



Wynn Resorts
2Q25 Earnings Presentation
August 2025



Forward-Looking Statements



This presentation contains forward-looking statements regarding operating trends and future results of operations. Such forward-looking statements are subject to a number of risks and uncertainties that could cause actual results to differ materially from those we express in these forward-looking statements, including, but not limited to, reductions in discretionary consumer spending, adverse macroeconomic conditions and their impact on levels of disposable consumer income and wealth, changes in interest rates, inflation, a decline in general economic activity or recession in the U.S. and/or global economies, extensive regulation of our business, pending or future legal proceedings, ability to maintain gaming licenses and concessions, dependence on key employees, general global political conditions, adverse tourism trends, travel disruptions caused by events outside of our control, dependence on a limited number of resorts, competition in the casino/hotel and resort industries, uncertainties over the development and success of new gaming and resort properties, construction and regulatory risks associated with current and future projects (including Wynn Al Marjan Island), cybersecurity risk and our leverage and ability to meet our debt service obligations. Additional information concerning potential factors that could cause the Company's results to differ materially from those described in this presentation are included in the Company's Form 10-K for the year ended December 31, 2024 and the Company's other periodic reports filed with the Securities and Exchange Commission from time to time. The Company is under no obligation to (and expressly disclaims any such obligation to) update its forward-looking statements as a result of new information, future events or otherwise, except as required by law.

Non-GAAP Financial Measures

This presentation includes non-GAAP financial measures. Non-GAAP financial measures are not measures of financial performance in accordance with GAAP and should not be considered in isolation or as an alternative to the most-directly comparable GAAP measure. Definitions of these non-GAAP financial measures may be found in the accompanying earnings release, and reconciliations to the most directly comparable GAAP measures are included in the appendix to this presentation.

The World's Only Global Luxury Integrated Resort Developer and Operator



Preeminent global designer, developer, and operator of integrated resorts, and the only gaming company which is vertically integrated across all three disciplines



Demonstrated track record of designing and developing successful and iconic integrated resort projects around the world, led by Wynn Design and Development ("WDD") team



Superior facilities and best-in-class customer service driving fair share premiums and outperformance



Strong capital allocator, investing in high-return projects and reinvesting in existing assets, while maintaining a strong balance sheet and returning capital to shareholders



World's most recognized luxury integrated resort Company⁽¹⁾

Wynn has built a collection of the world's leading luxury integrated resorts



Wynn | Encore Las Vegas



Encore Boston Harbor



Wynn Palace



Wynn Macau

1. Awarded 19 Forbes Travel Guide ("FTG") Five-Star awards in 2025, more than any independent hotel company in the world.

Iconic, Irreplaceable Assets in the World's Most Attractive Gaming Markets



Upon Wynn Al Marjan Island's opening in early 2027 there will be a Wynn Resort within 8 hours of ~96% of the world's population



1. Acquisition closed in June 2025.
2. Expected to open in early 2027.

World Renowned Product and Service



Our industry-leading facilities, luxury service levels and team of “proprietors” are globally recognized, in part because of a relentless attention to detail in everything we do



✓ Collectively, Wynn Resorts has earned more Forbes Five Star awards than any other independent hotel company in the world

✓ Wynn Palace is the largest Forbes Travel Guide Five-Star resort in the world

✓ Highest ranked gaming resort company on Fortune Magazine’s “World’s Most Admired Companies” list in 2025

✓ Improved ranking in Newsweek’s America’s “Greatest Workplaces for Diversity” list

✓ Placed first in “Land-Based Operator of the Year” category at the Global Gaming Awards Americas 2024



Delilah – Wynn Las Vegas



Spa Villa Living Room – Wynn Las Vegas



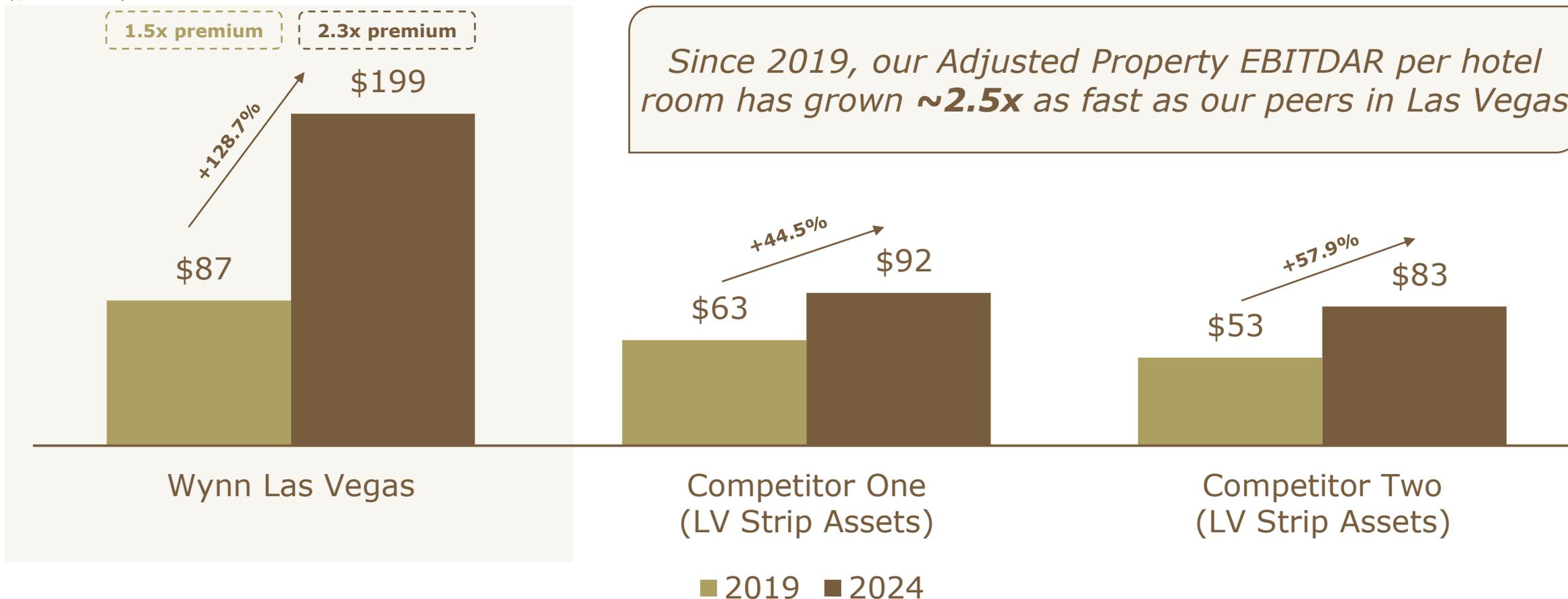
Wing Lei Bar – Wynn Palace

Best-in-Class Facilities and Service Levels Drive a “Wynn Premium” – Las Vegas Case Study



Adjusted Property EBITDAR Per Hotel Room

(\$ in thousands)



Source: Company filings.

Note: Adjusted Property EBITDAR is a non-GAAP financial measure. See Appendix for reconciliation to the most directly comparable GAAP measure for Wynn Resorts.

Attractive Greenfield Opportunities in Gateway Cities, Led by Wynn Al Marjan Island in the UAE



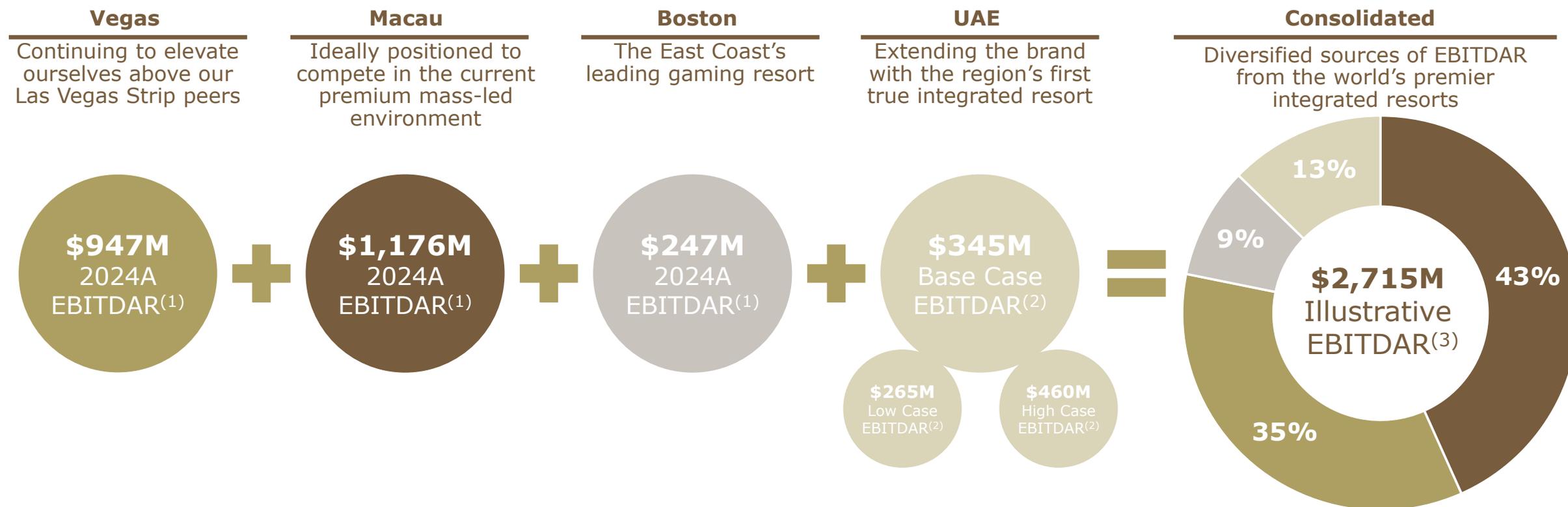
- Industry-leading product and service levels position us well to compete for new greenfield opportunities around the world
- **UAE is one of the most exciting new markets for Integrated Resort development in decades**
 - Wynn Al Marjan Island and broader UAE opportunity is unique in our industry
 - Construction is rapidly advancing
- **Significant land banks in each of our core markets for continued long term embedded growth opportunities**
 - **Las Vegas:** 166 acres
 - **Boston:** 16 acres
 - **Macau:** 13 acres
 - **UAE:** 70 acres



Diversified EBITDAR Base Further Enhanced by Expected Opening of UAE in 1Q 2027



Combination of strong organic growth at our existing properties along with the opening of Wynn Al Marjan Island expected to drive an increase in Adjusted Property EBITDAR and geographic diversity



1. Reflects 2024A Adj. Property EBITDAR.

2. Reflects estimated steady state management and license fees paid from WAMI to Wynn Resorts plus Wynn Resorts' 40% share of Adjusted Property EBITDAR.

3. Assumes mid-point of mgmt. projection for Wynn Al Marjan Island.

Long-Term Shareholder Value Creation

Large EBITDAR Base

- \$2.2 billion LTM 2Q25 Total Adjusted Property EBITDAR⁽¹⁾
- Geographically more diverse than ever before, and will become more diversified with opening of Wynn Al Marjan Island in 1Q27
- Wynn Al Marjan Island expected to add ~\$345 million of EBITDAR (cash flow and management fees) to our existing base⁽²⁾



Defined Capex Cycle

- Completing the UAE investment cycle in early 2027
- Delivering on targeted capex projects in Las Vegas
- Continued investments in Macau from free cash flow and recently increased liquidity



Significant Free Cash Flow Generation

- Strong balance sheet and liquidity position should enable continued return of capital to shareholders
- ~\$1.35 billion (~12% of gross shares) returned to Wynn Resorts, Limited shareholders since 2022⁽³⁾
- Disciplined investment into new high-return development opportunities

1. Reflects Total Adjusted Property EBITDAR at our land-based properties (excludes corporate and other).

2. Reflects mid-point of estimated steady state management and license fees paid from WAMI to Wynn Resorts plus Wynn Resorts' 40% share of Adjusted Property EBITDAR.

3. Reflects \$1.1bn WRL share repurchases since 2022 and ~\$250m WRL dividends paid since 2023. Net of shares issued during the period, ~10% of shares have been retired since 2022.

Operational Update

2Q25



Operational Excellence Driving Continued Strong Performance



Las Vegas – Outstanding performer in the world’s greatest entertainment market

- Continued market leader, with record second quarter EBITDA⁽²⁾
- Focus on quality and service allows us to continue to delight the most discerning guests in the market
- Targeted high-return investments and new amenities across the property keep our offering innovative and allows us to maintain our premium positioning relative to peers

Macau – Significant free cash flow generation and healthy market share in the world’s largest gaming market

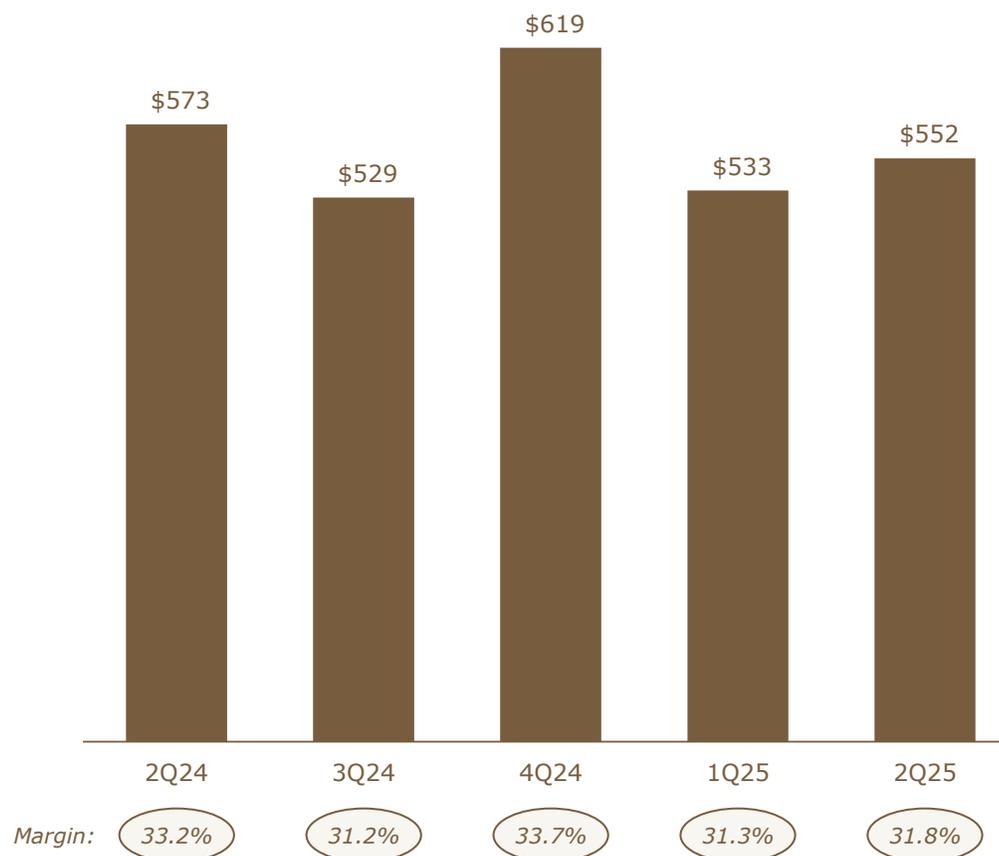
- Market-leading fair share premiums and healthy market share despite new hotel supply and amenities from peers
- “Only at Wynn” programming, enhanced gaming and food & beverage offerings, and revamped loyalty program driving financial performance
- Ongoing investment to enhance our luxury offering combined with best-in-class service attracts the top tier of premium visitation

Boston – The East Coast’s only Forbes 5-Star Casino Resort

- Stable operating performance and disciplined OpEx control
- Only gaming resort in the Greater Boston metro area
- Continued database growth outside our immediate catchment area

Quarterly Total Adj. Property EBITDAR⁽¹⁾

(\$ in millions)



1. Excludes corporate and other.

2. Refers to Las Vegas Operations as disclosed in our public filings.

Wynn Las Vegas – New Record for 2Q25 EBITDA⁽¹⁾



- Strong financial performance in 2Q25 with new second quarter record EBITDA
- Targeted investments continue to be made across key areas of the property – Pisces, Fairway Villas renovation, Zero Bond & Encore Tower Remodel – allowing us to continue to take market share and drive the “Wynn Premium”
- Select additional quarterly financial results:
 - ADR: \$548, up 3.0% vs. 2Q24
 - RevPAR: \$489, up 1.0% vs. 2Q24
 - OpEx Per Day⁽²⁾: \$4.24m, up 1.0% vs. 2Q24



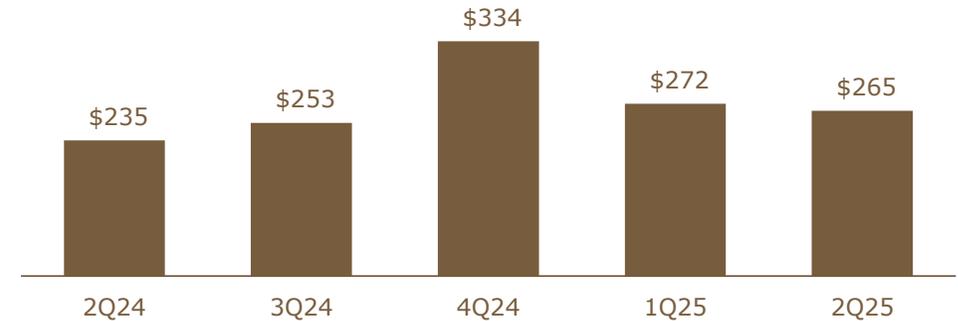
Quarterly Total Adj. Property EBITDAR

(\$ in millions)



Quarterly Table Games, Slots & Poker Win⁽³⁾

(\$ in millions)



1. Refers to Las Vegas Operations as disclosed in our public filings.
 2. Represents cost of revenue, as disclosed in Note 17 – Segment Information in our Quarterly Report on Form 10-Q, divided by the number of days in the period.
 3. Excludes Race & Sports win.

Encore Boston Harbor – Stable Operating Performance



- As the East Coast’s only Forbes 5-Star casino resort, Encore Boston Harbor continues to expand its player database outside of the immediate catchment area, while remaining disciplined on OpEx
- Select additional quarterly financial results:
 - ADR: \$405, down (4.0%) vs. 2Q24
 - RevPAR: \$376, down (7.6%) vs. 2Q24
 - OpEx Per Day⁽¹⁾: \$1.15m, up 0.3% vs. 2Q24



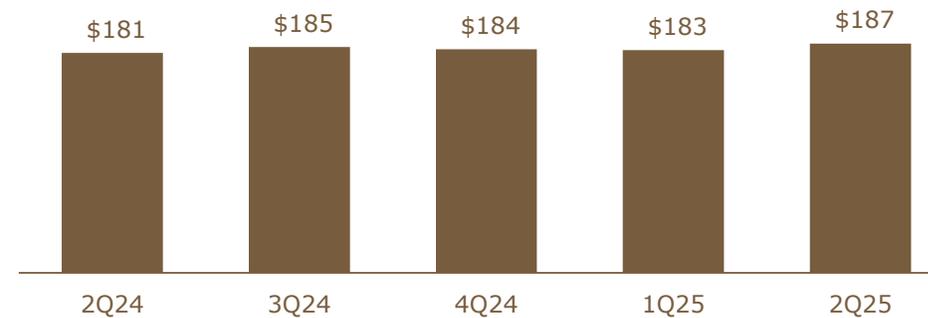
Quarterly Total Adj. Property EBITDAR

(\$ in millions)



Quarterly Table Games, Slots & Poker Win⁽²⁾

(\$ in millions)



1. Represents cost of revenue, as disclosed in Note 17 – Segment Information in our Quarterly Report on Form 10-Q, divided by the number of days in the period.

2. Excludes Race & Sports win.

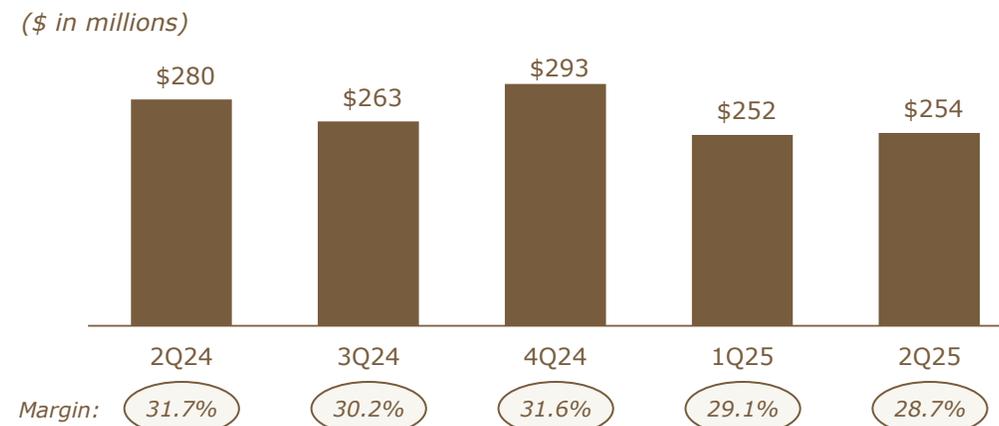
Macau Operations⁽¹⁾ – Strong Long-Term Positioning in a Competitive but Growing Market



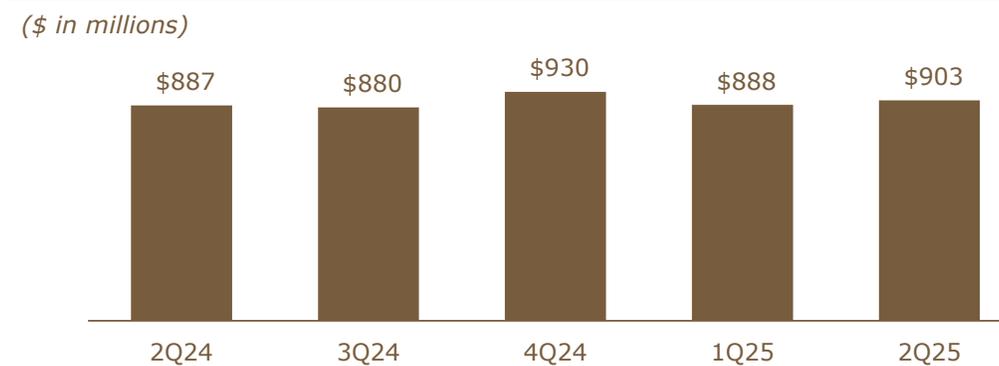
- Healthy balance sheet and strong free cash flow generation allows us to continue to invest in our assets, and return capital to shareholders
- New capex projects – such as the recently opened Gourmet Pavilion – continue to elevate our best-in-class facilities and service offerings
- Select additional quarterly financial results for combined Wynn Macau and Wynn Palace:
 - VIP Turnover: \$5,053m, up 27.1% vs. 2Q24
 - VIP Table Games Win %⁽²⁾: 2.97%, down 58bps vs. 2Q24
 - Mass Table Drop: \$3,462m, up 3.6% vs. 2Q24
 - OpEx Per Day⁽³⁾: \$2.66m, up 4.5% vs. 2Q24



Quarterly Total Adj. Property EBITDAR



Quarterly Table Games, Slots & Poker Win⁽⁴⁾



1. Macau Operations includes combined results of the Company's assets in Macau, including Wynn Macau and Wynn Palace.
 2. We typically expect win as a percentage of VIP turnover to be within the range of 3.1% to 3.4%.
 3. Represents cost of revenue, as disclosed in Note 17 – Segment Information in our Quarterly Report on Form 10-Q, divided by the number of days in the period.
 4. Excludes Race & Sports win.

Wynn Al Marjan Island Update



Wynn Al Marjan Island – Significant Progress Towards An Early 2027 Opening



- In 2Q25, Wynn Al Marjan Island hired 52 new team members, bringing total employee count to date to 100, consisting of mostly senior level executives, senior management and G&A functions
 - ~327 anticipated by Dec 31, 2025
- Key division heads and senior leaders in place across all gaming and non-gaming areas
- Completed acquisition of Wynn Mayfair in June 2025, expected to meaningfully enhance our database building effort given significant VIP overlap between London and the UAE



Wynn Al Marjan Island – Construction Progress Update

Construction is progressing on schedule, currently through the 61st floor of the hotel tower



Free Cash Flow Update



Well-Defined Capex Cycle Tapering Off by Late 2026



	Projects ⁽¹⁾	2025E	2026E
 <p>Wynn Al Marjan Island</p>	<ul style="list-style-type: none"> Remaining estimated equity contributions of \$600 – \$675m on the project⁽²⁾ 	<ul style="list-style-type: none"> \$350 – 375m 	<ul style="list-style-type: none"> \$350 – 400m
 <p>Wynn Las Vegas</p>	<ul style="list-style-type: none"> Completion of Fairway Villas renovation Zero Bond Golf Course Club House & Grill High limit table expansion Encore Tower renovation 	<ul style="list-style-type: none"> \$200 – 225m 	<ul style="list-style-type: none"> \$375 – 400m

1. Select larger projects, not meant to be an exhaustive list. Excludes maintenance capex.
 2. Remaining amount as of 6/30/2025. Does not include other developments on the Marjan Land Bank.

Concession Capex Projects in Macau Well Underway, And Continued Investment in Our Core Assets



Projects⁽¹⁾

2025E

2026E



- Chairman's Club at Wynn Palace
- Wynn Tower refresh at Wynn Macau

• \$200 – 250m

• \$450 – 500m



- Wynn Palace Event and Entertainment Center
- Wynn Palace Theater and Resident Show

1. Select larger projects, not meant to be an exhaustive list. Excludes maintenance capex.

Free Cash Flow Forecast Items



2025 Domestic Cash Flow Forecast Items

Project Capex	<ul style="list-style-type: none"> • \$575 – \$625m domestic project capex, which includes equity contributions for the development of Wynn Al Marjan Island, as well as Las Vegas, Boston and other domestic capex projects
Maintenance Capex	<ul style="list-style-type: none"> • \$90 – \$115m inclusive of Wynn Las Vegas and Encore Boston Harbor
Boston Cash Lease Expense	<ul style="list-style-type: none"> • ~\$126m cash lease expense⁽¹⁾
Cash Interest⁽²⁾	<ul style="list-style-type: none"> • \$4.8bn of total gross domestic debt, inclusive of Wynn Resorts Finance, Wynn Las Vegas and Retail Term Loan • \$280 – \$300m cash interest • Weighted avg. interest rate of 6%⁽³⁾ (~84% of domestic debt is fixed, or swapped to fixed)
Cash Income Taxes	<ul style="list-style-type: none"> • No material domestic cash income taxes expected in 2025

2025 Macau Cash Flow Forecast Items

Project Capex	<ul style="list-style-type: none"> • \$200 – \$250m project capex, subject to government approvals
Maintenance Capex	<ul style="list-style-type: none"> • \$70 – \$80m
Cash Interest	<ul style="list-style-type: none"> • \$5.8bn of total gross Macau debt, inclusive of Wynn Macau’s Credit Facility, Senior Notes, and Convertible Bond • \$320 – \$340m cash interest • Weighted avg. interest rate of 5%⁽³⁾ (~80% of Macau debt is fixed)

Note: Estimates based on current anticipated business volumes and capital planning.

1. Inclusive of certain payments in lieu of taxes (“PILOT”).

2. Excludes financing associated with Wynn Al Marjan Island.

3. Current as of 6/30/2025.

Building on the Extensive Shareholder Return Program Already Underway at Wynn Resorts, Limited



**~\$1.1 Billion or ~12% ⁽¹⁾
in WRL Shares Repurchased Since
2022**



**~\$250 Million
of WRL Dividends Paid Since 2023**

~\$1.4 Billion Returned to WRL Shareholders Since 2022

Note: Through 6/30/2025.

1. Net of shares issued during the period, ~10% of net shares have been retired since 2022.

Balance Sheet & Liquidity Update

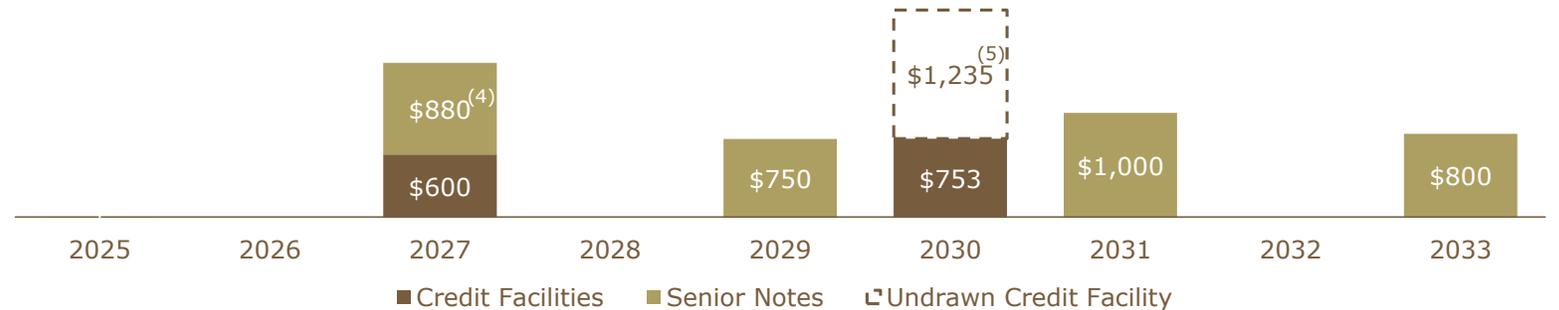


Significant Liquidity and Fortified Balance Sheet With Limited Near-Term Maturities



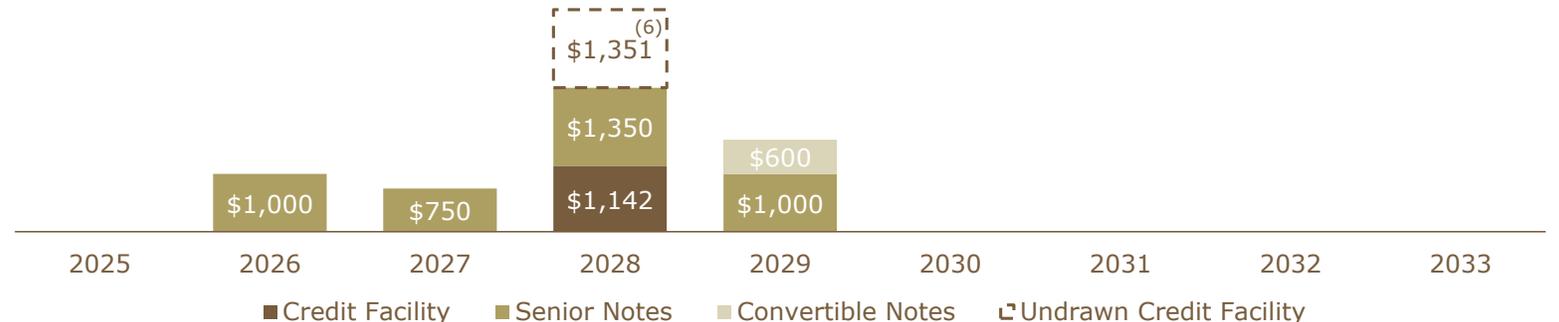
Wynn Resorts' Domestic Debt Maturity Profile

(\$ in millions)



Wynn Macau, Limited Debt Maturity Profile

(\$ in millions)



\$1.7bn
Total
Liquidity⁽¹⁾

4.0x
Net Lease-
Adj.
Leverage⁽²⁾

6.0%
Weighted
Avg. Cost
of Debt⁽³⁾

\$2.8bn
Total
Liquidity⁽¹⁾

4.9x
Net
Leverage⁽²⁾

5.0%
Weighted
Avg. Cost
of Debt⁽³⁾

Note: As of 6/30/2025. Domestic defined as all US entities, plus Management & License Fees from Macau as well as Wynn Resorts, Limited's ~72% share of dividends from Macau. Includes Corporate and Other.

- Domestic includes \$510m of cash and \$1.2bn of revolver availability. Macau includes \$1.5bn of cash and \$1.4bn of revolver availability, pro forma for July 2025 \$1bn accordion.
- Domestic leverage is calculated using LTM 2Q25 Adj. Property EBITDAR of \$1,171m, less corporate expense of \$108m, plus Management & License Fees from Macau of \$113m as well as Wynn Resorts, Limited's ~72% share of dividends from Macau of \$162m, and assumes Encore Boston Harbor triple-net operating lease rent of \$141m is capitalized at 8.0x. Macau leverage is calculated using LTM 2Q25 Adj. Property EBITDAR of \$1,061m less corporate expense of \$50m and less Management & License Fees paid to Wynn Resorts, Limited of \$113m.
- Current as of 6/30/2025.
- Net of \$20m portion owned by Wynn Resorts, Limited.
- Net of \$15m Letters of Credit.
- Pro forma for July 2025 \$1bn accordion.

Appendix



Reconciliation of Operating Income (Loss) to Adjusted Property EBITDAR and Adjusted Property EBITDAR Margin

2Q25 vs. 2Q24



Three Months Ended June 30, 2025

<i>(US\$ in millions)</i>	Wynn Palace	Wynn Macau	Other Macau	Total Macau Operations	Las Vegas Operations	Encore Boston Harbor	Reportable Segment Total ⁽¹⁾	Corporate and Other	Total
Total operating revenues (a)	\$540	\$344	-	\$883	\$639	\$216	\$1,738	-	\$1,738
Operating income (loss)	\$73	\$63	(\$7)	\$128	\$110	\$1	\$240	\$25	\$265
Pre-opening expenses	3	-	-	3	2	-	5	6	11
Depreciation and amortization	59	18	0	78	59	14	151	2	153
Property charges and other	1	1	0	2	8	1	12	1	13
Management and license fees	18	11	-	28	30	10	69	(69)	-
Corporate expenses and other	2	2	6	10	8	2	19	27	46
Stock-based compensation	1	1	1	4	17	0	21	8	29
Triple-net operating lease rent expense	-	-	-	-	-	35	35	-	35
Adjusted Property EBITDAR (b)	\$157	\$97	(\$0)	\$254	\$235	\$64	\$552	\$0	\$552
Adjusted Property EBITDAR Margin (=b/a)	29.1%	28.1%	-	28.7%	36.8%	29.6%	31.8%		

Three Months Ended June 30, 2024

<i>(US\$ in millions)</i>	Wynn Palace	Wynn Macau	Other Macau	Total Macau Operations	Las Vegas Operations	Encore Boston Harbor	Reportable Segment Total ⁽¹⁾	Corporate and Other	Total
Total operating revenues (a)	\$548	\$337	-	\$885	\$629	\$213	\$1,727	\$6	\$1,733
Operating income (loss)	\$108	\$61	(\$7)	\$162	\$125	(\$18)	\$269	\$1	\$270
Pre-opening expenses	-	-	-	-	0	1	1	1	2
Depreciation and amortization	55	20	0	76	62	32	169	7	176
Property charges and other	0	1	0	1	2	(0)	3	36	39
Management and license fees	17	10	-	28	30	10	68	(68)	-
Corporate expenses and other	2	2	6	10	8	2	20	14	34
Stock-based compensation	1	1	1	4	4	0	8	8	16
Triple-net operating lease rent expense	-	-	-	-	-	35	35	-	35
Adjusted Property EBITDAR (b)	\$185	\$96	(\$0)	\$280	\$230	\$62	\$573	(\$1)	\$572
Adjusted Property EBITDAR Margin (=b/a)	33.7%	28.4%	-	31.7%	36.6%	29.2%	33.2%		

Note: Figures may not foot due to rounding.

1. Reflects the sum of Total Macau Operations, Las Vegas Operations and Encore Boston Harbor.

Reconciliation of Net Income Attributable to Wynn Resorts, Limited to Adjusted Property EBITDAR LTM 2Q25



(US\$ in millions)

	2Q24	3Q24	4Q24	1Q25	2Q25	LTM 2Q25
Net income (loss) attributable to Wynn Resorts, Limited	\$112	(\$32)	\$277	\$73	\$66	\$384
Net income attributable to noncontrolling interests	34	27	45	9	11	91
Pre-opening expenses	2	2	3	5	11	22
Depreciation and amortization	176	156	151	155	153	616
Property charges and other	39	150	9	12	13	185
Triple-net operating lease rent expense	35	35	35	35	35	141
Corporate expenses and other	34	36	38	37	46	158
Stock-based compensation	16	14	15	19	29	77
Interest income	(35)	(31)	(25)	(19)	(16)	(91)
Interest expense, net of amounts capitalized	175	168	163	158	155	643
Change in derivatives fair value	(16)	6	(50)	30	1	(14)
Loss on debt financing transactions	–	0	1	–	1	2
Other	(9)	(21)	(4)	8	36	19
Provision (benefit) for income taxes	8	17	(41)	11	11	(3)
Adjusted Property EBITDAR	\$572	\$528	\$619	\$533	\$552	\$2,232
Adjusted Property EBITDAR						
Wynn Palace	\$185	\$162	\$185	\$162	\$157	\$666
Wynn Macau	96	101	108	90	97	396
Total Macau Operations	\$280	\$263	\$293	\$252	\$254	\$1,062
Las Vegas Operations	230	203	267	223	235	928
Encore Boston Harbor	62	63	59	57	64	243
Corporate and other	(1)	(1)	–	–	–	(1)
Adjusted Property EBITDAR	\$572	\$528	\$619	\$533	\$552	\$2,232

Note: Figures may not foot due to rounding.



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