

**Port Stephens Council
Holiday Parks & Investment Property Report
Financial Year 2014/2015**

Holiday Parks		Income	Expenditure	EBITDA (5)	Net Yield % (3)	Notes
Fingal Bay	Crown	3,756,400	2,738,746	1,017,654	15%	1
Halifax	Crown	2,740,776	2,175,199	565,577	18%	1
Shoal Bay	Crown	985,256	720,097	265,159	9%	1
	Council	<u>1,829,761</u>	<u>1,337,323</u>	<u>492,437</u>		
		2,815,016	2,057,420	757,596		
Thou Walla	Council	793,626	766,424	27,202	0.5%	1 & 4
TreEscape	Council	355,266	384,505	(29,239)	0%	1 & 4

Investment Property		Income	Expenditure	Profit / (Loss)	Net Yield %	
	Total	2,711,100	927,649	1,783,451	9%	2

Newcastle Airport		Income	Expenditure	Profit / (Loss)	Net Yield %
	Total	11,847,638	9,689,959	2,157,679	7%

Notes

- 1 Yield returns were affected by the April Storm
- 2 Councils policy on the required return on capital in commercial property investments is between 7-9%
- 3 Net Yield = EBITDA / capital
- 4 Returns are in line with the business case for these parks which are in startup phase of their business lifecycle
- 5 EBITDA used as the numerator for Return on Investment calculation in accordance with Crown Lands reporting