

MANAGING SUSTAINABILITY

ABOUT THIS REPORT

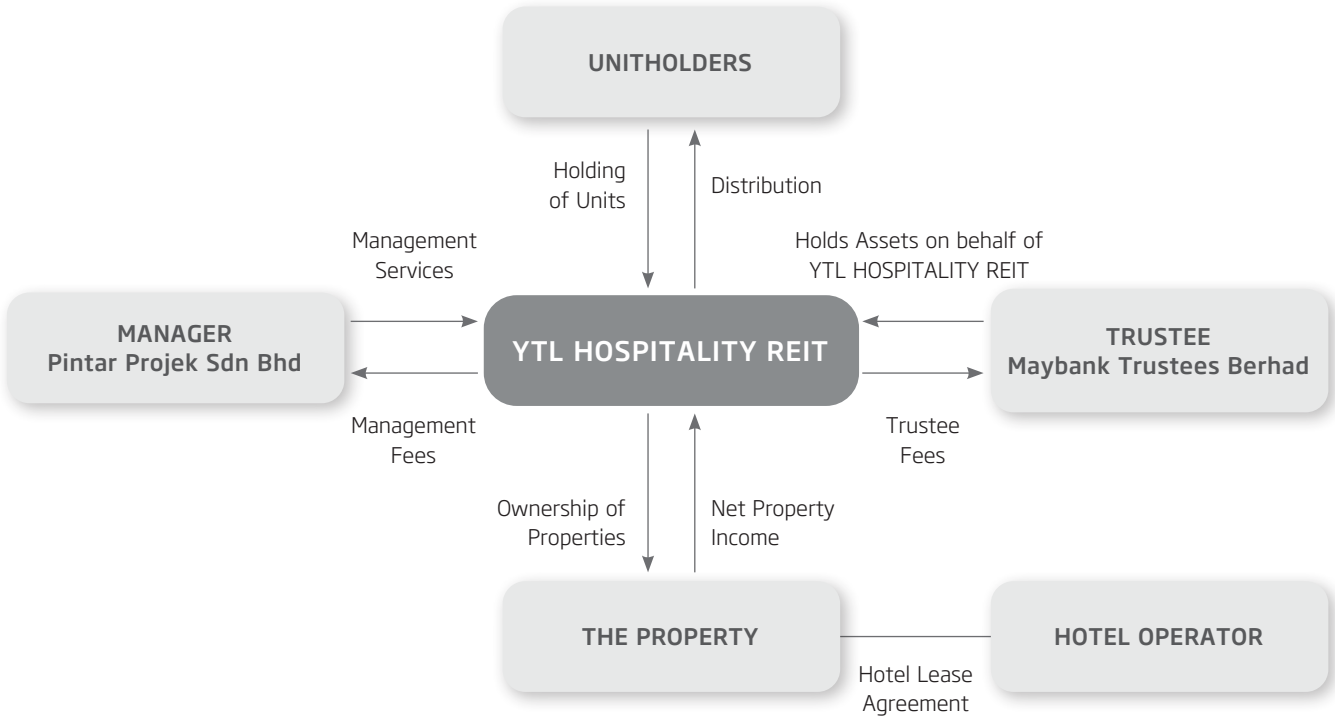
Structure and Management

YTL Hospitality REIT (“YTL REIT” or the “Trust”) was listed on the Main Market of Bursa Malaysia Securities Berhad (“Bursa Securities”) on 16 December 2005 and is an income and growth type fund. The principal investment objective of YTL REIT is to own and invest in real estate and real estate-related assets, whether directly or indirectly through the ownership of single-purpose companies whose principal assets comprise real estate.

YTL REIT has a market capitalisation of RM1.90 billion (as of 30 June 2026) and owns a broad portfolio of 19 hospitality assets, spread across Malaysia, Australia and Japan.

Maybank Trustees Berhad is the trustee of YTL REIT and YTL REIT is managed by Pintar Projek Sdn Bhd (“Manager”), a 70%-owned subsidiary of YTL Corporation Berhad (“YTL Corp”).

YTL Hospitality REIT Structure



Reporting Standards and References

This statement was prepared with reference to the following requirements, guidance, standards, frameworks and principles:

- Main Market Listing Requirements (“Listing Requirements”) of Bursa Securities
- National Sustainability Reporting Framework (“NSRF”), which adopts the International Financial Reporting Standards (“IFRS”) Sustainability Disclosure Standards (IFRS S1 and IFRS S2) issued by the International Sustainability Standards Board (“ISSB”)
- Malaysian Code on Corporate Governance (“MCCG”)
- Bursa Securities’ Sustainability Reporting Guide and Corporate Governance Guide
- FTSE Russell ESG Data Model Methodology
- The Greenhouse Gas Protocol Corporate Accounting and Reporting Standard (“GHG Protocol”)
- United Nations Sustainable Development Goals (“UN SDGs”)

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Scope and Boundary

This sustainability statement provides an overview of YTL REIT's environmental, social and governance ("ESG") performance and commitments for the financial year ended 30 June 2026.

YTL REIT applies the operational control approach under the GHG Protocol to define its reporting boundary. On this basis, the reporting boundary for environmental data comprises the Australian hotel portfolio - Brisbane Marriott Hotel ("BMH"), Melbourne Marriott Hotel ("MMH") and Sydney Harbour Marriott Hotel ("SHMH"). Social and governance disclosures cover the Manager and the Australian hotel portfolio.

YTL REIT's Malaysian and Japanese properties operate under master lease arrangements with lessees. The sustainability initiatives, performance and achievements of these properties and, where applicable, their respective lessees and operators that are subsidiaries of YTL Corp, will be outlined in greater detail in the consolidated YTL Group Sustainability Report 2026, which will be published in October 2026 in conjunction with YTL Corporation's Annual Report for the financial year ended 30 June 2026. The report can be accessed from the YTL Group's sustainability website at <https://www.ytl.com/sustainability/>

Where material, newly acquired assets will be included upon the availability of a full year of data corresponding with YTL REIT's financial year, whilst any assets divested during the financial year are excluded from this statement.

Climate-Related Disclosures

In accordance with NSRF and the Listing Requirements, YTL REIT has adopted IFRS S2 Climate-related Disclosures issued by the ISSB for the financial year ended 30 June 2026. Climate-related disclosures prepared in accordance with IFRS S2 are integrated within the relevant sections of this sustainability statement.

As permitted under the Additional Transition Reliefs ("ATRs") applicable to first-year adopters, YTL REIT has applied the following reliefs in preparing this statement:

- ATR 1: Climate-related disclosures have been prepared in accordance with IFRS S2, with IFRS S1 requirements applied only to climate-related risks and opportunities;
- ATR 2: Climate-related disclosures focus on YTL REIT's principal business segment by revenue, namely the Australian hotel portfolio;
- ATR 3: Scope 3 GHG emissions disclosure is limited to selected categories.

In addition, YTL REIT has applied the proportionality mechanisms available under IFRS S2. Quantitative disclosure of anticipated financial effects, and detailed scenario assumptions and modelled outcomes, remain an area of ongoing development.

YTL REIT is committed to progressively enhancing its climate-related disclosures in subsequent reporting periods as data collection processes and analytical capabilities mature.

Data Validation & Assurance

The information and performance data presented in this statement were verified using internal sources. No third-party assurance was obtained for the non-financial data disclosed. However, external assurance remains under consideration for future reports, and the process is ongoing to standardise internal audit protocols.

This report was prepared by the YTL Group's Sustainability Division and approved by the Board of Directors of the Manager ("Board") on 15 September 2026. References in this report to our website are to our corporate website at www.ytlhospitalityreit.com.

Forward-looking Statements

This statement contains forward-looking statements related to future expectations. These statements are premised on current assumptions and circumstances that are subject to change. Although we believe that these statements are reasonable, they are nevertheless subject to known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements to differ materially from expectations expressed or implied in such statements.

Contact

We welcome feedback, questions and suggestions from our stakeholders about this report. Please contact us at:

Sustainability Division
YTL Hospitality REIT
Email: sustainability@ytl.com

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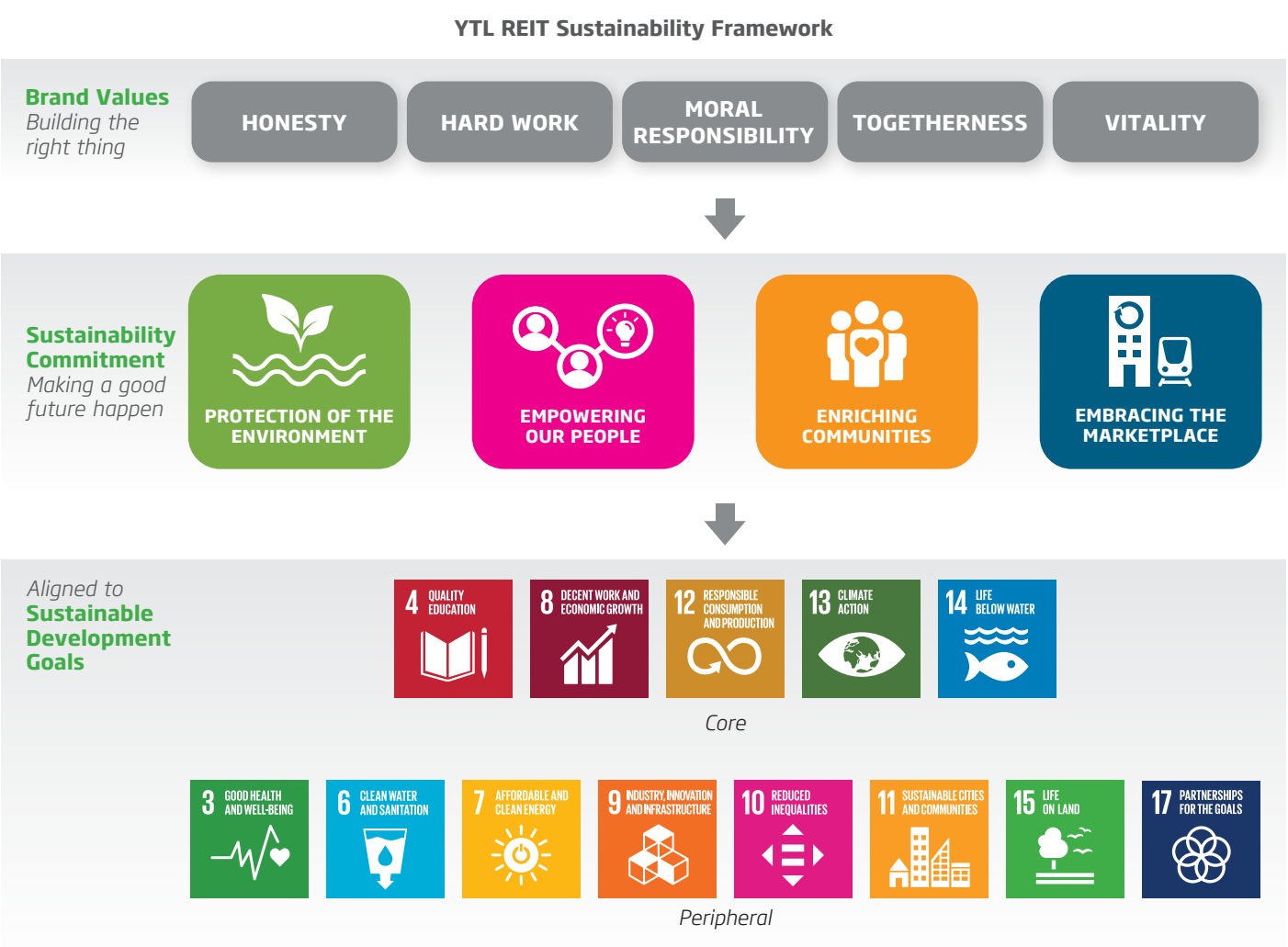
OUR APPROACH TO SUSTAINABILITY

As part of YTL Corp and its subsidiaries (“YTL Group”), YTL REIT’s sustainability focus is aligned with YTL Group’s credo, “Making A Good Future Happen”. This approach is embodied in our value chain and business practices, aiming to create long-term positive impacts for our stakeholders. Regular assessment, review and feedback on ESG issues are conducted in line with YTL Group’s practices and policies.

The Manager’s sustainability commitment is rooted in creating lasting value for all stakeholders by strongly emphasising management of the Trust’s assets responsibly and with integrity. Our commitment to sustainable practices enables us to demonstrate a clear commitment towards achieving our growth objectives, balancing business opportunities and risks in the ESG realms.

We have aligned and adopted YTL Group’s established sustainability structure and framework, policies and guidelines, where relevant and appropriate. The following value-added Sustainability Framework is intrinsically linked to our sustainable business practices, ensuring our business remains relevant, acts responsibly and creates value over the long-term.

Where applicable to the Trust, we incorporate sustainability into the day-to-day management of YTL REIT, which is aligned with the UN SDGs, YTL Group Code of Conduct and Business Ethics (“the Code”), Anti-Bribery and Corruption (“ABC”) Policy and Global Privacy Policy.



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Sustainability Governance

YTL Group operates with a clear and well-communicated governance structure and robust governance systems, which YTL REIT has similarly adopted. The Board is responsible for implementing and ensuring good governance.

The Board maintains oversight of sustainability and climate-related matters, including YTL REIT's sustainability strategy.

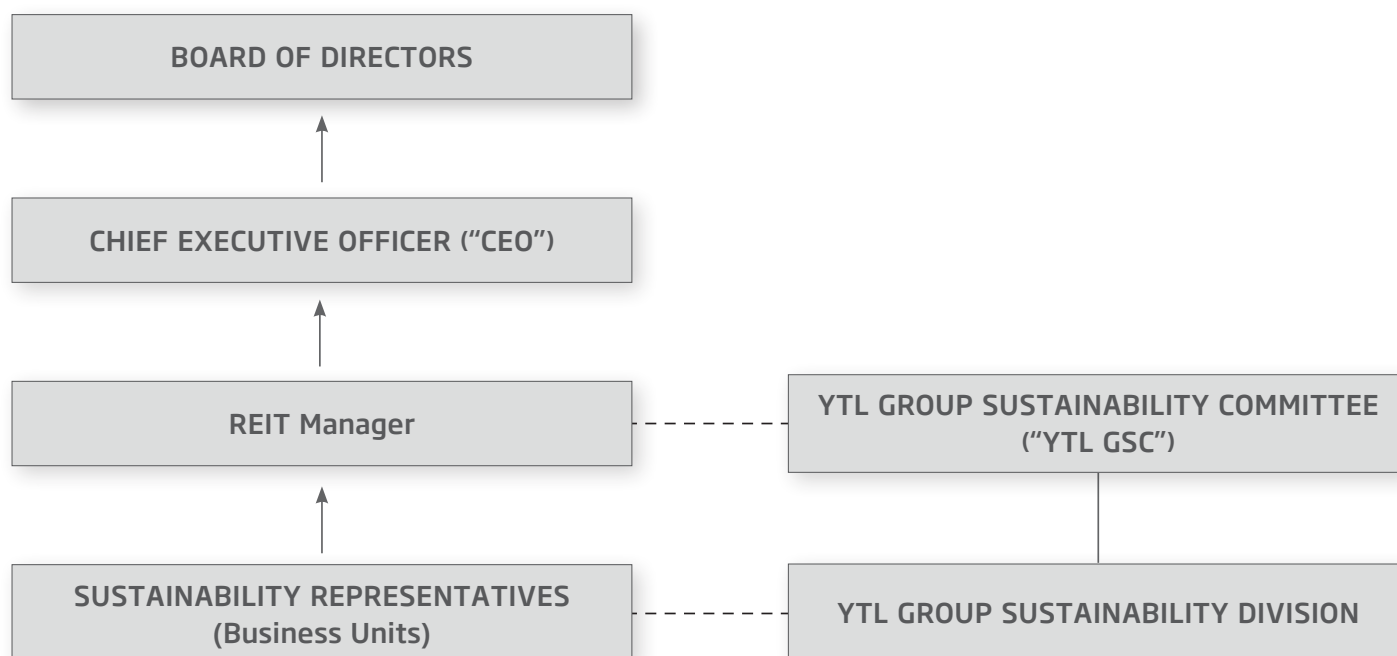
The Manager, led by the Chief Executive Officer, is responsible for the implementation of sustainability strategies and initiatives, and day-to-day management of ESG matters. This includes supporting the identification, assessment and monitoring of sustainability and climate-related risks and opportunities, in line with the framework approved by the Board.

YTL Group's Sustainability Division supports the coordination and consolidation of performance data across key ESG metrics, which inform the Manager's reporting to the Board. The division also works closely with the Manager in supporting sustainability and climate-related risk and opportunity assessments, as well as enhancing ESG data management and reporting processes.

Sustainability and climate-related matters are presented to the Board semi-annually, to enable effective oversight of strategies addressing climate change and sustainability-related risks and opportunities. The development of more formalised climate action protocols remains ongoing as YTL REIT continues to strengthen its governance approach to managing climate-related risks and opportunities.

In FY2026, the Board attended training on sustainability-related topics, further details of which can be found in the *Corporate Governance Overview Statement* in this Annual Report.

More information on the Trust's governance and internal control systems can be found in the *Corporate Governance Overview Statement*, and the *Statement on Risk Management and Internal Control* set out separately in this Annual Report.



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Roles and Responsibilities



Board of Directors

- Oversees YTL REIT's sustainability governance, including the setting of sustainability strategies, priorities and targets, and the review of material ESG matters.
- Reviews progress of the sustainability strategy, sustainability performance, material ESG and climate-related risks and opportunities, and approves the materiality assessment and Sustainability Statement.



REIT Manager

- Led by the Chief Executive Officer, and supports the implementation of YTL REIT's sustainability strategies, priorities and initiatives.
- Coordinates with the YTL Group Sustainability Division and Sustainability Representatives to drive sustainability initiatives and reporting.



YTL Group Sustainability Committee

- Chaired by the Executive Chairman of YTL Corp, who also serves as Chairman of the Board of YTL REIT.
- Comprises representatives from YTL Group's Sustainability Division and Senior Management from all YTL Group Business Units, who support the Board in setting high-level sustainability direction and strategic focus.
- Oversees the implementation of sustainability strategy, the roadmap and other ESG-related matters.
- Reviews and monitors the implementation of sustainability strategies and performance across the Group.
- Updates the Board on sustainability progress, emerging ESG developments, and regulatory requirements on a semi-annual basis or more frequently, as and when needed.



YTL Group Sustainability Division

- Spearheaded by the Head of Group Sustainability.
- Develops and oversees the implementation of YTL Group's sustainability framework and strategy.
- Coordinates ESG data collection, consolidation, and validation across key sustainability metrics.
- Supports the Manager in sustainability and climate-related risk and opportunity assessments.
- Provides sustainability advisory support and, where appropriate, facilitates engagement with relevant external partners.
- Monitors and tracks sustainability performance across the YTL Group.
- Facilitates sustainability reporting and disclosures in line with applicable regulatory requirements.



Sustainability Representatives (Business Units)

- Embed sustainability considerations into business operations and functional processes.
- Implement and monitor sustainability initiatives within their respective areas of responsibility.
- Coordinate ESG data collection and reporting to support compliance and disclosure requirements.

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Stakeholder Engagement

Stakeholders	Engagement Methods	Stakeholder Interests and Concerns	Our Response and Initiatives
 LESSEES	<ul style="list-style-type: none"> Dialogue and engagement sessions 	<ul style="list-style-type: none"> Create a conducive hotel environment Property maintenance and enhancement 	<ul style="list-style-type: none"> Identify potential areas of improvement and implement appropriate follow-up actions
 INVESTORS	<ul style="list-style-type: none"> Dedicated investor relations section on the company's website Annual General Meeting Annual Report Results briefings with analysts, investors and via press releases to the media 	<ul style="list-style-type: none"> Access to yield-accretive real estate investments Business performance and strategy Corporate governance and risk management Sustainable returns 	<ul style="list-style-type: none"> Provide accurate information to the investing public through timely communication channels Implement effective strategies for investor engagement Uphold high standards of corporate governance, risk management and internal controls
 GUESTS	<ul style="list-style-type: none"> Newsfeed in lounges, guest rooms, front desk and other public areas Loyalty programmes for hotel guests Social media Websites 	<ul style="list-style-type: none"> Condition of amenities provided in properties Promotions and rewards 	<ul style="list-style-type: none"> Provide a safe and convenient environment Improve guest experience via digitalisation initiatives
 EMPLOYEES	<ul style="list-style-type: none"> Weekly department meetings Annual performance appraisals Recreational and team-building activities Training courses and workshops Employment incentives and benefits 	<ul style="list-style-type: none"> Communicate business strategy and developments Personal growth and remuneration benefits Diversity Training and career development Healthy, safe and inclusive work environment 	<ul style="list-style-type: none"> Foster open dialogue with employees to share updates and receive feedback Ensure compliance with all applicable health and safety and labour laws Provide opportunities for employees to develop skills and gain knowledge Promote a positive culture through activities and engagements Conduct performance appraisals, competitive remuneration and benefits

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Stakeholders	Engagement Methods	Stakeholder Interests and Concerns	Our Response and Initiatives
 GOVERNMENTS AND REGULATORS	<ul style="list-style-type: none"> Meetings, feedback and other correspondence 	<ul style="list-style-type: none"> Compliance with regulatory requirements Sustainability and risk management 	<ul style="list-style-type: none"> Implement policies and procedures to ensure regulatory compliance Regularly monitor and review regulatory issues and performance Adopt best practices for ongoing improvement in sustainability and risk management
 SUPPLIERS AND CONTRACTORS	<ul style="list-style-type: none"> Requests for Proposals Meetings and site visits Vendor evaluation 	<ul style="list-style-type: none"> Fair procurement policies and practices Workplace safety assurance Strict adherence to timelines Timely payment for goods and services Preference for local procurement or nearshoring 	<ul style="list-style-type: none"> Uphold ethical business practices and integrity Foster responsible supply chain management
 COMMUNITY	<ul style="list-style-type: none"> Corporate social responsibility ("CSR") programmes 	<ul style="list-style-type: none"> Community investment Supporting local communities 	<ul style="list-style-type: none"> Ongoing CSR activities through volunteerism, donations and in-kind sponsorships Support for environmental and social causes

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FEATURE STORY - Industry Engagement

YTL REIT actively participates in industry associations that support the growth, sustainability and resilience of the hospitality sector. Through our assets across Australia, we contribute to collaborative efforts that drive operational excellence, sustainable tourism and destination stewardship.

**Queensland Hotels Association ("QHA")**

BMH is a member of the QHA, the peak industry body representing hotels in Queensland. QHA advocates for industry standards and regulatory compliance whilst promoting workforce development, sustainability and responsible service.

Brisbane Economic Development Agency ("BEDA")

BMH is a member of BEDA, the key body which drives engagement with all the key economic drivers in the City of Brisbane. All major city-wide events are partnered through BEDA.

Accommodation Australia

Both MMH and SHMH are members of Accommodation Australia, a leading national body representing Australian accommodation providers. The organisation works closely with government and industry stakeholders to support sustainable policies, workplace relations and business resilience.

Australian Cruise Association ("ACA")

SHMH is a member of the ACA, which plays a pivotal role in making Australia and the Pacific region a major world-class base and destination for cruise vessels. ACA fosters collaboration between ports, destinations and operators to realise the region's potential as a world-class cruise destination.

Business Events Sydney ("BESydney")

As a member of BESydney, SHMH supports the promotion of Sydney as a leading sustainable destination for global conferences and events. BESydney works to attract high-impact events that contribute to economic development, knowledge exchange and sustainable tourism.

Ecotourism Australia

SHMH attained certification from Ecotourism Australia, the peak body for ecotourism and sustainable tourism that supports the tourism industry through building capacity and actively promoting sustainable tourism operations and systems.

Victorian Tourism Industry Council ("VTIC")

MMH holds membership under VTIC, Victoria's peak tourism industry body and leading advocate for Victoria's tourism and events industry. VTIC connects and informs its members on future-focused insights and keeps members abreast of policy changes in the industry.

Les Clefs d'Or Australia

SHMH has two employees that are members of Les Clefs d'Or Australia, the Australian chapter of Les Clefs d'Or, a global association for hotel concierge professionals committed to delivering service excellence in the hospitality industry. Members in the organisation earn the right to wear the exclusive golden keys by passing comprehensive testing and proving their ability to deliver the highest quality of service.

Awards and Accolades

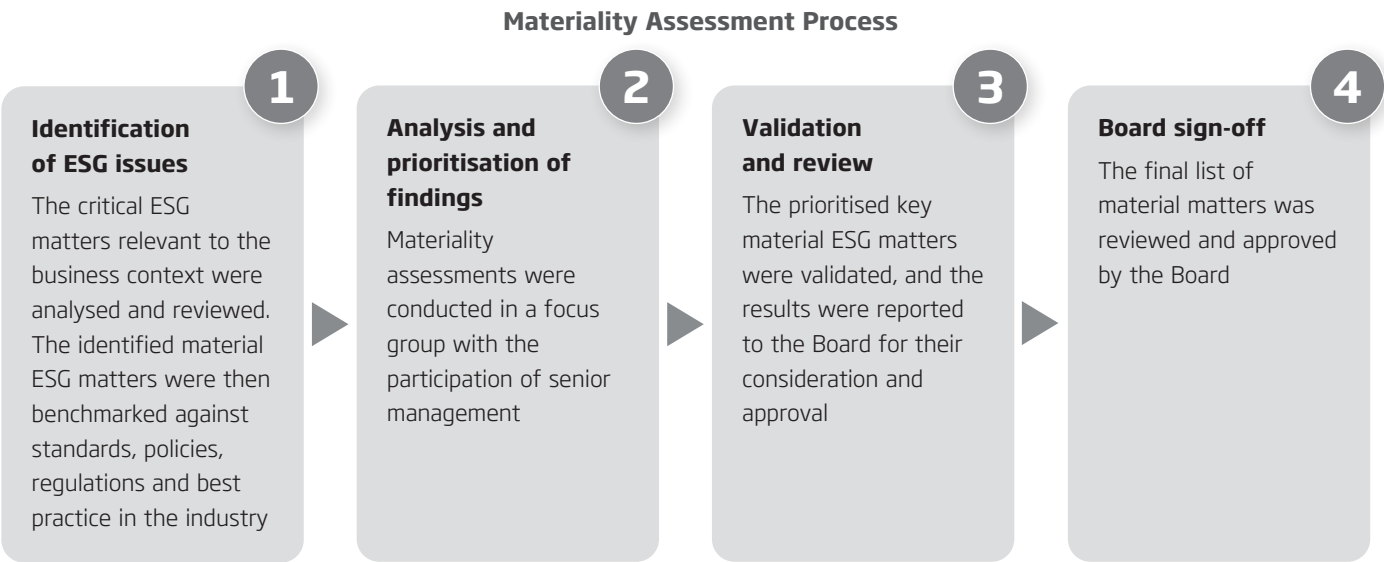
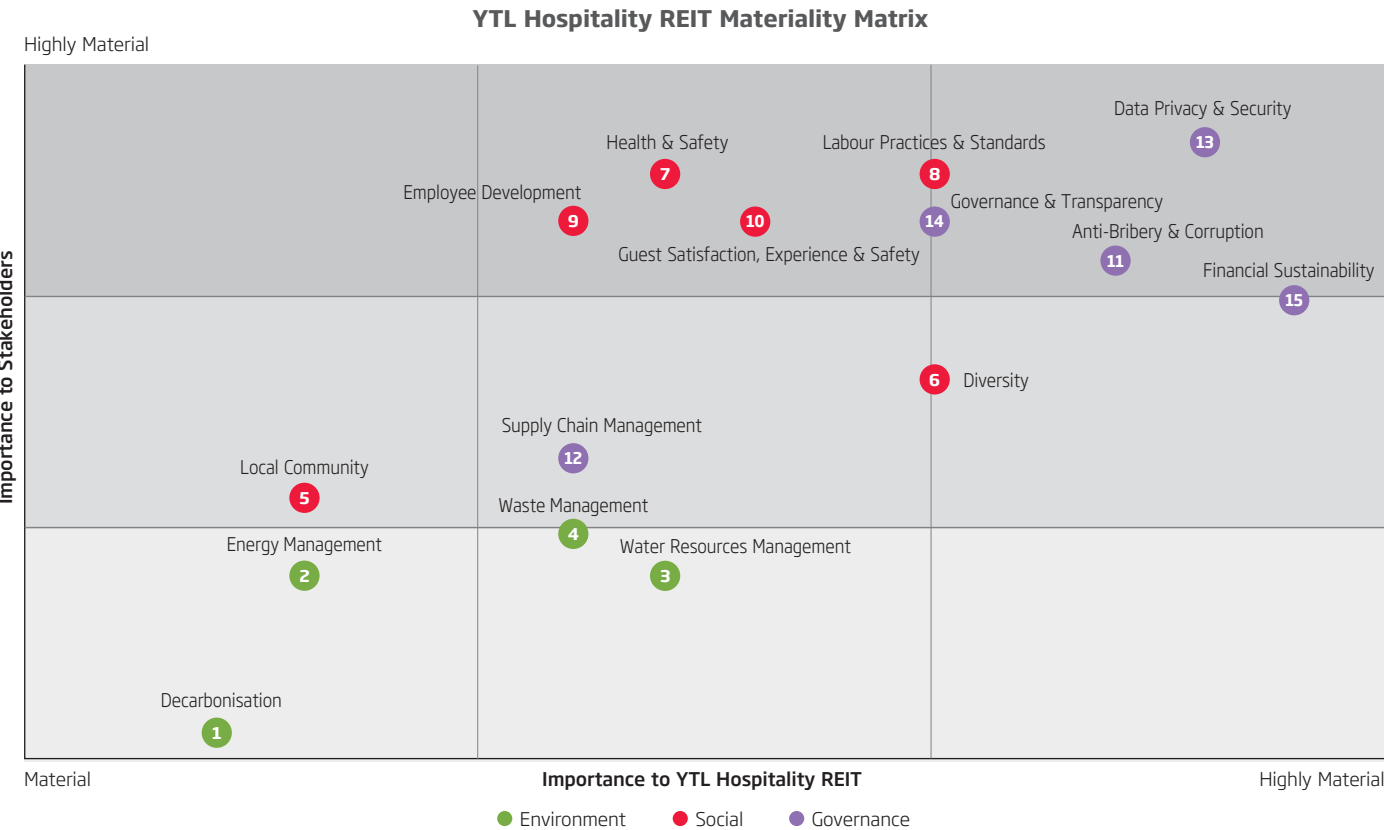
SHMH was awarded the Best Environmental and Sustainability Practice Property Award at the NSW Accommodation Awards for Excellence. The award recognises outstanding commitment to environmental stewardship and sustainable hospitality operations, and reflects the property's sustained efforts across sustainability governance, energy, water and waste management practices, recycling programmes and education initiatives, and environmental innovation and continuous improvement throughout the year.



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MATERIALITY

We periodically update the materiality assessment to ensure it remains current, accurate, and relevant to our businesses. This helps us to align our strategy and operations with business needs, creating long-term sustainable value for stakeholders. The materiality assessment exercise was conducted last year, and an internal assessment conducted this year confirmed that the 15 material matters identified in the previous financial year remain relevant and are consistent with the version previously reviewed and endorsed by the Board.



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Management of our Material Matters

YTL REIT's material matters, which are aligned with the UN SDGs, are inherently tied to our sustainability strategy and categorised into three sustainability pillars whilst remaining aligned with the overarching sustainability principles of YTL Group. Identifying risks and opportunities associated with these material matters helps us prepare and integrate suitable action plans into our operations, creating a positive impact on all ESG aspects.

Environment

Key Stakeholders: Community, Governments and Regulators, Guests, Investors

UN SDGs:



Material Matters	Potential Risks	Opportunities	Management Approach
<ul style="list-style-type: none"> 1 Decarbonisation 2 Energy Management 3 Water Resource Management 4 Waste Management 	<ul style="list-style-type: none"> • Negative impacts on the environment resulting from our operations • Business operation disruptions due to supply shortage of resources • Increase in operating expenses due to rising temperature and extreme weather events (i.e. heavy rain, floods, heatwaves, etc.) • Physical climate risks may affect the value and income of properties within the portfolio • Failure to comply with evolving environmental regulatory and reporting requirements, including building energy disclosure and emissions reporting standards, may result in regulatory penalties, reputational harm and reduced investor confidence 	<ul style="list-style-type: none"> • Promote sustainable development through environmentally responsible operations • Reduction of insurance premiums • Implement sustainable practices by embracing innovation, mitigation and adaptation • Green building certifications strengthen asset valuations 	<ul style="list-style-type: none"> • Optimise resource use through efficient management of energy, water and waste at hotel properties, reducing environmental impact and improving cost-effectiveness • Implement green initiatives and investments that support compliance with evolving environmental regulations and meet stakeholder expectations, including the evaluation of green building certification opportunities where appropriate • Enhance environmental disclosures in line with regulatory requirements and evolving reporting standards, including progressive alignment with internationally recognised sustainability reporting frameworks

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Social

Key Stakeholders: Community, Employees, Guests, Suppliers and Contractors



Material Matters	Potential Risks	Opportunities	Management Approach
<ul style="list-style-type: none"> 5 Local Community 6 Diversity 7 Health & Safety 8 Labour Practices & Standards 9 Employee Development 10 Guest Satisfaction, Experience & Safety 	<ul style="list-style-type: none"> Negative image and/or brand reputation for the company Underperforming workforce that leads to decreased productivity, increased turnover and employee disengagement Unsafe workplace, physical, ergonomic and psychosocial hazards may lead to injuries, illnesses or accidents in the workplace and regulatory fines Low guest satisfaction may cause the loss of repeat business, negative reviews, decreased occupancy rates and financial loss 	<ul style="list-style-type: none"> Enhance brand image to a broader and more diverse community as well as contribute to local communities and create lasting positive impacts Good occupational health and safety practices improve overall productivity and all aspects of physical and mental, health and safety in the workplace Promote a positive culture to improve workplace performance Good guest satisfaction can boost revenue, enhance the hotel's reputation and drive repeat business through positive reviews and word-of-mouth recommendations 	<ul style="list-style-type: none"> Ensure employees and hotel guests work and stay in a safe environment through proactive workplace health and safety practices Promote workplace diversity and inclusion through leadership, recruitment, policies, and a supportive work environment Invest in employee development through training, career growth opportunities, and wellness programmes to enhance productivity, job satisfaction, and retention Deliver high-quality services and ensure a safe and secure environment for hotel guests Engage constructively with local communities through targeted community initiatives

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Governance

Key Stakeholders: Lessees, Investors, Governments and Regulators, Suppliers and Contractors

UN SDGs:



Material Matters	Potential Risks	Opportunities	Management Approach
<ul style="list-style-type: none"> 11 Anti-Bribery & Corruption 12 Supply Chain Management 13 Data Privacy & Security 14 Governance & Transparency 15 Financial Sustainability 	<ul style="list-style-type: none"> • Evolving mandatory sustainability disclosure requirements may increase compliance and assurance obligations • Heightened legal, regulatory and reputational risks • Address inconsistency, strategic misalignment and accountability gaps to prevent corruption, negligence and fraud • Potential conflict of interest, corruption and unethical practices in supply chain • Data breaches, compromised guest information, reputational damage and legal consequences • Underperforming assets, including due to lessee operational or financial distress under master lease arrangements, impact income distribution, stability and profitability 	<ul style="list-style-type: none"> • Promote good governance practices that contribute to growth and management stability • Improve organisational efficiency and effectiveness in entrepreneurial risk management • Improved collaboration and relationships with suppliers in managing procurement processes • Improved data protection measures through adoption of industry best practices • Unlocking value through the optimisation of the asset portfolio 	<ul style="list-style-type: none"> • Uphold sound corporate governance through robust board and trustee oversight • Adopt and enforce zero-tolerance approach towards fraud, bribery and corruption • Integrate data governance frameworks and cybersecurity measures to protect sensitive information and digital operations in compliance with applicable data protection legislation • Enhance transparency through regular financial, ESG and compliance disclosures • Strengthen the asset portfolio through disciplined capital allocation and active asset management to deliver sustainable growth and long-term value for unitholders

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ENVIRONMENT

1 Decarbonisation

As part of YTL Group, YTL REIT supports the Group's aspiration of carbon neutral in operations by 2050. Whilst YTL REIT does not maintain an independent standalone emission reduction target, the Trust aligns with and contributes towards YTL Group's broader climate ambitions through the management of climate-related risks and opportunities, the implementation of energy efficiency and renewable energy initiatives, and other programmes that enhance the resilience and long-term value of the property portfolio.

Climate-related governance is integrated within YTL REIT's overall sustainability governance framework. Details of the governance structure, roles and responsibilities for those responsible for overseeing sustainability and climate-related matters are set out in the Sustainability Governance section on page 61.

Recognising the growing importance of climate action, YTL REIT continues to strengthen our approach to measuring and managing greenhouse gas ("GHG") emissions across our portfolio. The development of more formalised climate action protocols remains ongoing as we enhance our climate governance, emissions management, and reporting.

In FY2026, our Scope 1 emissions were reported at 1,342 tonnes of carbon dioxide equivalent (tCO₂e) and Scope 2 emissions were 7,008 tCO₂e. During the year, we expanded our greenhouse gas inventory to include selected Scope 3 emissions categories for the first time, resulting in total reported Scope 3 emissions of 1,568 tCO₂e. The reported categories comprise Category 3 (Fuel- and Energy-Related Activities), Category 5 (Waste Generated in Operations), Category 6 (Business Travel). This enhancement provides a more comprehensive picture of our greenhouse gas footprint and supports our ongoing efforts to improve emissions management across our value chain.

GHG emissions (in tCO ₂ e)	FY2024	FY2025	FY2026
Scope 1	1,549	1,206	1,342
Scope 2	8,016	7,105	7,008
Scope 3	n/a	n/a	1,568

Note: Emission factors used for calculation of GHG emissions above are sourced from the Australian National Greenhouse Accounts Factors

Climate-Related Risks and Opportunities

In accordance with IFRS S2 Climate-related Disclosures, YTL REIT has identified and assessed climate-related risks and opportunities that may affect the Trust's operations and property portfolio.

The assessment currently covers the Australian properties and considers both physical risks arising from acute and chronic climate-related events, as well as transition risks and opportunities associated with the transition to a lower-carbon economy.

In preparing this assessment, management has applied judgement in determining the scope of properties assessed, the classification of climate-related risks and opportunities, and the time horizons applied. These judgements reflect the Trust's current assessment based on information reasonably available at the reporting date.

The climate-related risks and opportunities identified during the reporting period are summarised in the following.

Time horizons:

- Short-term: Up to 12 months
- Medium-term: 1-5 years
- Long-term: Beyond 5 years

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Physical Risk

Climate Risk	Time Horizon	Potential Impacts on Value Chain	Potential Opportunities from Value Chain	Management Approach
Extreme rainfall and flash flooding	Medium-term	<ul style="list-style-type: none"> Damage to property structures and critical infrastructure Restricted accessibility for hotel guests and operational employees 	<ul style="list-style-type: none"> Enhanced physical asset resilience and property valuation differentiation Competitive market differentiation through climate-resilient asset features 	<ul style="list-style-type: none"> Maintain ongoing building maintenance, waterproofing enhancements, and structural envelope repairs Conduct regular climate risk assessments Maintain comprehensive insurance that covers property damage, natural disaster, and business interruption
Rising temperatures	Long-term	<ul style="list-style-type: none"> Increased building operational expenditures ("OPEX") from higher cooling demand 	<ul style="list-style-type: none"> Lower building energy intensity through facility optimisation and energy-efficient systems Enhanced guest comfort and asset retention through improved climate control 	<ul style="list-style-type: none"> Incorporate energy-efficiency considerations into asset enhancement, refurbishment and lifecycle replacement activities Evaluate opportunities to adopt energy-efficient technologies and building systems where appropriate and commercially viable Monitor building energy consumption to support operational efficiency improvements
Rising sea levels	Long-term	<ul style="list-style-type: none"> Elevated OPEX and capital expenditures ("CAPEX") for physical asset adaptation Long-term exposure to coastal asset inundation 	<ul style="list-style-type: none"> Enhanced investor and lender confidence through proactive asset climate resilience Strategic capital allocation prioritising lower-risk real estate acquisitions Integration of long-term coastal adaptation in asset portfolio management 	<ul style="list-style-type: none"> Conduct regular climate risk assessments incorporating sea-level rise projections relevant to coastal properties Consistent engagement and updates with relevant governmental organisations Maintain comprehensive insurance that covers property damage, natural disaster, and business interruption
Drought/Water scarcity	Long-term	<ul style="list-style-type: none"> Elevated OPEX 	<ul style="list-style-type: none"> Resilient supply chain through vendor water stewardship mandates Operating cost savings via asset-level water recycling and circular loops Improved property credentials through water-efficient infrastructure 	<ul style="list-style-type: none"> Maintain water-efficient fixtures and fittings across hotel properties to support responsible water use Maintain existing water conservation measures and evaluate opportunities to enhance water resilience where appropriate

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Transition Risk

Transition Driver	Time Horizon	Potential Impacts on Value Chain	Potential Opportunities from Value Chain	Management Approach
Policy and Legal: Stricter climate regulations, new legislation, and enhanced disclosure requirements	Short-term	<ul style="list-style-type: none"> Increased compliance and climate reporting expenses Financial penalties or regulatory restrictions for non-compliance 	<ul style="list-style-type: none"> Enhanced access to sustainable finance and ESG capital allocation Higher transparency and credibility with REIT unitholders and financial institutions Improved property attractiveness via green building certifications 	<ul style="list-style-type: none"> Monitor evolving climate-related regulatory and disclosure requirements, and assess their implications for operations and reporting obligations Maintain robust climate-related reporting and compliance oversight through established governance processes
Financial: Transition to a low-carbon economy affects financing, capital costs, and investment flows	Short-term	<ul style="list-style-type: none"> Elevated OPEX driven by higher utility tariffs 	<ul style="list-style-type: none"> Long-term cost optimisation through portfolio energy management 	<ul style="list-style-type: none"> Improve energy efficiency and operational performance through targeted asset enhancement and energy management initiatives Monitor energy cost exposures and evaluate measures to support the long-term financial resilience and competitiveness of the portfolio
Market: Inability to meet evolving ESG market expectations	Short-term	<ul style="list-style-type: none"> CAPEX required to maintain market competitiveness 	<ul style="list-style-type: none"> Enhanced brand equity and unitholder trust through ESG alignment Superior market positioning and asset capital value via green certifications 	<ul style="list-style-type: none"> Monitor evolving market expectations and ESG trends relevant to the hospitality and real estate sectors Maintain oversight of asset sustainability performance to support long-term competitiveness and stakeholder confidence
Reputational: Shifting consumer and investor preferences	Long-term	<ul style="list-style-type: none"> Reputational damage and reduced investor/unitholder confidence Heightened stakeholder pressure for transparent environmental performance 	<ul style="list-style-type: none"> Strengthened corporate reputation through proactive climate governance Market differentiation as a sustainable, responsible real estate asset owner Enhanced investor confidence through credible sustainability disclosures 	<ul style="list-style-type: none"> Maintain sustainability performance through responsible operational practices and applicable regulatory compliance Evaluate opportunities to strengthen sustainability credentials and disclosures in line with stakeholder expectations

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Transition Driver	Time Horizon	Potential Impacts on Value Chain	Potential Opportunities from Value Chain	Management Approach
Technology: Rapid technology shifts requiring system upgrades to meet evolving standards	Medium-term	<ul style="list-style-type: none"> CAPEX required to maintain/upgrade property systems 	<ul style="list-style-type: none"> Improved asset performance, modern credentials and capital value 	<ul style="list-style-type: none"> Monitor emerging technologies and evolving industry standards relevant to the hospitality and real estate sectors Evaluate opportunities to incorporate appropriate technologies and system upgrades through asset enhancement and lifecycle replacement activities

2 Energy Management

As the impacts of climate change and geopolitical tensions intensify, effective energy management becomes increasingly critical for YTL REIT, reflecting our commitment to sustainability and operational excellence across our portfolio. Through the implementation of initiatives such as energy action plans, retro-commissioning, lighting retrofits and building automation systems, we enhance energy efficiency and resilience across our properties. These measures not only help to reduce operational costs but also support a seamless and comfortable guest experience by ensuring reliable and uninterrupted service.

In FY2026, total energy consumption across YTL REIT's portfolio amounted to 17,242 MWh from our Australian hotels. This represents a 3% increase compared to the previous year. Electricity remained the predominant source of energy, accounting for 61% of overall consumption.

	FY2024	FY2025	FY2026
Total energy consumption (MWh)	17,166.00	16,816.00	17,242.00

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Energy Management Initiatives

Heating, Ventilation, Air Conditioning ("HVAC") Efficiency Improvements	<ul style="list-style-type: none"> • BMH, MMH and SHMH conduct routine optimisation and preventive maintenance of key energy-intensive building systems, including chillers, boilers and ventilation equipment, to maintain operational efficiency and minimise avoidable energy consumption. • SHMH is undertaking a major HVAC Modernisation Programme to improve energy efficiency and support decarbonisation. The project includes upgrading ageing mechanical plant and HVAC equipment with advanced technologies such as Variable Air Volume systems, heat recovery exchangers, and intelligent controls that optimise energy use based on real-time demand. • BMH installed Variable Speed Drives within the plant room to optimise the operation of chiller and cooling tower motors. By adjusting motor speeds according to real-time demand, the system improves efficiency and reduces electricity consumption. • BMH also installed hot water units in the plant room with a pre-heating system for high efficiency of hot water supply to guest rooms and for temperature control.
Building Management System ("BMS")	<ul style="list-style-type: none"> • BMH and SHMH are fitted with BMS, which help monitor and control core building services such as HVAC. • SHMH's BMS also monitors and controls lighting.
Light-emitting Diode ("LED") Fixtures	<ul style="list-style-type: none"> • BMH, MMH and SHMH are progressively transitioning from conventional lightings to energy-efficient LED fixtures to further reduce energy consumption. • BMH and MMH have implemented LED lighting paired with motion sensors in designated areas to help reduce unnecessary energy use.
Low-Carbon Mobility Support	<ul style="list-style-type: none"> • BMH provides electric vehicle ("EV") charging facility on its site, facilitating EV adoption amongst guests and employees.

3 Water Resources Management

Water is a vital resource that underpins key hotel operations such as housekeeping, food and beverage services, landscaping and guest amenities. We recognise our role in contributing towards sustainable and secure water resources in our local communities where we operate, and we remain committed to managing water responsibly across our properties.

Utilising the World Resources Institute's Aqueduct Water Risk Atlas, we have identified that several of YTL REIT's properties, particularly the three hotels in Australia are located in regions experiencing high water stress. In response, we continue to strengthen our water stewardship practices through targeted conservation initiatives, efficiency improvements, and operational controls aimed at mitigating water-related risks and enhancing long-term operational resilience.

YTL REIT's properties primarily source water from local municipal water supplies. In FY2026, total water withdrawal across the portfolio amounted to 100,000 m³.

	FY2024	FY2025	FY2026
Total water withdrawn (m ³)	107,000	102,000	100,000

MANAGING SUSTAINABILITY

Water Resources Management Initiatives

Water-Efficient Fixtures	<ul style="list-style-type: none"> All guest bathrooms across BMH, MMH and SHMH feature water-saving fixtures as the standard. These carefully selected fittings reduce consumption whilst maintaining full functionality. In 2025, SHMH commenced the replacement of existing two-handle basin mixers with single-lever mixer taps fitted with low-flow aerators as part of its guest room defect rectification programme. The upgraded tapware enables guests to achieve their desired water temperature more quickly, reducing water wastage and hot water consumption whilst lowering the energy required for water heating.
Guest Water Conservation Programmes	<ul style="list-style-type: none"> BMH, MMH and SHMH encourage guests to opt out of daily towel and sheet replacement, conserving water with the decrease in laundry.
Rainwater Harvesting System	<ul style="list-style-type: none"> SHMH installed a 2,000-L rainwater tank to capture and store rainwater, which is repurposed for landscape irrigation.
Infrastructure and Operational Water Optimisation	<ul style="list-style-type: none"> SHMH undertook key refurbishments to its cooling towers in 2024 to enhance structural integrity and operational performance. The upgrades improved water efficiency through optimised system operation and reduced water losses, resulting in a 63% reduction in cooling tower water consumption. These improvements support long-term asset resilience and responsible water management. BMH upgraded to a new water filtration system aimed at reducing overall water intake for the HVAC and chiller systems. BMH optimised building-wide utility efficiency by installing water-saving devices across all vertical floor risers and within the main plant room to regulate main-line pressure.
Employee Engagement in Water Conservation	<ul style="list-style-type: none"> SHMH complements their technical water efficiency measures with ongoing employee education programmes. They are encouraged to adopt responsible practices including prompt leak reporting, minimising unnecessary water uses during food preparation and ensuring dishwashers are fully loaded before operation.

MANAGING SUSTAINABILITY

4 Waste Management

As part of YTL REIT's sustainability commitment, we implement effective waste management practices in line with the global waste management hierarchy. Waste prevention and reduction take precedence, followed by responsible and cost-effective recycling, recovery and disposal. All practices are carried out in strict compliance with applicable local regulations, reinforcing our commitment to reducing environmental impact and promoting resource efficiency.

In FY2026, YTL REIT generated 625 tonnes of waste, of which 180 tonnes were diverted from disposal through recycling and other recovery initiatives, whilst 445 tonnes were directed to disposal.

	FY2024	FY2025	FY2026
Total waste generated (in tonnes)	680	574	625
Waste diverted from disposal (in tonnes)	78	158	180
Waste directed to disposal (in tonnes)	602	416	445

Waste Management Initiatives

Waste Segregation & Recycling	<ul style="list-style-type: none"> SHMH maintains dedicated dual-stream recycling bins across all guest rooms and back-of-house operational areas. Bins are clearly labelled to enable seamless waste separation at the source. MMH expands at-source sorting protocols by implementing specialised, dedicated recycling streams for hard-to-manage materials, including coffee cups, consumer batteries, and electronic e-waste. BMH has waste segregation bins for food waste, recyclable waste and plastic bottles, complying with local state regulations.
Organic & Food Waste Diversion	<ul style="list-style-type: none"> SHMH adopted Food Organics and Garden Organics practices in partnership with Organic Recycling Group. This operational solution ensures food scraps and kitchen organics are diverted from landfills and processed through sustainable methodologies into nutrient-rich compost. MMH partnered with third-party vendor to trial an Artificial Intelligence-driven smart-bin platform. The system utilises computer vision and automated scales to analyse food waste patterns, equipping culinary teams with data-driven insights to prevent future kitchen overproduction. BMH established a food waste management system in collaboration with third-party vendors.
Resource Recovery & Circularity	<ul style="list-style-type: none"> SHMH formed a partnership with Citizen Blue to support the NSW Container Deposit Scheme. This initiative utilises dedicated collection services and depot systems to optimise recycling performance, drive resource recovery, and reduce material contamination. MMH partnered with Reground to divert spent coffee grounds and soft plastics from landfill through dedicated collection and recovery programmes, enabling their repurposing across community, agricultural and industrial applications whilst supporting circular economy outcomes. MMH also works with Re-collect to maximise the recovery of eligible beverage containers through a structured container deposit and refund scheme. BMH participated in the Container of Care Exchange bottle and can recycling programme, channelling a significant portion of cash proceeds directly to Scouts Australia.

MANAGING SUSTAINABILITY

Plastic Reduction & Waste Minimisation	<ul style="list-style-type: none"> • SHMH, MMH and BMH have transitioned from single-use toiletries to residential-sized bathroom amenities across all guest rooms. • SHMH and BMH have installed water refill stations in public areas to encourage reusable bottle use and reduce reliance on single-use plastic packaging. • MMH and BMH have replaced single-use plastic water bottles in guest rooms with sustainable, reusable glass alternatives. • MMH partnered with Elite Dry-cleaning to introduce reusable uniform covers, eliminating the need for single-use plastic garment bags.
Awareness, Engagement & Community Partnerships	<ul style="list-style-type: none"> • SHMH strengthens employee engagement in waste management through regular operational briefings, clear waste segregation signage, and ongoing communication of Sustainability Scorecard results, waste reduction achievements and environmental performance milestones. • SHMH collaborated with The Hidden Sea on an annual month-long campaign where they served The Hidden Sea wine, a brand committed to removing plastic from the ocean with every bottle sold. This initiative was actively promoted to both external guests and in-house patrons. • SHMH marked its Sustainability Day and its Ecotourism Australia certification by participating in a Corporate Clean-Up Paddle event with Sydney by Kayak, removing litter from local waterways whilst promoting employee engagement in environmental stewardship.

SOCIAL

5 Local Community

YTL REIT is committed to social responsibility and strives to enhance the well-being of communities connected to our operations, both directly and indirectly. As part of the YTL Group, we recognise that building strong relationships and social ties is essential to delivering sustainable, long-term value through meaningful community engagement and impact initiatives. In FY2026, YTL REIT contributed approximately RM130,344, supporting 254 beneficiaries.

	FY2024	FY2025	FY2026
Total community investment (RM)	96,842	48,247	130,344
Number of beneficiaries	31	25	254

MANAGING SUSTAINABILITY

Local Community Initiatives

Education & Career Development	<ul style="list-style-type: none"> • BMH engaged students, school leavers and young job seekers through career fairs, including events at James Cook University and TAFE Queensland, as well as hotel industry tours for groups such as Job Support and Hotel School, promoting both immediate employment opportunities and future careers in hospitality.
Health & Social Welfare Fundraising	<ul style="list-style-type: none"> • BMH's employees and Human Resources hosted Australia's Biggest Morning Tea, to raise funds for Cancer Council. • BMH and MMH participated in Silly Socks for a Safe House, a fundraising initiative by the DV Collective, supporting women who have been victims of domestic violence. • BMH and MMH supported the annual "Road to Give" walk where employees participated in a fun-walk and raise funds for UN Women Australia. • MMH held networking events where all funds go to UN Women as part of Marriott's partnership. • BMH, MMH and SHMH participate in UNICEF Check Out for Children, where guests are able to donate AUD2 per night of their stay, helping children in need worldwide. • MMH participated in quarterly "Eat Up" events to provide sandwiches to children who do not have lunches and supported Red Nose Day, food drives, and clothing collection drives for those who need it. • SHMH supported the Australian Red Cross Blood Donation. • SHMH donated gift cards and accommodation vouchers to support various charity and fundraising events.
Community Safety & Emergency Response	<ul style="list-style-type: none"> • SHMH registered with the GoodSAM programme, a lifesaving initiative designed to get help with Automated External Defibrillators accessibility to those in need before paramedics arrive.
Environmental Stewardship	<ul style="list-style-type: none"> • In conjunction with Earth Hour, SHMH featured a themed cocktail and exclusive beverage offer in support of the global sustainability initiative. • Employees from MMH and SHMH participated in Clean Up Australia Day. • SHMH was involved in the one Week Sustainability Team Challenge, with different challenges occurring throughout the week, including Meat Free Monday and No Waste Wednesday and other daily challenges. • SHMH donated unused bathroom toiletries, single-use guest amenities, and old kettles to people in need within the local community. Through partnerships with Wayside Chapel, ReLove, and Every Little Bit Helps, these items were diverted from landfill and repurposed to support vulnerable individuals and families, creating both environmental and social benefits.

6 Diversity

At YTL REIT, we are committed to fostering a respectful and inclusive workplace where individuals are treated fairly and with dignity, regardless of their background. We also conduct our operations in accordance with applicable laws and regulations, whilst respecting the local customs, cultures and values of the communities in which we operate. We believe that promoting diversity and ensuring equitable opportunities enhance employee well-being whilst strengthening our ability to attract and retain talent.

We maintain a non-discriminatory work environment, where recruitment and career progression are guided by merit, capability, experience and performance. In addition, we prioritise local hiring practices to support community development and economic resilience. By employing local talent, we incorporate cultural understanding and regional insights into our operations, reinforcing our connection with the communities in which we operate.

YTL REIT actively fosters an inclusive workplace culture by building a diverse workforce that brings varied perspectives, expertise, and background experiences, regardless of age or gender. In FY2026, YTL REIT employed a total workforce of 362.

MANAGING SUSTAINABILITY

Profile of the Board of Directors of the Manager

By Gender (%)

	Male	Female
Board of Directors of the Manager	75	25

By Age (%)

	<50	50-60	>60
Board of Directors of the Manager	-	-	100

YTL REIT Employee Diversity Profile

By Gender (%)

Employee Category	Gender	
	Male	Female
Executive	52	48
Non-Executive	48	52
Overall	49	51

By Age (%)

Employee Category	Age Group		
	<30	30-50	>50
Executive	16	59	25
Non-Executive	63	27	10
Overall	48	37	15

By Employment Type (%)

	Permanent	Temporary
Employment Type	99	1

Diversity Initiatives

Associate Resource Groups ("ARGs")	<ul style="list-style-type: none"> ARGs are established in BMH, MMH, and SHMH to promote an inclusive community and culture within employees via education and networking events. Examples include the LGBTQ+JONE Marriott ARG, Next Gen Marriott Business Councils, and Women's ARG (bringing women together to engage in dialogue on women's empowerment and development to drive innovation and performance in hospitality).
Inclusive Hiring & Policy Governance	<ul style="list-style-type: none"> Company policies are shared with all new employees and are available on the intranet. BMH ensures equal opportunities for hiring, promotions, and development supported by an in-area team for inclusive job advertisements. All hiring decision-makers at BMH must complete Interviewer Certification prior to conducting interviews to inform best practices and avoid prejudice and discrimination.
Diversity & Inclusion Training	<ul style="list-style-type: none"> SHMH conducts mandatory Disability Awareness Training, Harassment Prevention Training, and Integrity Training for all employees. MMH conducts yearly harassment training, with all new joiners completing policy reviews on day one.
Cultural & Community Inclusion	<ul style="list-style-type: none"> MMH supported Cultural Diversity Week and Harmony Day, where employees share cultural dishes to foster inclusivity and appreciation for different backgrounds.

MANAGING SUSTAINABILITY

7 Health & Safety

YTL REIT is committed to maintaining safe and healthy workplaces by adhering to applicable health and safety (“H&S”) standards. Employees are provided with appropriate training and guidance to identify, assess and manage workplace hazards. We ensure that all properties within our portfolio comply with relevant local occupational H&S regulations and implement standard operating procedures to minimise the risk of accidents, injuries and other safety-related incidents. In FY2026, 362 employees received H&S-related training across the organisation.

Recognising that employee well-being extends beyond physical safety, we also place emphasis on supporting mental health. We acknowledge that work-related demands may have both physical and psychological impacts, and we remain committed to providing appropriate support to safeguard the overall well-being of our workforce.

	FY2024		FY2025		FY2026	
	Employees	Contractors*	Employees	Contractors*	Employees	Contractors*
Fatalities (cases)	0	0	0	0	0	0
Lost Time Incident Rate ² (“LTIR”)	2.03	-	4.70	-	5.45	-
Number of employees trained on health and safety standards	356	0	322	0	362	0

Note: * Data presented reflects information available for the respective reporting periods. Certain contractor workforce data was not available.

² A Lost Time Incident is, in the opinion of a physician, an incident resulting in the employee being unable to work for one or more work days beyond the day of the incident. LTIR = Number of lost time injuries/number of hours worked x 200,000

Health & Safety Initiatives

Employee Assistance Programme	<ul style="list-style-type: none"> BMH, MMH and SHMH provide support and assistance to employees including counselling, legal advice and mental health services through this programme.
TakeCare Programme	<ul style="list-style-type: none"> BMH, MMH and SHMH adopted the TakeCare initiative, an employee well-being programme that offers resources for mental, physical and financial health.
Anti-harassment Training	<ul style="list-style-type: none"> MMH and SHMH conduct annual harassment prevention training for all employees.
Work, Health and Safety (“WHS”) Committee	<ul style="list-style-type: none"> BMH, MMH and SHMH have their respective WHS Committees that comprise employee representatives who identify potential risks, as well as develop safety standards, rules and procedures.
First Aid Certification	<ul style="list-style-type: none"> 23% of the employee base at SHMH is certified in first aid, with three Automated External Defibrillators (“AEDs”) available throughout the hotel.
Safety and Security Training	<ul style="list-style-type: none"> BMH requires all new employees to complete safety and security training both online and in-person within their first 6 weeks as part of Brand and Service Excellence Welcome training. MMH includes safety and security in employee onboarding, refreshed yearly in-person and on the Digital Learning Zone, alongside quarterly safety audits and collaborative training with local police on personal safety. SHMH conducts onboarding, orientation, fire and life safety training, and weekly safety and security training.

MANAGING SUSTAINABILITY

8 Labour Practices & Standards

YTL REIT is committed to upholding and respecting human rights across its operations by promoting a fair, safe and healthy working environment. We comply with applicable labour laws and regulations and support ethical employment practices. Our approach is guided by the Code, which outlines key principles including the prevention of child and forced labour, non-discrimination, freedom of expression, protection of employment rights and ethical business conduct. We also adhere to relevant legal requirements across our operating jurisdictions, including Malaysia's Employment Act 1955 and Australia's Fair Work Act 2009.

Across our properties, we implement policies and procedures addressing human rights and labour practices in line with local regulatory requirements and prevailing standards. Employees are provided with wages and benefits that are competitive and aligned with industry benchmarks.

In accordance with the Code, employees are allowed to report genuine concerns related to unlawful, unethical or inappropriate conduct through established reporting channels, including line managers, department heads, senior management or the Human Resources Department.

9 Employee Development

YTL REIT recognises employee engagement, development and appreciation as key drivers of a supportive and productive workplace, with our employees forming the foundation of our operations. We are committed to fostering an inclusive, engaging and high-performing work environment by promoting open communication, encouraging active participation and providing opportunities for professional growth.

Our upskilling initiatives enable employees to continuously develop their competencies and enhance their capabilities, supporting long-term career progression whilst ensuring the organisation remains competitive and future ready. In addition, employee recognition through structured programmes, constructive feedback and rewards serves to reinforce positive behaviours and motivate employees towards achieving both personal and organisational goals.

In FY2026, YTL REIT recorded a total of 5,228 training hours across its workforce.

		FY2024	FY2025	FY2026
Total training hours	Executive	4,323	2,338	1,628
	Non-executive	12,115	5,348	3,600

Employee Engagement and Appreciation Initiatives

Employee Recognition	<ul style="list-style-type: none"> BMH, MMH and SHMH have employee recognition programmes to recognise employees providing exemplary service (e.g. peer-to-peer, anniversaries & milestones, Stars of the Month, Manager/Leader of the Quarter, and GuestVoice Associate Recognition Programme).
Digital Learning Zone	<ul style="list-style-type: none"> BMH, MMH and SHMH offer self-directed and self-paced training on topics including safety, security and sustainability, alongside mandatory discipline and compliance training on this online learning platform.
Annual Performance Reviews	<ul style="list-style-type: none"> BMH, MMH and SHMH conduct yearly performance appraisals and succession planning as part of human capital planning.
Employee Engagement Survey	<ul style="list-style-type: none"> BMH and SHMH have engagement surveys conducted on employees to collect feedback and raise concerns over work.

MANAGING SUSTAINABILITY

10 Guest Satisfaction, Experience & Safety

YTL REIT continues to uphold stringent safety and hygiene standards beyond the pandemic period, reinforcing guest confidence across our properties. Delivering a positive guest experience remains central to our operation and long-term value creation.

SHMH has obtained certification from Ecotourism Australia, reflecting property-level efforts to enhance environmental performance and support guests in making more sustainable choices. Sustainable practices are integrated into our operations across the portfolio, including the use of refillable wall-mounted bath amenities, installation of air-conditioning systems with occupancy sensors and timers, provision of in-room recycling facilities and availability of public water dispensers.

We are also committed to inclusivity, ensuring that our properties are designed and operated to accommodate the diverse needs and preferences of all guests, providing a comfortable and accessible experience for everyone.

Guest Satisfaction, Experience & Safety Initiatives

Accessibility	<ul style="list-style-type: none"> In order to create an inclusive and welcoming environment for all guests, BMH, MMH and SHMH ensure there are accessible entrances to hotel amenities and have disabled-friendly hotel bathrooms. MMH and SHMH offer valet parking for wheelchair-bound drivers. BMH and MMH welcome service animals – working animals that are trained to perform tasks that assist disabled people – without a fee.
Helping Guests Be Sustainable	<ul style="list-style-type: none"> SHMH offers a range of environmentally conscious options for guests wishing to reduce their environmental impact including Towel Reuse signages displayed in guest bathrooms, and the “Commitment Needs Conservation” card, placed on the bedside table in each guest room, encouraging guests to make environmentally conscious choices during their stay. MMH also offers towel and linen reuse programmes, and reusable glass or refillable water bottles in guest rooms.
Local Cultural Advertising	<ul style="list-style-type: none"> To enhance the guests’ city experience, MMH has an online newspaper platform and brochures about cultural tours of Melbourne in guest rooms.

GOVERNANCE

11 Anti-Bribery & Corruption

YTL REIT adheres to the Code, which also sets out the whistleblowing policy and procedures, and the ABC Policy. The YTL Group maintains a strict zero-tolerance approach towards all forms of bribery and corruption. The ABC Policy outlines the YTL Group’s strategies in identifying, preventing and managing bribery and corruption issues and further reinforces the Code in order to ensure that all employees understand their responsibilities in compliance with the YTL Group’s zero tolerance for bribery and corruption within the organisation.

Our international operations maintain policies and procedures to manage anti-bribery and corruption matters, tailored to comply with applicable legislation, requirements, practices and standards in their respective countries.

		FY2024	FY2025	FY2026
Percentage of employees who have received training on anti-corruption (%)	Executive	80	67	99
	Non-executive	79	67	79
Confirmed incidents of corruption and action taken		0	0	0

MANAGING SUSTAINABILITY

12 Supply Chain Management

At the forefront of YTL REIT's hospitality operations is the responsible management of resources and adoption of ethical sourcing practices. The Code sets our clear expectations for responsible and ethical business conduct for suppliers. Aside from prioritising partnering with suppliers who share our values, we also actively engage and support locally owned businesses as a way to drive local economic growth, strengthen community relations and reduce our environmental footprint. In FY2026, 80% of our supply chain expenditure was spent on local suppliers and businesses.

	FY2024	FY2025	FY2026
Proportion of spending on local suppliers	83%	80%*	80%

* Restated

Supply Chain Management Initiatives

Responsible and Local Sourcing	<ul style="list-style-type: none"> SHMH has responsible sourcing policies including cage-free eggs, crate-free pork, sustainable fisheries and responsible coffee. MMH sources ingredients locally wherever possible – fruits and vegetables are locally and seasonally grown and where possible, meat products are from trusted local suppliers. BMH prioritises purchasing local brands, where their vendors provide weekly updates on available produce and the region of origin.
Biodiversity and Seafood Menu Alignment	<ul style="list-style-type: none"> BMH, MMH and SHMH support the Australia Seafood Menu Labelling Standard (AIM Model) to protect marine ecosystems. Culinary teams integrate biodiversity protection into menu planning by prioritising local catch, aligning selections with natural seasonal breeding cycles, minimising reliance on threatened species, and maintaining origin transparency (Australian, Imported, Mixed) to empower responsible guest choice.
Third-party Certification	<ul style="list-style-type: none"> SHMH requires active supply chain vendors to meet established environmental and social requirements. Whilst independent third-party certifications are not mandatory, suppliers holding verified eco-credentials are given preferred procurement status.

13 Data Privacy & Security

We are committed to upholding robust standards of data privacy and security aligned with applicable requirements for our guests. Protecting sensitive information is integral not only to regulatory compliance but also to foster trust, integrity and accountability across our operations, which are core principles that underpin a resilient and sustainable business.

Our data management practices align with applicable data protection regulations in the countries where we operate, including the Personal Data Protection Act 2010 in Malaysia and The Privacy Act 1988 in Australia. We prioritise the protection of personal data and privacy for our valued customers, employees and stakeholders, embedding robust governance and risk management practices throughout our organisation.

	FY2024	FY2025	FY2026
Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	0	0	0

MANAGING SUSTAINABILITY

14 Governance & Transparency

YTL REIT is committed to maintaining robust standards of corporate governance, transparency and accountability in the management of its property portfolio and the affairs of YTL REIT. Sound governance is fundamental to the Board's responsibility to protect and enhance long-term value for unitholders and underpins the Trust's ability to deliver sustainable income distributions over time. The Trust's framework – including its zero-tolerance approach to bribery and corruption – is described in Section 11 of this statement.

Further details on the YTL REIT's governance framework, including the Manager's board composition, internal controls, risk management practices and related-party transaction oversight, can be found in the *Corporate Governance Overview Statement* and the *Audit Committee Report* in this Annual Report.

15 Financial Sustainability

YTL REIT is committed to delivering sustainable growth and long-term value to our stakeholders. A detailed analysis of the Trust's financial results and performance for the financial year under review can be found in the *Management Discussion & Analysis* and the full financial results can be found in the *Financial Statements*. A complete overview of the Trust's assets can be found in the *Property Portfolio* in this Annual Report.

MANAGING SUSTAINABILITY

YTL HOSPITALITY REIT

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Main Market | Group 1 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance
GHG emissions	Scope 1	Metric tonnes of carbon dioxide equivalents (tCO2e)	1,206	1,342	—	No assurance
GHG emissions	Scope 2 Location-based	Metric tonnes of carbon dioxide equivalents (tCO2e)	7,105	7,008	—	No assurance

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