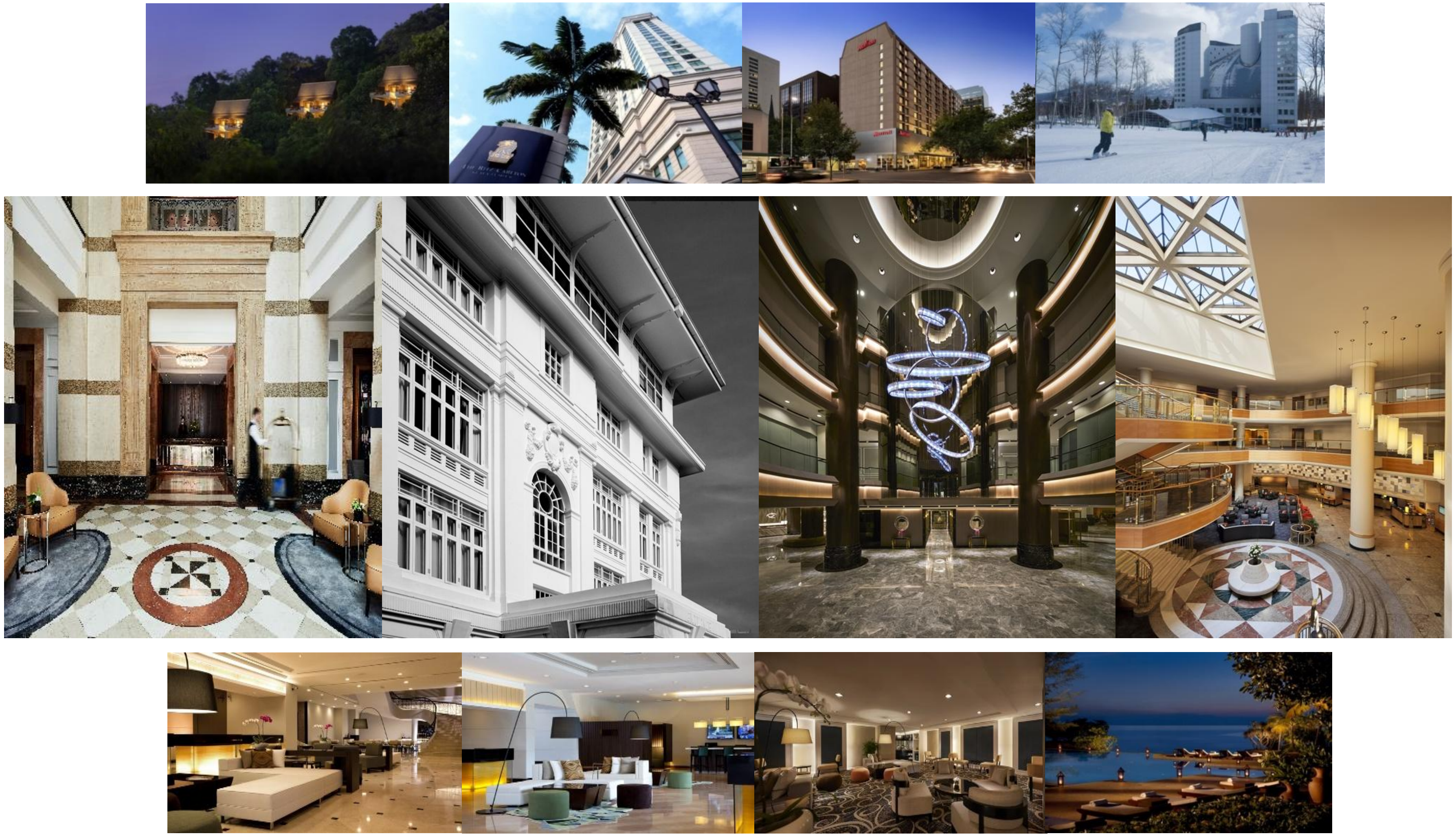
YTL HOSPITALITY REIT



Fourth Quarter FY2026 Financial Results

30 July 2026

KEY HIGHLIGHTS – 4Q FY2026

YTL HOSPITALITY REIT

FINANCIAL HIGHLIGHTS

- Income distribution of RM141 million for FY 2026
- 4.9189 sen distribution per unit ("DPU") declared for 2H FY2026, total DPU of 8.0000 sen declared for FY2026
- Revaluation surplus of RM292 million in May 2026

CAPITAL MANAGEMENT

- Average interest rates for the quarter
  - Borrowings in Ringgit Malaysia (RM): 4.8%
  - Borrowings in Australian Dollar (AUD): 5.0%
  - Borrowings in Japanese Yen (JPY): 2.3%
- Debt headroom of ~RM959 million for future acquisitions after taking into account the property development of Moxy Niseko.

PORTFOLIO MANAGEMENT

- Properties in Malaysia and Japan under master leases
- Properties in Australia (4Q FY2026 vs 4Q FY2025)
  - Average Occupancy Rate: 77.8% vs 78.5%
  - ADR: AUD294 vs AUD305
  - RevPAR: AUD229 vs AUD239
- Properties in Australia (FY2026 vs FY2025)
  - Average Occupancy Rate: 83.9% vs 82.9%
  - ADR: AUD346 vs AUD326
  - RevPAR: AUD290 vs AUD271
- Ongoing development
  - Moxy Niseko

1 Financial performance **4Q & 2H FY2026**

Pangkor Laut Resort
Perak, Malaysia

FINANCIAL PERFORMANCE: **4Q FY2026**

YTL HOSPITALITY REIT

1 April - 30 June	4Q FY2026	4Q FY2025	Change
Total Revenue	**126.3**	**127.0**	**(0.6%)**
- Hotel Revenue (Management Contracts)	76.3	78.1	(2.3%)[1]
- Lease Rental (Master Leases)	50.0	48.9	+ 2.2%[2]
Net Property Income (NPI)	**66.2**	**64.0**	**+ 3.5%**
- Management Contracts	19.0	20.6	(7.8%)[1]
- Master Leases	47.2	43.4	+ 8.8%[2]
Income available for distribution	**53.8**	**53.2**	**+ 1.1%**

Notes:
(1) Performance was impacted by ongoing uncertainties following the 2026 Iran conflict.
(2) Revenue increased mainly contributed by the new rental income from AC Hotel Puchong which commenced in April 2026.

All figures in RM million unless indicated otherwise.

FINANCIAL PERFORMANCE: **2H FY2026**

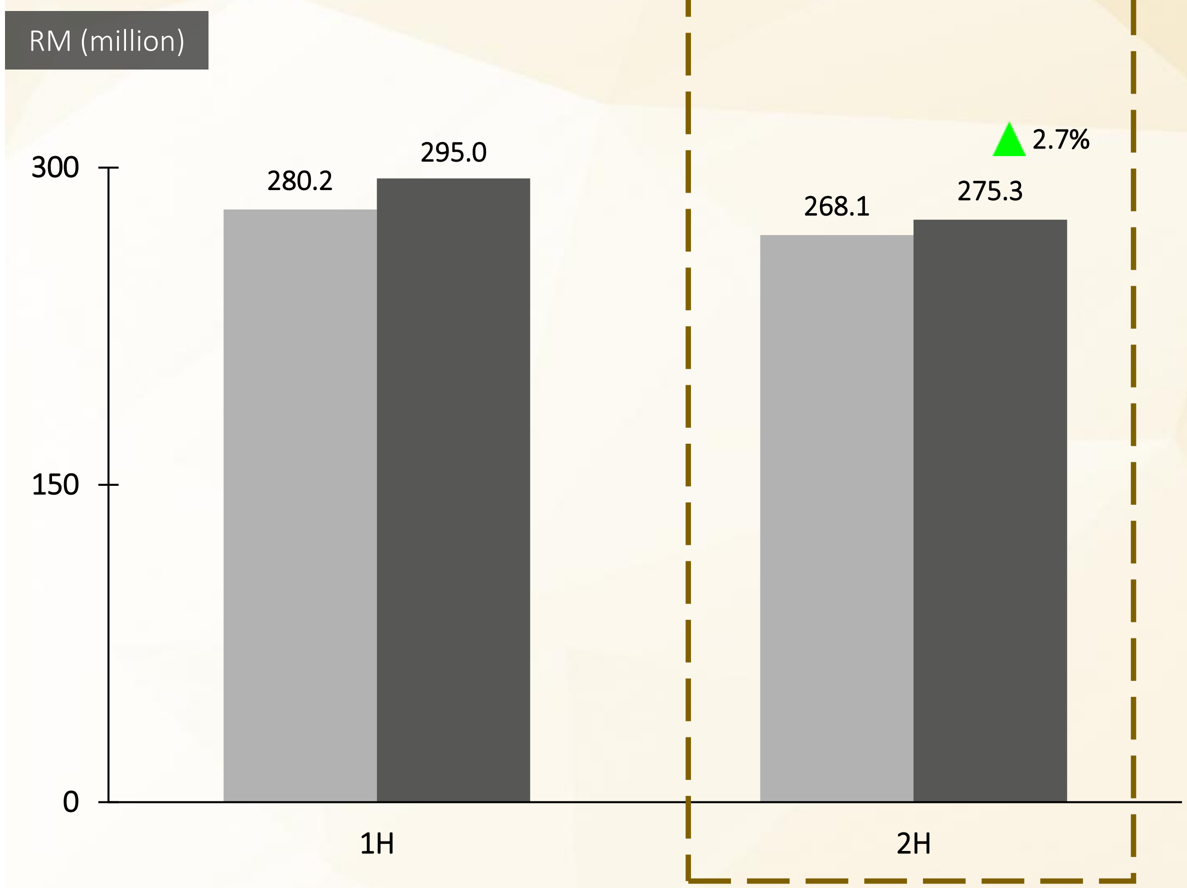
1 January - 30 June	2H FY2026	2H FY2025	Change
Total Revenue	**275.3**	**268.1**	**+ 2.7%**
- Hotel Revenue (Management Contracts)	175.8	172.3	+ 2.1% (1)
- Lease Rental (Master Leases)	99.5	95.8	+ 3.8% (2)
Net Property Income (NPI)	**151.1**	**143.7**	**+ 5.1%**
- Management Contracts	57.1	56.0	+ 2.0% (1)
- Master Leases	94.0	87.7	+ 7.1% (2)
Income available for distribution	**82.5**	**79.3**	**+ 3.9%**

Notes:
(1) Both revenue and NPI increased but impacted by weaker AUD relative to RM.
(2) Revenue increased mainly contributed by the new rental income from AC Hotel Ipoh and AC Hotel Puchong.

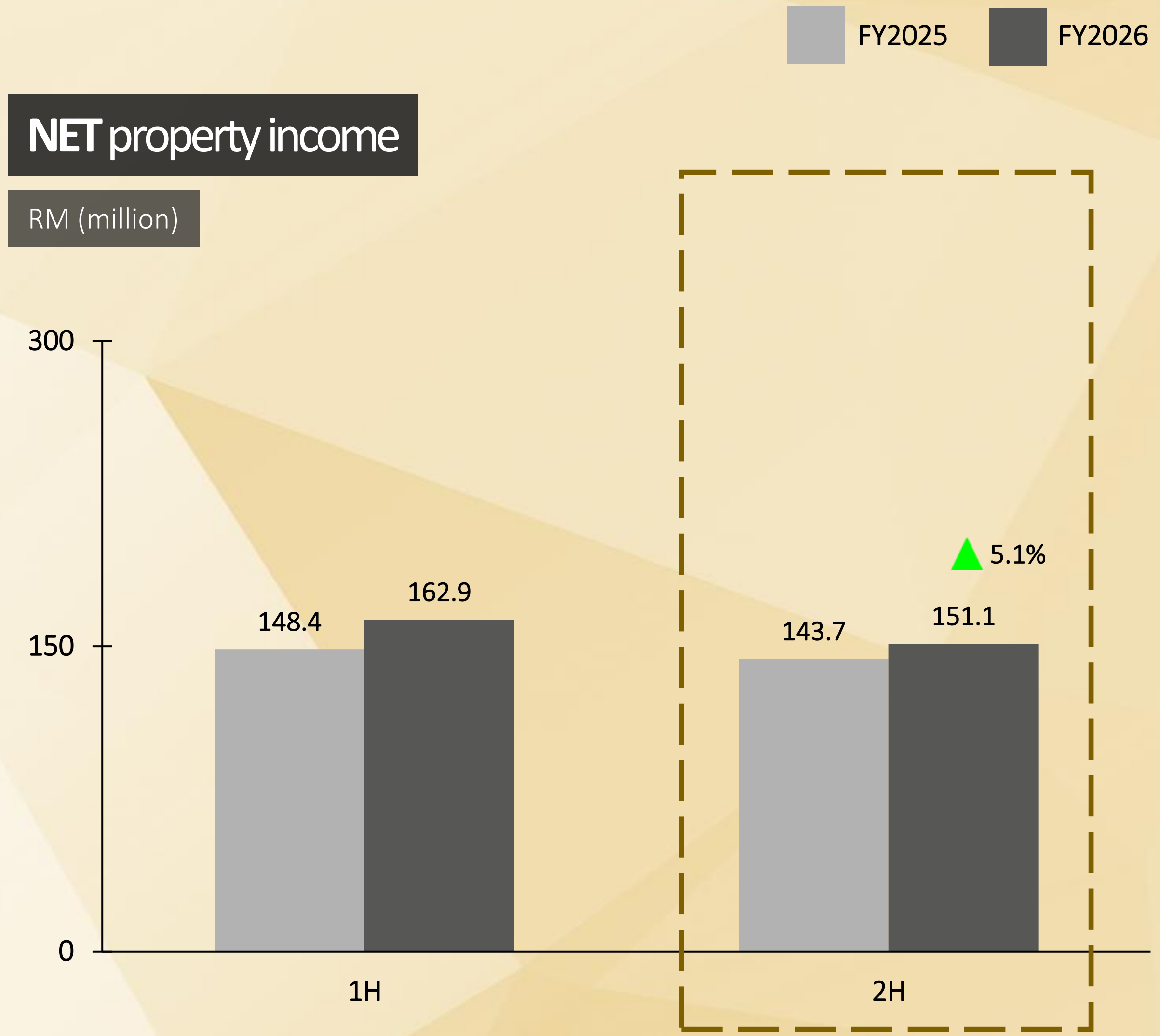
All figures in RM million unless indicated otherwise.

HALF YEARLY FINANCIAL PERFORMANCE: **2H FY2026**

TOTAL revenue



NET property income

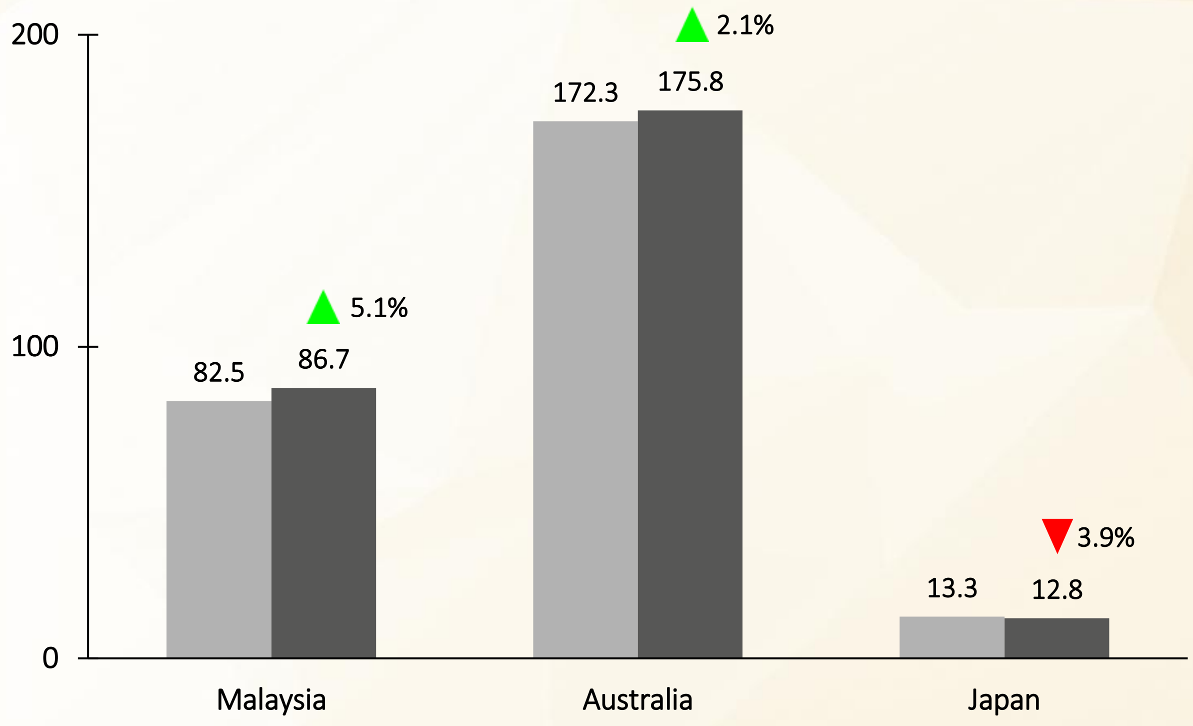


FINANCIAL PERFORMANCE **BY COUNTRY: 2H FY2026**

2H FY2025 | 2H FY2026

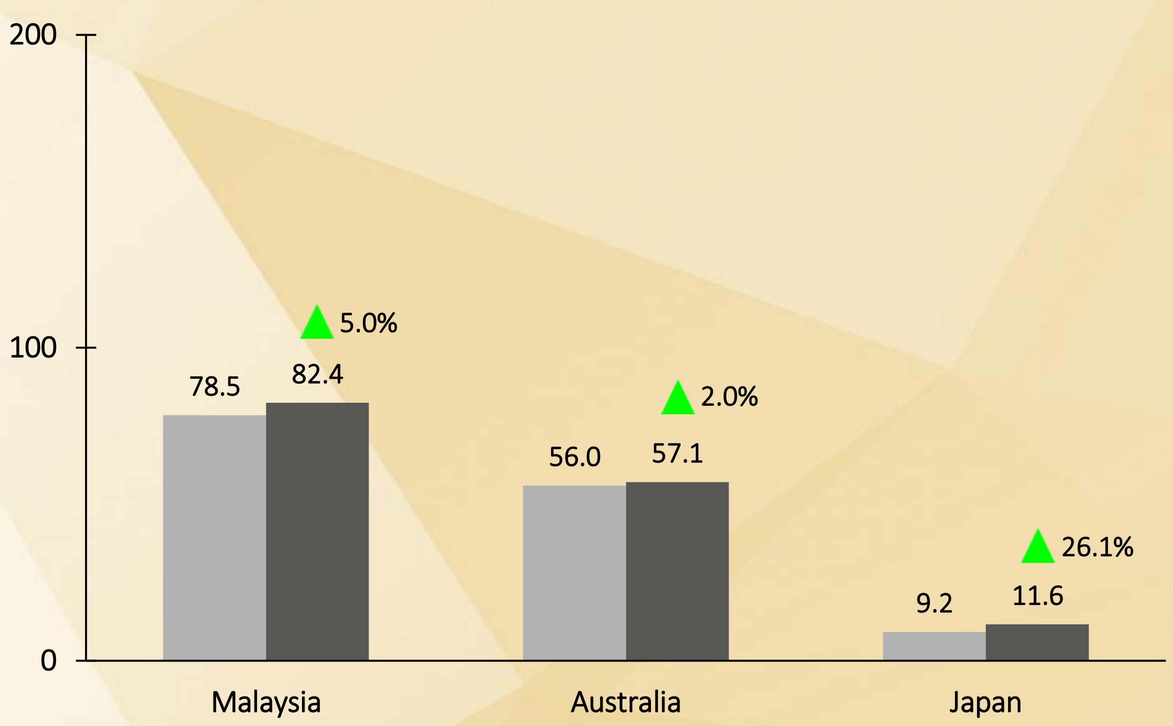
TOTAL revenue

RM (million)



NET property income

RM (million)



2 Financial performance **FY2026**

JW Marriott Hotel Kuala Lumpur, Malaysia

FINANCIAL PERFORMANCE: **FY2026**

1 July - 30 June	FY2026	FY2025	Change
Total Revenue	**570.3**	**548.3**	**+ 4.0%**
- Hotel Revenue (Management Contracts)	371.4	358.6	+ 3.6% (1)
- Lease Rental (Master Leases)	198.9	189.7	+ 4.8% (2)
Net Property Income (NPI)	**314.0**	**292.1**	**+ 7.5%**
- Management Contracts	126.3	116.1	+ 8.8% (1)
- Master Leases	187.7	176.0	+ 6.7% (2)
Income available for distribution	**140.8**	**131.6**	**+ 6.9%**
Income distribution	**140.8**	**132.1**	**+ 6.6%**
- 1H	52.5	49.6	+ 5.8%
- 2H	88.3	82.5	+ 7.1%
Distribution per unit (DPU) (sen)	**8.0000**	**7.7500**	**+ 3.2%**
- 1H	3.0811	2.9128	+ 5.8%
- 2H	4.9189	4.8372	+ 1.7% (3)
Payout ratio (%)	100.0	100.4	(0.4 pp)

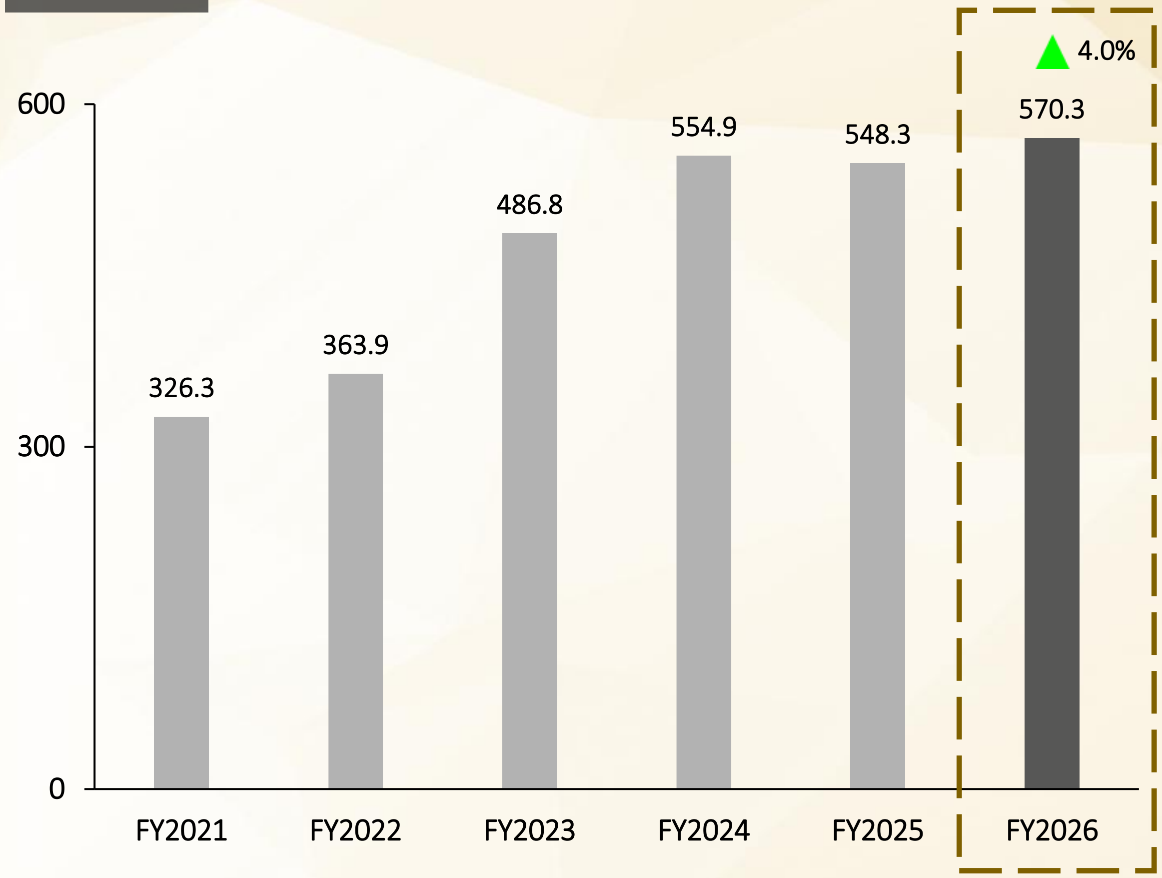
Notes:
(1) Both revenue and NPI increased but impacted by weaker AUD relative to RM.
(2) Revenue increased mainly contributed by the new rental income from AC Hotel Ipoh and AC Hotel Puchong.
(3) DPU based on the enlarged number of units in issue subsequent to the issuance of 90,000,000 new placement units.

All figures in RM million unless indicated otherwise.

YEARLY FINANCIAL PERFORMANCE

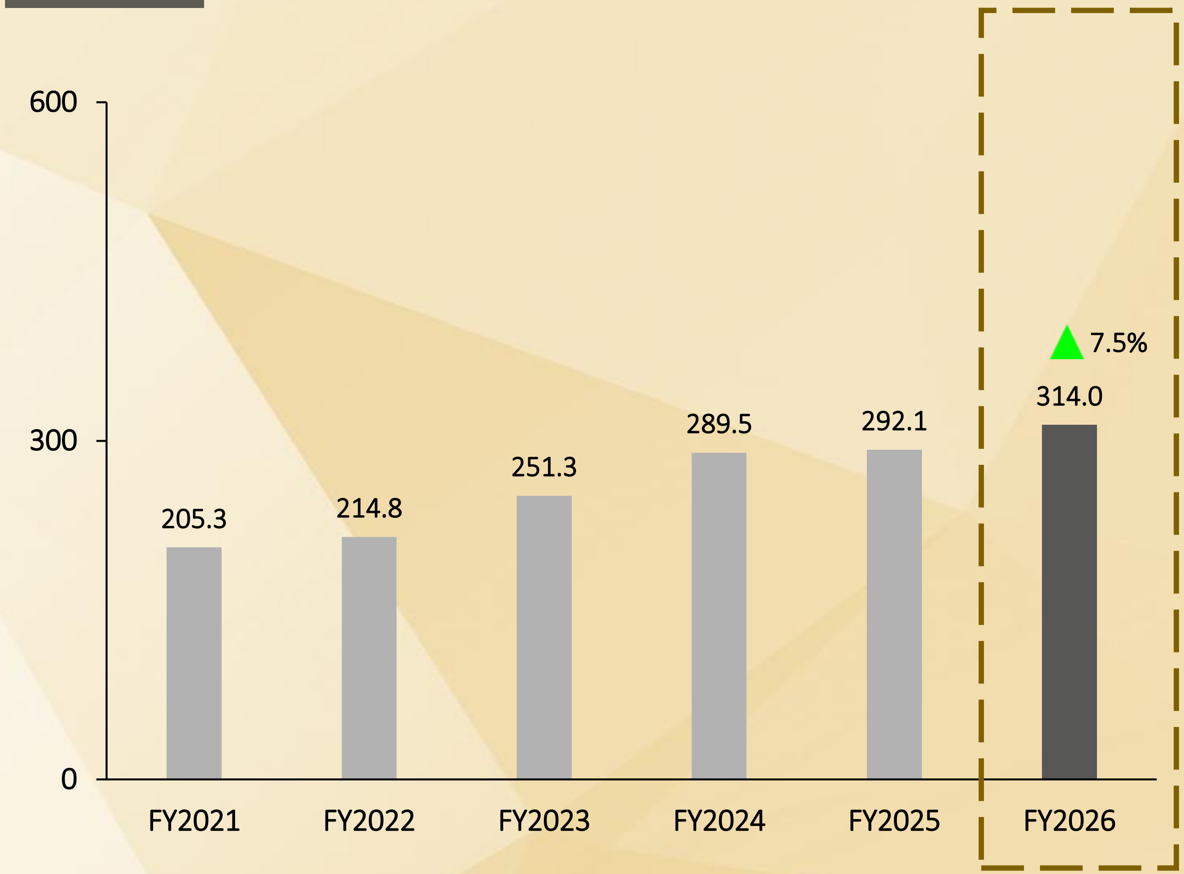
TOTAL revenue

RM (million)



NET property income

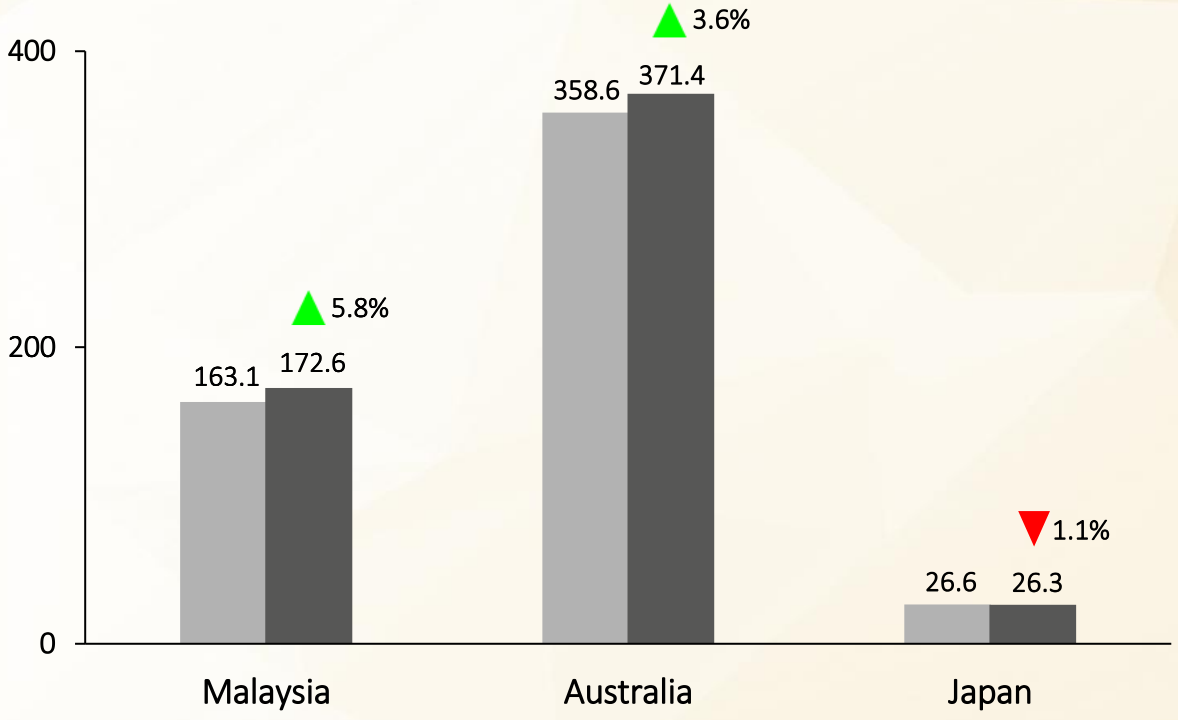
RM (million)



FINANCIAL PERFORMANCE **BY COUNTRY: FY2026**

TOTAL revenue

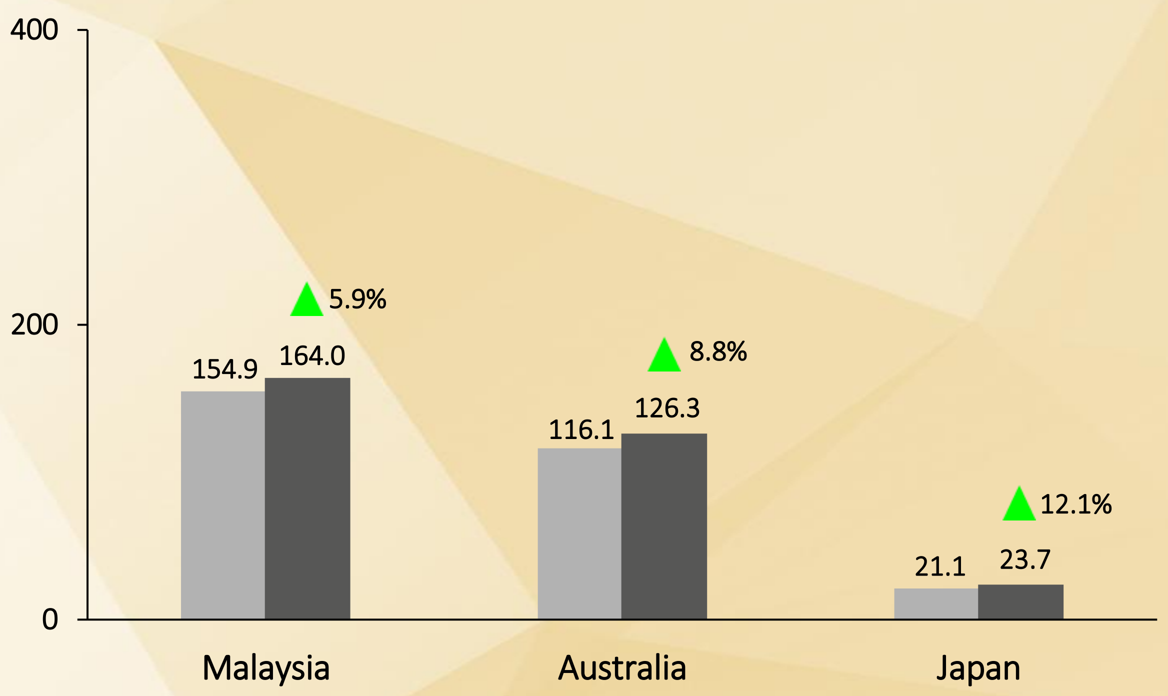
RM (million)



NET property income

RM (million)

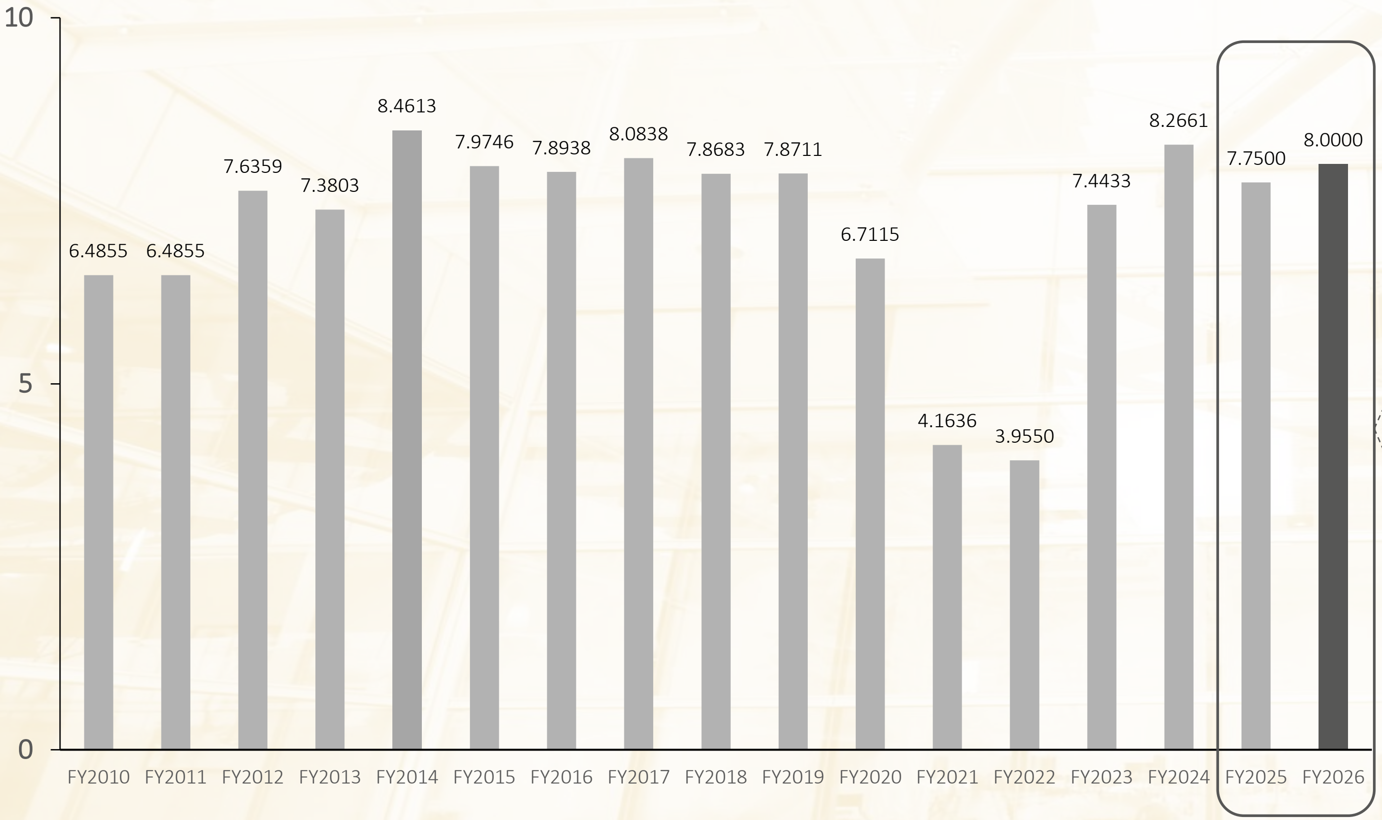
FY2025
FY2026



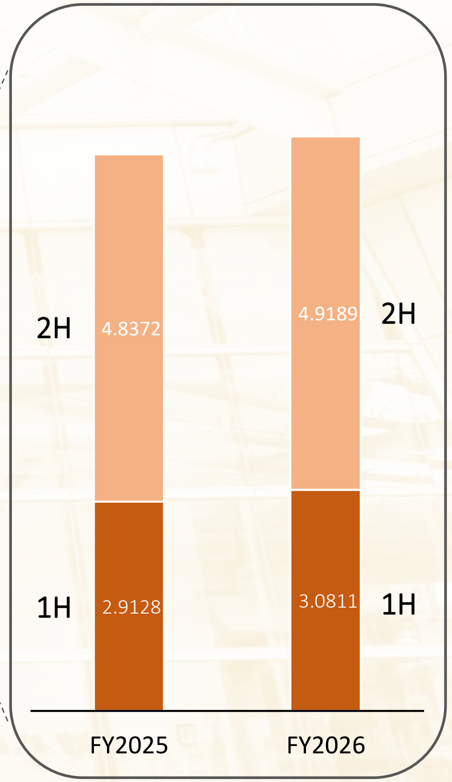
DPU PERFORMANCE

DPU (sen)

Total DPU



Semi-annual Breakdown



	Total Distributions*	
	FY2025	FY2026
Cumulative	132.1	140.8
2H	82.5	88.3
1H	49.6	52.5

* In RM million

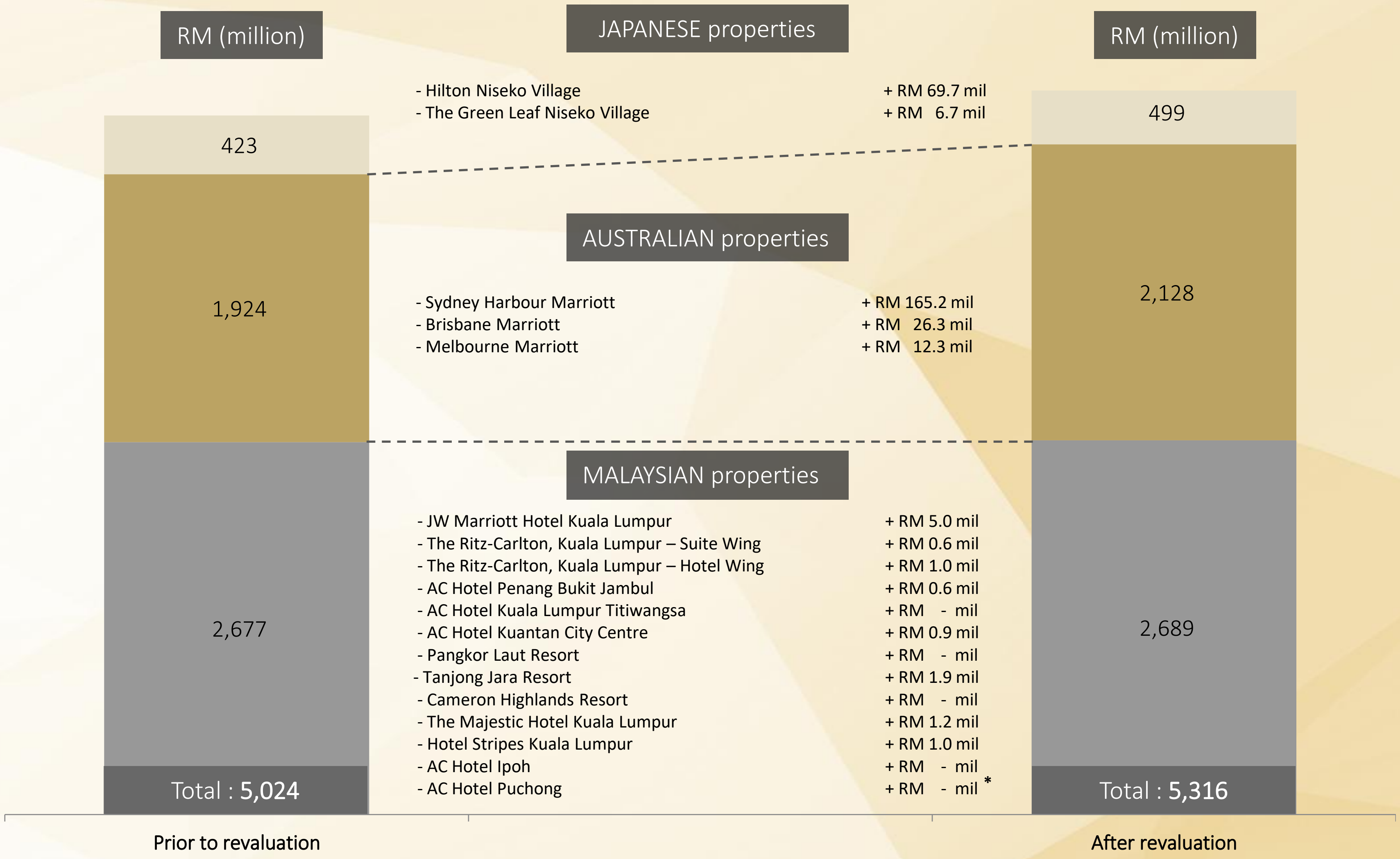
Notes:
(1) Quarterly distributions commenced during the financial year ended 30 June 2014. Change of income distribution frequency from quarterly to semi-annually effective the financial quarter ended 31 March 2020.
(2) DPUs subsequent to the issuance of 380,000,000 new placement units in December 2016 are based on the enlarged number of units in issue.
(3) DPUs subsequent to the issuance of 90,000,000 new placement units in March 2026 are based on the enlarged number of units in issue.

STATEMENT OF **FINANCIAL POSITION**

RM ('000)	As at 30 June 2026 (Unaudited)	As at 30 June 2025 (Audited)	Change
Investment properties	3,324,500	3,214,412	+ 3.4% [1]
Property, plant and equipment	2,092,381	1,915,112	+ 9.3% [2]
Cash & cash equivalents	310,449	269,206	+ 15.3%
Other assets	162,219	46,703	+ 247.3% [3]
Total Assets	**5,889,549**	**5,445,433**	**+ 8.2%**
Borrowings	2,422,145	2,323,107	+ 4.3% [4]
Other liabilities	189,320	182,968	+ 3.5%
Total Liabilities	**2,611,465**	**2,506,075**	**+ 4.2%**
Net Asset Value (NAV)	**3,278,084** [5]	**2,939,358**	**+ 11.5%**
Number of units in circulation ('000)	**1,794,389** [6]	**1,704,389**	**+ 5.3%**
NAV per unit (RM)	**1.827** [5]	**1.725**	**+ 5.9%**

Notes:
(1) Increased mainly due to ongoing development of Moxy Niseko and revaluation surplus of the real estate properties.
(2) Increased mainly due to net revaluation surplus of Australian portfolio.
(3) Include investment in income funds from the proceeds of a private placement.
(4) Increased mainly in JPY borrowing.
(5) After total income distribution of RM140.8 million in respect of FY2026 and the recognition of revaluation surplus on the real estate properties from the annual valuation carried out in May 2026.
(6) After issuance and listing of 90 million new units from a private placement.

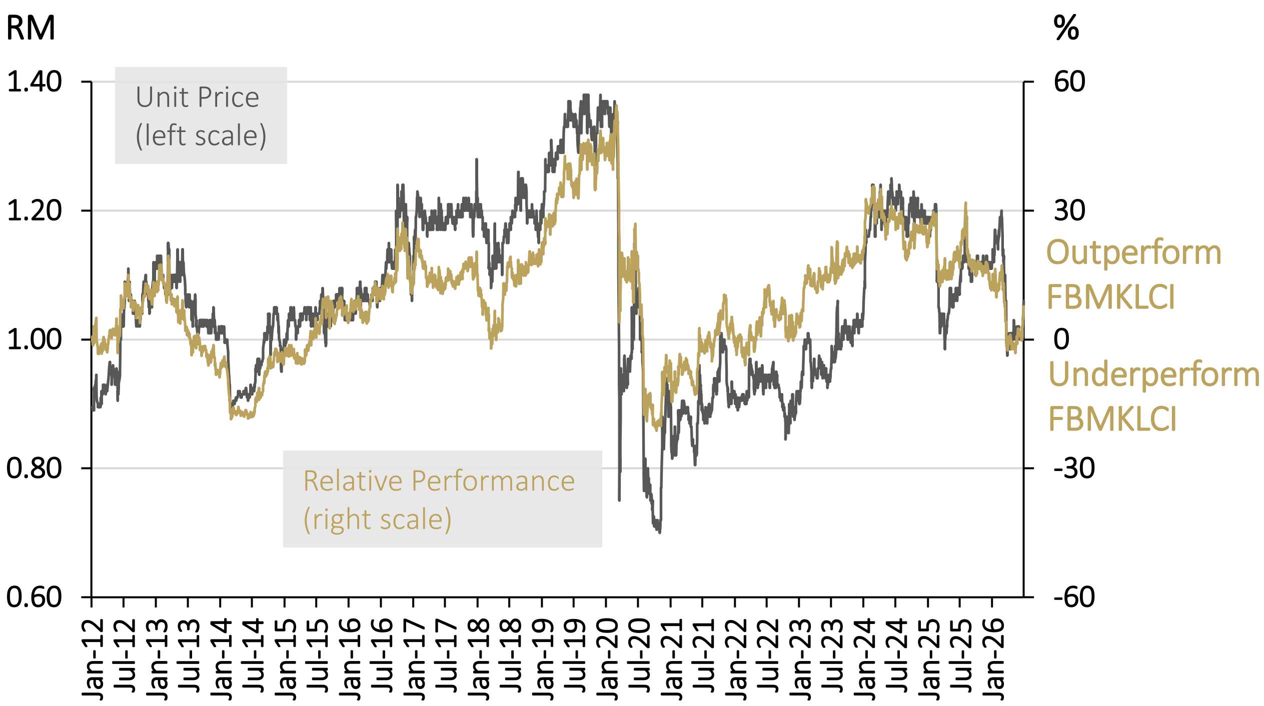
REVALUATION SURPLUS OF **RM292 MILLION DURING 4Q FY2026**



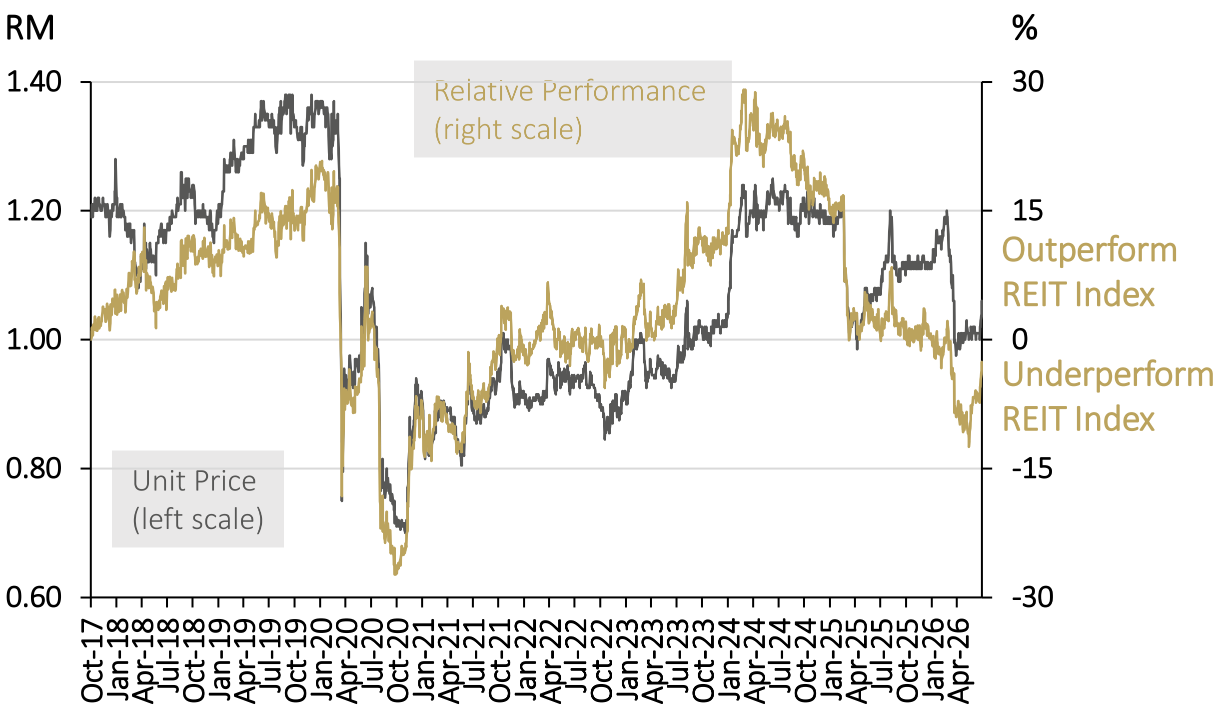
Note:
* Amount less than RM0.1 million.

UNIT PRICE PERFORMANCE

YTL Hospitality REIT's
Unit Price Movement & Relative Performance to FBMKLCI
(1 January 2012 to 30 June 2026)



YTL Hospitality REIT's
Unit Price Movement & Relative Performance to REIT Index
(1 October 2017 to 30 June 2026)



TRADING STATISTICS	
Closing price (1)	RM1.06
Market Cap (RM) (1)	RM1,902 mil
Units issued (1)	1,794,388,889
Average daily traded volume for 4Q FY2026 ('000 units) (2)	786.3

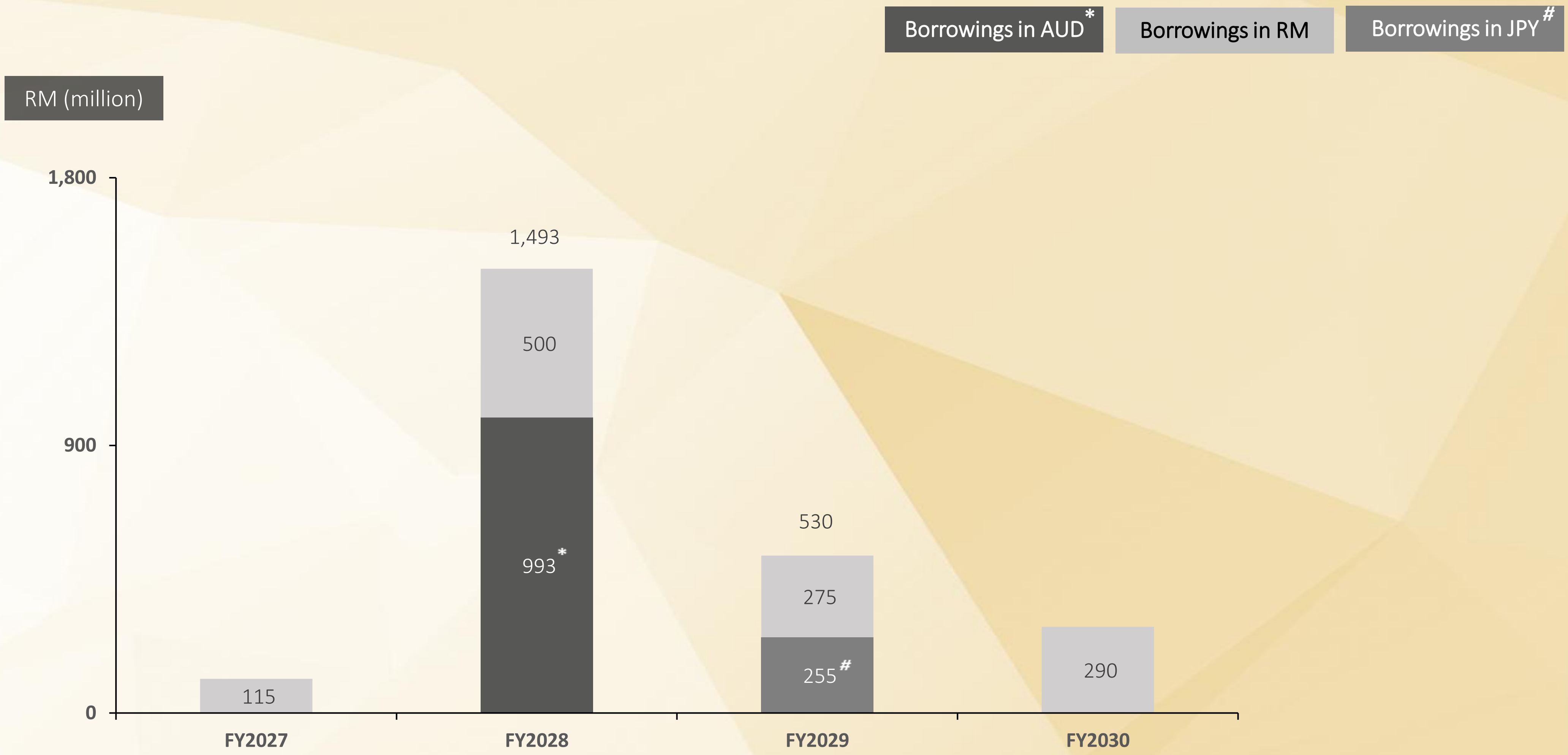
Source: Bloomberg

Notes:
(1) As at 30 June 2026.
(2) For the quarter ended 30 June 2026.

3 Capital management

Tanjong Jara Resort
Terengganu, Malaysia

DEBT^ **MATURITY** PROFILE

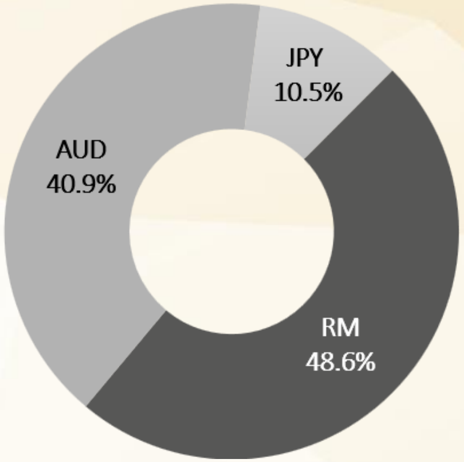


Notes:
^ Excluding the effects of capitalised transaction costs.
** RM equivalent based on the exchange rate of A$1.00: RM2.7957 as at 30 June 2026.*
 # RM equivalent based on the exchange rate of JPY100: RM2.5096 as at 30 June 2026.

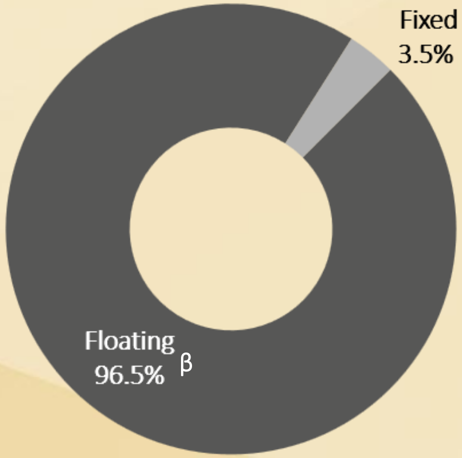
DEBT^ PROFILE AS AT **30 JUNE 2026**

YTL HOSPITALITY REIT

CURRENCY



INTEREST RATE

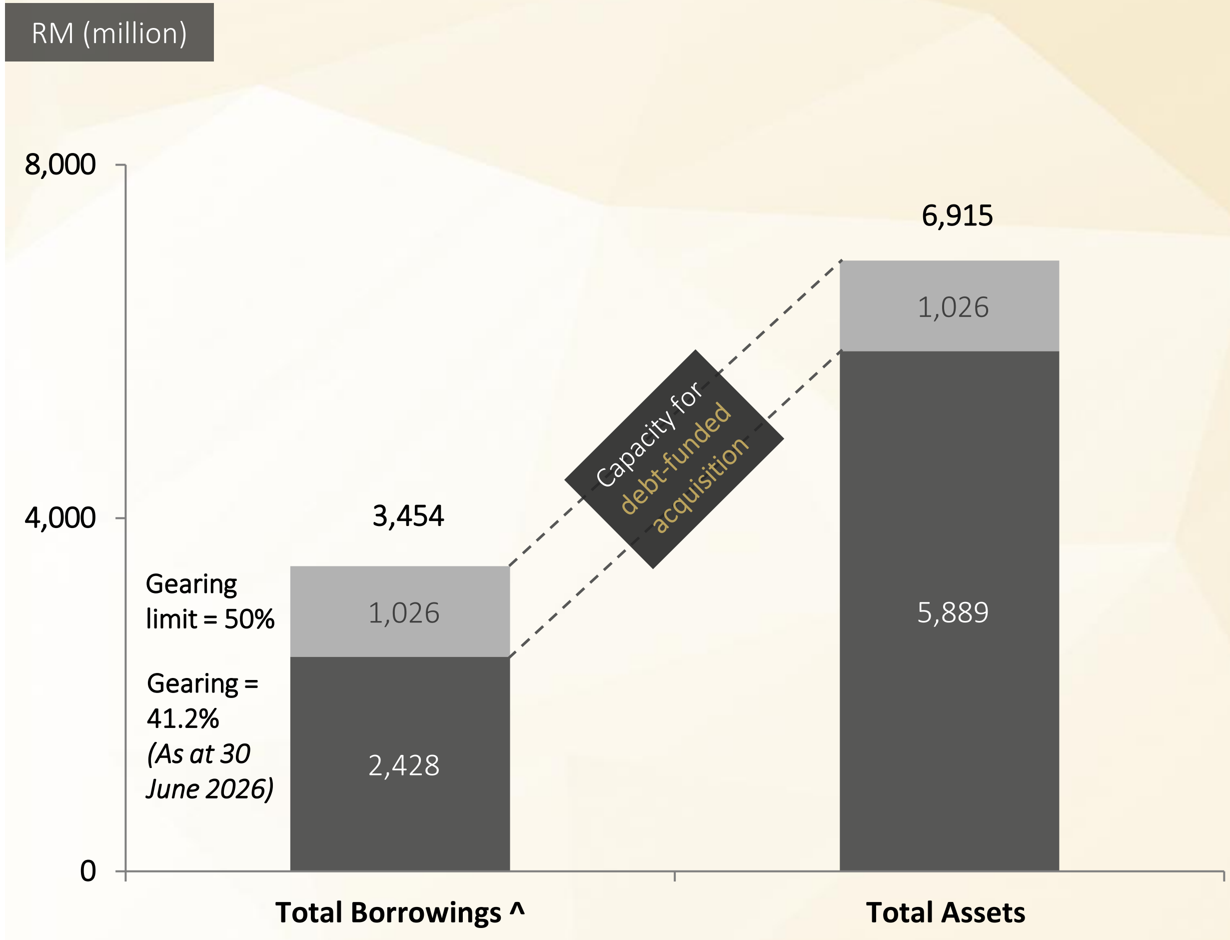


	30 June 2026	31 March 2026	Change
Borrowings^ (RM'000)	2,428,020	2,409,083	+ 0.8%
Total Asset Value (RM'000)	5,889,549	5,549,442	+ 6.1%
Gearing (%)	41.2%	43.4%	(2.2 pp)
Average Interest Rates (%) *			
- Borrowings in Ringgit Malaysia	4.8%	4.8%	-
- Borrowings in Australian Dollar	5.0%	4.5%	+ 0.5 pp
- Borrowings in Japanese Yen	2.3%	2.2%	+ 0.1 pp
Interest Cover * #	2.3 x	3.2 x	(0.9 x)

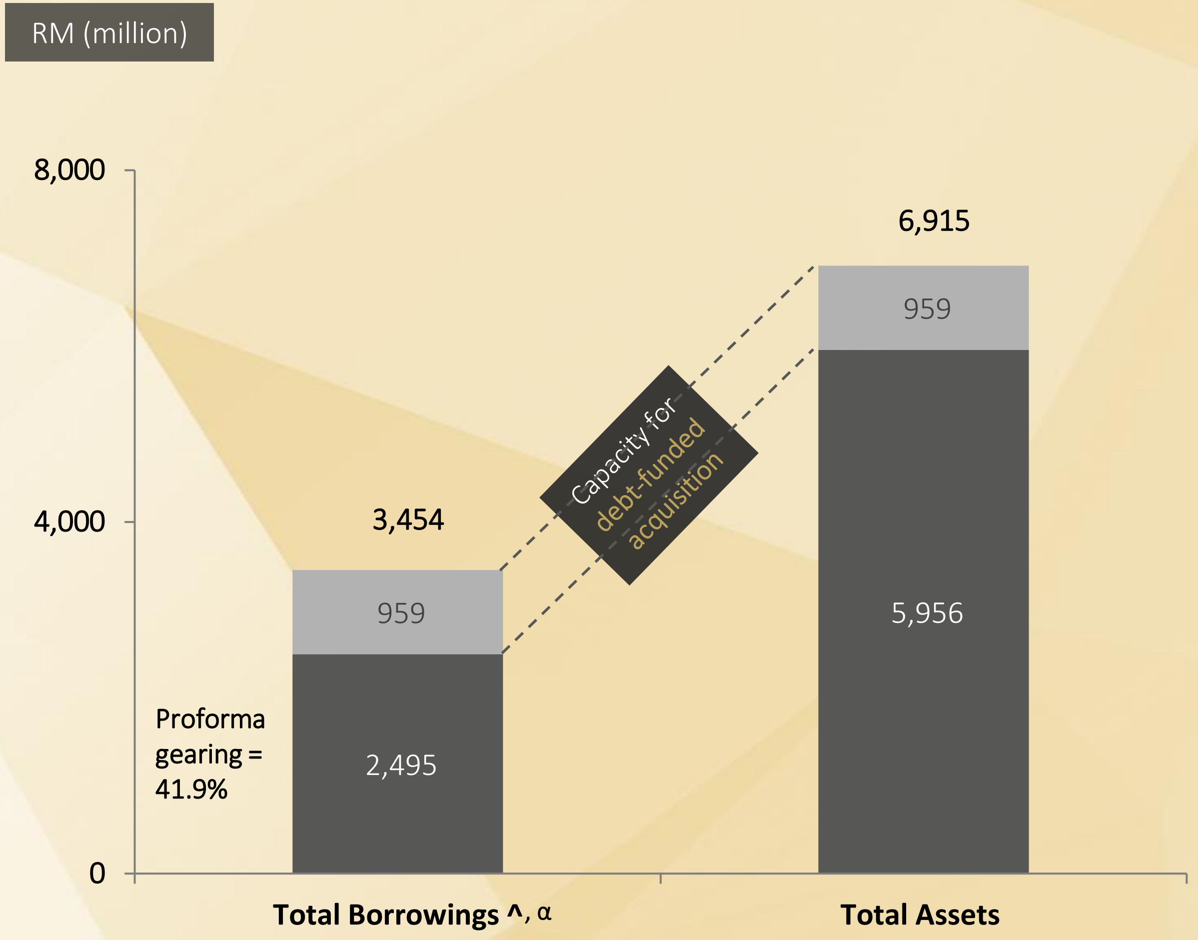
Notes:
** For the respective Quarter.*
^ Excluding the effects of capitalised transaction costs.
 # Computed as NPI / Finance Cost.
α Denominated in RM.
β 40.9% denominated in AUD, 10.5% denominated in JPY and 45.1% denominated in RM.

DEBT HEADROOM OF ~RM959 million FOR ACQUISITIONS

As at 30 June 2026



After taking into account the property development of **Moxy Niseko**



Notes:

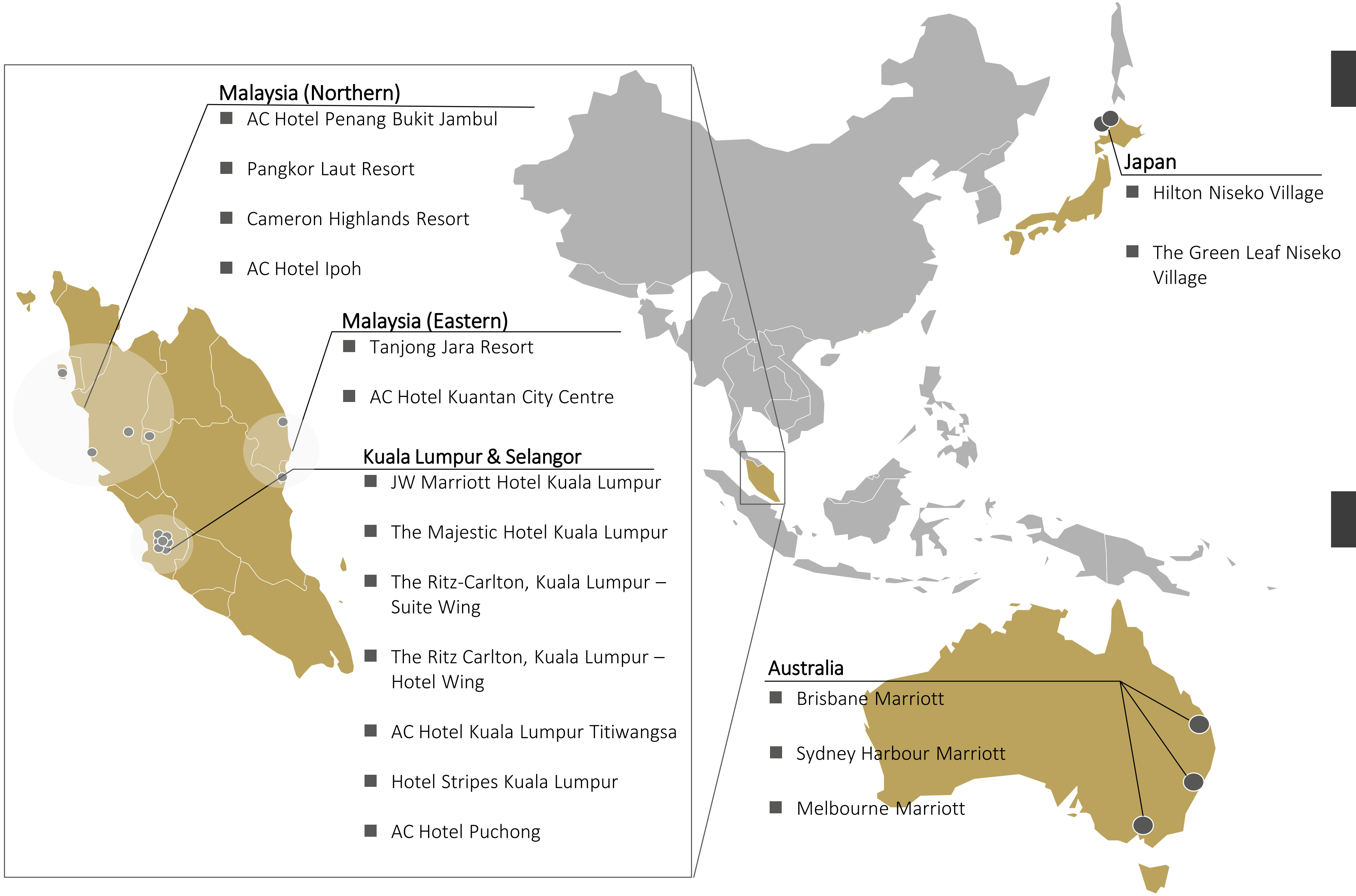
^ *Excluding the effects of capitalised transaction costs.*

α *After taking into account the property development of Moxy Niseko.*

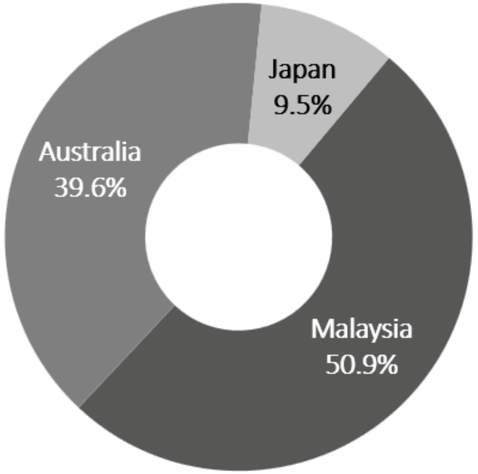
4 Asset management

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 June 2026.

PORTFOLIO **VALUATION**

Property	No. of Rooms	Year Acquired	Purchase Price (million)	Annual Lease Rental[(1)] (RM million)	Valuation (million) FY2025	Valuation (million) FY2026[(2)]	Changes since acquisition
Malaysia			RM		RM	RM	
JW Marriott Hotel Kuala Lumpur	578	2005	331.0	32.7	543.0	548.0	+65.6%
The Ritz-Carlton, Kuala Lumpur - Suite Wing	114	2007 & 2011	198.0	17.2	329.0	329.6	+66.5%
The Ritz-Carlton, Kuala Lumpur - Hotel Wing	251	2011	250.0	22.7	373.0	374.0	+49.6%
AC Hotel Penang Bukit Jambul	427	2011	100.0	9.9	142.0	142.6	+42.6%
AC Hotel Kuala Lumpur Titiwangsa	364	2011	100.0	10.1	166.0	166.0	+66.0%
AC Hotel Kuantan City Centre	215	2011	75.0	7.4	107.0	107.9	+43.9%
Pangkor Laut Resort	101	2011	97.0	9.3	124.0	124.0	+27.8%
Tanjong Jara Resort	101	2011	87.0	7.7	108.3	110.2	+26.7%
Cameron Highlands Resort	56	2011	50.0	4.4	63.0	63.0	+26.0%
The Majestic Hotel Kuala Lumpur	300	2017	380.0	27.9	403.6	404.8	+6.5%
Hotel Stripes Kuala Lumpur	184	2023	138.0	9.7	144.0	145.0	+5.1%
AC Hotel Ipoh	291	2024	110.0 **(4)**	7.7	117.0	117.0	+6.4%
AC Hotel Puchong	180	2025	52.0 **(5)**	3.6	43.0	56.8	+9.2%
Total Malaysia	3,162		1,968.0	170.4	2,662.9	2,688.9	+36.6%
Japan			JPY		JPY	JPY	
Hilton Niseko Village	506	2011	6,000.0	17.1	10,500.0	13,300.0	+121.7%
The Green Leaf Niseko Village	200	2018	6,000.0	8.3 **(3)**	6,510.0	6,780.0	+13.0%
Total Japan	706		12,000.0	25.4	17,010.0	20,080.0	+67.3%
Australia			AUD		AUD	AUD	
Sydney Harbour Marriott	595	2012	249.0	n.a.	520.0	565.0	+126.9%
Brisbane Marriott	267	2012	113.0	n.a.	104.0	110.0	(2.7%)
Melbourne Marriott	189	2012	53.0	n.a.	72.5	75.0	+41.5%
Total Australia	1,051		415.0		696.5	750.0	+80.7%
TOTAL	4,919						

Notes:

(1) Derived by annualising the applicable monthly rental as at 30 June 2026, not including the amount of the deferred rental repaid during the financial year ended 30 June 2026.

(2) As at 31 May 2026.

(3) RM equivalent based on the exchange rate of JPY100:RM2.5096 as at 30 June 2026.

(4) Acquisition price RM55 million plus refurbishment cost of RM55 million.

(5) Acquisition price RM40 million plus refurbishment cost of RM12 million

PORTFOLIO **OCCUPANCY**

	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	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%	83.9%

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.

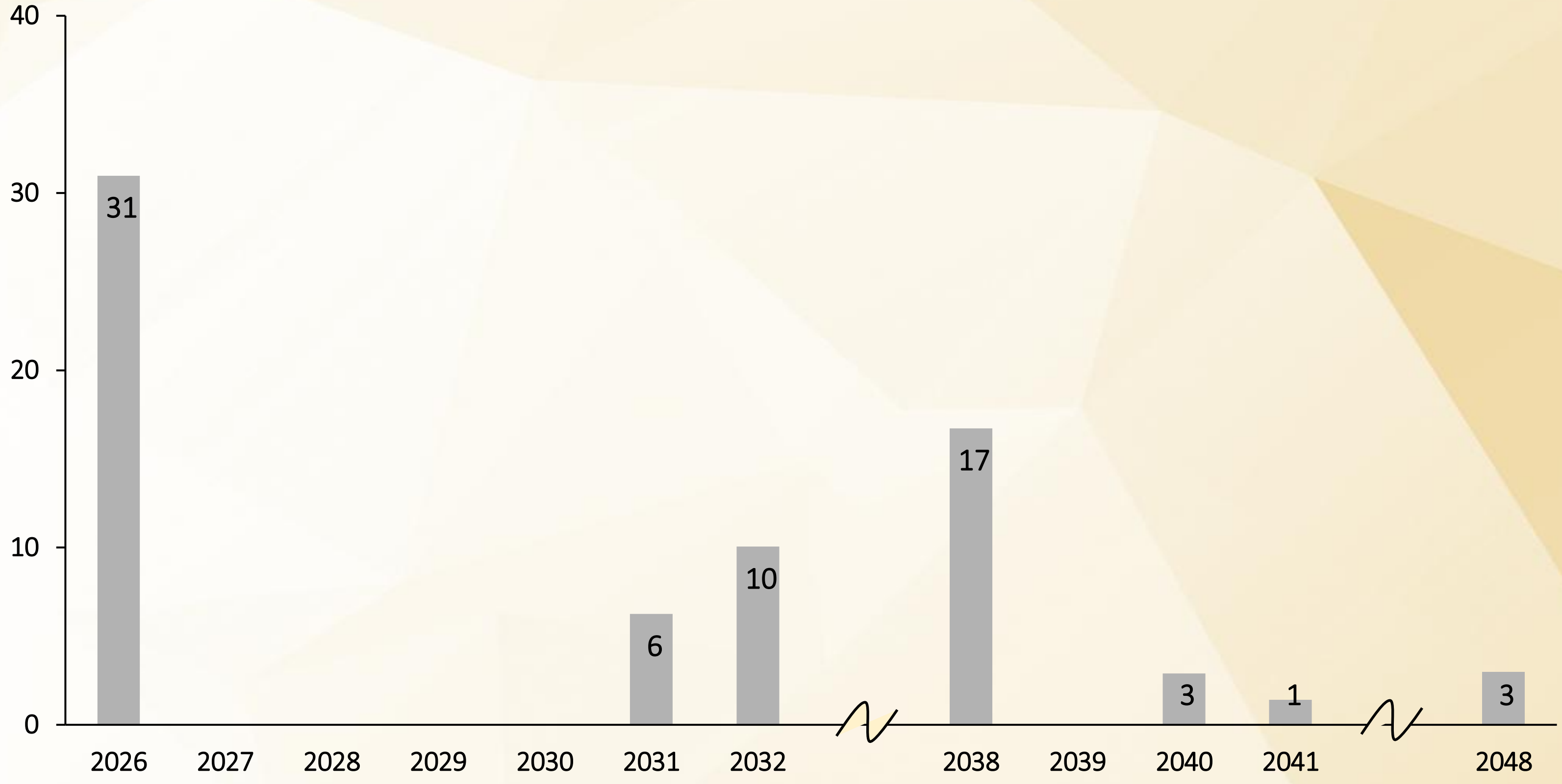
(2) Due to the impact of the COVID-19 pandemic.

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

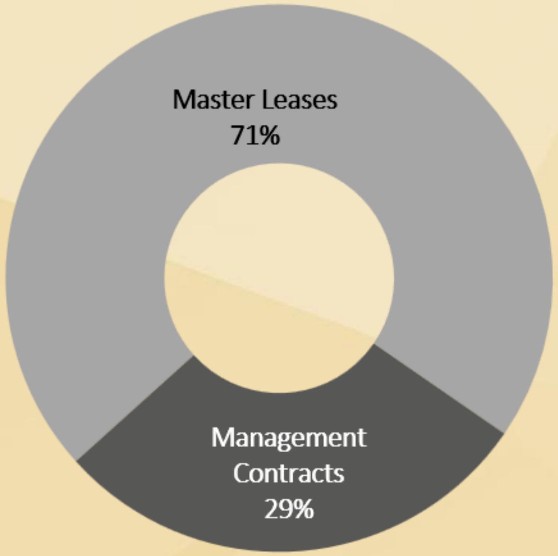
MASTER LEASES EXPIRY PROFILE

NET property income
(% of total *)

Master leases



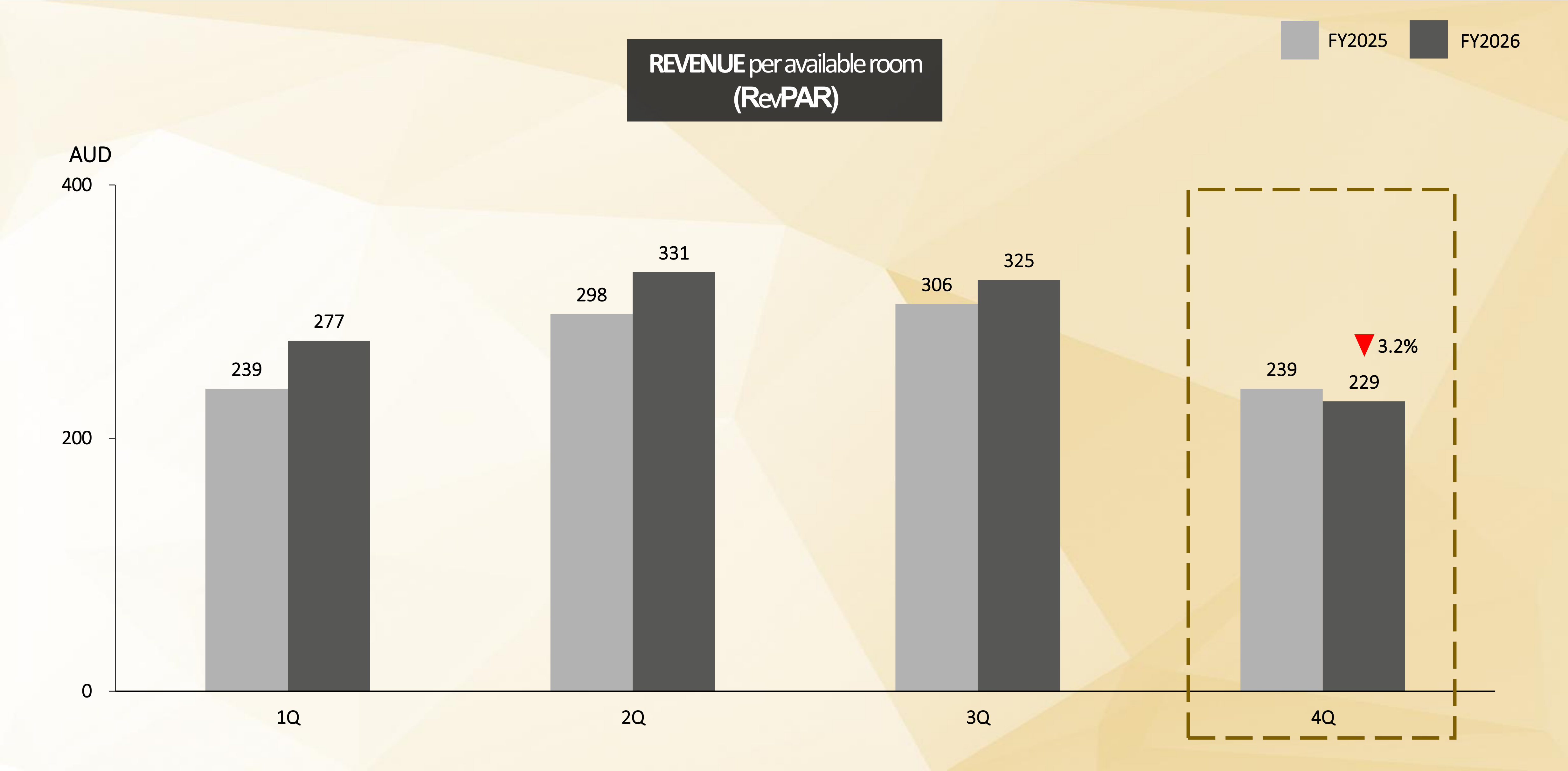
NET property income
(% of total *)



Note:
** For 4Q FY2026.*

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

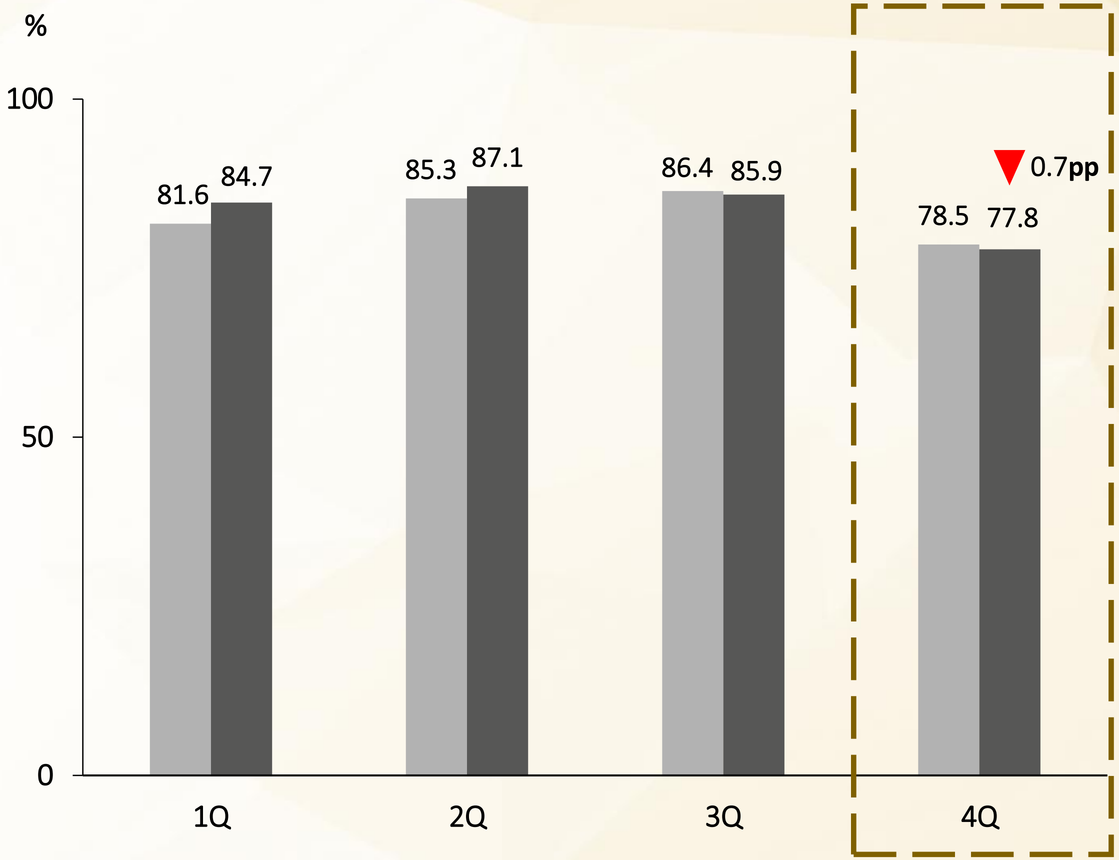
YTL HOSPITALITY REIT



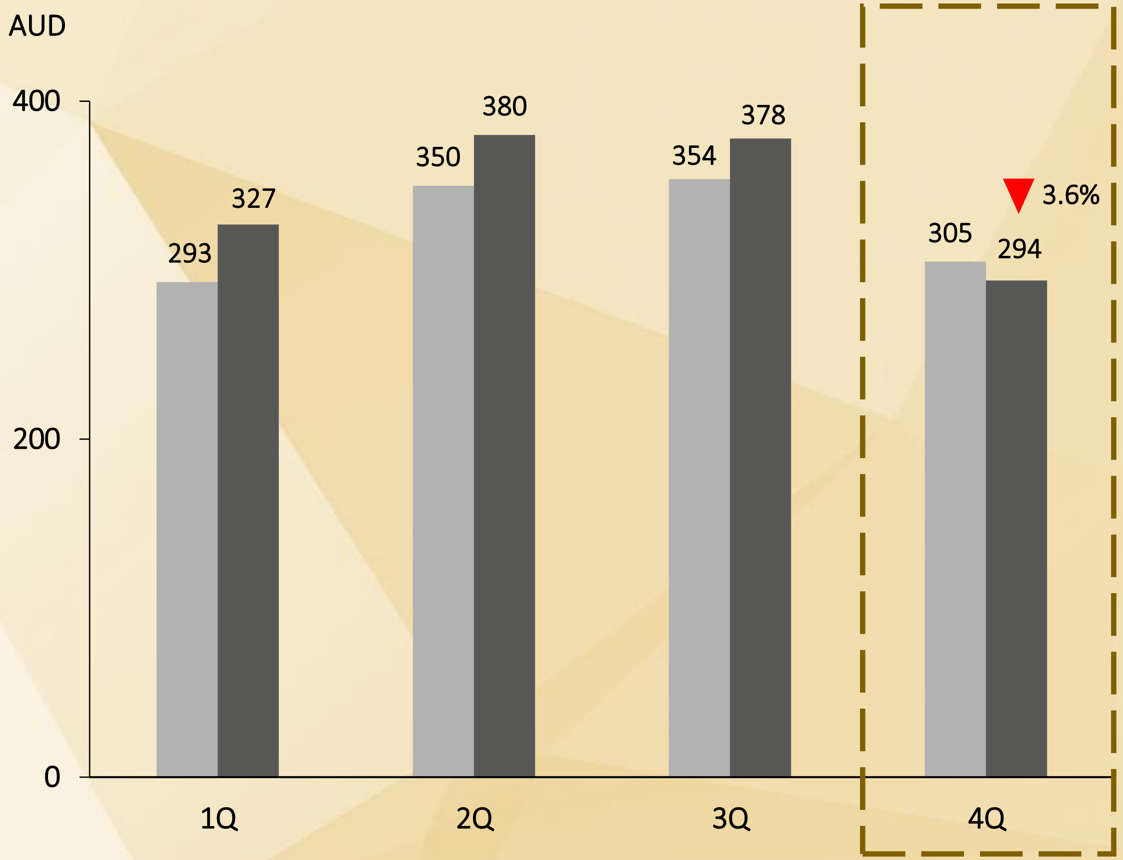
AUSTRALIA HOTEL PERFORMANCE **BY QUARTER** (2 OF 2)

FY2025 FY2026

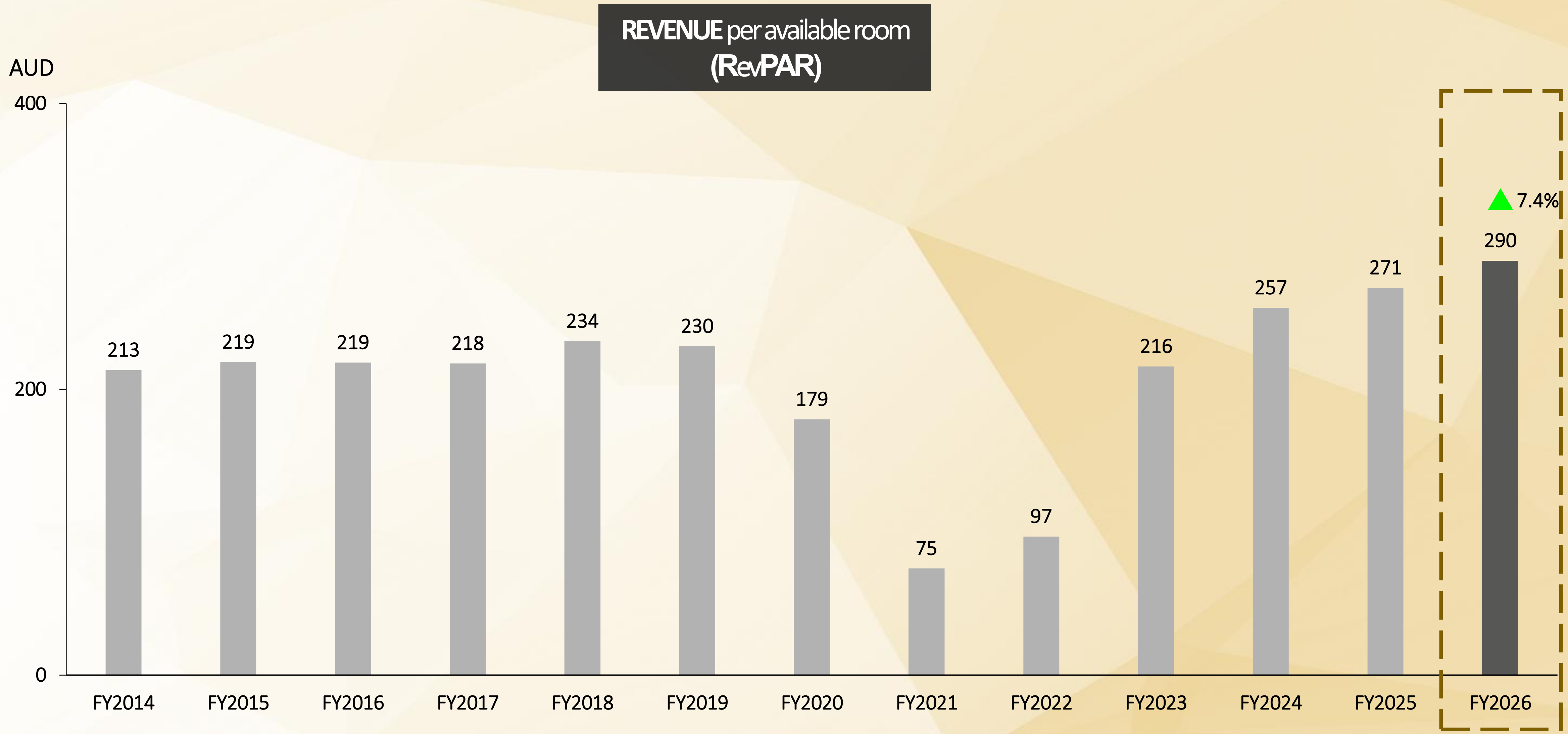
Average occupancy



Average daily rate (ADR)

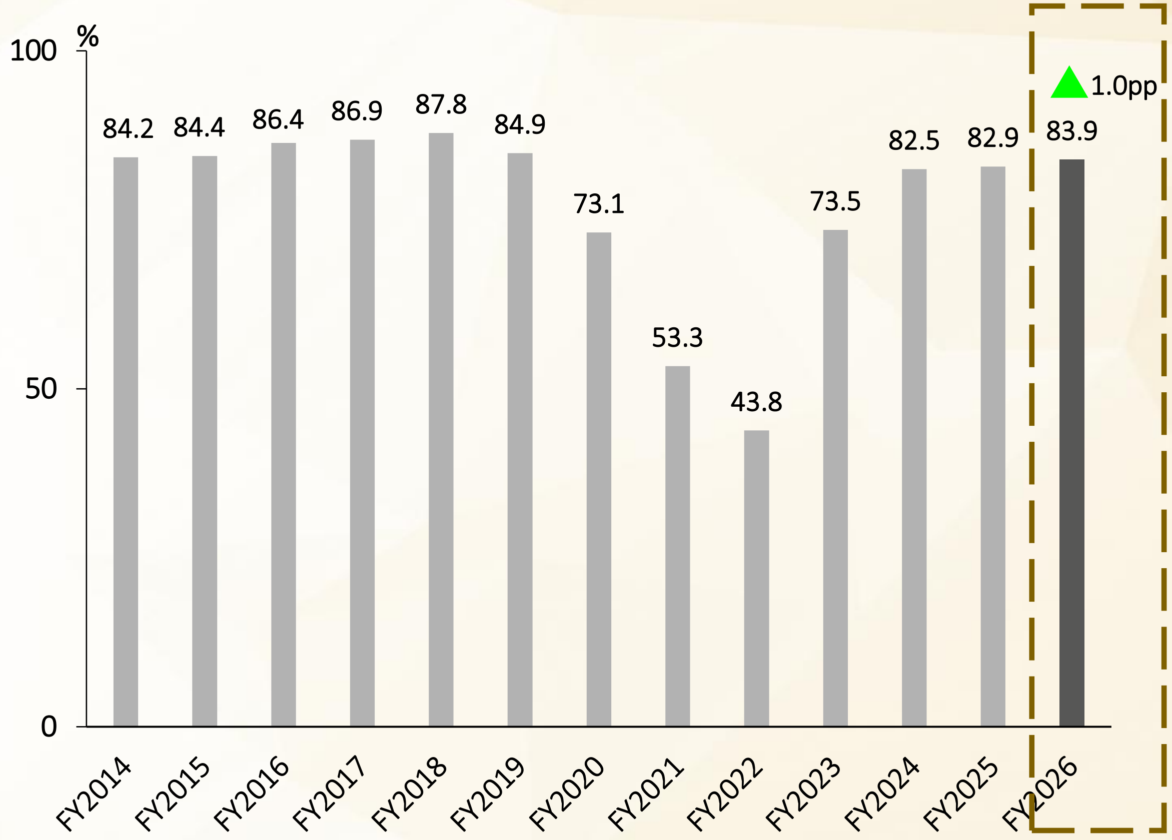


AUSTRALIA YEARLY HOTEL PERFORMANCE (1 OF 2)

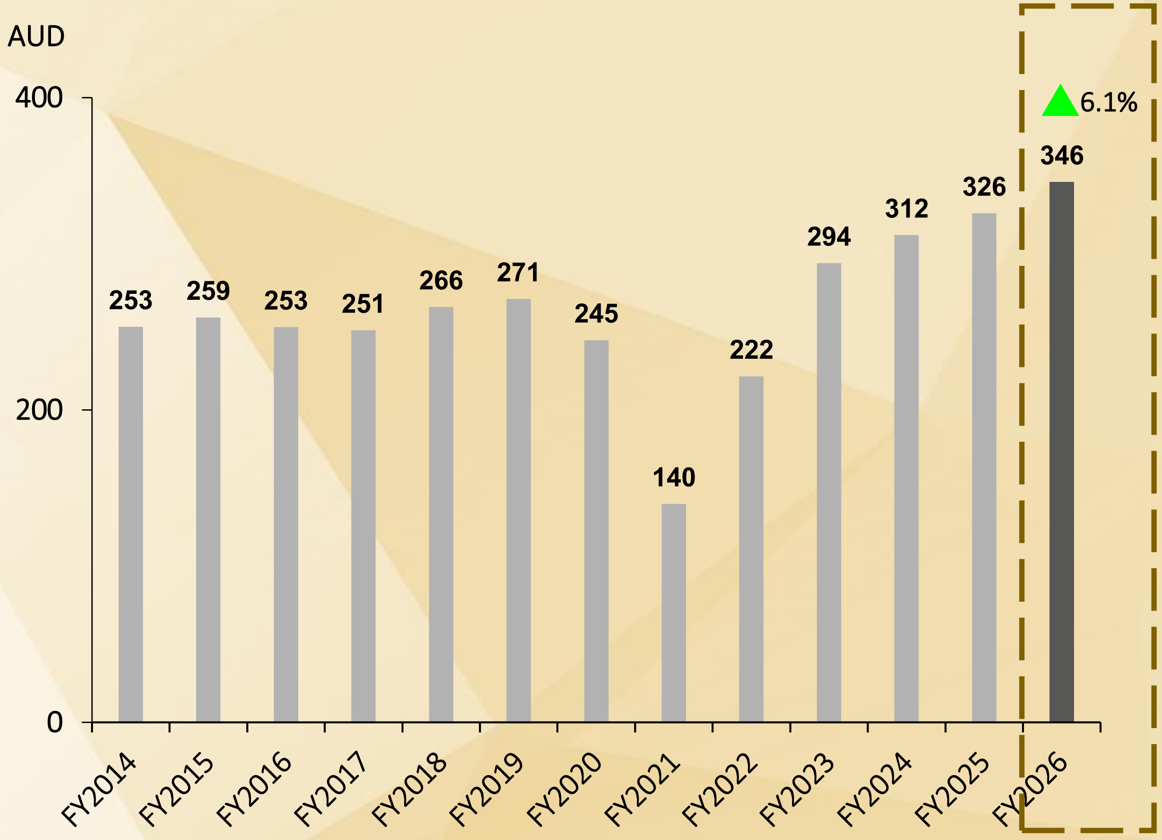


AUSTRALIA YEARLY HOTEL PERFORMANCE (2 OF 2)

Average occupancy



Average daily rate (ADR)



5 Appendices

JW MARRIOTT HOTEL **KUALA LUMPUR**

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 The Starhill 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)	13 years
Annual rental (2)	Hotel: RM32.75 million Car park: RM2.36 million
No. of rooms	578
Acquisition date	16 December 2005
Valuation (3)	RM548.0 million

Notes:
(1) Lease remaining calculated as at 30 June 2026.
(2) Derived by annualising the applicable monthly rental as at 30 June 2026.
(3) As at 31 May 2026.

THE MAJESTIC HOTEL **KUALA LUMPUR**

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, Contango restaurant, Colonial Cafe, Orchid Conservatory 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]	6 years
Annual rental [2]	RM27.93 million
No. of rooms	300
Acquisition date	3 November 2017
Valuation [3]	RM404.8 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.

THE RITZ-CARLTON, **KUALA LUMPUR – HOTEL WING**

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)	4.5 months
Annual rental (2)	RM22.71 million
No. of rooms	251
Acquisition date	15 November 2011
Valuation (3)	RM374.0 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.

THE RITZ-CARLTON, **KUALA LUMPUR – SUITE WING**

Address	No. 168, Jalan Imbi, 55100 Kuala Lumpur
Description	38-storey hotel building comprising 110 suites and 4 penthouses with 4 levels of commercial podium, 1 level of facilities deck and 3 levels of basement car park
Tenure	Freehold
Master lease expiry	30 June 2031
Master lease remaining (1)	5 years
Annual rental (2)	RM17.20 million
No. of rooms	114
Acquisition date	16 May 2007 & 15 November 2011
Valuation (3)	RM329.6 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.

AC HOTEL **KUALA LUMPUR TITIWANGSA**

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)	4.5 months
Annual rental (2)	RM10.13 million
No. of rooms	364
Acquisition date	15 November 2011
Valuation (3)	RM166.0 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.

HOTEL STRIPES **KUALA LUMPUR**

Address	No. 25, Jalan Kamunting, 50300 Kuala Lumpur
Description	20-storey hotel building with 184 rooms and 148 car park bays
Tenure	Freehold
Master lease expiry	30 October 2038
Master lease remaining (1)	12 years
Annual rental (2)	RM9.66 million
No. of rooms	184
Acquisition date	31 October 2023
Valuation (3)	RM145.0 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026.
(3) As at 31 May 2026.

AC HOTEL **PENANG BUKIT JAMBUL**

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)	4.5 months
Annual rental (2)	RM9.92 million
No. of rooms	427
Acquisition date	15 November 2011
Valuation (3)	RM142.6 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.

PANGKOR LAUT RESORT

Address	Pangkor Laut Island, 32200 Lumut, Perak Darul Ridzuan
Description	40 units of Tropical Garden Villa, 52 units of Tropical Hill Villa, 8 units of Beach Villa 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)	4.5 months
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 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.

AC HOTEL **IPOH**

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
Master lease expiry	31 March 2040
Master lease remaining (1)	14 years
Annual rental (2)	RM7.70 million
No. of rooms	291
Acquisition date	8 April 2024
Valuation (3)	RM117.0 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026.
(3) As at 31 May 2026.

TANJONG JARA RESORT

Address	Batu 8, Off Jalan Dungun, 23000 Dungun, Terengganu Darul Iman
Description	Small luxury boutique resort with 101 rooms
Tenure	60-year leasehold expiring on 4 December 2067
Master lease expiry	14 November 2026
Master lease remaining [(1)]	4.5 months
Annual rental [(2)]	RM7.72 million
No. of rooms	101
Acquisition date	15 November 2011
Valuation [(3)]	RM110.2 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.

AC HOTEL **KUANTAN CITY CENTRE**

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)	4.5 months
Annual rental (2)	RM7.35 million
No. of rooms	215
Acquisition date	15 November 2011
Valuation (3)	RM107.9 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.

CAMERON HIGHLANDS RESORT

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)	4.5 months
Annual rental (2)	RM4.41 million
No. of rooms	56
Acquisition date	15 November 2011
Valuation (3)	RM63.0 million

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.

AC HOTEL **PUCHONG**

Address	No. 6, Jalan Kenari 12, Bandar Puchong Jaya, 47170 Puchong, Selangor Darul Ehsan
Description	10-storey hotel building with 180 rooms
Tenure	Freehold
Master lease expiry	31 March 2041
Master lease remaining (1)	15 years
Annual rental (2)	RM3.64 million
No. of rooms	180
Acquisition date	28 April 2025
Valuation (3)	RM56.8 million

Note:
(1) Lease remaining calculated as at 30 June 2026. 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 2026.
(3) As at 31 May 2026.

HILTON **NISEKO VILLAGE**

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)	5.5 months
Annual rental (2)	RM17.13 million
No. of rooms	506
Acquisition date	22 December 2011
Valuation (3, 4)	JPY13,300 million (RM333.78 million)

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026, not including the amount of the deferred rental to be repaid during the financial year ended 30 June 2026.
(3) As at 31 May 2026.
(4) RM equivalent based on the exchange rate of JPY100: RM2.5096 as at 30 June 2026.

THE GREEN LEAF **NISEKO VILLAGE**

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)	22 years
Annual rental (2,4)	JPY331 million (RM8.31 million)
No. of rooms	200
Acquisition date	26 September 2018
Valuation (3, 4)	JPY6,780 million (RM170.15 million)

Notes:
(1) Lease remaining calculated as at 30 June 2026. 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 2026.
(3) As at 31 May 2026.
(4) RM equivalent based on the exchange rate of JPY100: RM2.5096 as at 30 June 2026.

SYDNEY HARBOUR MARRIOTT

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)	AUD565.0 million (RM1,579.57 million)

Notes:
(1) As at 31 May 2026.
(2) RM equivalent based on the exchange rate of A$1.00: RM2.7957 as at 30 June 2026.

BRISBANE MARRIOTT

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]	AUD110.0 million (RM307.53 million)

Notes:
(1) As at 31 May 2026.
(2) RM equivalent based on the exchange rate of A$1.00: RM2.7957 as at 30 June 2026.

MELBOURNE MARRIOTT

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]	AUD75.0 million (RM209.68 million)

Notes:
(1) As at 31 May 2026.
(2) RM equivalent based on the exchange rate of A$1.00: RM2.7957 as at 30 June 2026.

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