



**Morgan Stanley Asia Pacific Conference
November 2014**

Forward Looking Statements

This presentation contains forward-looking statements regarding operating trends, future results of operations and the completion of new projects, which are subject to change. Such forward-looking information involves important risks and uncertainties that could significantly affect anticipated results in the future and, accordingly, such results may differ from those expressed in any forward-looking statements made by us. Additional information concerning potential factors that could affect the Company's financial results are included in the Company's Form 10-K for the year ended December 31, 2013 and the Company's other periodic reports filed with the Securities and Exchange Commission. 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.

This presentation includes non-GAAP financial measures as defined in the Securities and Exchange Commission's Regulation G. A reconciliation of these non-GAAP financial measures to the most directly comparable GAAP measures is available on our website at www.wynnresorts.com in the earnings release for the applicable periods.

Strong Balance Sheet with Ample Liquidity



- Cash and Investments: \$3.1 billion
- Debt Outstanding: \$7.3 billion
- LTM Adjusted Property EBITDA: \$1.9 billion

72.2% equity

Wynn Macau



100% equity and voting

Wynn Las Vegas



- Cash and Investments: \$1.7 billion
- Debt Outstanding: \$2.4 billion
- LTM Adjusted Property EBITDA: \$1.4 billion

Wynn Resorts

A HISTORY OF INNOVATION

Pioneer of the Integrated Resort

The Mirage 1989

- **Unique public attraction**
- **Lobby garden atrium**
- **Group meeting space**
- **High-profile entertainment**
- **AAA Four Diamond Awards**
- **Full complement of non-gaming amenities**



Treasure Island 1993

- **“Themed” resort concept**
- **Family-friendly destination**
- **Permanent Cirque theater**
- Unique public attraction
- Lobby garden atrium
- Group meeting space
- High-profile entertainment
- AAA Four Diamond Awards
- Full complement of non-gaming amenities



The Bellagio 1998

- **High-quality retail stores**
- **Gourmet, celebrity-chef restaurants**
- **Elevated high-end gaming experience**
- Permanent Cirque theater
- Unique public attraction
- Lobby garden atrium
- Group / convention space
- High-profile entertainment
- **AAA Five Diamond Awards**
- Full complement of non-gaming amenities



Wynn Las Vegas 2005

- **Five-star resort experience**
- **Private gaming salons**
- **18-hole golf course**
- High-quality retail esplanade
- Gourmet, celebrity-chef restaurants
- Elevated high-end gaming experience
- Permanent theaters
- Unique public attraction
- Lobby garden atrium
- Group / convention space
- High-profile entertainment
- **AAA Five Diamond Awards**
- Full complement of non-gaming amenities





Wynn | Encore Las Vegas

Among the World's Largest
Integrated Resorts

10.3-million-SF development

More Forbes "Five-Star" awards than any resort
in Las Vegas

4,748 hotel rooms

Full complement of non-gaming amenities

99,000 SF of high-quality retail (boutiques from Cartier,
Chanel, Chloé, Dior, Hermes, Louis Vuitton, Rolex, others)

284,000 SF of meeting space

34 food and beverage outlets

Two spas

Three nightclubs and one Beach club

18-hole golf course

Two theaters

Casino catering to premium international customers

186,000-SF casino floor

235 table games

1,864 slot machines



Macau Market Transformation

Continuing the Evolution of the Integrated Resort

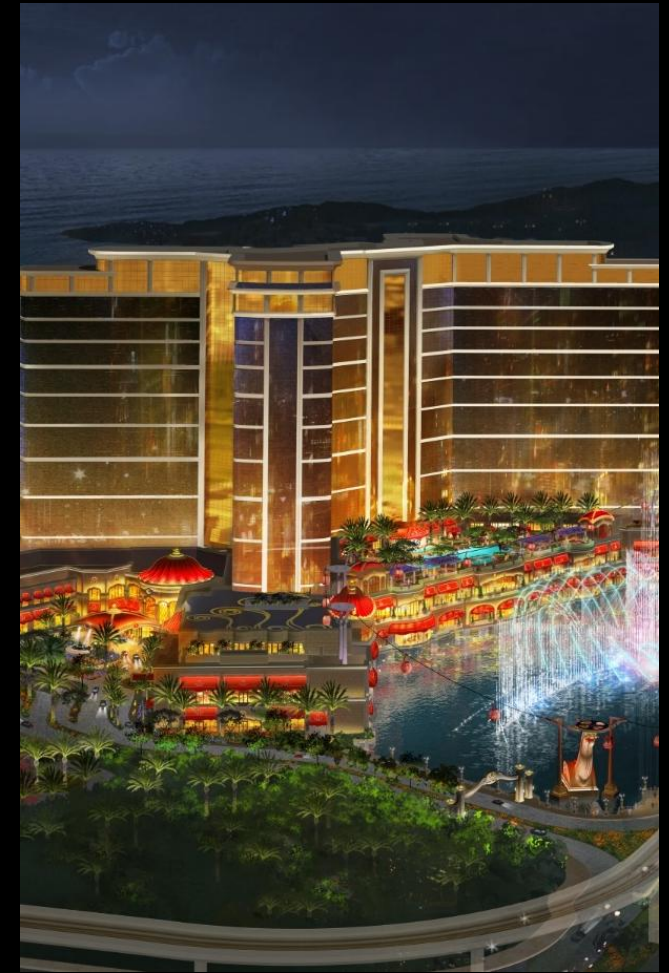
Wynn Macau
2006



Wynn Encore Macau
2010



Wynn Palace
2016



Wynn Palace

The Next Phase



Wynn Palace

- Target completion date: 1H16
- Total estimated cost : \$4.1 billion
 - Includes construction costs, capitalized interest, pre-opening expenses, land costs, and financing fees
 - GMP construction contract, for \$2.6 billion, was signed in July 2013
- Total invested through 3Q14: \$1.4 billion
- Fully integrated resort featuring:
 - 1,700 hotel rooms
 - Performance lake
 - Meeting space
 - Casino
 - Spa, retail, and food and beverage offerings



27/08/2014

Wynn Resorts

HOW WE DO IT

Globally Recognized Brand

The Wynn Brand is Synonymous with “High-Quality”



**The top-rated gaming company
in Entrepreneur’s Top 120 Most
Trusted Brands in America®**

-Entrepreneur, 2014

**The only resort company
among Forbes’ America’s 100
Most Trustworthy Companies®**

-Forbes, 2014

Reprinted with permission of Entrepreneur, Copyright © 2014.
All Rights Reserved Worldwide.

Award-Winning Service

More Forbes Travel Guide 5-Star Awards than Any Independent Hotel Company

Las Vegas

Wynn Tower Suites (Five-Star)
Encore Tower Suites (Five-Star)
The Spa at Wynn (Five-Star)
The Spa at Encore (Five-Star)
Bartolotta Ristorante di Mare (Four-Star)

Sinatra (Four-Star)
SW Steakhouse (Four-Star)
The Country Club (Four-Star)
Wing Lei (Four-Star)

Macau

Wynn Macau (Five-Star)
Encore at Wynn Macau (Five-Star)
The Spa at Encore (Five-Star)
The Spa at Wynn Macau (Five-Star)
Wing Lei Restaurant (Five-Star)
Golden Flower Restaurant (Five-Star)
Ristorante il Teatro (Four-Star)
Mizumi (Four-Star)



Wynn Macau



Encore Tower Suites at Wynn Las Vegas



Encore Spa at Wynn Las Vegas

Proven Industry Leadership



There are some CEOs who excel at making money for themselves and others who have a knack for enriching fellow shareholders. **Steve Wynn is an investor's friend."**

-Barron's



Wynn Resorts was named one of FORTUNE's **World's Most Admired Companies**.

-Fortune

Our Employees are Family

“Best Places to Work”



Wynn Las Vegas #1 Large Employer

Las Vegas Review-Journal's
Top Workplaces Survey 2013



Wynn Resorts, Limited “#1 Employer of Choice”

12TH Annual Bristol Associates and Spectrum
Gaming Group Executive Satisfaction Survey

Wynn Resorts

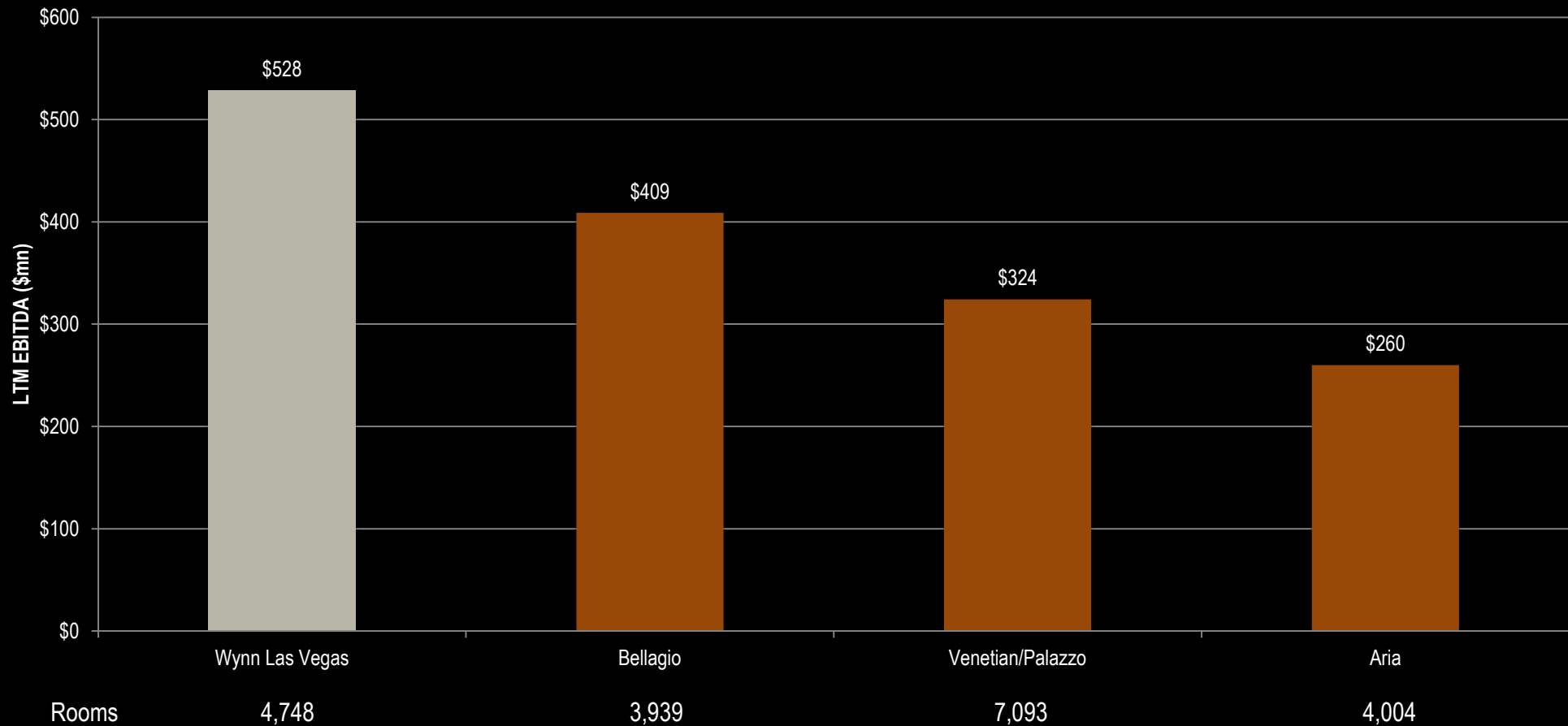
THE RESULT

Market-leading Performance in Las Vegas

The Wynn Premium: unique business model drives sustained outperformance

Wynn EBITDA Premium

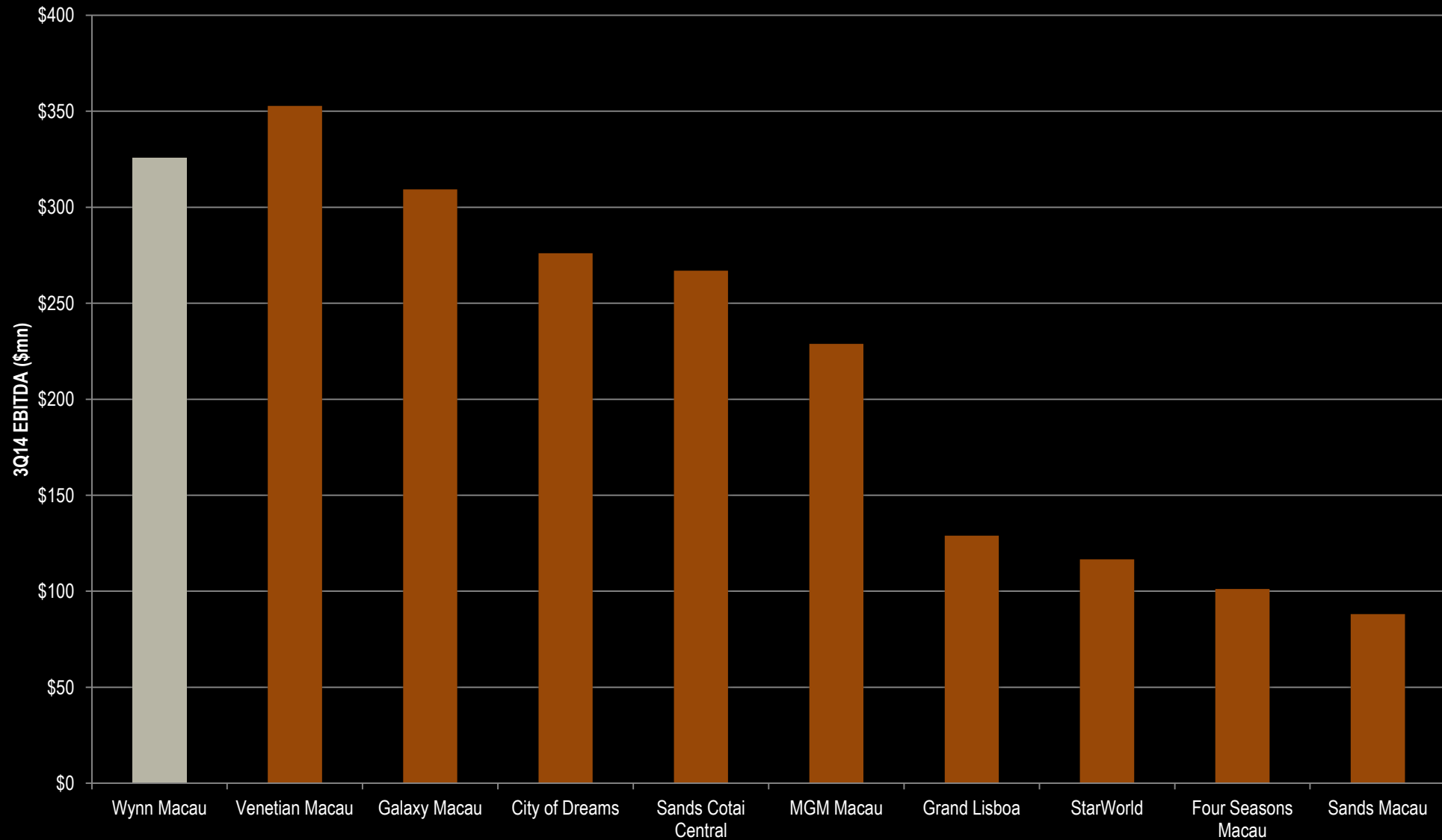
Wynn Las Vegas earns 29% more EBITDA than its closest competitor



Source: Company filings. LTM data is for the period ending September 30, 2014.

Outperformance in Macau

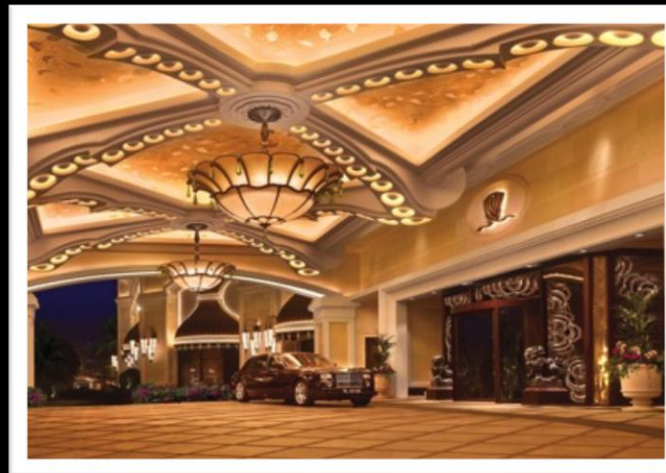
The Wynn Premium: unique business model drives sustained outperformance



Source: Company filings and company research. Data is for the quarter ending September 30, 2014.

Wynn Resorts

- The leading casino resort operator in the world
- Holds more Forbes Five Star awards than any other independent hotel company in the world
- Targets affluent customers and attracts tourists
- A highly recognizable global brand
- Conservative capital structure
- Public company with 35+ years of successful global resort experience





**Morgan Stanley Asia Pacific Conference
November 2014**