

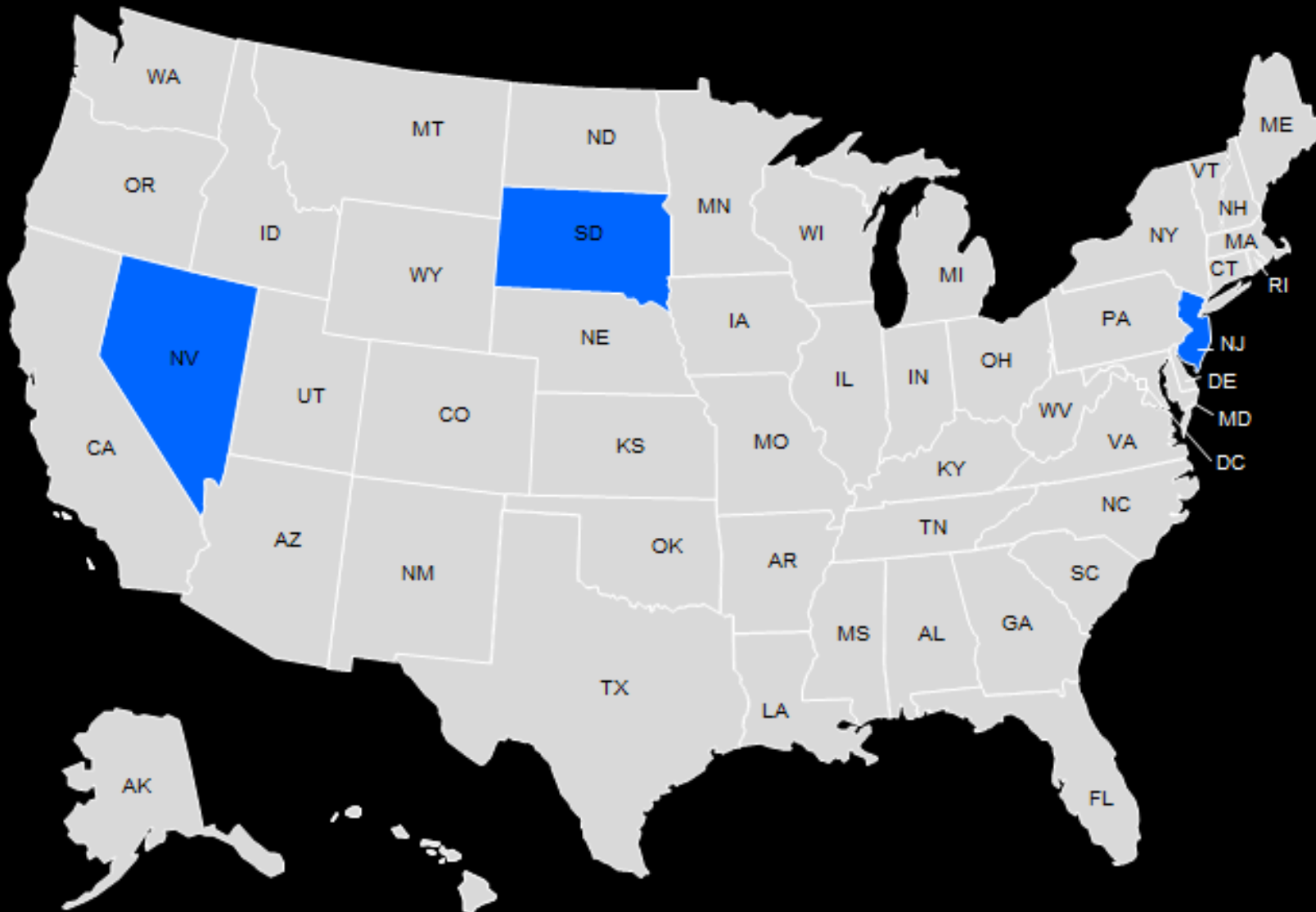
Wynn RESORTS[®]

Forward Looking Statements

The 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, 2015 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.

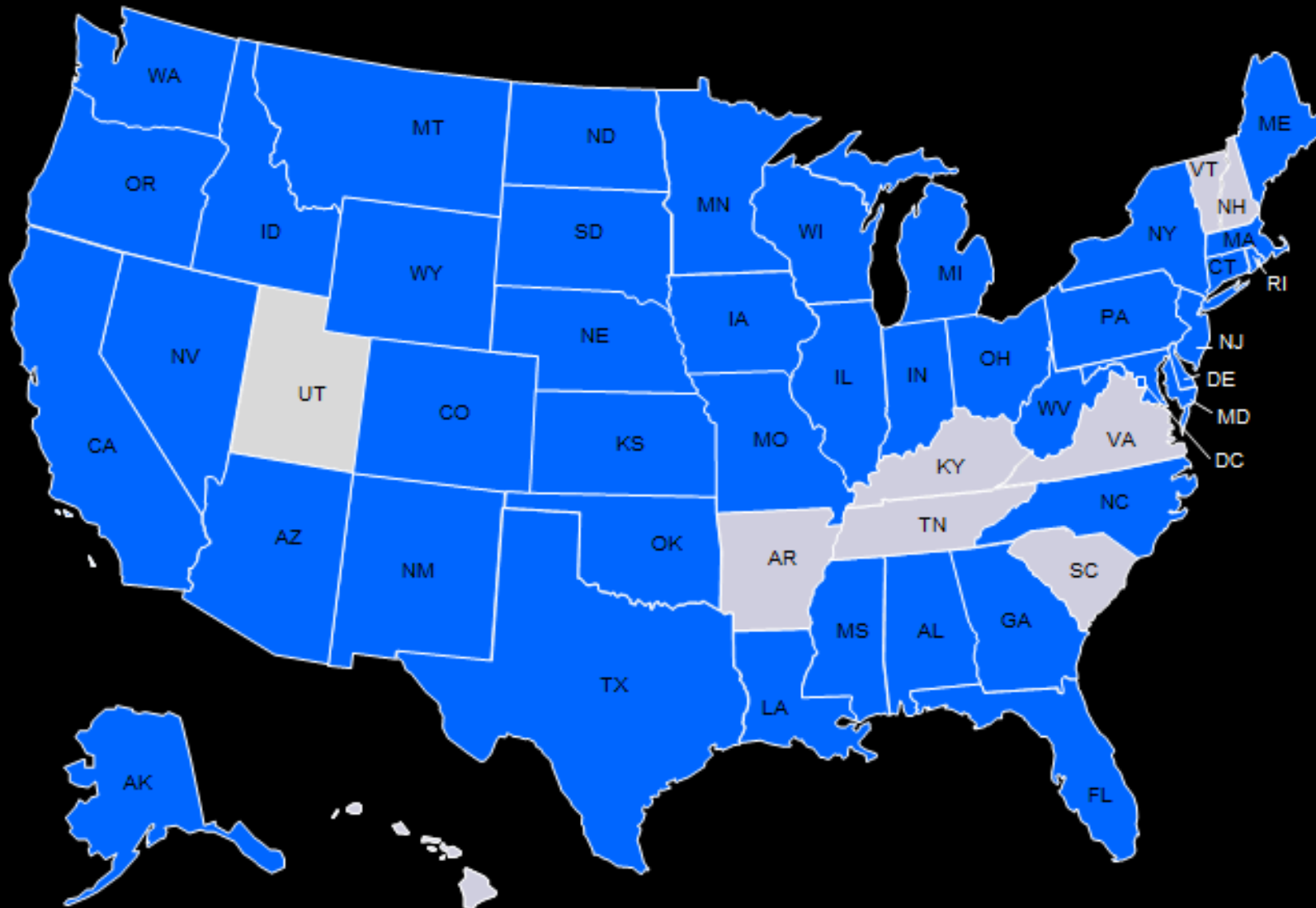
This presentation includes non-GAAP financial measures as defined in the Securities and Exchange Commission's Regulation G. A reconciliation of these non-GAAP financial measures to the most directly comparable GAAP measures is available on our website at www.wynnresorts.com in the earnings release for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

US Casino Saturation



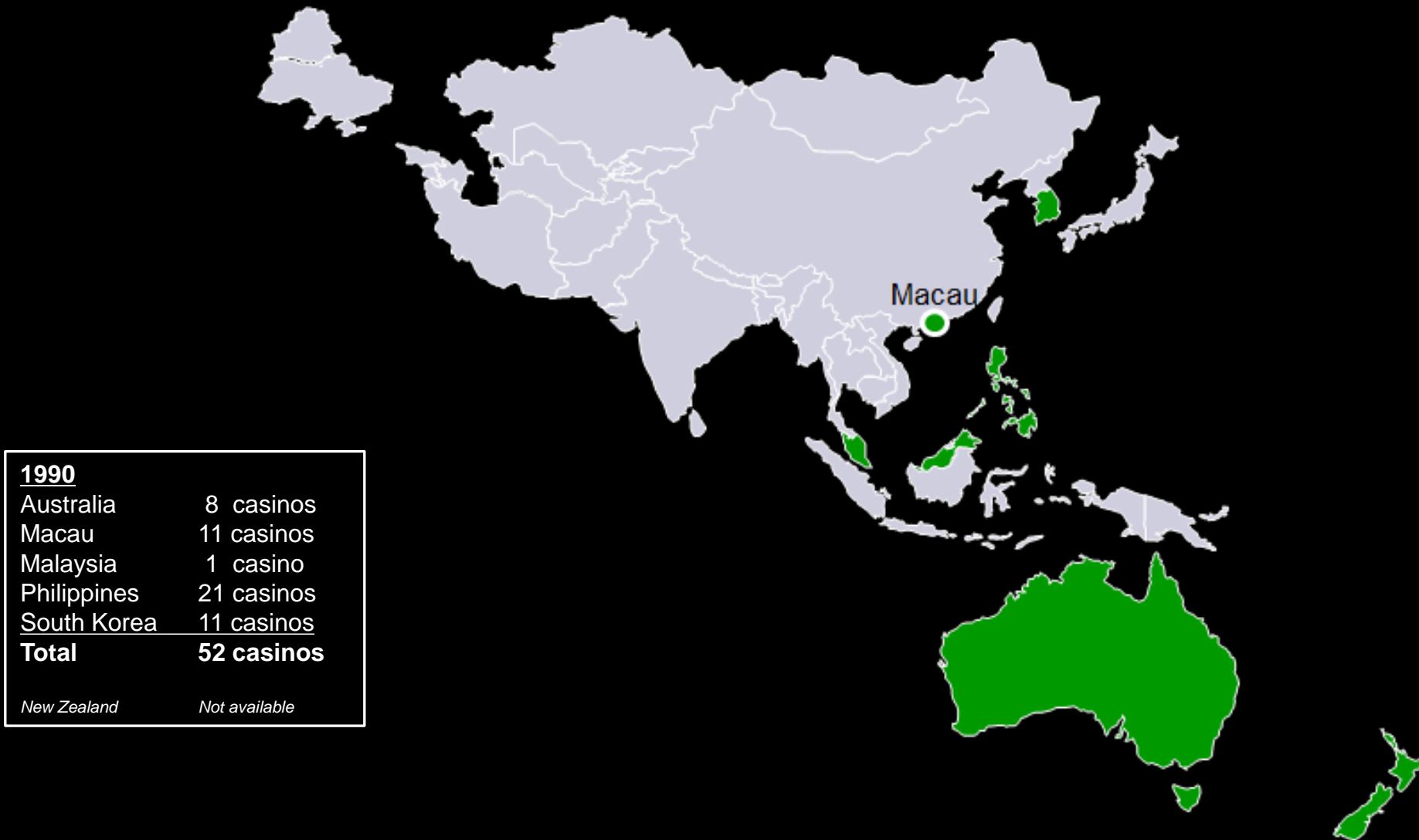
1990: Only 3 States with Casinos

US Casino Saturation



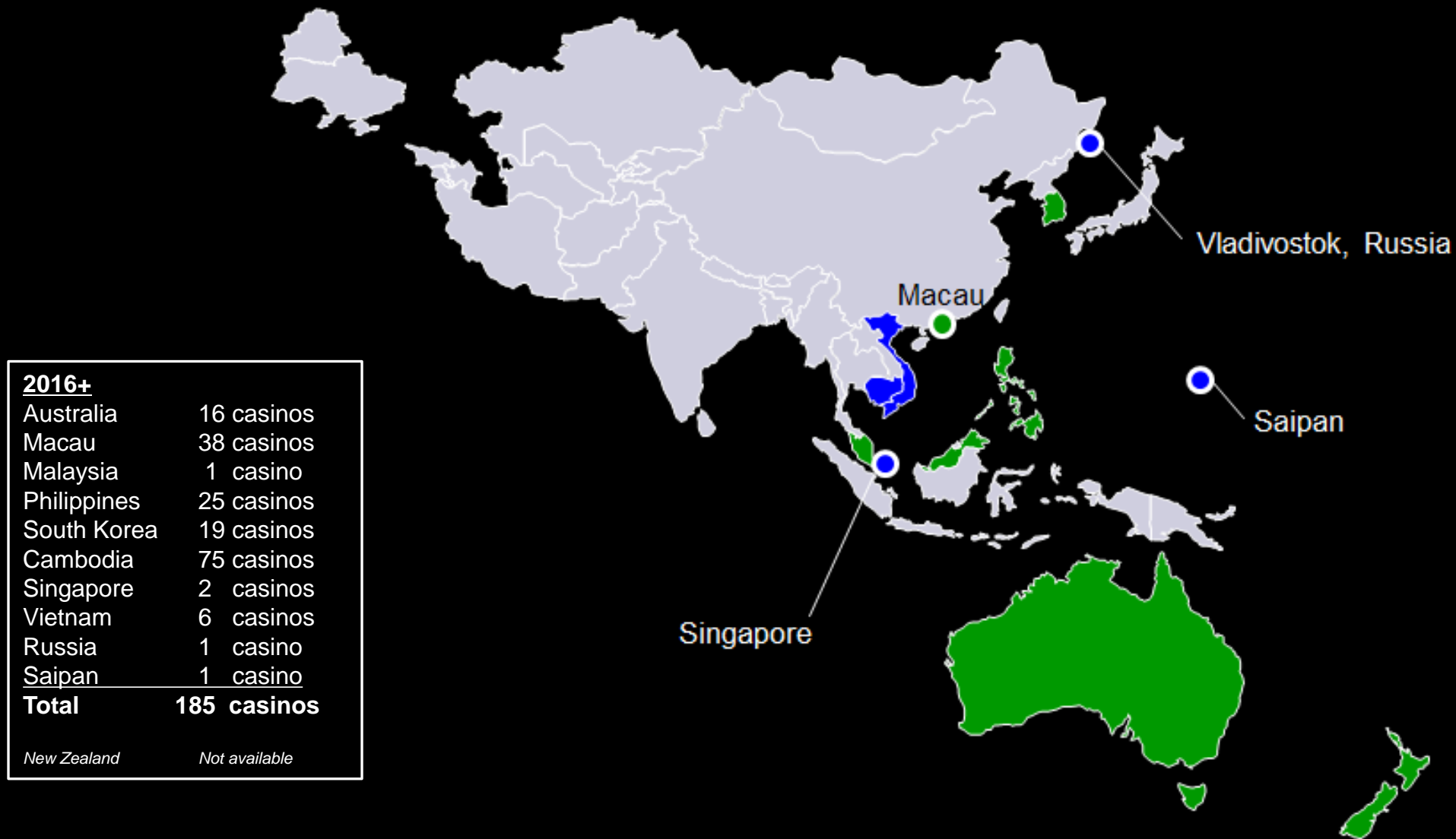
2016: 41 States ... 650 Casinos

Asia-Pacific Casino Saturation



1990: 6 Countries ... 52 Casinos

Asia-Pacific Casino Saturation



2016: 11 Countries ... 185 Casinos (More Than Tripled)

Based on public filings

Saturated Markets

- New Integrated Resorts Need To Be Unique And Customised
- To Complement The Host City's Existing Assets
- To Be Collaboratively Developed With Significant Host City Input
- Both The Economy And The Local Community Need To Benefit

Wynn: Pioneer Of Integrated Resorts



1989 THE MIRAGE

- Polynesian Theme
- Major Public Attractions
- Active Volcano / Tropical Gardens / Dolphin Habitat
- Star Entertainment (Siegfried + Roy)
- Large Scale F&B



1993 TREASURE ISLAND

- Themed Resort
- Family Friendly
- Batting Pirate Shows
- Cirque De Soleil (Mystere)
- Large Group Meetings



1998 THE BELLAGIO

- Famed Dancing Fountains
- Celebrity Restaurants
- High-End Retail
- Extensive Convention Space
- World Class Hotel Accommodations

Wynn: Pioneer Of Integrated Resorts

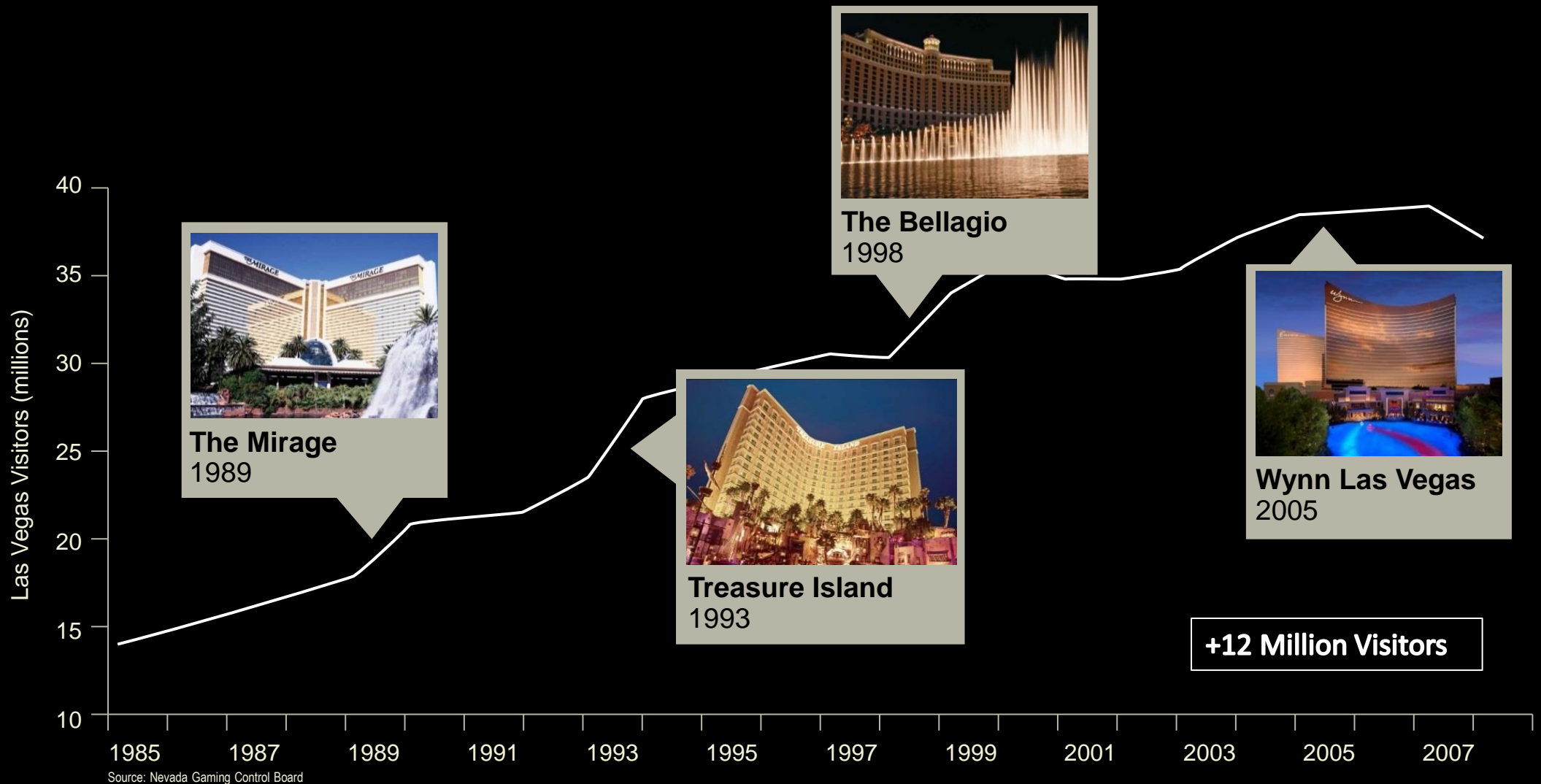


2005 WYNN LAS VEGAS

- Among World's Largest Integrated Resorts
- #1 Net Revenue of any Integrated Resort in Las Vegas
- 10M SQF (93,000 SQM) Development
- 4,700 Rooms and Suites
- 100,000 SQF (9,300 SQM) High-End Retail
- 33 Restaurants and Bars
- 290,000 SQF (27,000 SQM) MICE Space
- 3 Night Clubs / Beach Club
- 2 Theatres / Golf Course
- Scale Balanced with Excellence
- Most Forbes 5-Star Awards (Las Vegas)⁽¹⁾
- Premium International Customers

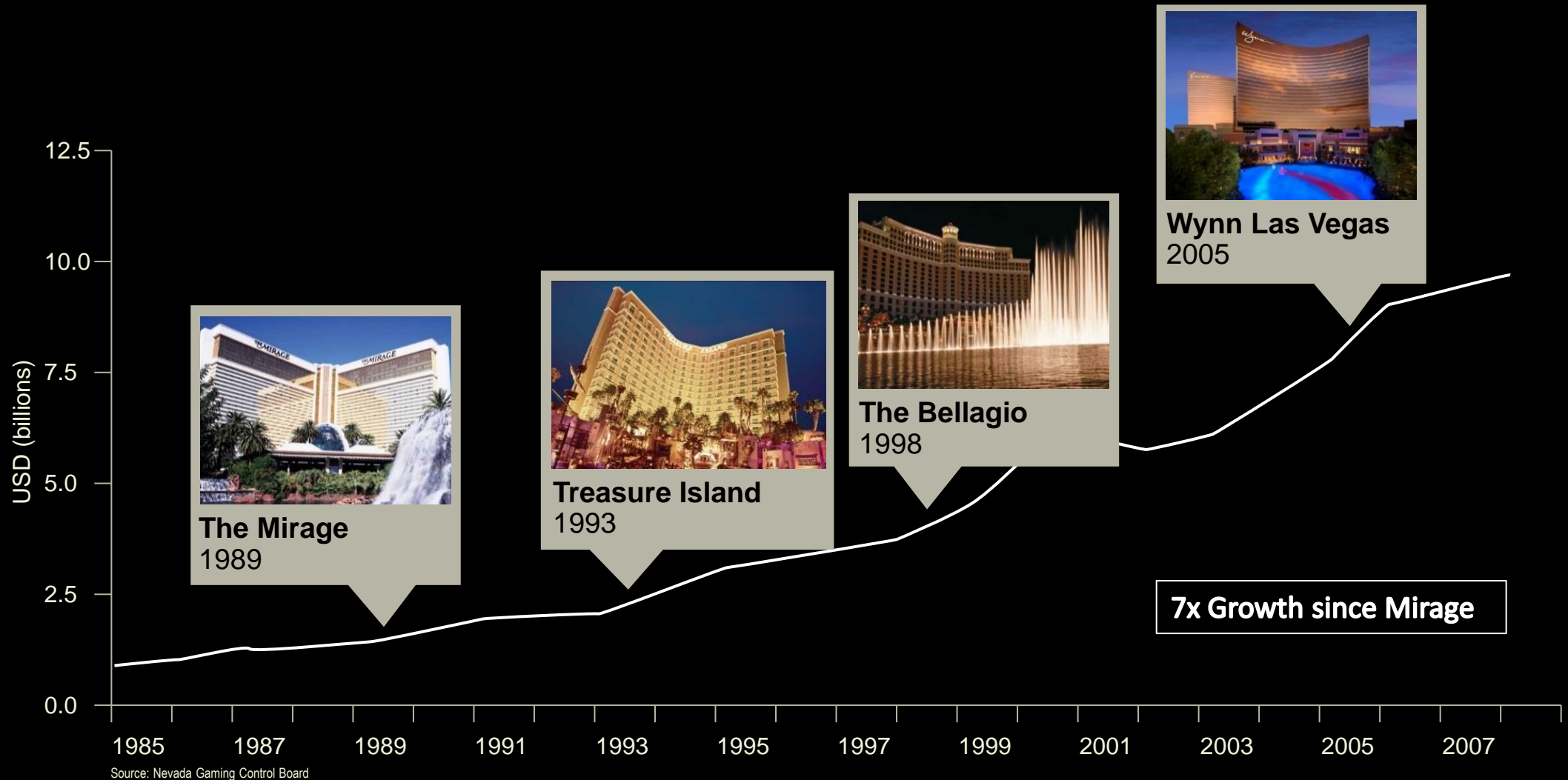
(1) As of 2015
Based on public company filings for the year ended December 31, 2016

Market Transformation: Visitation



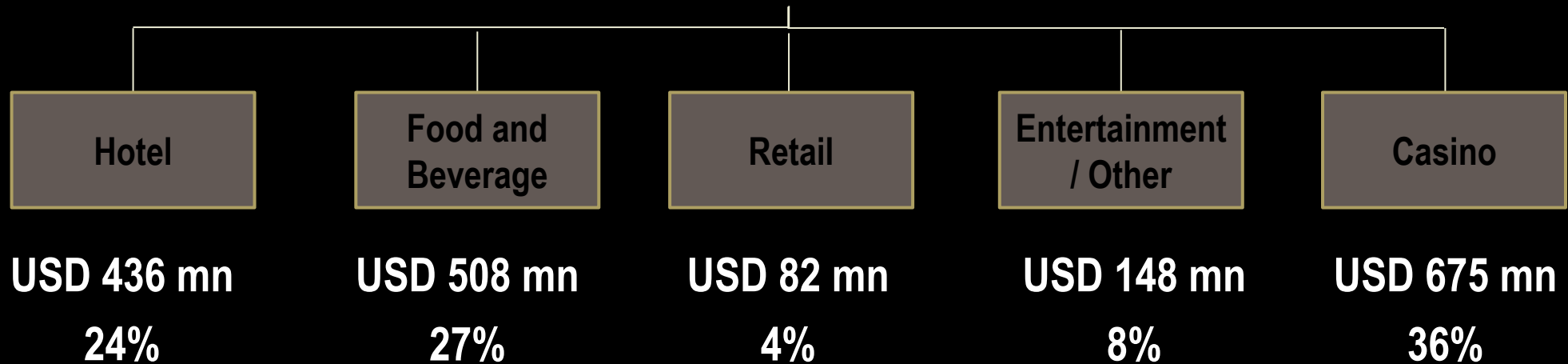
4 (of 5) Largest Visitation Increases in Las Vegas' History

Market Transformation: Non-Gaming



Wynn Las Vegas Triggered Largest Increase in Non-Gaming Revenues in Las Vegas History

Wynn Las Vegas: Highest Grossing IR in North America



Based on public company filings for the year ended December 31, 2016

2006 Wynn Macau



- **Macau's First Real Integrated Resort**
- **Peninsula Location 'Heart of The City'**
- **1,000 Rooms + Suites**
- **60,000 SQF (5,600 SQM) High-End Retail**
- **Seven Forbes 5-Star Awards**
- **3 Michelin-Starred Restaurants**
- **Best Performer on Peninsula**
- **260% EBITDA Fair Share on Peninsula⁽¹⁾**

(1) Based on public company filings for the LTM period ended September 30, 2016

2016 Wynn Palace Cotai, Macau



Extending The Wynn Premium to Cotai

Wynn Palace (August 2016)

- ‘Most Expensive Hotel in The World’
- USD 4.4 Billion / 7 Million SQF (650,000 SQM)
- 1,700 Opulent Rooms, Suites and Villas
- Public Attractions (Performance Lake / SkyCabs / Floral Sculptures)
- Themed Restaurants with Entertainment
- 52 of The World Finest Retail Brands
- The Arrival of a Truly World-Class Destination Resort
- Higher Fair Share of Gaming Revenue in First Full Quarter of Operation (117%)⁽¹⁾

(1) Compared to simple average of first full quarter of operations for Galaxy Macau, City of Dreams, Venetian Macau, Parisian, Cotai Central, Four Seasons, and Studio City. Sourced from public company filings, Macau DICJ filings, and Wall Street research Based on public company filings

Wynn Palace



Hotel Lobbies: Floral Sculptures

Wynn Palace



Villa Accommodations

Wynn Palace



Wing Lei Restaurant

Wynn Palace



Mizumi Restaurant

The Wynn Difference

- Preeminent Brand Name in The Gaming Industry
- Steve Wynn – 40 Years The Leader in Casino Design Innovation
- Developed 10 of The Worlds Most Recognised Integrated Resorts
- Most Forbes 5-Star Awards Worldwide⁽¹⁾
- Synonymous with Elegance, Sophistication And Service Excellence

(1) As of 2015
Based on public company filings

The Wynn Difference



The highest ranking casino resort in
**FORTUNE Magazine's 2017 World's
Most Admired Companies®**



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

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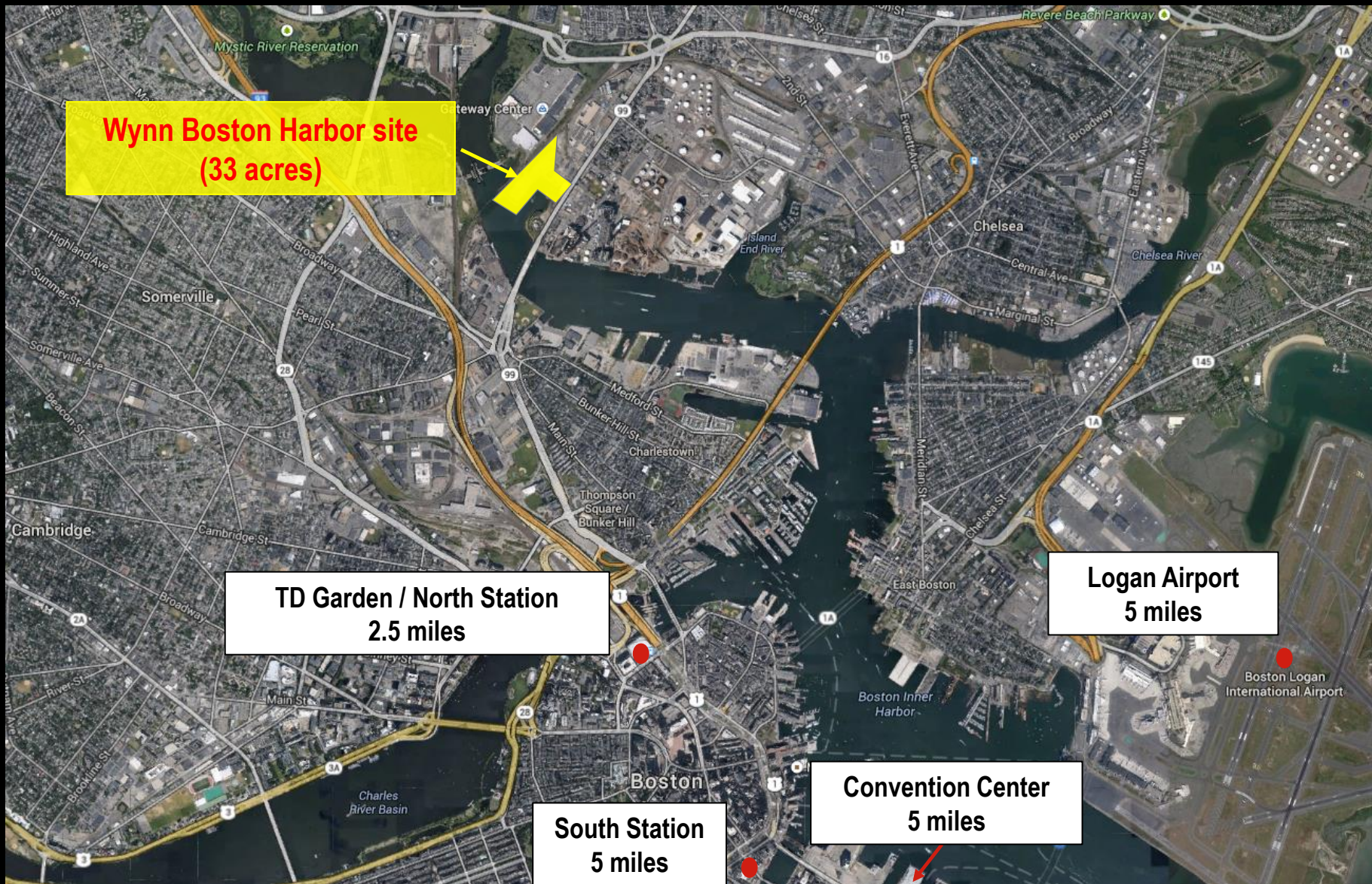
Wynn Boston Harbor



- **Selected To Be The Only Integrated Resort within Greater Boston Area**
- **Opening Mid-2019**
- **33 Acres / Riverside**
- **671 Hotel Rooms and Suites**
- **Large Convention Space**
- **Outdoor Community Amenities:
Large Harbor Walk and Parkland /
River Shuttle Transportation**

Redefining 'Integrated City Resorts'

2019 Wynn Boston Harbor



Source: Google Maps

‘Heart of The City’

Redefining The 'Integrated City Resort'



- **Project Scale and Exterior Design to Suit the Specific Location**
- **Complement and Support Existing Assets of the Host City**
- **Shared Goal with the Host City to Stimulate Economic Growth and Local Job Creation**
- **Connect the Resort to Key Host City Infrastructure**
- **Establish Cross-Marketing Partnerships with Local Companies**

Redefining The 'Integrated City Resort'



Full Collaboration

- **With Gaming Regulators to Create A 'Best-in-Class' Regulatory Environment**
- **Department of Transport: USD 200 Million Fund Provided for Infrastructure Improvements**
- **Deeply Engaged with Six Surrounding Communities to Support their Needs**
- **Partnered with Environmental Authorities to Transform Contaminated Industrial Site into a Key City Amenity**

Wynn Japan: 'Integrated City Resort'



- Transform Host City into a Competitive Global Tourist and MICE Destination through Local Partnerships
- Promote Cross-Market Visitation with Host City's Existing Cultural and Entertainment Assets
- Complement and Support Existing MICE Infrastructure
- Wynn to Become a City Landmark (Architecturally, Quality of Facility, Service Delivery, International Reputation)

Wynn Japan: 'Integrated City Resort'

- **Partner with National + Local Authorities to Establish a World-Class Regulatory Framework (Including Responsible Gaming and AML Initiatives)**
- **Collaborate at a Grass-Roots Level with Local SMEs and Community Leaders to Address and Resolve Concerns**



Wynn Japan: ‘Integrated City Resort’

Japan Goal	Wynn Qualification
Increase High-Value Foreign Tourists	Wynn Properties have contributed to 4 of 5 Largest Increases in LV Tourist Visitation
Increase Foreign Visitor Expenditures	Wynn Las Vegas is #1 Integrated Resort in The US for Foreign Tourism Expenditures
Increase Foreign Visitor Satisfaction	Wynn Properties have received more Forbes ‘5-Star’ Awards than any Independent Hotel Company in The World ⁽¹⁾
Increase Tourism Jobs	Industry Experts recognise Wynn Resorts as The ‘Employer of Choice’ in The Gaming Industry

(1) As of 2015
Based on public company filings

Summary

1

Market Saturation – New Resorts Need To Be Unique

2

Wynn – The Leader in IR Design Innovation For 40 Years

6

Wynn Japan – Adaptation and Collaboration

3

Proven Track Record of Driving Tourist Visitation and Spend



5

Wynn Boston Harbor Redefining The 'Integrated City Resort'

4

Brand Synonymous with Facility Quality and Service Excellence

Wynn RESORTS[®]