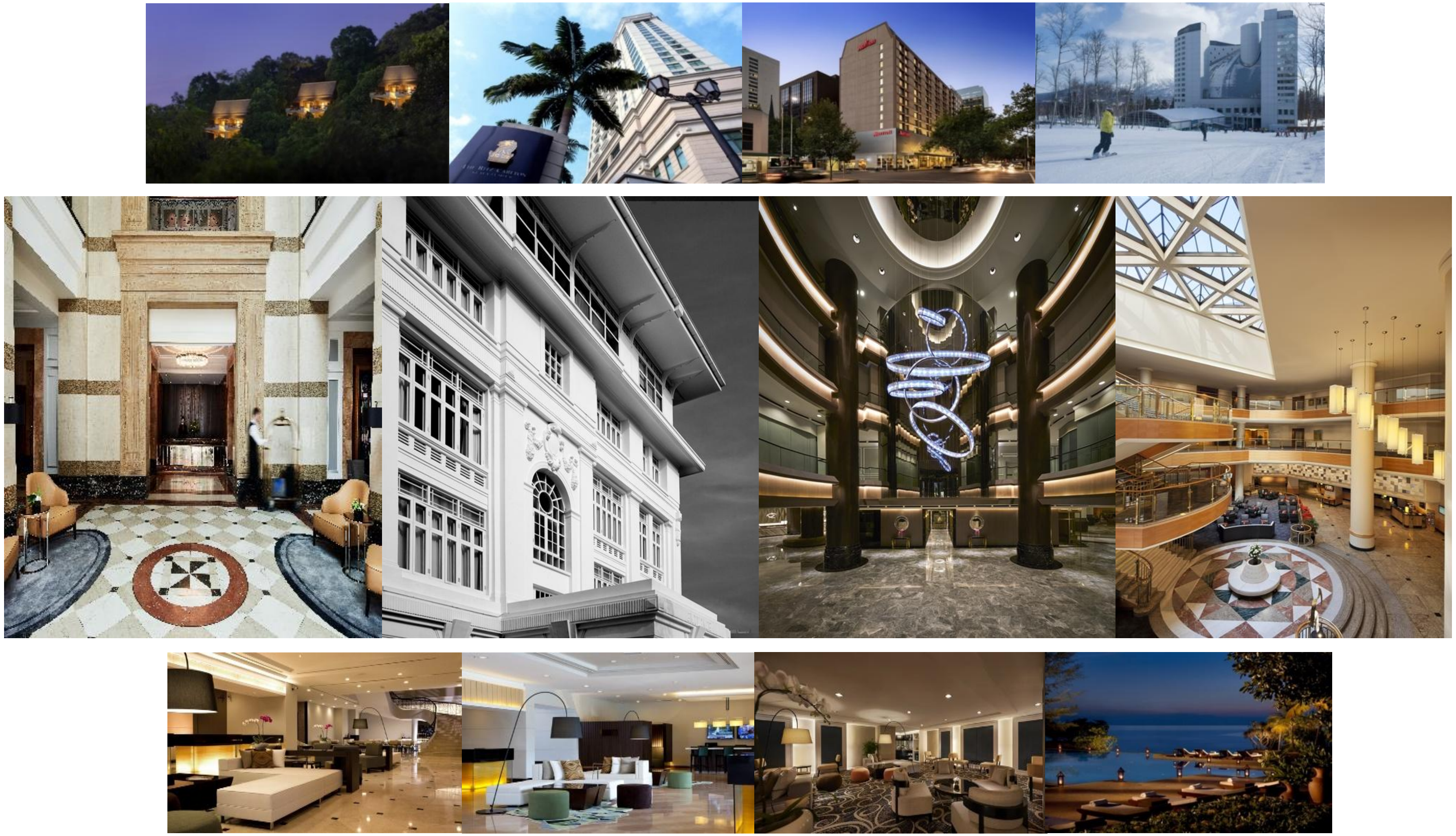
YTL HOSPITALITY REIT



First Quarter FY2026 Financial Results

27 November 2025

KEY HIGHLIGHTS – 1Q FY2026

FINANCIAL HIGHLIGHTS

- Income available for distribution is RM29.5 million for 1Q FY2026

CAPITAL MANAGEMENT

- Average interest rates for the quarter
  - Borrowings in Ringgit Malaysia: 5.1%
  - Borrowings in Australian Dollar (AUD): 4.5%
  - Borrowings in Japanese Yen (JPY): 1.9%
- Debt headroom of ~RM583 million for future acquisitions after taking into account the property development of Moxy Niseko and proposed renovation of a hotel in Puchong, Selangor (“Puchong Hotel”).

PORTFOLIO MANAGEMENT

- Properties in Malaysia and Japan under master leases
- Properties in Australia (1Q FY2026 vs 1Q FY2025)
  - Average Occupancy Rate: 84.7% vs 81.6%
  - ADR: AUD327 vs AUD293
  - RevPAR: AUD277 vs AUD239
- Proposed renovation capex for Puchong Hotel of up to RM12 million
- On going development
  - Moxy Niseko

1 Financial performance **1Q FY2026**

Pangkor Laut Resort
Perak, Malaysia

FINANCIAL PERFORMANCE: **1Q FY2026**

1 July - 30 September	1Q FY2026	1Q FY2025	Change
Total Revenue	**140.5**	**132.7**	**+ 5.9%**
- Hotel Revenue (Management Contracts)	90.7	85.8	+ 5.8% [(1)]
- Lease Rental (Master Leases)	49.8	46.9	+ 6.1% [(2)]
Net Property Income (NPI)	**77.0**	**68.9**	**+ 11.8%**
- Management Contracts	30.1	24.8	+ 21.6% [(1)]
- Master Leases	46.9	44.1	+ 6.3% [(2)]
Income available for distribution	**29.5**	**26.5**	**+ 11.3%**

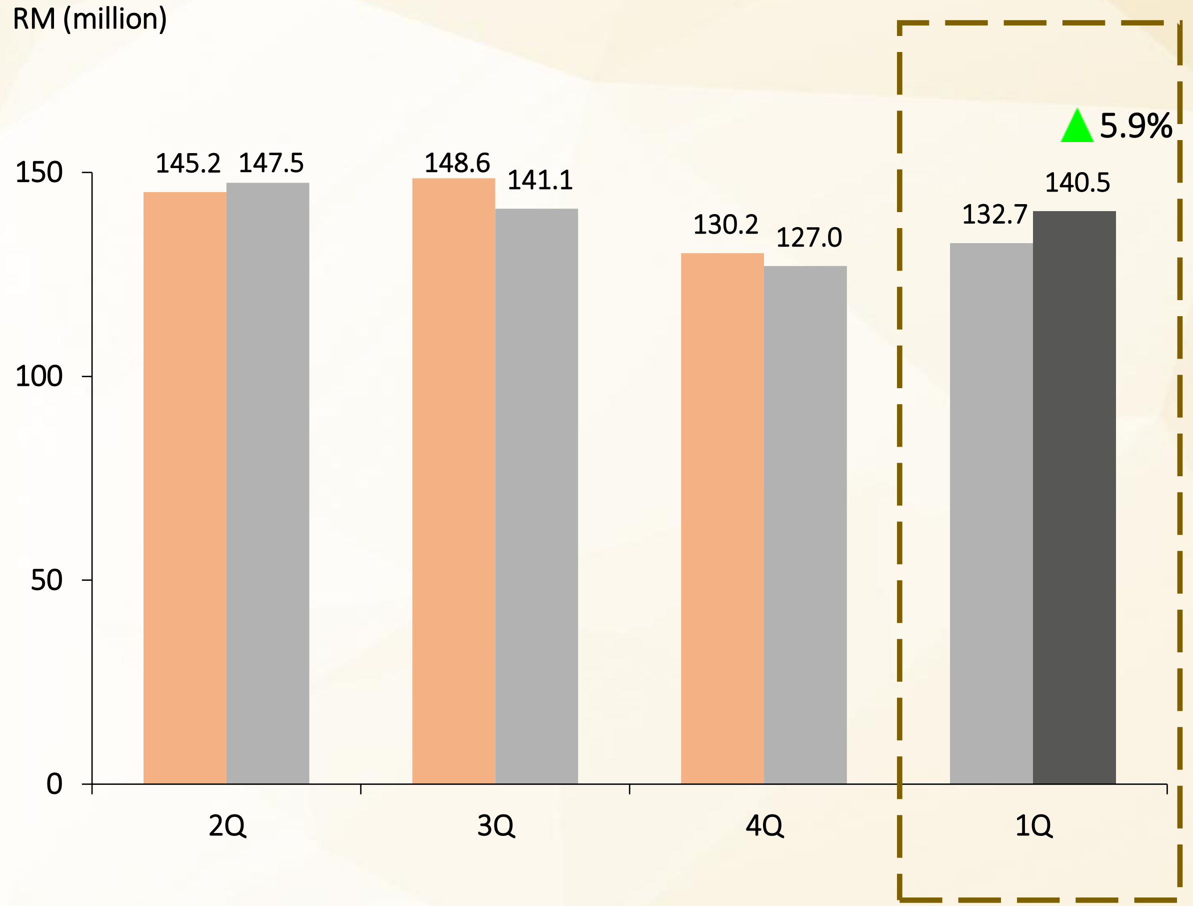
Notes:
(1) Both revenue and NPI increased but tempered by weaker AUD relative to RM.
(2) Revenue increased mainly contributed by the new rental income from AC Hotel Ipoh which commenced in April 2025.

All figures in RM million unless indicated otherwise.

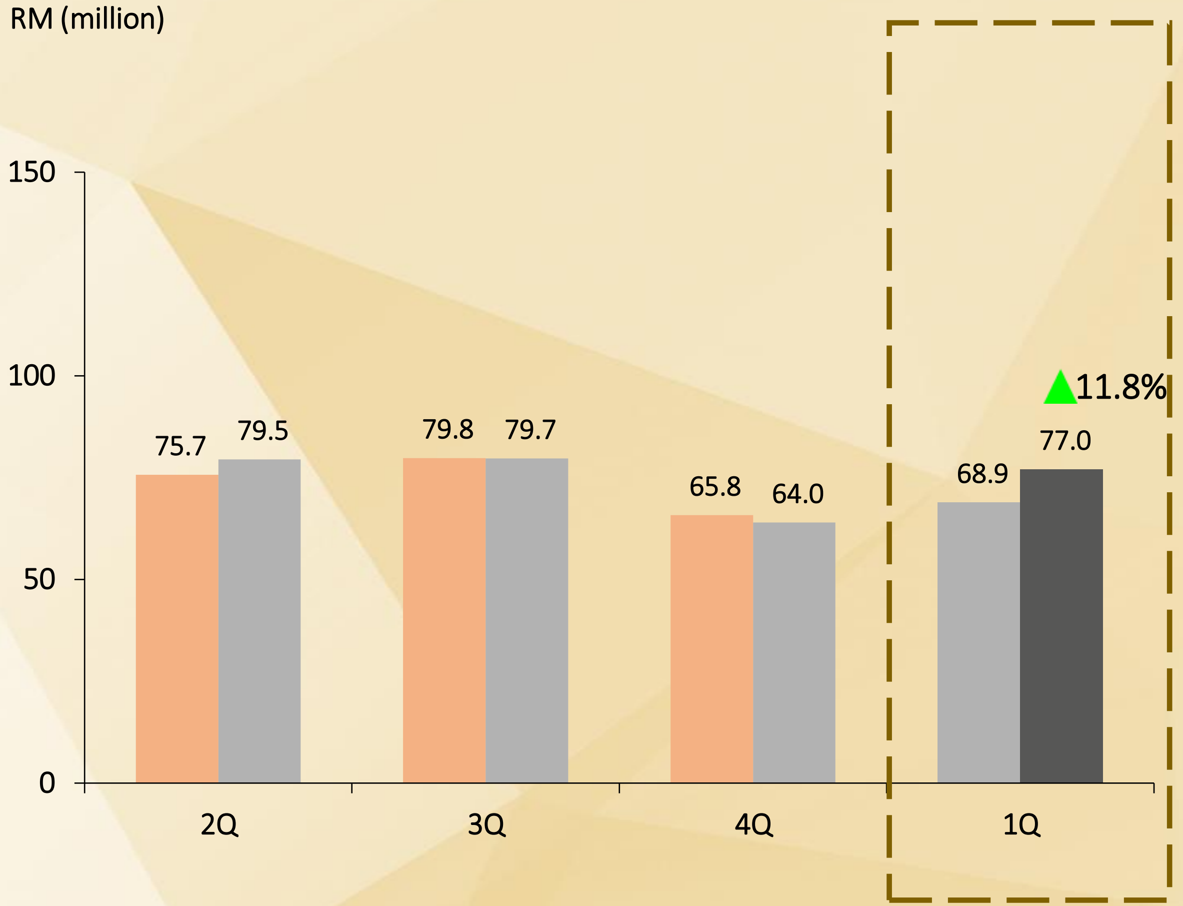
QUARTERLY FINANCIAL PERFORMANCE

FY2024 FY2025 FY2026

TOTAL revenue



NET property income

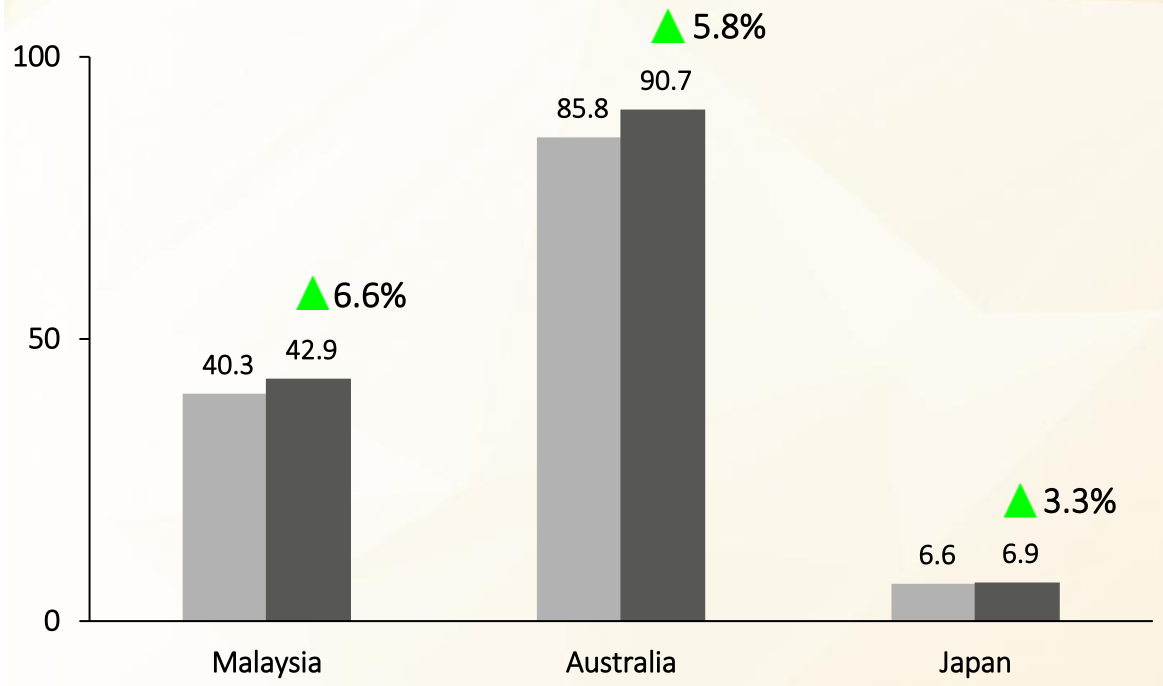


FIRST QUARTER FINANCIAL PERFORMANCE **BY COUNTRY**

1Q FY2025 | 1Q FY2026

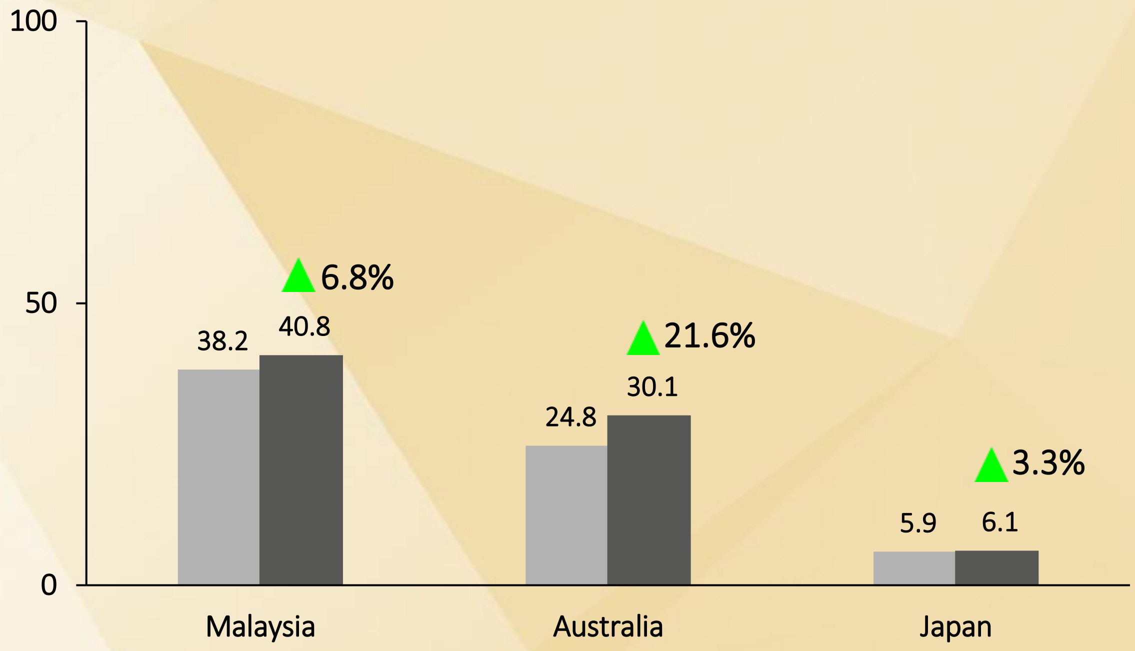
TOTAL revenue

RM (million)



NET property income

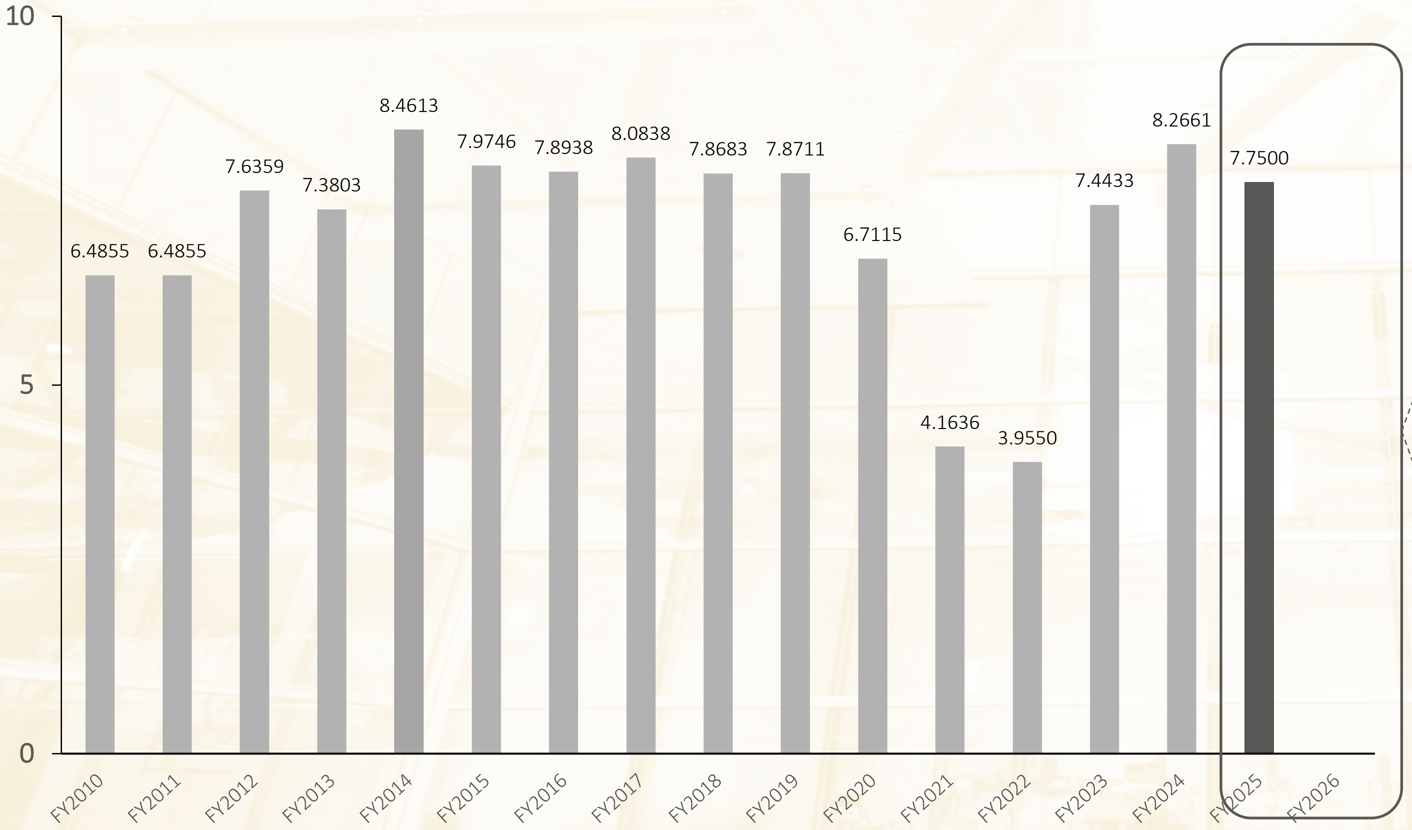
RM (million)



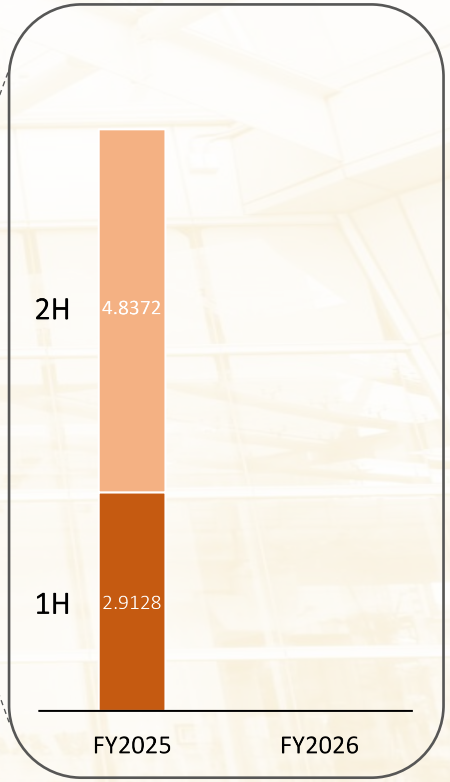
DPU PERFORMANCE

DPU (sen)

Total DPU



Semi-annual Breakdown



	Total Distributions*	
	FY2025	FY2026
Cumulative	132.1	-
2H	82.5	
1H	49.6	

* 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.

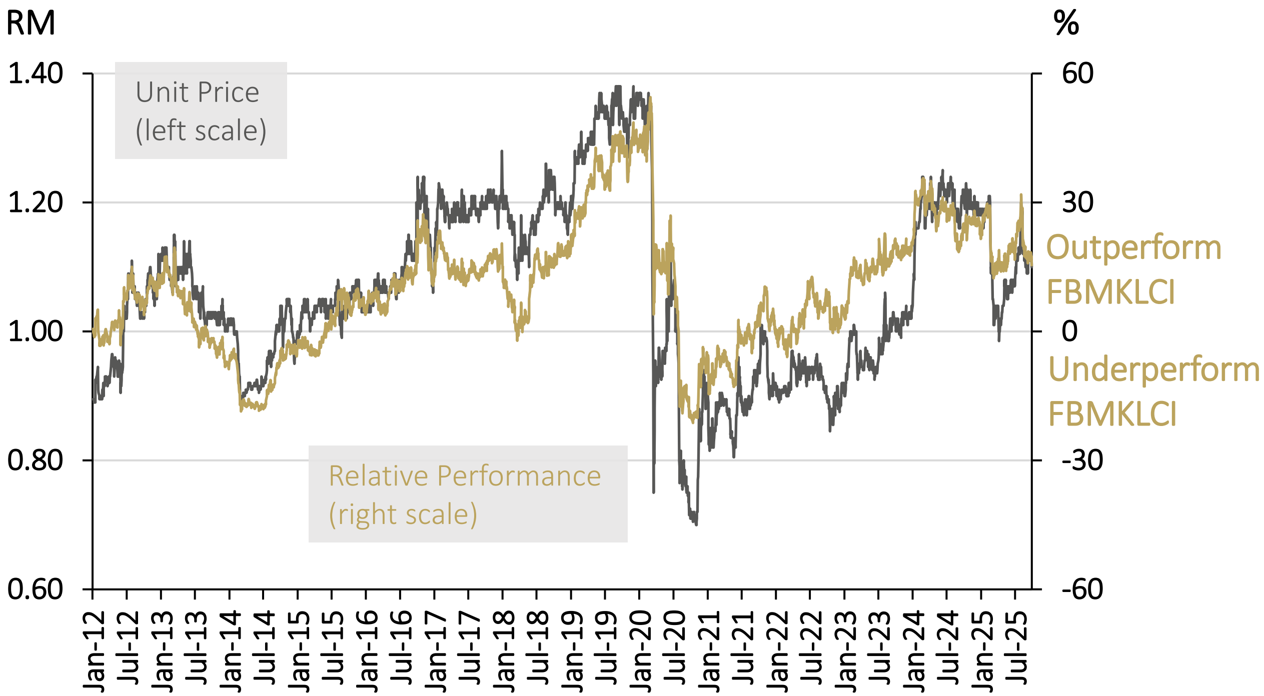
STATEMENT OF **FINANCIAL POSITION**

RM ('000)	As at 30 September 2025 (Unaudited)	As at 30 June 2025 (Audited)	Change
Investment properties	3,266,189	3,214,412	+ 1.6%[(1)]
Property, plant and equipment	1,918,012	1,915,112	+ 0.2%
Cash & cash equivalents	195,479	269,206	(27.4%)
Other assets	100,682	46,703	+ 115.6%
Total Assets	**5,480,362**	**5,445,433**	**+ 0.6%**
Borrowings	2,391,638	2,323,107	+ 2.9%[(2)]
Other liabilities	120,482	182,968	(34.2%)[(3)]
Total Liabilities	**2,512,120**	**2,506,075**	**+ 0.2%**
Net Asset Value (NAV)	**2,968,242**	**2,939,358**	**+ 1.0%**
Number of units in circulation ('000)	**1,704,389**	**1,704,389**	**-**
NAV per unit (RM)	**1.742**	**1.725**	**+ 1.0%**

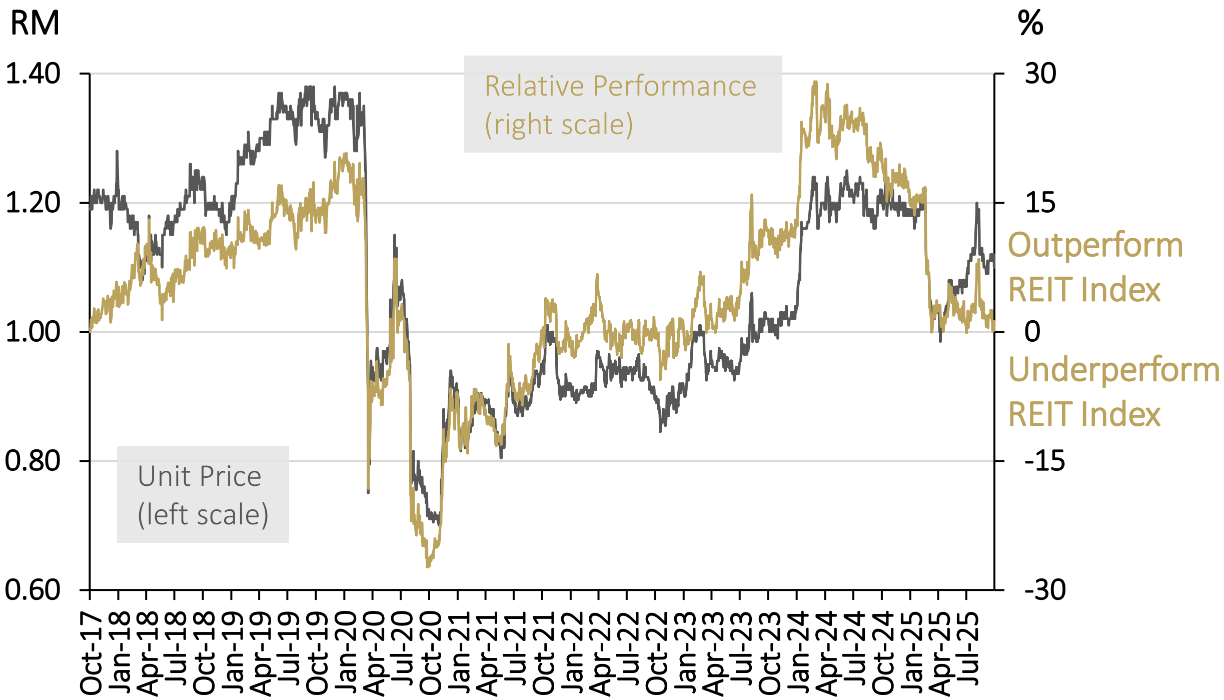
Notes:
(1) Increased mainly due to Moxy Niseko's ongoing development.
(2) Increased in JPY borrowing.
(3) Decreased mainly due to no income distribution declared for the current financial quarter.

UNIT PRICE PERFORMANCE

YTL Hospitality REIT's
Unit Price Movement & Relative Performance to FBMKLCI
(1 January 2012 to 30 September 2025)



YTL Hospitality REIT's
Unit Price Movement & Relative Performance to REIT Index
(1 October 2017 to 30 September 2025)



TRADING STATISTICS	
Closing price (1)	RM1.10
Market Cap (RM) (1)	RM1,875 mil
Units issued (1)	1,704,388,889
Average daily traded volume for 1Q FY2026 ('000 units) (2)	485.7

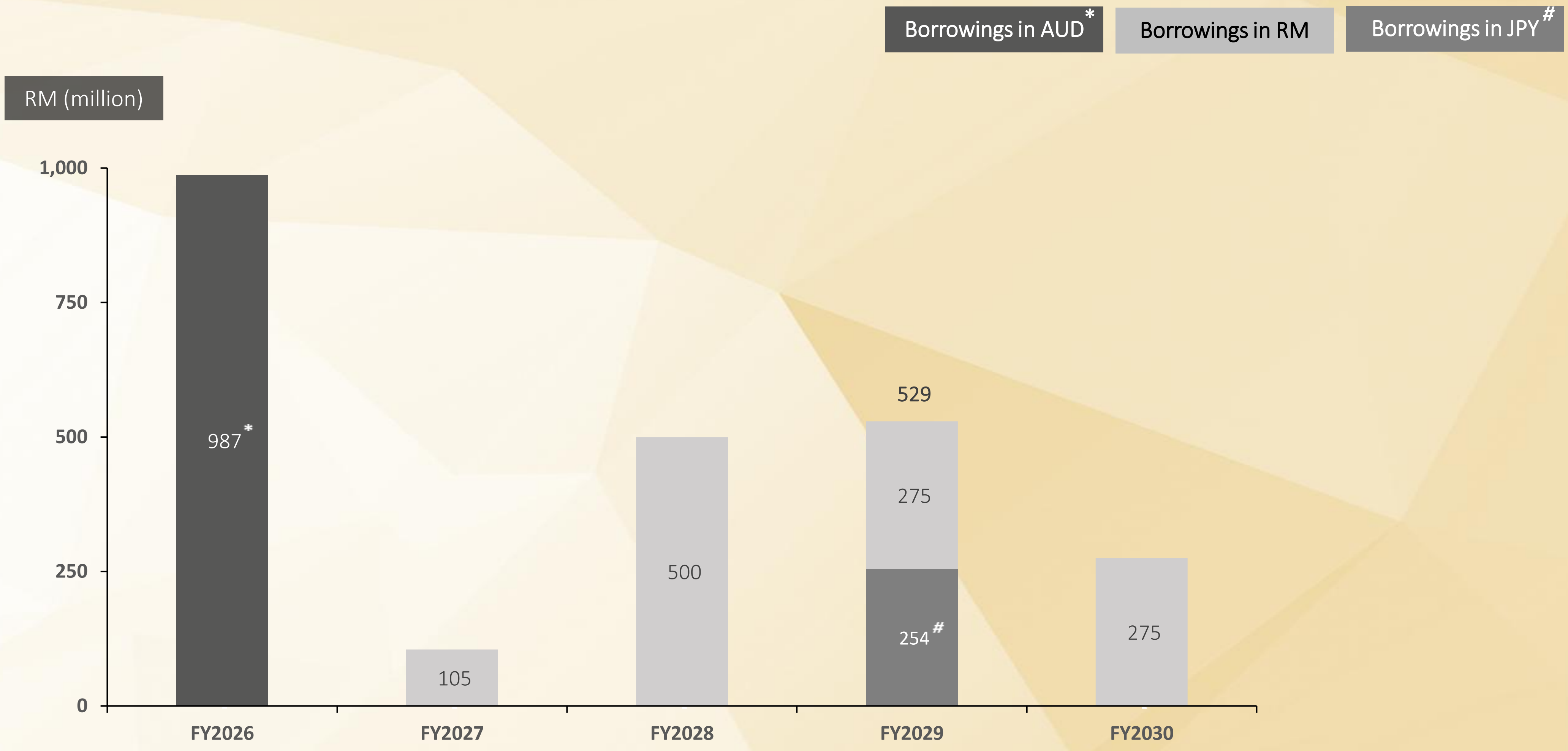
Source: Bloomberg

Notes:
(1) As at 30 September 2025.
(2) For the quarter ended 30 September 2025.

3 Capital management

Tanjong Jara Resort
Terengganu, Malaysia

DEBT^ **MATURITY** PROFILE



Notes:

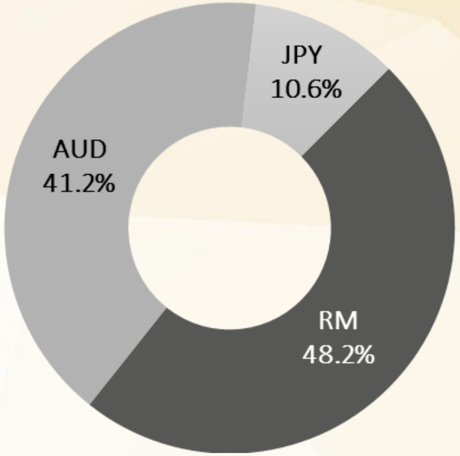
^ *Excluding the effects of capitalised transaction costs.*

* *RM equivalent based on the exchange rate of A$1.00: RM2.7771 as at 30 September 2025.*

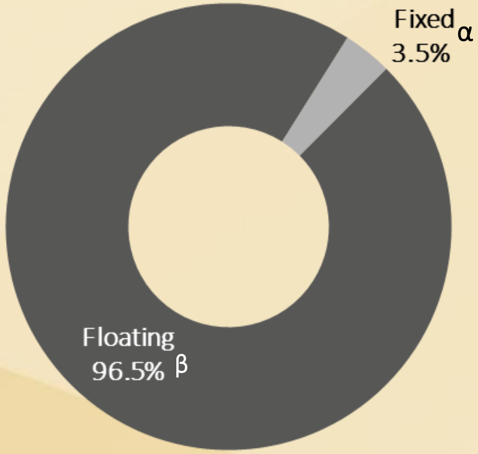
RM equivalent based on the exchange rate of JPY100: RM2.8380 as at 30 September 2025.

DEBT^ PROFILE AS AT **30 SEPTEMBER 2025**

CURRENCY



INTEREST RATE

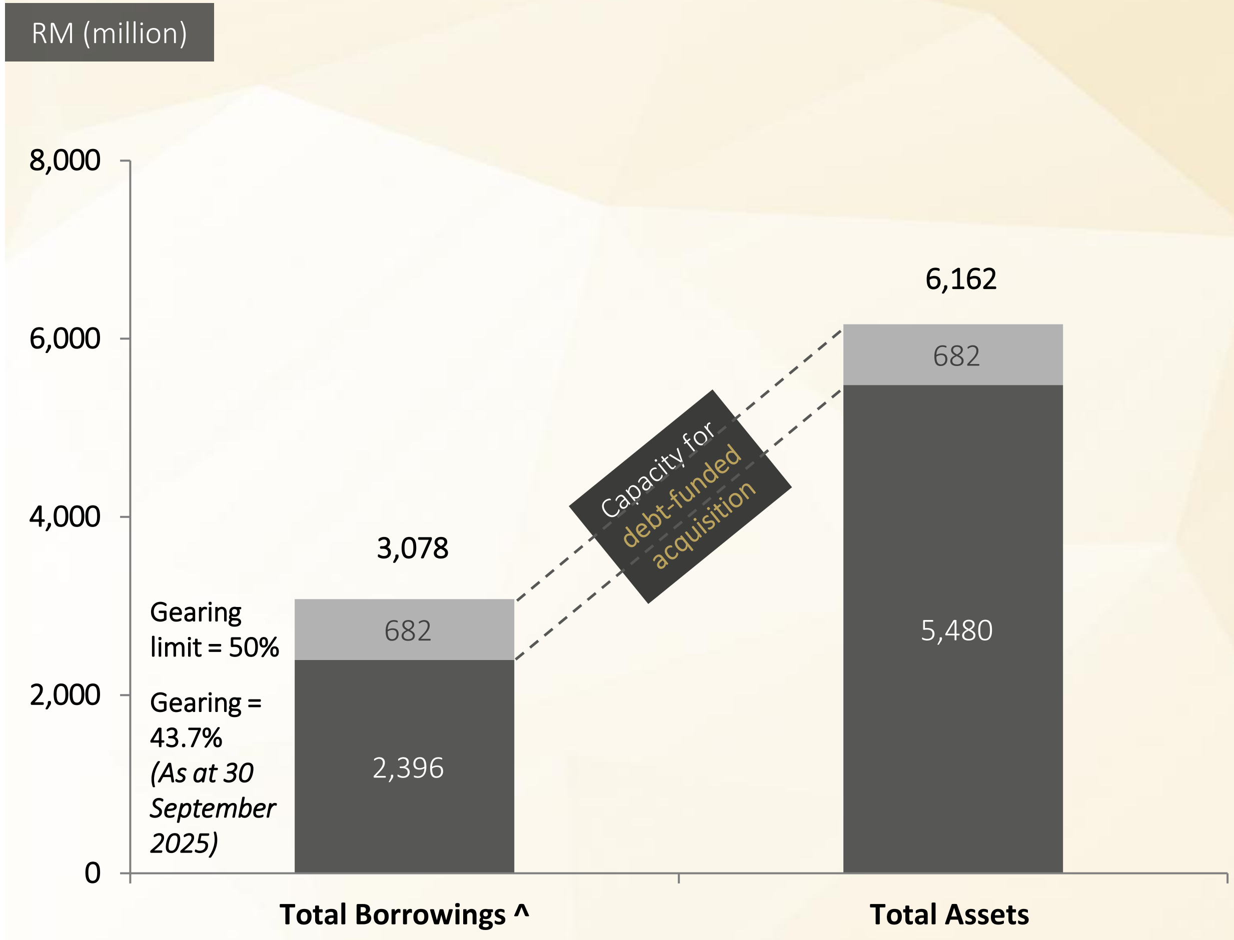


	30 September 2025	30 June 2025	Change
Borrowings^ (RM'000)	2,396,302	2,328,541	+ 2.9%
Total Asset Value (RM'000)	5,480,362	5,445,433	+ 0.6%
Gearing (%)	43.7%	42.8%	+ 0.9 pp
Average Interest Rates (%) *			
- Borrowings in Ringgit Malaysia	5.1%	5.1%	-
- Borrowings in Australian Dollar	4.5%	5.8%	(1.3 pp)
- Borrowings in Japanese Yen	1.9%	1.9%	-
Interest Cover * #	2.8 x	2.1 x	0.7 x

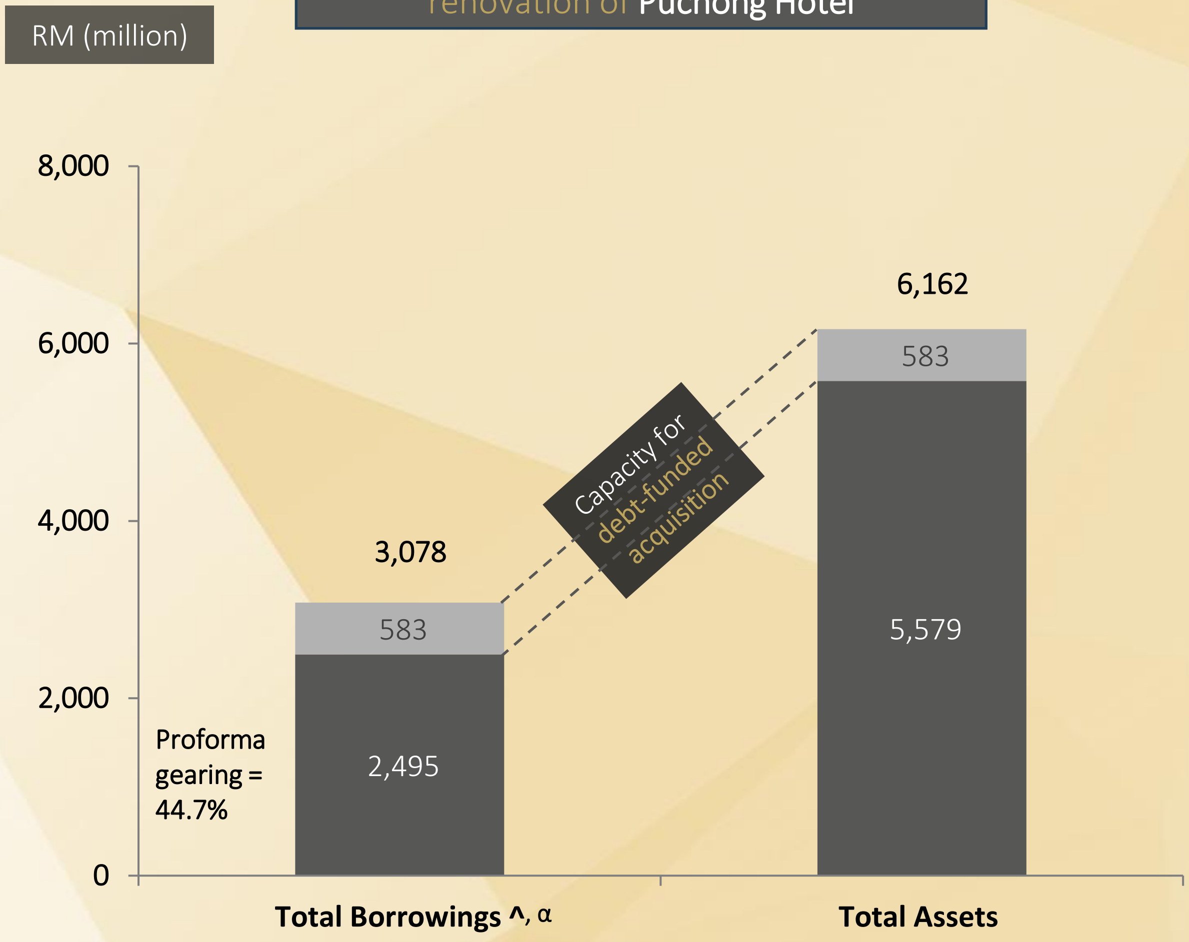
Notes:
- * *For the respective Quarter.*
- ^ *Excluding the effects of capitalised transaction costs.*
- # *Computed as NPI / Finance Cost.*
- α *Denominated in RM.*
- β *41.2% denominated in AUD, 10.6% denominated in JPY and 44.7% denominated in RM.*

DEBT HEADROOM OF ~RM583 million FOR ACQUISITIONS

As at 30 September 2025



After taking into account the property development of Moxy Niseko and proposed renovation of Puchong Hotel



Notes:

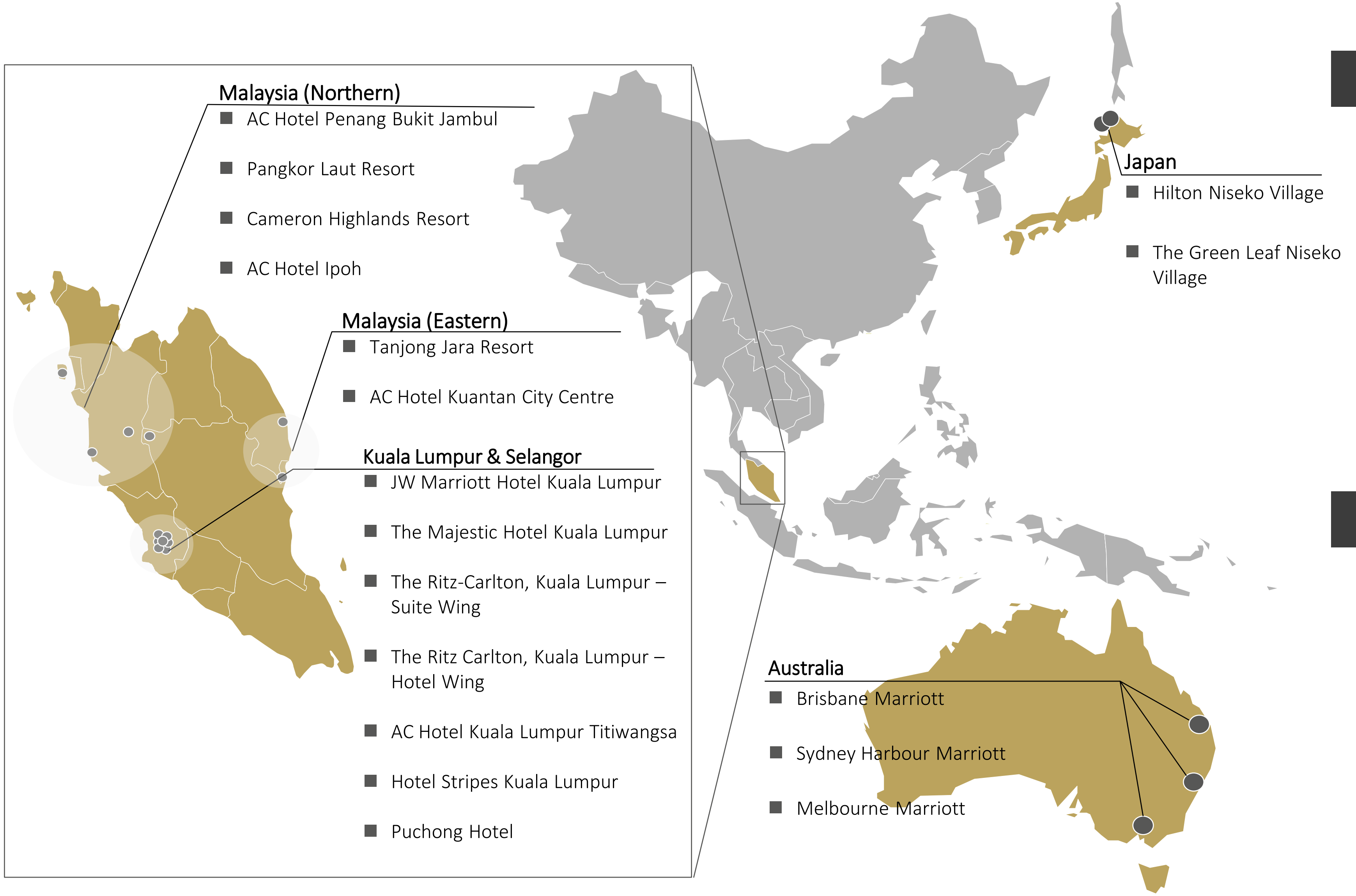
^ *Excluding the effects of capitalised transaction costs.*

α *After taking into account the property development of Moxy Niseko and proposed renovation of Puchong Hotel.*

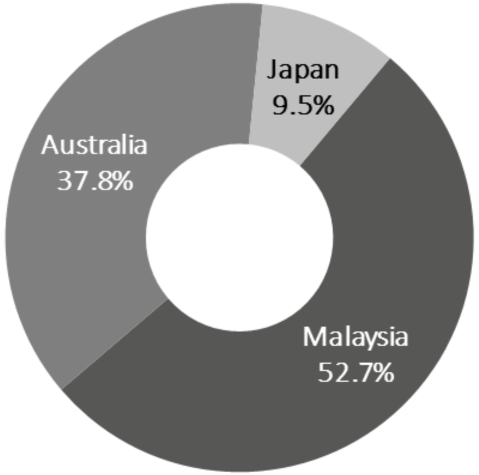
4 Asset management

Cameron Highlands Resort
Pahang, Malaysia

LUXURY HOTELS & SERVICED RESIDENCES IN **3 COUNTRIES**



ASSET breakdown (by Country)[1]



ASSET breakdown (by Contract Type)[1]

Note:
(1) Based on investment properties and property, plant & equipment as at 30 September 2025.

PORTFOLIO **OCCUPANCY**

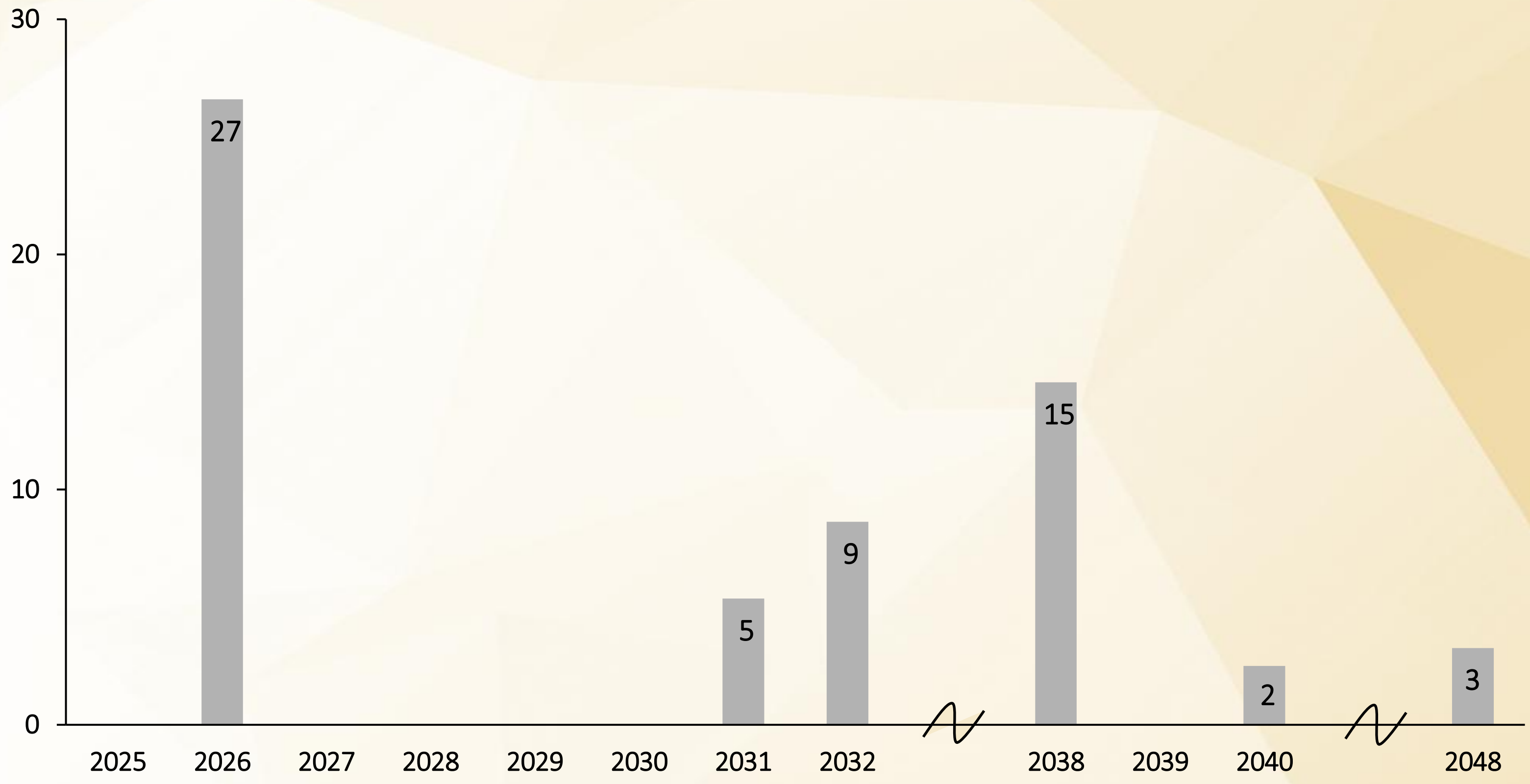
	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	1Q FY2026
Malaysia	Under Master Leases													
Japan	Under Master Leases													
Australia	83.1% (1)	84.2%	84.4%	86.4%	86.9%	87.8%	84.9%	73.1% (2)	53.3% (2)	43.8% (2)	73.5% (2,3)	82.5%	82.9%	84.7%

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.

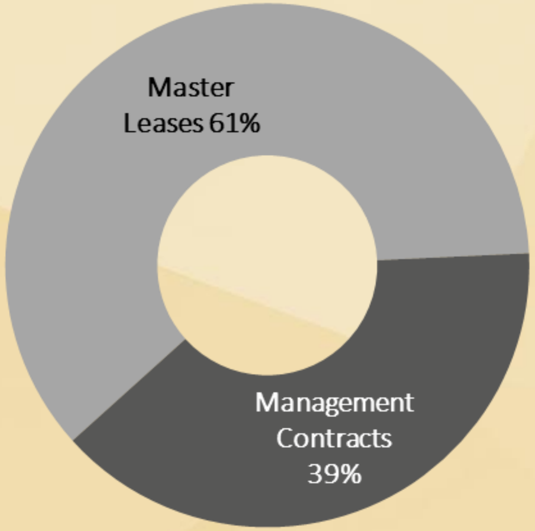
MASTER LEASES EXPIRY PROFILE

NET property income
(% of total *)

Master leases

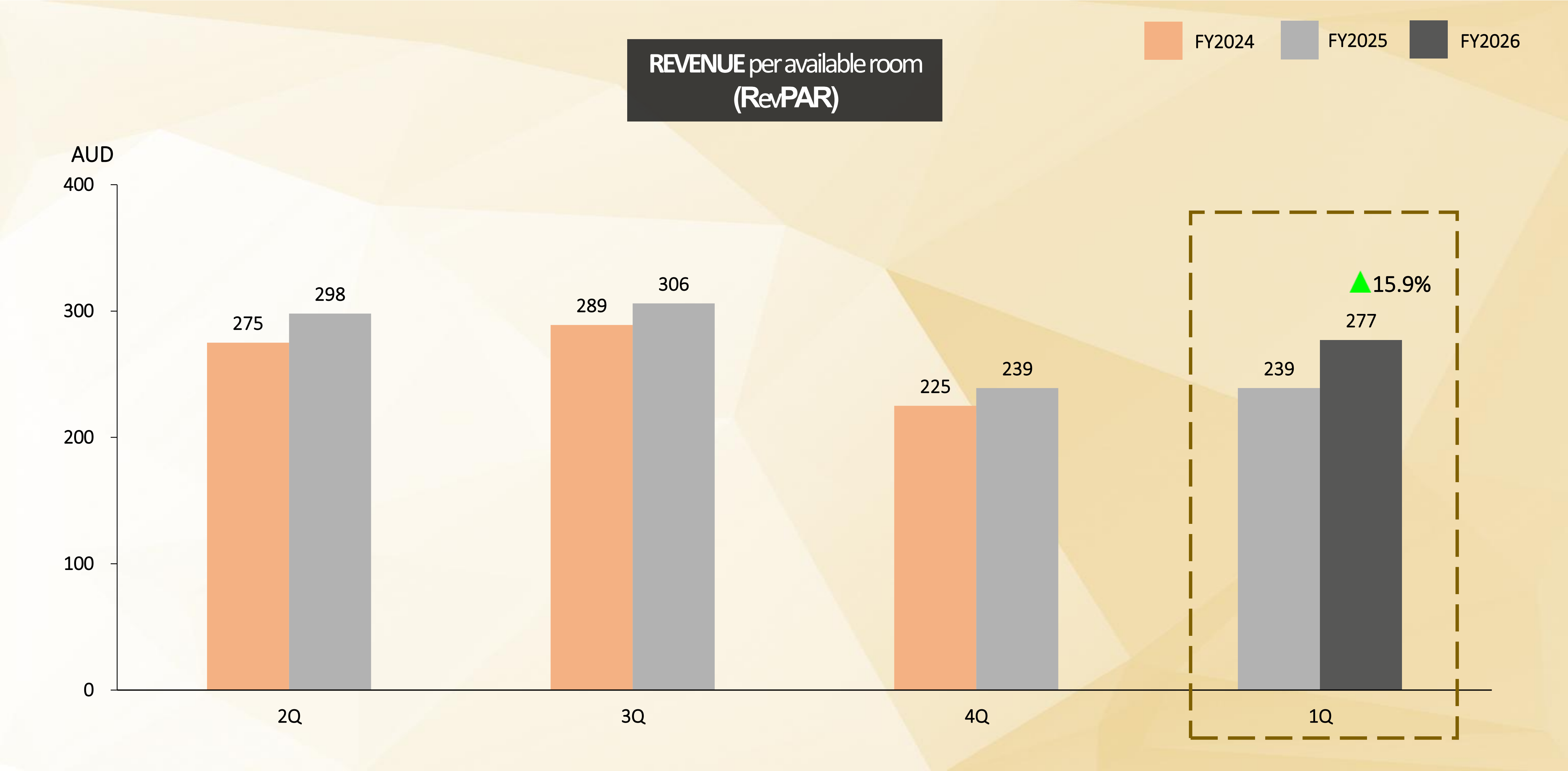


NET property income
(% of total *)



Note:
** For 1Q FY2026.*

AUSTRALIA HOTEL PERFORMANCE **BY QUARTER** (1 OF 2)

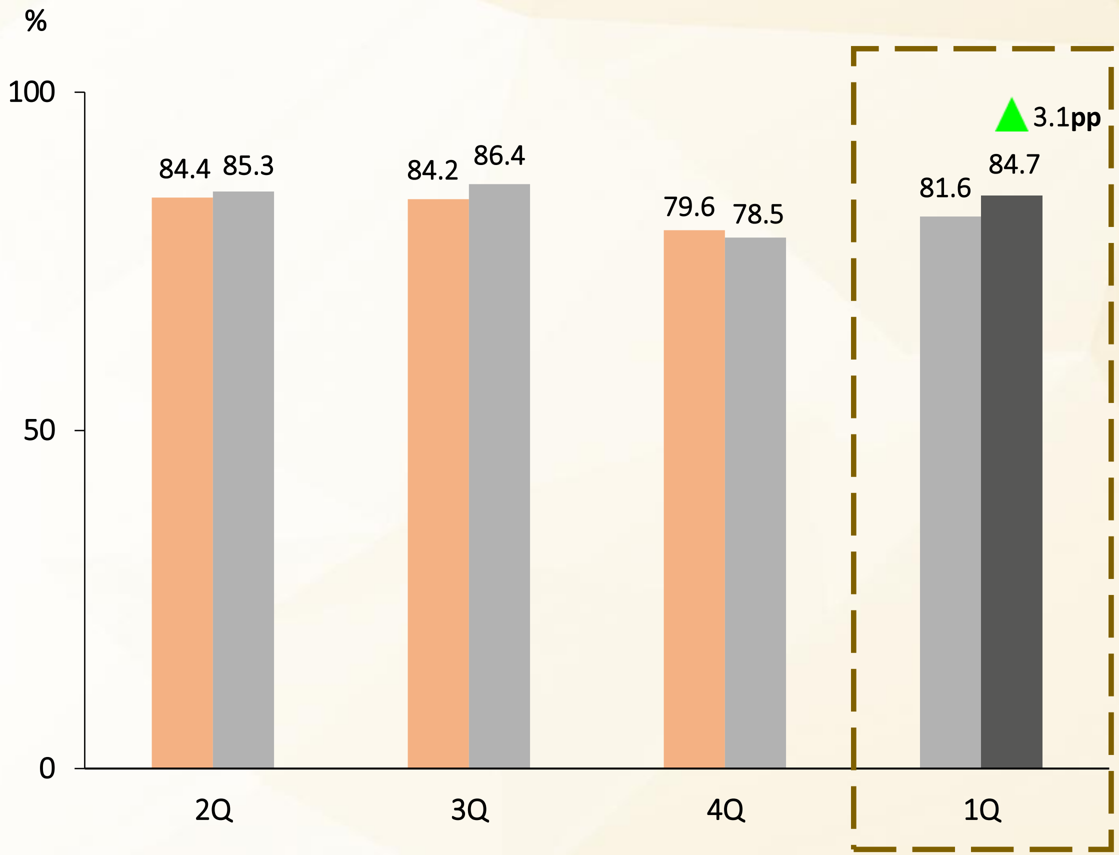


AUSTRALIA HOTEL PERFORMANCE **BY QUARTER** (2 OF 2)

YTL HOSPITALITY REIT

FY2024 FY2025 FY2026

Average occupancy



Average daily rate (ADR)