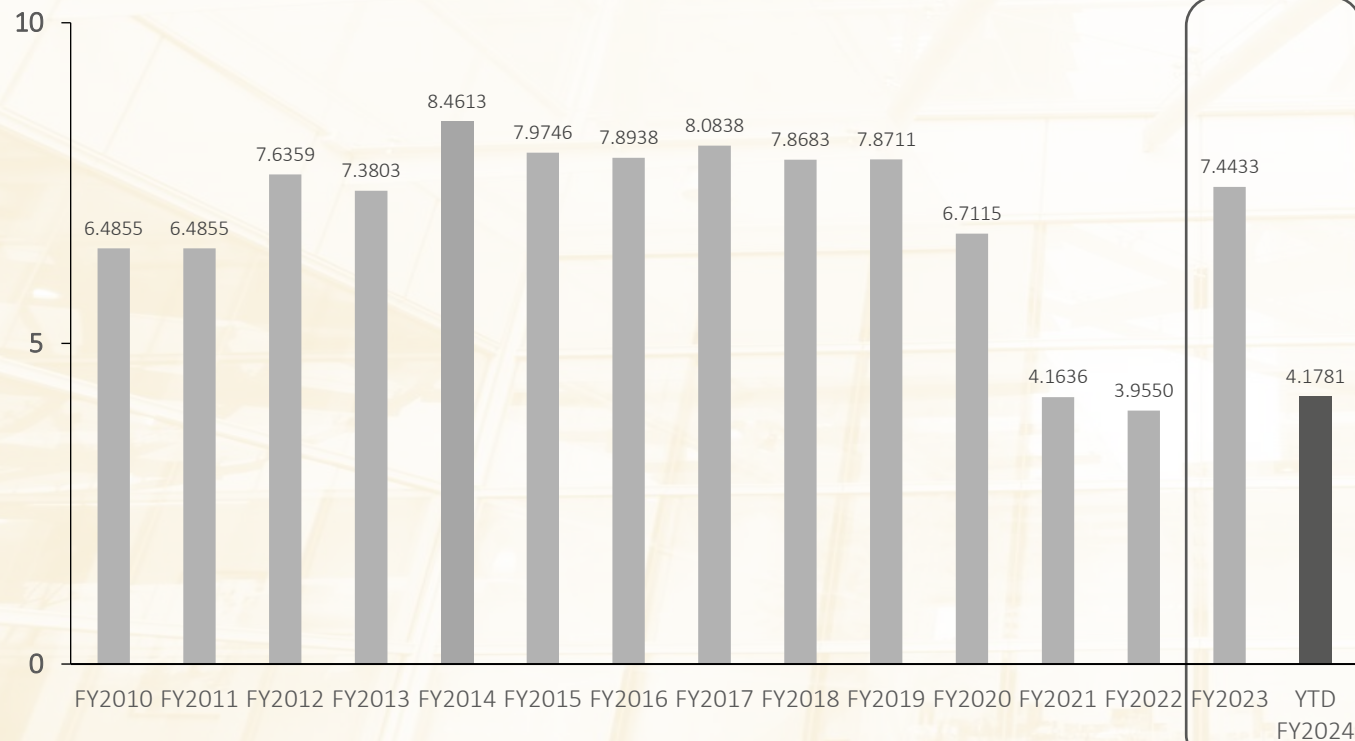
RM (million)



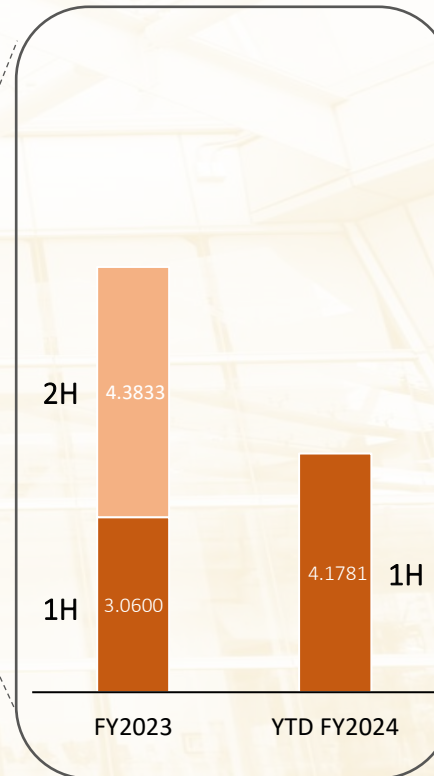
3Q FY2023 3Q FY2024

Total DPU

DPU (sen)



Semi-annual Breakdown



| | Total Distributions* | |
|------------|----------------------|--------|
| | FY2023 | FY2024 |
| Cumulative | 126.9 | 71.2 |
| 2H | 74.7 | |
| 1H | 52.2 | 71.2 |

* In RM million

Notes:

1. Quarterly distributions commenced during the financial year ended 30 June 2014. Change of income distribution frequency from quarterly to semi-annually distributions effective the financial quarter ended 31 March 2020.
2. DPUs subsequent to the issuance of 380,000,000 new placement units on 16 December 2016 are based on the enlarged number of units in issue.

STATEMENT OF FINANCIAL POSITION

YTL HOSPITALITY REIT

| RM ('000) | As at 31 March 2024 (Unaudited) | As at 30 June 2023 (Audited) | Change |
|---------------------------------------|------------------------------------|---------------------------------|-----------------------|
| Investment properties | 2,915,104 | 2,792,750 | + 4.4% ⁽¹⁾ |
| Property, plant and equipment | 2,024,209 | 2,085,578 | (2.9%) |
| Cash & cash equivalents | 171,651 | 183,599 | (6.5%) |
| Other assets | 161,858 | 65,351 | + 147.7% |
| Total Assets | 5,272,822 | 5,127,278 | + 2.8% |
| Borrowings | 2,255,634 | 2,065,981 | + 9.2% ⁽²⁾ |
| Other liabilities | 101,508 | 153,894 | (34.0%) |
| Total Liabilities | 2,357,142 | 2,219,875 | + 6.2% |
| Net Asset Value (NAV) | 2,915,680 ⁽³⁾ | 2,907,403 | + 0.3% |
| Number of units in circulation ('000) | 1,704,389 | 1,704,389 | - |
| NAV per unit (RM) | 1.711 ⁽³⁾ | 1.706 | + 0.3% |

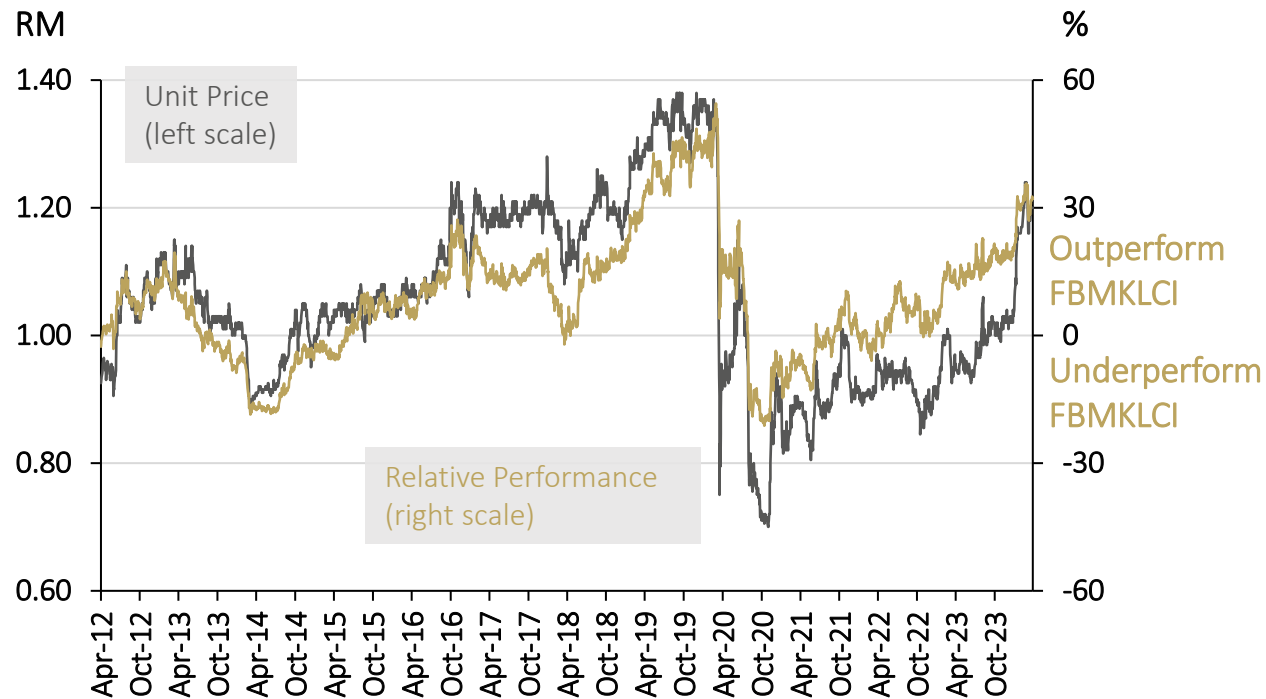
Notes:

(1) Increased due to the acquisition of Hotel Stripes Kuala Lumpur on 31 October 2023.

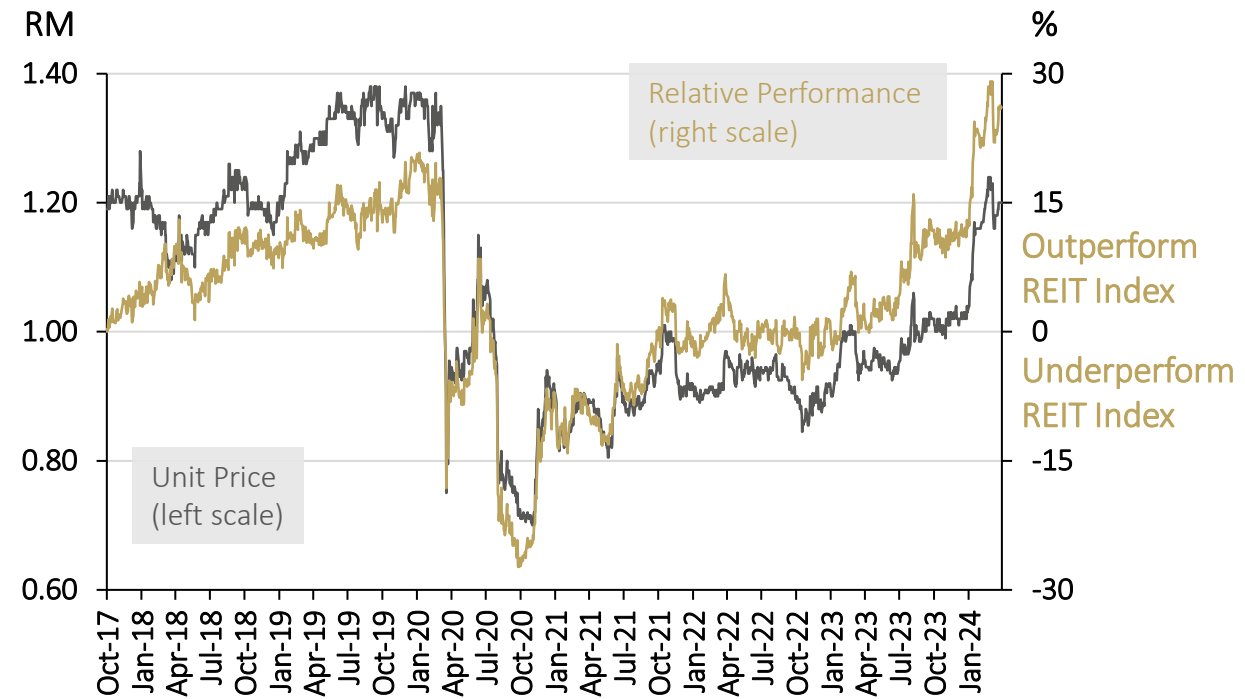
(2) Increased to finance the acquisition of Hotel Stripes Kuala Lumpur and to refurbish certain Malaysian hotel properties.

(3) After total income distribution of RM71.2 million in respect of 1H FY2024.

YTL Hospitality REIT's
Unit Price Movement & Relative Performance to FBMKLCI
(1 January 2012 to 31 March 2024)



YTL Hospitality REIT's
Unit Price Movement & Relative Performance to REIT Index
(1 October 2017 to 31 March 2024)



TRADING STATISTIC

| | |
|--|---------------|
| Closing price ⁽¹⁾ | RM1.20 |
| Market Cap (RM) ⁽¹⁾ | RM2,045 mil |
| Units issued ⁽¹⁾ | 1,704,388,889 |
| Average daily traded volume for 3Q FY2024 ('000 units) ⁽²⁾ | 1,226.3 |

Source: Bloomberg

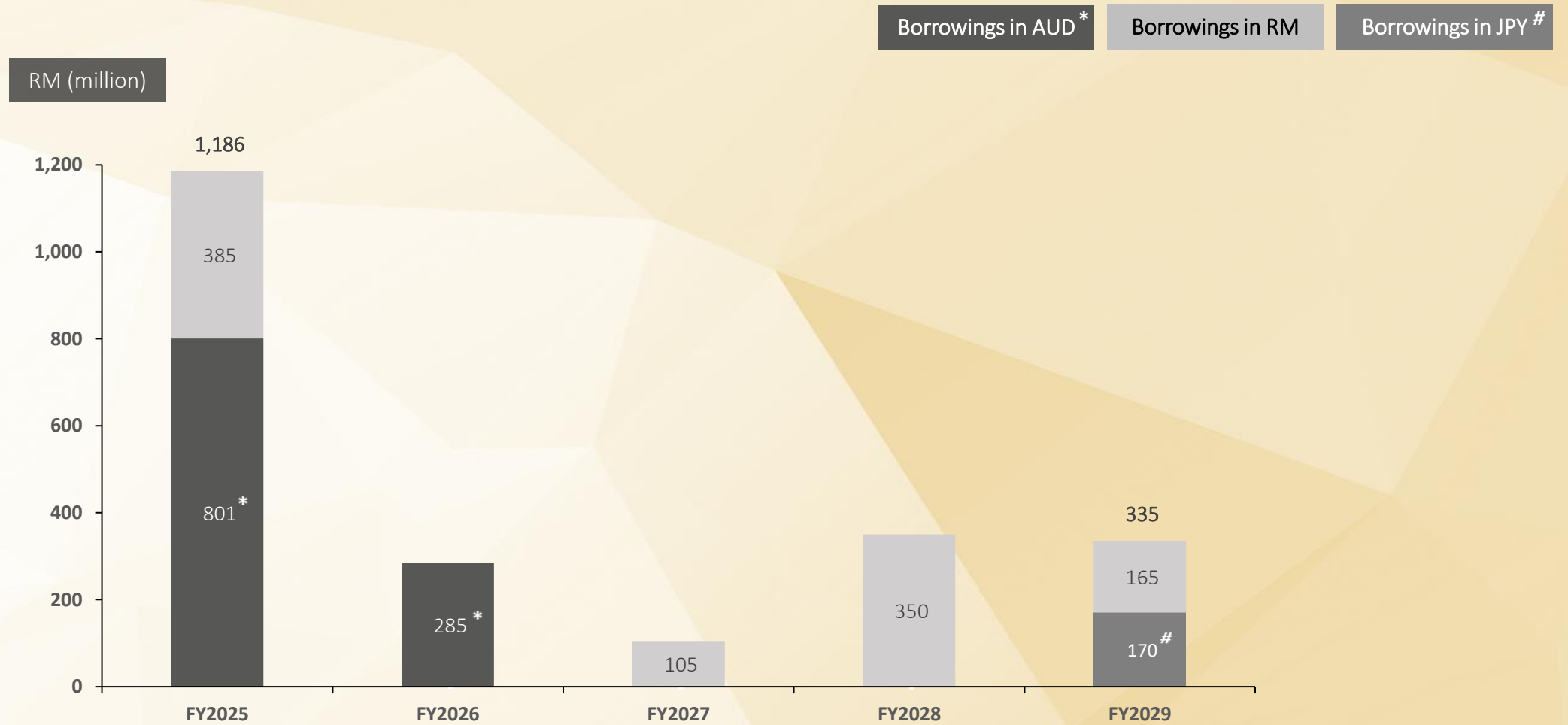
Notes:

(1) As at 29 March 2024.

(2) For the quarter ended 31 March 2024.

3

Capital management



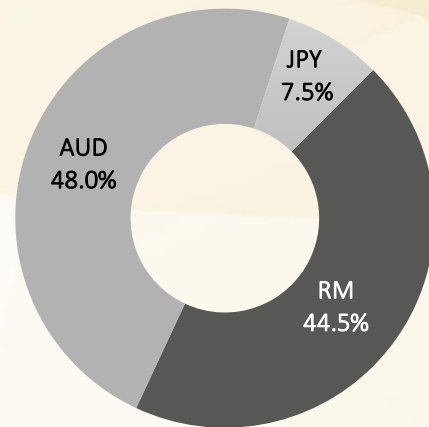
Notes:

^ Excluding the effects of capitalised transaction costs.

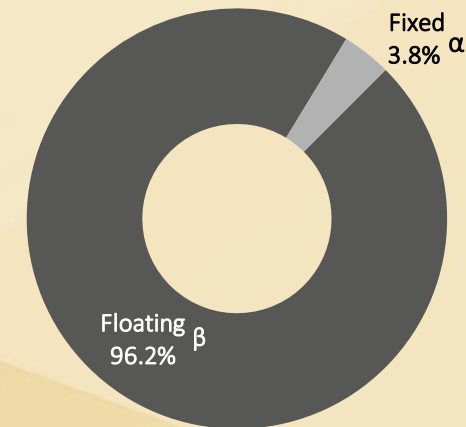
* RM equivalent based on the exchange rate of A\$1.00: RM3.0792 as at 29 March 2024.

RM equivalent based on the exchange rate of JPY100: RM3.1254 as at 29 March 2024.

CURRENCY



INTEREST RATE



| | 31 March 2024 | 31 December 2023 | Change |
|-----------------------------------|---------------|------------------|----------|
| Borrowings [^] (RM'000) | 2,260,644 | 2,288,563 | (1.2%) |
| Total Asset Value (RM'000) | 5,272,822 | 5,370,632 | (1.8%) |
| Gearing (%) | 42.9% | 42.6% | + 0.3 pp |
| Average Interest Rates (%) * | | | |
| - Borrowings in Ringgit Malaysia | 5.2% | 5.1% | + 0.1 pp |
| - Borrowings in Australian Dollar | 6.3% | 6.3% | + 0.0 pp |
| - Borrowings in Japanese Yen | 1.3% | 1.3% | + 0.0 pp |
| Interest Cover * # | 2.6 x | 2.5 x | 0.1 x |

Notes:

* For the respective Quarter.

[^] Excluding the effects of capitalised transaction costs.

Computed as NPI / Finance Cost

^α Denominated in RM.

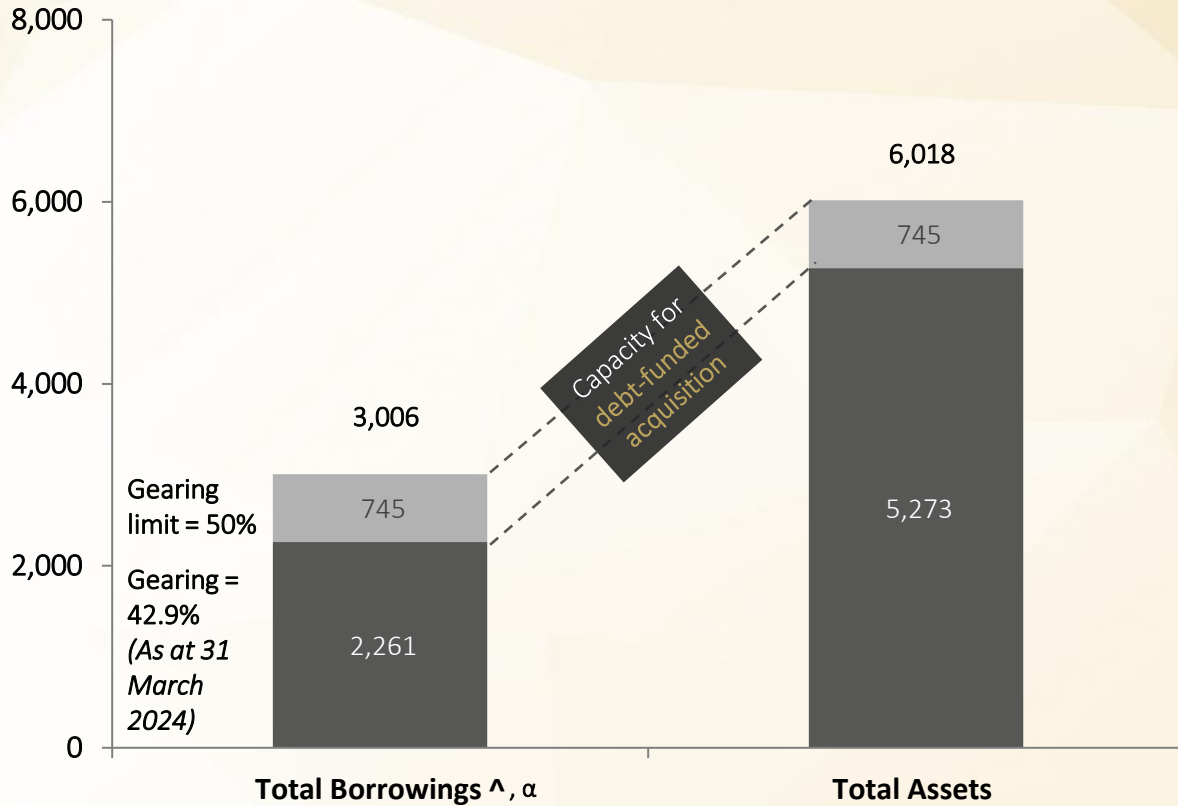
^β 48.0% denominated in AUD, 7.5% denominated in JPY and 40.7% denominated in RM.

DEBT HEADROOM OF ~RM436 million FOR ACQUISITIONS

YTL HOSPITALITY REIT

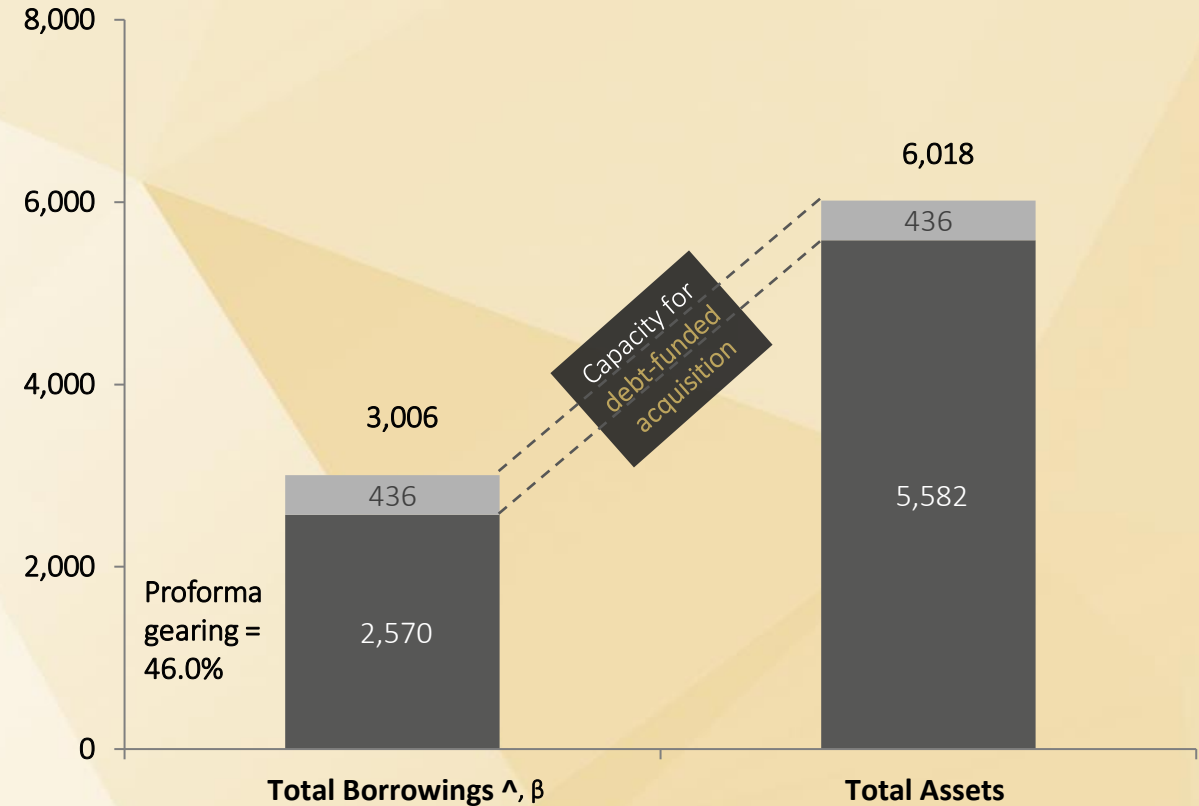
As at 31 March 2024

RM (million)



After completion of the acquisition and proposed renovation of Ipoh Hotel and proposed development of Moxy Niseko

RM (million)



Note:

[^] Excluding the effects of capitalised transaction costs.

^α Included the borrowings for the refurbishments of AC Hotel Kuala Lumpur Titiwangsa, AC Hotel Penang Bukit Jambul and AC Hotel Kuantan City Centre.

^β Assuming completion of the acquisition and proposed renovation of Ipoh Hotel and proposed development of Moxy Niseko.

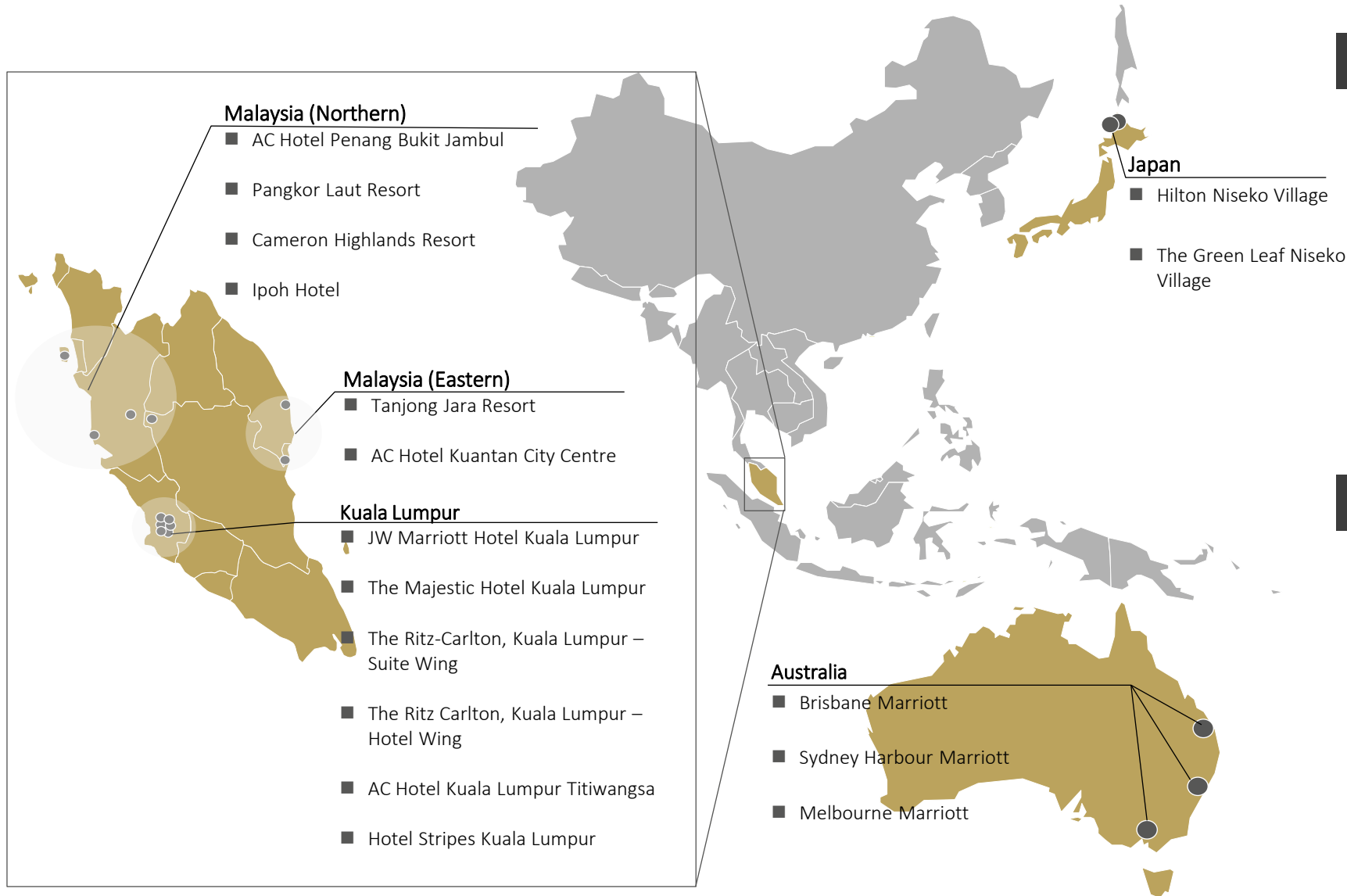


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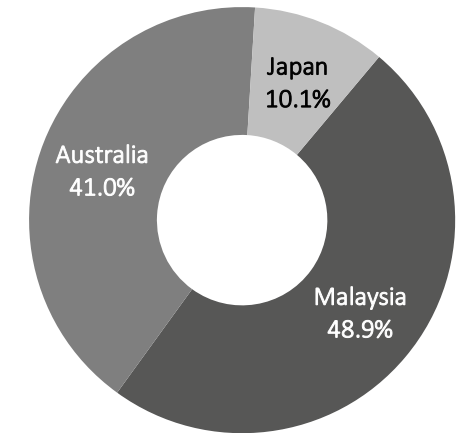
Asset management

LUXURY HOTELS & SERVICED RESIDENCES IN 3 COUNTRIES

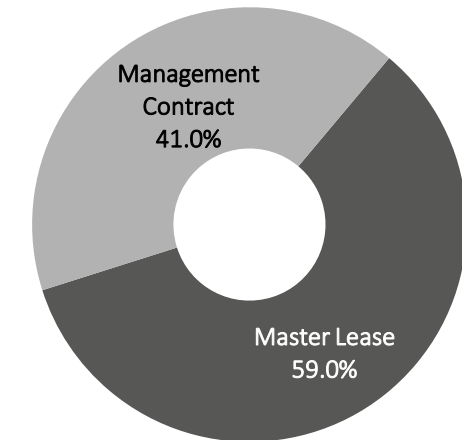
YTL HOSPITALITY REIT



ASSET breakdown (by Country)⁽¹⁾



ASSET breakdown (by Contract Type)⁽¹⁾



Note:
 (1) Based on investment properties and property, plant & equipment as at 31 March 2024.

| | FY2013 | FY2014 | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 | FY2021 | FY2022 | FY2023 | Q3 FY2024 |
|-----------|----------------------|--------|--------|--------|--------|--------|--------|----------------------|----------------------|----------------------|------------------------|----------------------|
| Malaysia | Under Master Leases | | | | | | | | | | | |
| Japan | Under Master Leases | | | | | | | | | | | |
| Australia | 83.1% ⁽¹⁾ | 84.2% | 84.4% | 86.4% | 86.9% | 87.8% | 84.9% | 73.1% ⁽²⁾ | 53.3% ⁽²⁾ | 43.8% ⁽²⁾ | 73.5% ^(2.3) | 84.2% ⁽³⁾ |

Notes:

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

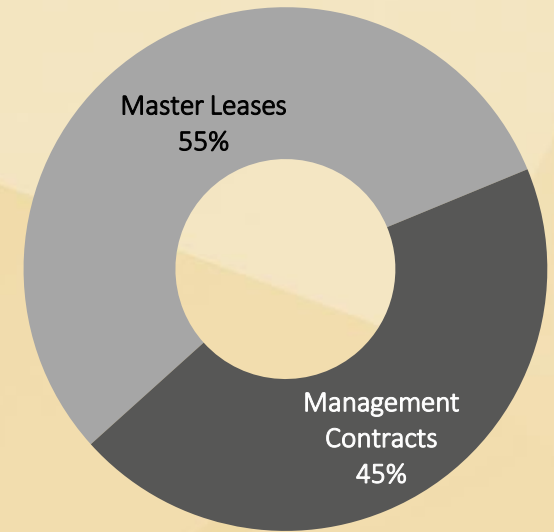
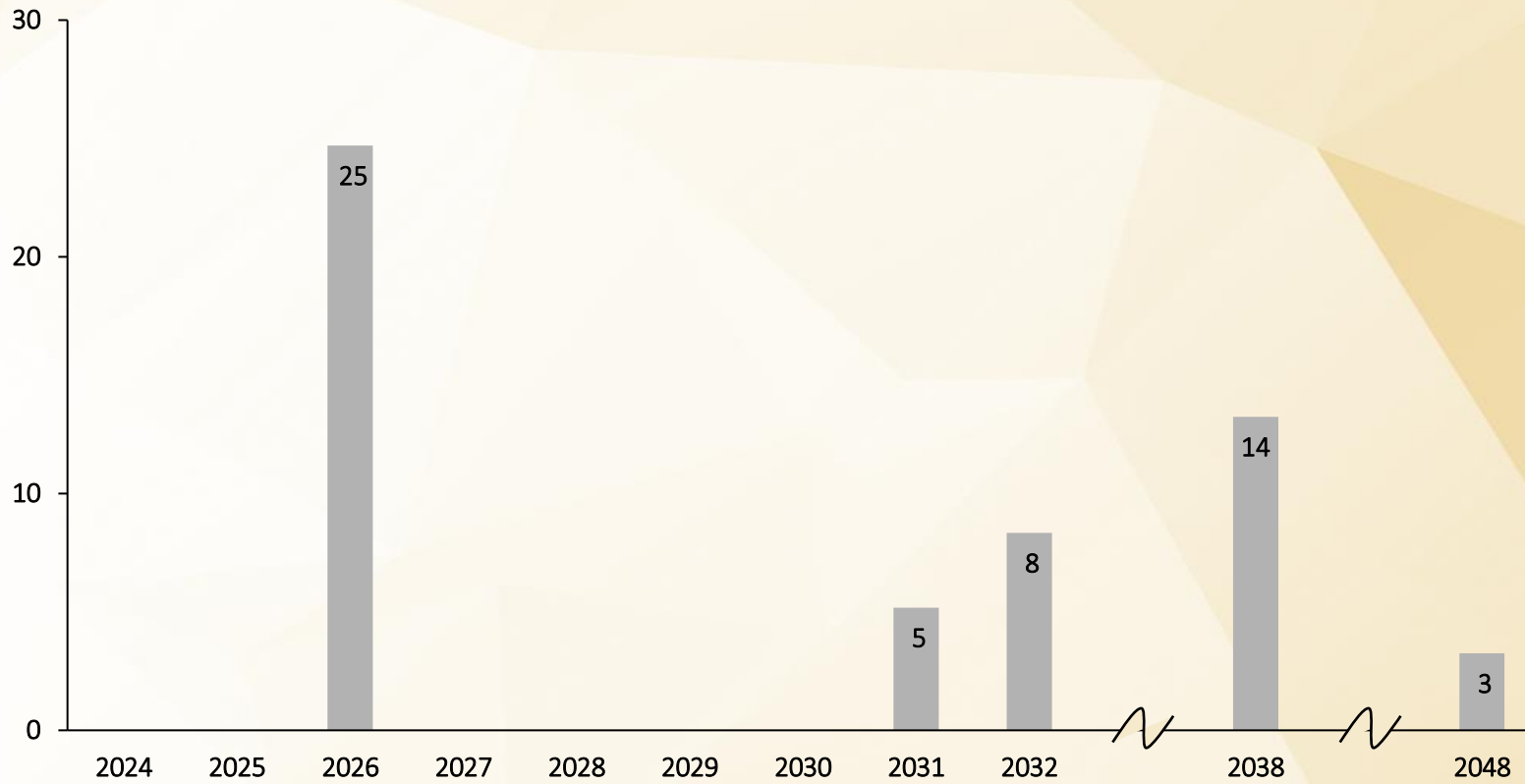
(2) Due to the impact of the COVID-19 pandemic.

(3) Increased mainly due to the reopening of international borders.

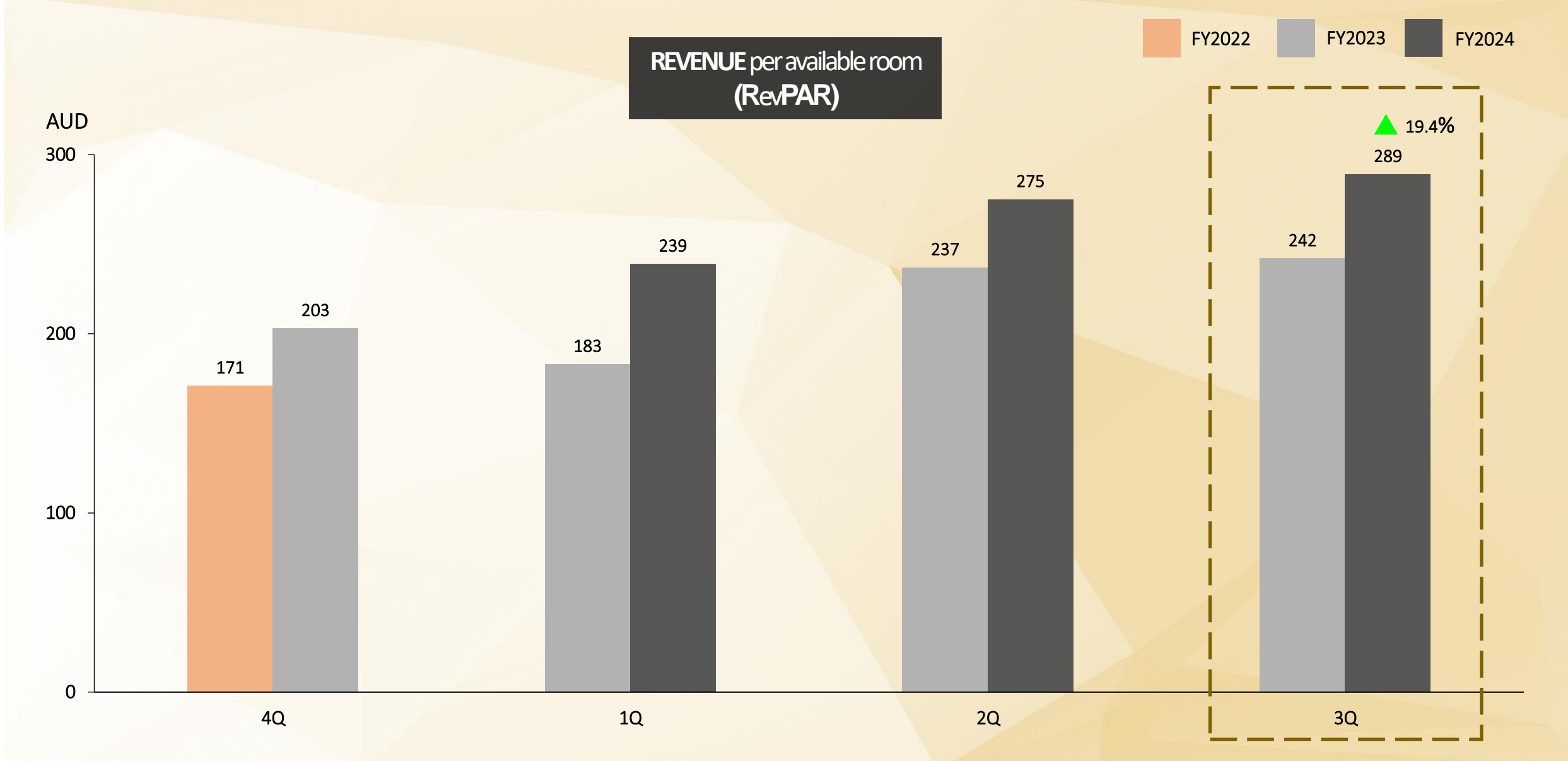
NET property income
(% of total *)

Master leases

NET property income
(% of total *)

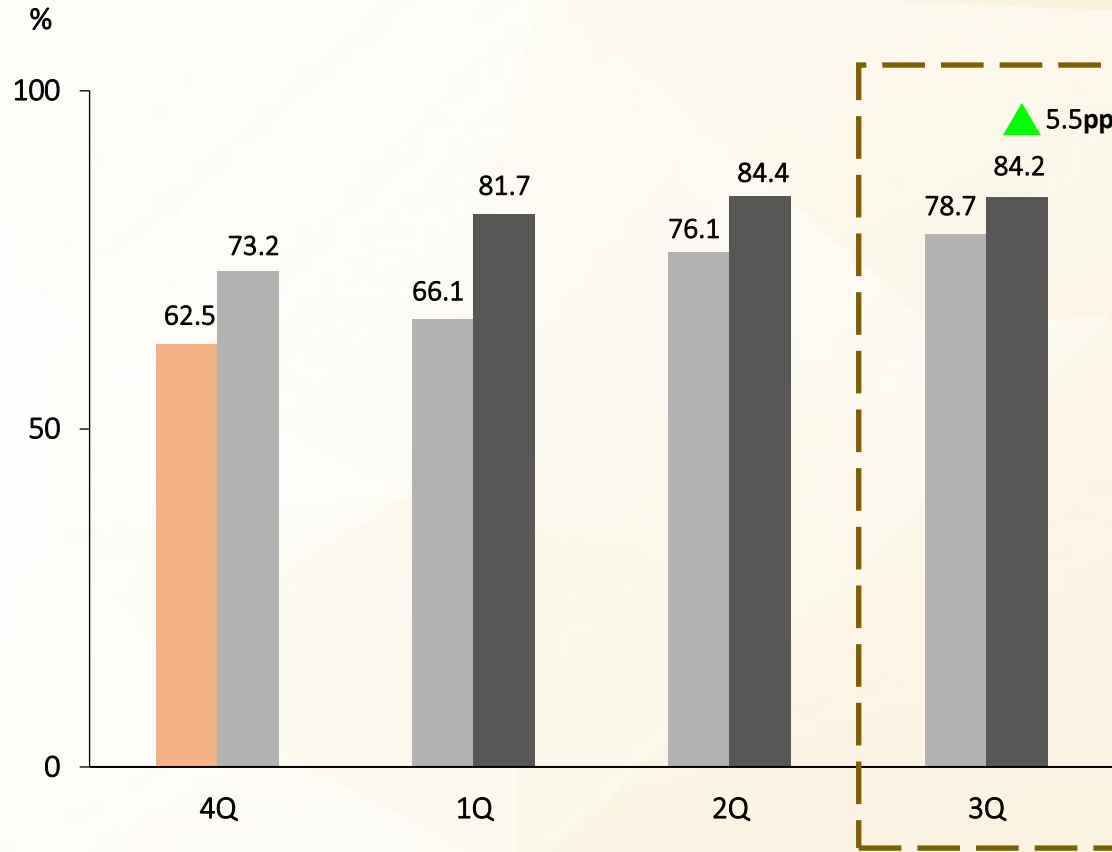


Notes:
* For 3Q FY2024.

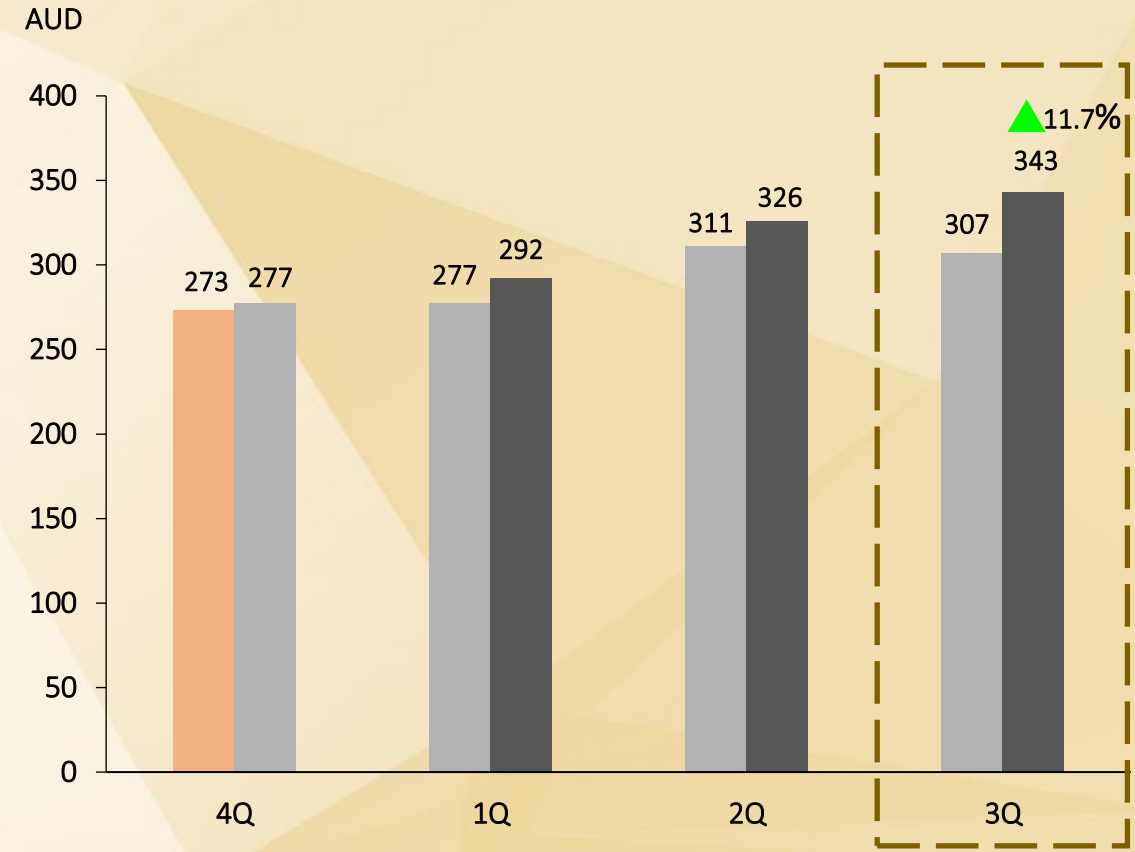


FY2022 FY2023 FY2024

Average occupancy



Average daily rate (ADR)





5

Appendices

| | |
|---------------------------------------|---|
| Address | No. 183, Jalan Bukit Bintang, 55100 Kuala Lumpur |
| Description | A 5-star hotel with 578 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 2038 |
| Master lease remaining ⁽¹⁾ | 15 years |
| Annual rental ⁽²⁾ | Hotel: RM32.75 million Car park: RM2.14 million |
| No. of rooms | 578 |
| Acquisition date | 16 December 2005 |
| Valuation ⁽³⁾ | RM527.5 million |



Notes:

1. Lease remaining calculated as at 31 March 2024.
2. Derived by annualising the applicable monthly rental as at 31 March 2024.
3. As at 31 May 2023.

| | |
|---------------------------------------|--|
| Address | No. 5, Jalan Sultan Hishamuddin, 50000 Kuala Lumpur |
| Description | A 5-star hotel comprising Majestic Wing (original historic hotel building) with 47 luxurious suites, Tower Wing with 253 guestrooms and suites, Majestic Ballroom with seating capacity of 1,200 for banquet or 1,500 theatre-style, Contango restaurant with seating capacity of 250, Colonial Cafe with seating capacity of 120, Orchid Conservatory with seating capacity of 15 and 3 levels of basement car park |
| Tenure | 90-year registered lease expiring on 11 May 2091 |
| Master lease expiry | 2 November 2032 |
| Master lease remaining ⁽¹⁾ | 9 years |
| Annual rental ⁽²⁾ | RM27.93 million |
| No. of rooms | 300 |
| Acquisition date | 3 November 2017 |
| Valuation ⁽³⁾ | RM400.0 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.

| | |
|---------------------------------------|--|
| Address | No. 168, Jalan Imbi, 55100 Kuala Lumpur |
| Description | 22-storey 5-star hotel building comprising 251 rooms with 4-storey basement car park |
| Tenure | Freehold |
| Master lease expiry | 14 November 2026 |
| Master lease remaining ⁽¹⁾ | 3 years |
| Annual rental ⁽²⁾ | RM22.71 million |
| No. of rooms | 251 |
| Acquisition date | 15 November 2011 |
| Valuation ⁽³⁾ | RM362.0 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.

| | |
|---------------------------------------|---|
| Address | No. 168, Jalan Imbi, 55100 Kuala Lumpur |
| Description | Parcel 1: 60 units of hotel suites, 4 levels of commercial podium, 1 level of facilities deck and 2 levels of basement car park Parcel 2: 50 units of hotel suites, 4 units of penthouses and 1 level of basement car park |
| Tenure | Freehold |
| Master lease expiry | 30 June 2031 |
| Master lease remaining ⁽¹⁾ | 7 years |
| Annual rental ⁽²⁾ | RM17.20 million |
| No. of rooms | 114 |
| Acquisition date | 16 May 2007 & 15 November 2011 |
| Valuation ⁽³⁾ | Parcel 1: RM218.0 million Parcel 2: RM106.0 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.

| | |
|---------------------------------------|--|
| Address | No. 9, Jalan Lumut, Off Jalan Ipoh, 50400 Kuala Lumpur |
| Description | 17-storey hotel building with 364 rooms and 2-storey basement car park |
| Tenure | Freehold |
| Master lease expiry | 14 November 2026 |
| Master lease remaining ⁽¹⁾ | 3 years |
| Annual rental ⁽²⁾ | RM9.04 million |
| No. of rooms | 364 |
| Acquisition date | 15 November 2011 |
| Valuation ⁽³⁾ | RM147.0 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.

| | |
|---------------------------------------|---|
| Address | No. 25, Jalan Kamunting, 50300 Kuala Lumpur |
| Description | 20-storey hotel building with 184 rooms and 156 car park bays |
| Tenure | Freehold |
| Master lease expiry | 30 October 2038 |
| Master lease remaining ⁽¹⁾ | 15 years |
| Annual rental ⁽²⁾ | RM9.66 million |
| No. of rooms | 184 |
| Acquisition date | 31 October 2023 |
| Valuation ⁽³⁾ | RM138.0 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024.
3. As at 30 June 2023.

| | |
|---------------------------------------|--|
| Address | No. 213, Jalan Bukit Gambir, Bukit Jambul, 11950 Pulau Pinang |
| Description | 17-storey Hotel Wing with 238 hotel rooms and 26-storey Suite Wing 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⁾ | 3 years |
| Annual rental ⁽²⁾ | RM9.04 million |
| No. of rooms | 427 |
| Acquisition date | 15 November 2011 |
| Valuation ⁽³⁾ | RM126.0 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.

| | |
|---------------------------------------|---|
| 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⁾ | 3 years |
| Annual rental ⁽²⁾ | RM9.26 million |
| No. of rooms | 97 |
| Acquisition date | 15 November 2011 |
| Valuation ⁽³⁾ | RM124.0 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.

| | |
|---------------------------------------|---|
| 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⁾ | 3 years |
| Annual rental ⁽²⁾ | RM7.72 million |
| No. of rooms | 100 |
| Acquisition date | 15 November 2011 |
| Valuation ⁽³⁾ | RM107.0 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.

| | |
|---------------------------------------|--|
| 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⁾ | 3 years |
| Annual rental ⁽²⁾ | RM6.62 million |
| No. of rooms | 215 |
| Acquisition date | 15 November 2011 |
| Valuation ⁽³⁾ | RM95.5 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.

| | |
|---------------------------------------|--|
| 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⁾ | 3 years |
| Annual rental ⁽²⁾ | RM4.41 million |
| No. of rooms | 56 |
| Acquisition date | 15 November 2011 |
| Valuation ⁽³⁾ | RM62.0 million |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.

| | |
|--------------------------|---|
| Address | No. 88, Jalan Sultan Abdul Jalil, 30450 Ipoh, Perak Darul Ridzuan |
| Description | 13-storey hotel building with 291 rooms |
| Tenure | 999-year leasehold expiring on 21 September 2894 |
| No. of rooms | 291 |
| Acquisition date | 8 April 2024 |
| Valuation ⁽¹⁾ | RM58.0 million |



Design rendering for room after renovations

Notes:

1. As at 31 December 2023.

| | |
|---------------------------------------|---|
| 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⁾ | 3 years |
| Annual rental ⁽²⁾ | RM17.13 million |
| No. of rooms | 506 |
| Acquisition date | 22 December 2011 |
| Valuation ^(3, 4) | JPY9,740 million (RM304.41 million) |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024, not including the amount of the deferred rental to be repaid during the financial year ending 30 June 2024.
3. As at 31 May 2023.
4. RM equivalent based on the exchange rate of JPY100:RM3.1254 as at 29 March 2024.

| | |
|---------------------------------------|--|
| Address | Aza-Higashiyama, Niseko-cho, Abuta-gun, Hokkaido |
| Description | 5-storey hotel building with 1-storey of basement comprising 200 rooms |
| Tenure | Freehold |
| Master lease expiry | 25 September 2048 |
| Master lease remaining ⁽¹⁾ | 25 years |
| Annual rental ^(2,4) | JPY331 million (RM10.35 million) |
| No. of rooms | 200 |
| Acquisition date | 26 September 2018 |
| Valuation ^(3, 4) | JPY6,280 million (RM196.28 million) |



Notes:

1. Lease remaining calculated as at 31 March 2024. There is an option for the lessee to renew the lease upon expiry.
2. Derived by annualising the applicable monthly rental as at 31 March 2024.
3. As at 31 May 2023.
4. RM equivalent based on the exchange rate of JPY100:RM3.1254 as at 29 March 2024.

| | |
|-----------------------------|--|
| 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) | AUD504.0 million (RM1,551.92 million) |



Notes:

1. As at 31 May 2023.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.0792 as at 29 March 2024.

| | |
|-----------------------------|---|
| 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) | AUD90.0 million (RM277.13 million) |



Notes:

1. As at 31 May 2023.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.0792 as at 29 March 2024.

| | |
|-----------------------------|---|
| Address | Corner Exhibition and Lonsdale Streets, Melbourne, Victoria |
| Description | 16-storey hotel building comprising 189 rooms with 5 split levels of car park |
| Tenure | Freehold |
| No. of rooms | 189 |
| Acquisition date | 29 November 2012 |
| Valuation ^(1, 2) | AUD80.0 million (RM246.34 million) |



Notes:

1. As at 31 May 2023.
2. RM equivalent based on the exchange rate of A\$1.00:RM3.0792 as at 29 March 2024.

This presentation shall be read in conjunction with YTL Hospitality REIT's interim financial report for the quarter ended 31 March 2024, a copy of which is available on www.bursamalaysia.com and www.ytlhospitalityreit.com.

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