



INTRODUCING WYNN AL MARJAN ISLAND

APRIL 2023

FORWARD-LOOKING STATEMENTS



This presentation contains forward-looking statements regarding future events and results and include, with respect to the development of the Wynn Al Marjan Island development and our joint venture investment, statements regarding estimated project costs, expected timing of the project, economic benefits, expected tax rates, and future results of operations and equity returns, and are based upon beliefs and assumptions of our management and on information currently available to us, all of 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. Furthermore, the degree of uncertainty increases with the times span of any projections. Specifically, the assumptions and bases of any forward-looking statements are not based on a view or perception that net income or any other financial metrics will be “not less than” any particular figure. Factors that may cause actual results to differ materially from our current expectations include, but are not limited to: (i) the risk that the proposed joint venture is not consummated, (ii) our ability to finance the required level of investment on favorable terms, (iii) development and construction risks; (iv) risks associated with disruptions of the supply chains through which we obtain construction materials and furniture, fixtures and equipment; (v) project delays caused by, among other things, extreme weather patterns, natural disasters, or difficulties in obtaining permits and authorizations from regulatory authorities, (vi) demands imposed on our managerial, operational and other resources, (vii) macroeconomic conditions, and (viii) international relations and other geopolitical risks. 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, 2022 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, except as required by law.

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.

WYNN AL MARJAN ISLAND OVERVIEW



- Wynn Al Marjan Island is a full-scale luxury integrated resort development located in Ras Al Khaimah (“RAK”), United Arab Emirates
- Partnership with RAK Hospitality Holding LLC and Al Marjan Island LLC provides extensive local expertise and a committed long-term partner
 - Wynn Resorts has a 40% equity ownership in the joint venture
 - First instance of Wynn Resorts getting “paid for what we know” with attractive management & license fees, akin to a luxury hotel brand management agreement
- Wynn Al Marjan Island further diversifies our property portfolio and extends the Wynn brand internationally
 - Following opening, a Wynn resort will be located within an 8-hour flight of ~95% of the world’s population
- Attractive opportunity to generate strong long-term returns for Wynn Resorts’ shareholders

WYNN AL MARJAN ISLAND – EXTENDING THE BRAND



- Luxury amenities include:
 - 5.6 million total sq. ft. located on picturesque beachfront location
 - 1,500 luxury hotel rooms, suites & villas
 - 120,000 sq. ft. of luxury retail space
 - 100,000 sq. ft. of MICE space
 - Theater with unique production show
 - Gaming area that comprises 4% of GFA
 - 115-acre site provides optionality on long-term development
- ~\$3.9 billion estimated project cost
- Opening expected in Q1 2027

WYNN AL MARJAN ISLAND – AERIAL VIEW

Wynn



WYNN AL MARJAN ISLAND – ARRIVAL VIEW

Wynn



WYNN AL MARJAN ISLAND – INTERIOR VIEW

Wynn



WYNN AL MARJAN ISLAND – EXTENDING THE BRAND



Property GFA	5.6M sq. ft.	10.7M sq. ft.	3.1M sq. ft.	5.8M sq. ft.
Hotel Rooms & Suites	1,500	4,748	671	1,706
Retail Sq. Ft.	120K sq. ft.	174K sq. ft.	9K sq. ft.	107K sq. ft.
F&B Outlets	24	34	16	14
Gaming Sq. Ft. as % of GFA	4%	2%	7%	8%

Attractive Investment Opportunity

COMPELLING DEVELOPMENT OPPORTUNITY









- 1 Pristine Beachfront Location 50-Minutes from Dubai International Airport, Putting a Wynn Resort Within an 8-Hour Flight of ~95% of the World's Population
- 2 Project Expected to Drive Meaningful Long-term Economic Benefits to Ras Al Khaimah
- 3 Strong Regional Demographics with a Propensity to Spend on Luxury Goods & Experiences
- 4 Substantial Gaming and Non-Gaming Potential Drive Strong Property EBITDA and ROI

1 AL MARJAN ISLAND – PRISTINE BEACHES WITH EASY ACCESS TO DUBAI INTERNATIONAL AIRPORT



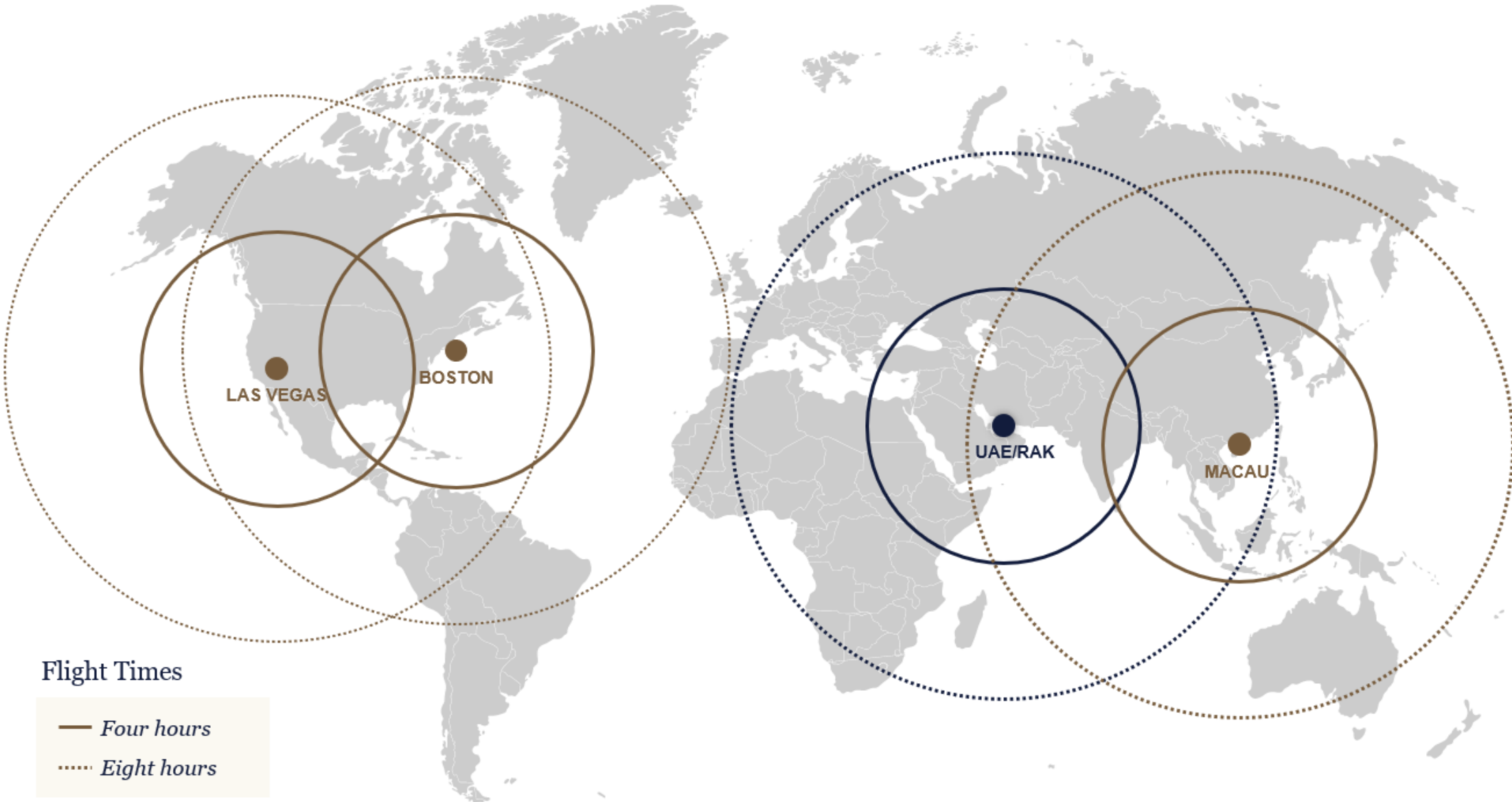
Al Marjan Island Overview

 <p>2.7 SQ KM RECLAIMED LAND</p>	 <p>6,500 PLANNED HOTEL ROOMS</p>	 <p>12,000 PLANNED RESIDENTIAL UNITS</p>
 <p>7.8 KM PRISTINE BEACHES</p>	 <p>23 KM WATERFRONT</p>	 <p>600 HOLIDAY VILLAS</p>

- Man-made development which extends 4.5 kilometers into the Arabian Gulf
- Easily accessible to local, regional and international customers
 - ~50-minute drive from Dubai International Airport
 - 4th busiest airport in the world with 86M passengers in 2019
 - ~30-minute drive from RAK International Airport

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WYNN RESORTS – DIVERSIFYING OUR PROPERTY PORTFOLIO & INCREASING OUR GLOBAL REACH



PROJECT EXPECTED TO DRIVE MEANINGFUL LONG-TERM ECONOMIC BENEFITS TO RAS AL KHAIMAH



STRONG REGIONAL DEMOGRAPHICS WITH A PROPENSITY TO SPEND ON LUXURY

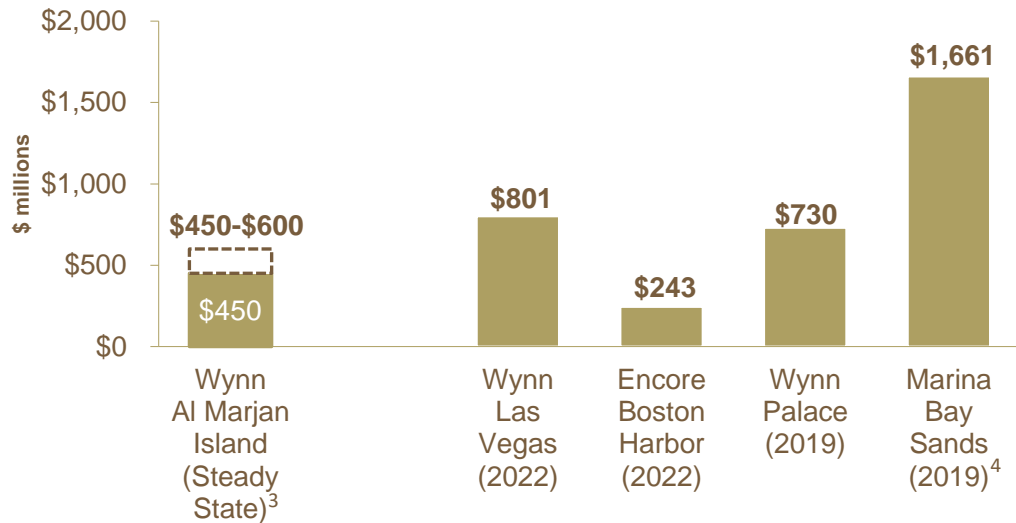


- Attractive regional demographics with a penchant to spend on luxury goods and experiences
 - 10M total UAE population with GDP per capita of ~US\$77,000¹
- Strong tourism base poised for continued growth
 - ~50-minute drive from Dubai International Airport (86M passengers in 2019)
 - 25.3M tourists to UAE pre-COVID in 2019
 - 1.1M visitors to RAK in 2022 expected to increase to over 3.0M by 2030, not including this development, supported by continued investment
 - 8,100 hotel rooms in RAK currently, with another 6,500 planned over the next few years
- Expanding the Wynn brand into the MENA region
 - Leverage and grow our global database of loyal, high-spending customers

SUBSTANTIAL GAMING AND NON-GAMING POTENTIAL EXPECTED TO DRIVE MEANINGFUL RETURNS FOR WYNN



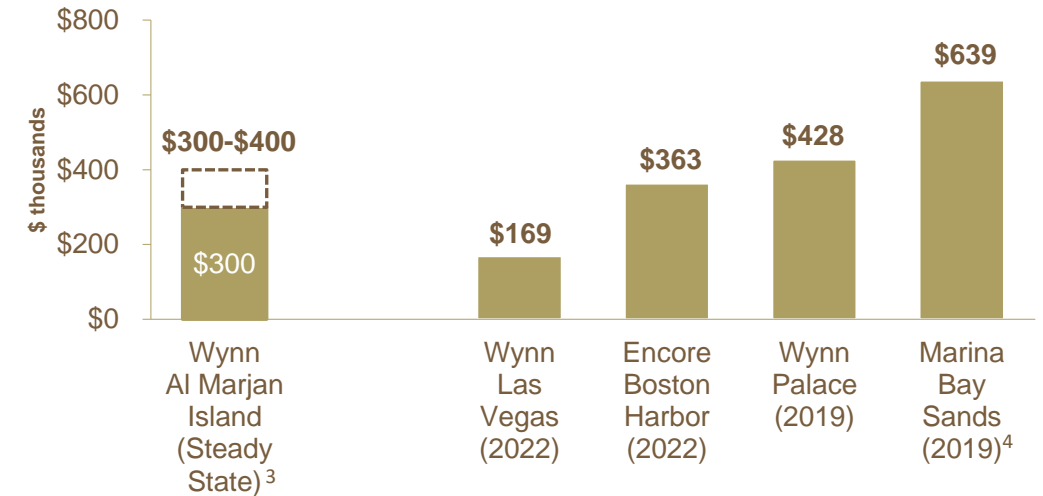
Adj. Property EBITDA(R)¹ Comparison



Key drivers:

- ~\$3.9 billion total estimated project cost
- Conservative financing structure with prudent equity investment from WRL and partners
- Robust gaming regulatory environment based on global best practices
- Blended GGR tax rate of ~10-12% incentivizes investment

Adj. Property EBITDA(R) per Room^{1,2} Comparison



Rooms:	1,500	4,748	671	1,706	2,600
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- Expect low-to-mid teens Adjusted Property EBITDA yield on total project cost
- Anticipate Adjusted Property EBITDA of \$450-600 million
 - Adj. Property EBITDA per room of \$300-400K compares favorably with other high-end peers, including our properties
- Expect attractive equity returns for Wynn Resorts
 - 40% share of distributable free cash flow plus attractive management and license fees

1) Please refer to Wynn Resorts' earnings release for a definition of Adjusted Property EBITDA(R) and for a reconciliation of operating income (loss) to Adjusted Property EBITDA(R)

2) Adjusted Property EBITDA(R) per room is calculated by dividing Adjusted Property EBITDA(R) by the number of hotel rooms as of December 31, 2019 / 2022

3) Represents the estimated annual steady-state Adjusted Property EBITDA and steady-state Adjusted Property EBITDA per room of Wynn Al Marjan Island

4) Marina Bay Sands is owned by Las Vegas Sands Corp., one of our public company peers. Adjusted Property EBITDA and Adjusted Property EBITDA per room for the year ended December 31, 2019 presented herein for Marina Bay Sands have been obtained from data disclosed in Las Vegas Sands Corp.'s public filings with the SEC

The image features a central logo for 'Wynn Resorts' on a light beige background. The logo consists of the word 'Wynn' in a brown, elegant cursive script, followed by a registered trademark symbol (®) and a period. Below 'Wynn' is the word 'RESORTS' in a brown, all-caps, sans-serif font. The background is decorated with faint, light-colored illustrations: butterflies and small flowers in the top-left and top-right corners, and leafy branches in the bottom-left and bottom-right corners.

Wynn[®].
RESORTS