

Disclaimer



General securities warning

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Sydney Airport advises that on 2 August 2017 foreign ownership was 29.9%.

Agenda



- 1. Highlights
- 2. The customer experience
- 3. Sustainability and our community
- 4. Operational growth
- 5. Financials
- 6. Capital management
- 7. Passenger growth
- 8. Business performance
- 9. Investment
- 10. Outlook
- 11. Appendix



Highlights

Sustained international traffic growth with very strong inbound

Most significant investment program since privatisation

Positive step change in customer experience

Significant improvement in service levels and quality of service

Hotels an exciting new business, Mantra opened and Ibis acquired

Consulting airlines and stakeholders on long term infrastructure development

Upgraded distribution guidance



Strong passenger growth



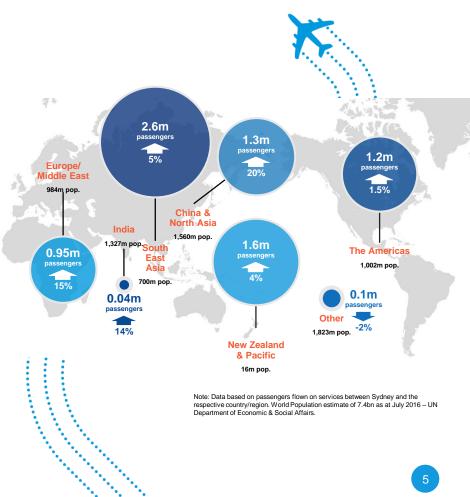


Sydney Airport has successfully competed internationally to attract airlines and grow inbound tourism, driving significant economic growth for NSW and Australia



- Record inbound growth of 10% on pcp over a rolling 12 months
- Strong growth from all regions, particularly Middle East and Asia
- Stellar performance from China, Japan, South Korea, India, Indonesia, Vietnam
- Team Sydney: DNSW, Business Events Sydney, Tourism Australia, an unrivalled partnership
- Driving growth in jobs and the economy for NSW and Australia





Significant investment program





Since 2002, 70% of our ~\$4.1bn capex spend has been invested in aeronautical capacity, airline product requirements and operational efficiency, and improving passenger facilities





Technology driving customer experience improvements





Investment in technology and harnessing data are delivering a superior passenger experience



Delivering service outcomes





In conjunction with our international airline partners, Sydney Airport has defined service levels and is delivering successfully against a range of KPIs



Key performance indicators agreed with airlines

- 1. On time performance
- 2. Passenger facilitation 🗸
- Bussing operations ✓
- Baggage outcomes ✓
- 5. Safety ✓

External commentary regarding our agreement

The 2015 commercial agreement struck by Sydney Airport provides a step forward regarding service assurance at that airport and is an encouraging sign for where SLAs are heading more generally.

ACCC Airport Monitoring Report 2015-16

The KPI regime developed and implemented with Sydney Airport should serve as a model for Australia's other major international airports to consider.

Board of Airline Representatives, Airline Views, June 2017

Jul 2015 Start of agreement Dec 2015 KPIs agreed Dec 2016 ICF endorsement of KPI framework



Jul 2017 Implementation of KPI framework

2015

Roll out of technology and systems to measure KPIs ✓ Initial reporting to form 'baseline view' of KPIs

✓ Design of framework and resolution process through workshops with BARA ✓ Ongoing reporting and monitoring of KPIs

2020

Significant improvements in customer experience Sydney Airport by listening and responding to our stakeholders





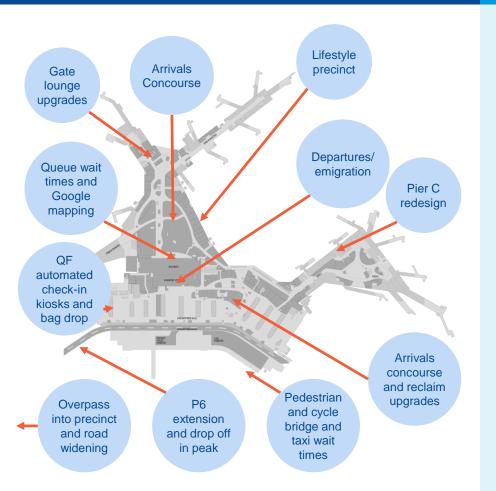
Airline and passenger surveys have informed a significant program of investment in areas that matter to airlines and passengers

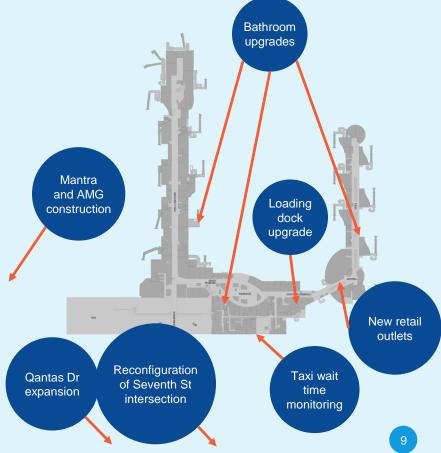




Investment underway







Improved customer service scores and service quality





The scope and priority of each service project has been informed through engagement with our passengers, airlines and stakeholders



- Sydney Airport has been investing heavily over the last few years to improve the customer experience
- The scope and priority of each project has been informed through engagement with our business partners, passengers and industry specialists

- Sydney Airport has received its highest ever customer service scores this half
- Finalist in the Customer Service Institute of Australia awards (CSIA)

T1 customer satisfaction scores







Sustainability leadership





Sydney Airport rated a global sustainability leader.
Sustainability is driving positive outcomes for the business and our stakeholders





Achieved Level Three Carbon Accreditation and delivered

25.6% per pax

reduction in carbon intensity since 2010

Recognised as **industry leader** in sustainability by

RobecoSam, and sitting in

Sustainability Indices

In Collaboration with RobecoSAM 🐠

top 15%

MEMBER OF

Dow Jones

of the industry globally





33% of our international capacity is from new quieter, fuel efficient, next generation aircraft





Development of our **Diversity** and Inclusion Strategy



Female representation



'Leading'
rating for our
sustainability reporting

Deepened commitment to Sydney and our community





A strengthened commitment to and investment in the community, the environment, sport and the arts

Local community initiatives

- · Sydney Community Foundation
- · Cure Cancer Australia
- Kids Teaching Kids
- · Clontarf Foundation
- · Conservation Volunteers Australia
- Cook Community Classic

Sponsoring of sport and the arts

- · Museum of Contemporary Art
- · Sydney Symphony Orchestra
- Women's Greater Western Sydney Giants AFL
- Women's rugby sevens
- Sydney Swans
- Live Life Get Active
- Sutherland Shire Netball Association and a vast array of other local sporting clubs



- · Sydney Festival
- Sydney Fringe Festival
- Vivid Sydney
- Parramasala
- Chinese New Year
- Study NSW
- Newtown Festival







Upgraded distribution guidance





2017 distribution guidance increased to 34.5 cents, reflecting strong capital management outcomes and excellent operational performance



Distributions

First half 2017 distribution

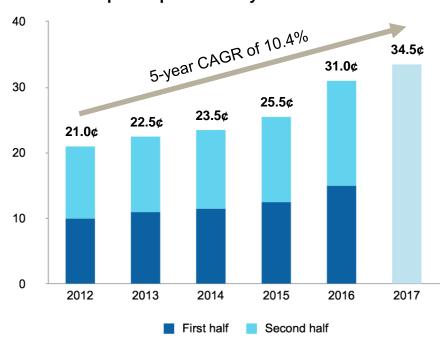
- First half distribution of 16.5 cents paid 14 August 2017
- Net Operating Receipts growth of 14.8%
- 103% covered by Net Operating Receipts

Increasing 2017 distribution guidance to 34.5 cents per stapled security

- 11.3% growth on 2016 distribution
- 10.4% 5-year CAGR
- Expected to be fully covered by Net Operating Receipts
- Guidance subject to aviation industry shocks and material forecast changes

Strong growth

Distribution per stapled security





Operational growth





All business units delivering strong performance

			1.7.6		١
Business	1H17 highlights	Revenue \$m	Revenue contribution	Revenue growth	
Aeronautical services	 3.6% total passenger growth and 7.7% international Strong international capacity and load factor growth continuing Significant capital investment program supporting passenger experience, airline operating efficiencies and capacity expansion to meet demand 	364.2 ¹	51%	8.0%	
Retail	 International terminal luxury precinct complete and additional stores opened in Pier C T1 Cityview food and beverage offering and T2 food court completed late 2016, leasing complete and all stores open by Feb 2017 Staged opening of new Marketplace in the international terminal, due for completion in 2H17 New duty free offering delivering strong growth 	162.6	23%	14.3%	
Property and car rental	 Approximately 122 leasing transactions completed in 1H17; Property portfolio has over 650 leases and continues to grow providing increasing facilities for our passengers and airline customers 98.6% occupancy airport-wide Car rental business performed solidly 	106.6	15%	3.3%	
Parking and ground transport	 Online revenue continues to form a larger proportion of revenues, 41% in 1H17. Online parking products are supporting higher asset utilisation New domestic pick-up arrangements performing well, with priority and ride sharing areas delivering improved circulation and revenue growth Ground transport works continue with a focus on reducing congestion and improving customer experience 	77.1	11%	2.2%	







Strong EBITDA growth and finance cost management driving statutory income

\$ MILLIONS	1H17	1H16
Total revenue and other income	714.2	661.9
Total expenses	(137.2)	(125.8)
EBITDA	577.0	536.1
Depreciation and amortisation	(185.8)	(172.4)
Profit before net finance costs and income tax (EBIT)	391.2	363.7
Net finance costs	(203.9)	(201.8)
Profit before income tax expense	187.3	161.9
Income tax expense	(20.7)	(2.3)
Profit after income tax expense	166.6	159.6
Add back: Profit attributable to non-controlling interests	0.4	0.4
Net profit attributable to security holders	167.0	160.0



Profit to net operating receipts reconciliation



Distribution is fully covered by Net Operating Receipts

Net Operating Receipts per stapled security (cents) Net Operating Receipts per stapled security (excluding WSA) (cents) Distributions declared per stapled security (cents)		16.5	14.9 14.9 15.0
		17.0	
		17.0	
Average stapled securities on issue (m)		2,249.9	2,229.5
Net Operating Receipts (excluding WSA) ¹		382.8	332.9
Net Operating Receipts		382.2	332.9
Total other cash movements		(2.3)	(2.3)
	- Other	(11.4)	(13.1)
Add/(subtract) other cash movements	- Movement in cash balance with restricted use	9.1	10.8
Total non-cash financial expenses		11.4	0.9
	- Change in fair value of swaps	(5.6)	(13.6)
	- Borrowing costs capitalised	(4.7)	(4.6)
	- Amortisation of debt establishment costs	6.5	10.6
Add/(subtract) non-cash financial expenses	- Capital index bonds capitalised	15.2	8.5
Profit before tax, depreciation and amortisati	on	373.1	334.3
Add back: depreciation and amortisation		185.8	172.4
Profit before income tax expense		187.3	161.9
\$ MILLIONS		1H17	1H16

Capital management update



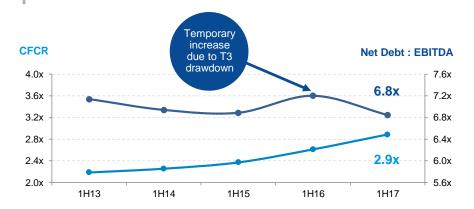


Strong balance sheet metrics

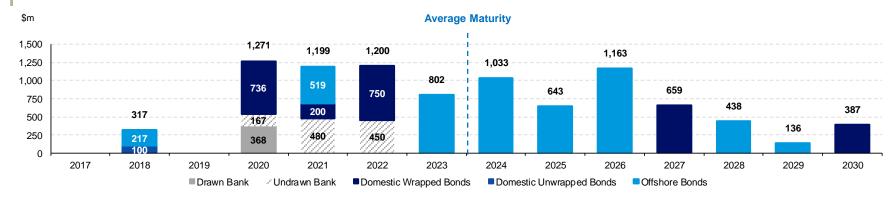
30 June 2017 Metrics

Net debt	\$7.9bn
CFCR ¹	2.9x
Net debt : EBITDA ¹	6.8x
Credit rating	BBB (positive) / Baa2 (positive)
Next drawn maturity	Mid-2018
Average maturity	Early-2024
Average cash interest rate ²	4.9%
Spot interest rate hedge position	86%

CFCR1 and Net Debt: EBITDA1



Debt Maturity Profile



- 1. Debt metrics calculated for SCACH; EBITDA excludes WSA project costs expensed
- 2. Excludes capitalised interest, fair value of swaps and amortisation of debt establishment and other costs

Successful bank debt refinancing





\$1.4bn of bank debt facilities successfully refinanced lowering costs and risk



Strong liquidity position maintained with funding objectives met

- · Liquidity position maintained with \$1.0bn in undrawn facilities
- All bank debt facilities refinanced at lower margins
- · High quality banking group maintained
- Debt maturities over 2017-19 reduced by 82%
- · Debt maturity profile diversified and lengthened
- Average debt maturity extended approximately six months to early-2024

Significant de-risking of debt maturity profile



Delivering stable returns





Protections continue to ensure delivery of stable returns



Multiple operating and financial protections

Operating protections

- Revenue certainty with long-term agreements:
 - International aeronautical agreements (to 2020)
 - Duty Free contract (to 2022)
 - Terminal 3 pricing (to 2025)
- Stable and resilient passenger growth with a diverse passenger, airline and destination mix

Robust interest rate and currency hedging

- NOR per security volatility minimised; ±0.5c change for every 1% movement in interest rates¹
- 86% spot interest rate hedging (89% average last five years) with replacement of maturing swaps and constant topping-up of forward hedging position
- 100% currency hedging on foreign denominated debt

Financial protections

- 100% distribution coverage with Net Operating Receipts
- Proactive approach to capital management with limited near-term debt maturities
- Maintenance of significant liquidity buffers
- Commitment to minimum BBB/Baa2 credit rating

Natural Hedging

- Sustainable growth over the past 25 years delivered through numerous economic cycles:
 - Traffic CAGR of 4.1%
 - RBA cash interest rate range of 1.5% 12.0%
 - AUD/USD exchange rate range of 0.5 1.1
- Rising interest rates correlated to positive economic growth and consumer sentiment, two key factors in driving a passenger's decision to travel



Significant capacity additions sustaining international traffic growth





Substantial additional capacity and high load factors delivering sustained growth

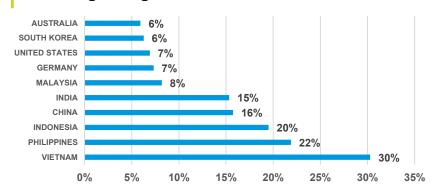


Seat additions during the half

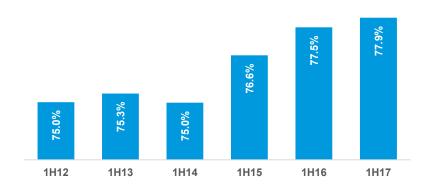
In the first 8 months, 15 airlines announced significant seat additions, bringing a net benefit of 930,000 seats and including:

- 1 new airline
- 5 new routes
- 11 frequency increases or aircraft upgauges

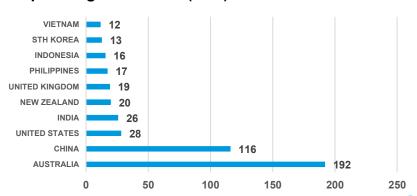
Fastest growing nationalities in 1H17



Load factors across domestic and international have increased over the past 5 years



Largest nationality growth in 1H17 by absolute passenger numbers ('000)



Passenger mix and capacity are the important growth drivers



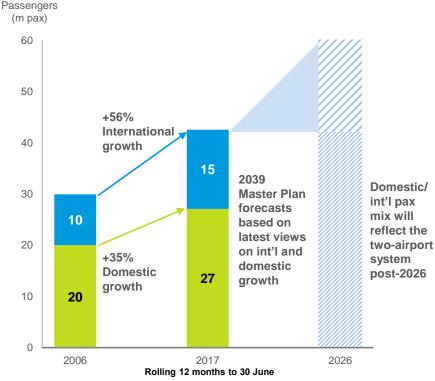


International passenger growth is forecast to continue to outpace domestic growth



International now 36% of total passengers; expected to continue to outpace domestic growth;

delivering high value to Sydney Airport and the economy

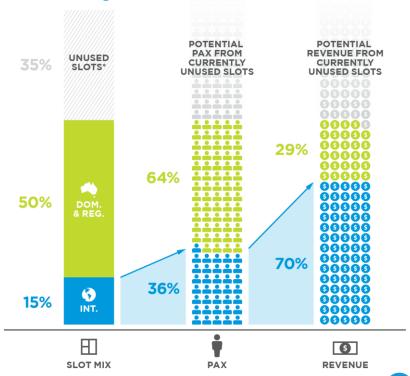


International

Domestic

High value international aircraft utilise just 15% of slots but international passengers drive 70% of our revenues

2016 Slot Usage and Revenue Generation



Traffic growth drivers





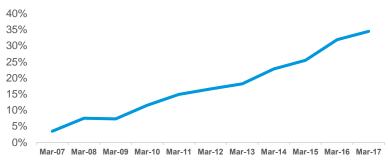
Positive outlook for all key traffic growth drivers





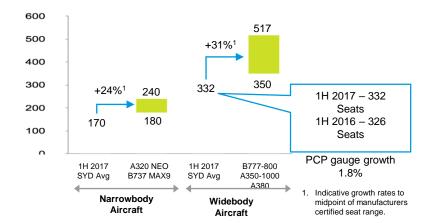
Strong economic growth continuing

NSW is sixth fastest growing economy in the OECD

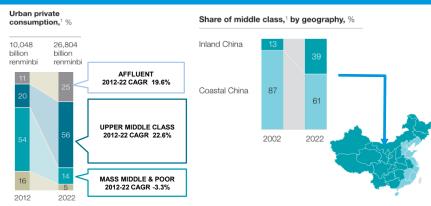


Source: http://www.treasury.nsw.gov.au

Aircraft size, range and seat density continues to increase



2 Rising middle-class across Asia



Source: http://www.mckinsey.com/industries/retail/our-insights/mapping-chinas-middle-class



International trade and bilateral agreements delivering growth in key markets

Countries with open aviation agreements with Australia*

China	Switzerland
Japan	United Kingdom
New Zealand	Singapore
United States	

^{*} As at 29 June 2017

Strong retail performance following duty free completion and shop openings





A redefined retail product resonating with the customer demographic delivering significant yield improvement



Business highlights for 1H17

- All three terminals fully leased with continued strong retailer demand for space providing opportunities for ongoing repositioning
- Duty free delivering strong growth with standout performance in core categories liquor, perfume and cosmetics
- The new 1,900 square meter fashion precinct in T1 is now complete, showcasing 13 global designer brands with sales outperforming business case
- 47 food and beverage outlets in T1 delivering an elevated dining experience with a focus on fresh food and global chef partnerships
- Delivering a superior passenger experience with continued focus on value, range and choice, proven via strong retail sales, passenger satisfaction scores and positive sentiment across social and media coverage

Future opportunities

- Considering options for 10 additional retail stores in T2 Pier B, to be open late 2018
- Substantial lease renewal opportunities at T2 and T3, spreading lease maturities
- Following strong success airside, two celebrity chefs have secured unique food offerings in the T1 landside food court
- HEINEMANN Tax and Duty Free have recognised additional sales opportunities and as a result are investing instore ahead of schedule
- Continuous evaluation of space for highest and best use



Ground transport product improvements and modal choice are a key focus





Ground transport access and product improvements are delivering better customer outcomes and a solid performance



Business highlights for 1H17

- Dedicated new areas driving strong growth in limousine and ridesharing services
- Continue to see modal shift to the train, a great outcome for peak periods, driving customer experience improvements
- · Strong take up on new guaranteed space product
- Four new floors on multi storey car park in T1, ~1,000 spaces, expected opening August
- Pedestrian and cycle bridge (including bicycle storage) due to open September

Ground Transport plan progress

- New exit from Marsh St complete, now providing faster access to Departures Rd for vehicles from the south and M5
- Airport road construction expected to be completed by end of 2017, ahead of schedule
- Expected completion of
 - new arrivals and departures exit in T1
 - an additional lane from Marsh Street
 - flyover road for traffic from the East and North
- Government works expected to have staged completion though 2018-19



Customer choice and property portfolio bolstered by new hotels business







New hotels will meet the significant unmet demand and drive new revenue streams



Hotel strategy

- Significant demand for hotel rooms in Sydney
- Acquisition of Ibis airport hotel in July for \$34.5 million
- Provides additional choice for customers seeking convenient access to Sydney Airport, as well as tourists to Sydney

New hotels – Domestic precinct

Hotel	Description
Mantra opening	\$24.5 million investment136 room mid range hotelConvenient walk to the domestic terminals
lbis airport hotel acquisition	 \$34.5 million investment Features 200 rooms and a brand new café Located adjacent to the Mantra

Future opportunities

- Significant customer demand for hotels: passenger, crew and disruption
- Working on expansions and other new hotel opportunities in the domestic and international precincts
- New AMG Mercedes performance centre opening December
- Solar rooftop of P6 multi storey car park, delivering carbon saving and reducing reliance on fossil fuels, powering the lights for the car park and producing excess electricity
- Plane spotters lookout facility, for community aviation enthusiasts opening end August.
- Freight strategy, proposing to develop freight facilities on the Northern Lands, along with a common user freight bypass



Significant investment program to deliver growth and airline requirements







Investment supported by aeronautical agreements





Commercially negotiated airline charges agreements support investment, capacity increases and improvements in customer experience



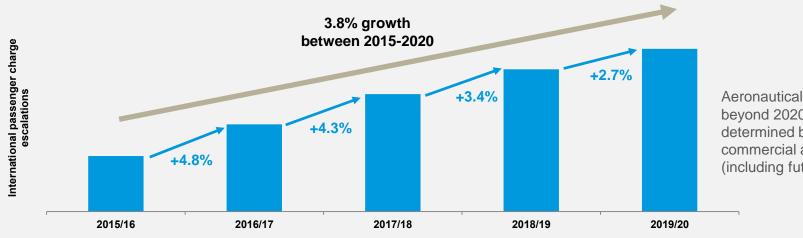
International aeronautical charges are commercially negotiated

- Growing at 3.8% p.a. between 2015 and 2020
- Charges are competitive and compare favorably against international airports
- Aeronautical charges beyond 2020 to be determined by commercial negotiation and future investment requirements

Reiterating capex guidance

- Reiterating 2017-2021 capex guidance of \$1.3 billion and ~\$450 million (including Ibis airport hotel) in 2017
- Aeronautical capex linked to international aeronautical prices (increased 4.3% from 1 July 2017)
- Continuing to consult on additional contact gates, baggage capacity and aircraft aprons, in 2017-21, ~\$500 million dependent on scope of projects

International airline agreement aeronautical charges



Aeronautical charges beyond 2020 to be determined by commercial agreement (including future capex)

Vital transport links to the airport, port and surrounding communities





Advocacy for airport road access improvements and more affordable public transport



Working together with governments and local communities to achieve positive transport outcomes and modal choice for customers and the community

- On-airport road construction to be complete end of 2017
- State government expect a staged completion of works through 2018 and early 2019
- Continued advocacy for more and affordable public transport options for passengers and airport workers
- We welcome the government's announcement of an additional 200 airport train services a week, by end of 2017
- Greater co-ordination with the NSW transport management centre to facilitate airport and surrounding road traffic forecasting and best use of resources and overflow facilities
- Encouraging active transport with the provision of the pedestrian and cycle bridge and bicycle storage facilities





Outlook





Record inbound traffic growth, strong business performance and excellent capital management outcomes underpin a positive outlook

- Sydney Airport's tourism partnerships, airline marketing and competitiveness are driving strong economic outcomes for NSW and Australia
- Most significant investment program since privatisation delivering airline product and efficiencies, and improved customer experience
- Improved Service level KPI outcomes and Customer Service scores reflect investment and high quality customer experience initiatives

- Five year investment guidance of \$1.3bn supported by aeronautical charges
- 2017 distribution guidance upgraded to 34.5c per stapled security
- Sustainability leadership and investment delivering positive outcomes for customers, airlines, our people and the community

Track record for our strategy delivering positive outcomes to customers











Partnership and market development

Optimise efficiencies, operations and capacity

Improve access to the airport

Enhance the passenger experience

Meet demand for aviation infrastructure

Questions





Investment merits





Sydney Airport is one of the world's highest quality airport investments

99 year leasehold	Lease until 2097
Catchment area	7.5m Sydney and NSW catchment population
Strong passenger growth profile	 Sydney is both a business and tourism hub, in a growing NSW economy Strong visiting friends and relatives, education and tourism market Strong Asian connections – increasing urbanisation
International passengers	 Account for ~70% of passenger driven revenues Represent 15% of slots
Commercial opportunities	 Substantial growth opportunities Minimum guarantees offer downside protections Strict hurdle rates of return apply to all investment
Light handed regulatory framework	 Commercially negotiated charges agreements with all airlines include investment, price and service levels Light handed regulatory framework supports dual till principle
Outsourced model	Controllable operating costs contracted and traffic relatively inelastic
Consistent growth and downside protections	 Long term contracts with airlines and tenants CPI or higher escalation on commercial revenues Growth initiatives across all businesses

Sydney Airport's contribution





Sydney Airport is a major generator of economic activity and jobs

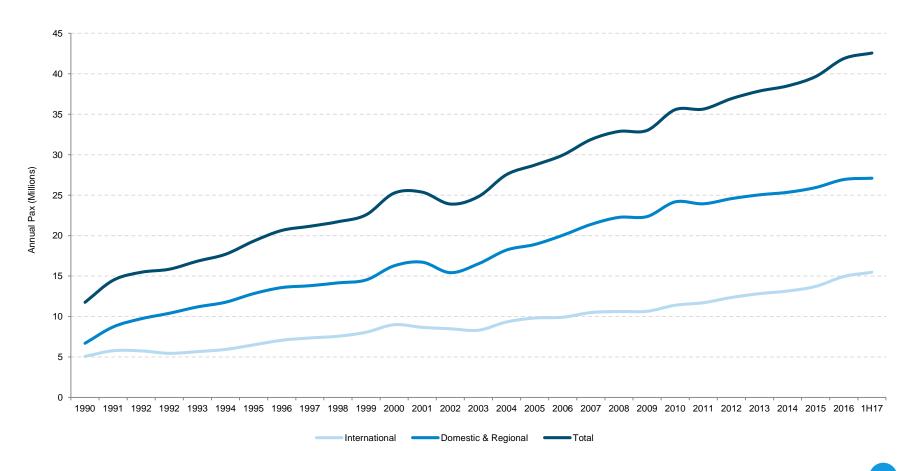
Economic activity \$30.8 billion contributed in economic activity per annum, equivalent to 6.4% of the NSW economy	
Jobs generated 306,700 jobs generated or facilitated, equivalent to 8.9% of NSW employment	
Freight	\$14.6 billion of freight exports facilitated
Visitor nights	International visitors arriving in Sydney spent 66 million nights in NSW in 2014
Pre-paid package expenditure \$92 per night	
Household income	\$14.7 billion contributed to household incomes
Average airport wages	Average FTE wage of an employee working in the Sydney Airport precinct is 12% higher than NSW average
Additional daily A380	\$451 million contributed to NSW economy from an additional daily A380 service to Sydney from China

Long term traffic growth





Resilient passenger growth across all economic cycles and events



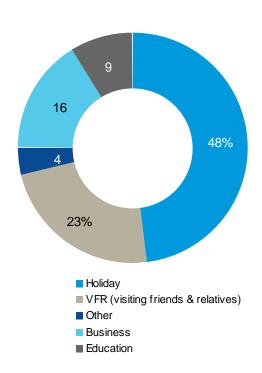
Sydney Airport >

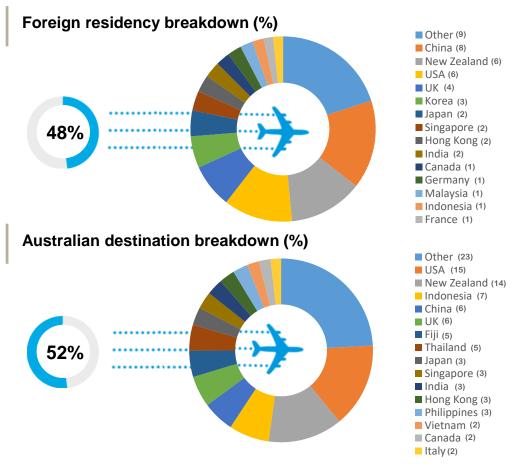
Highly diversified passenger and destination mix



Significant diversity in airlines, passengers and destinations served by Sydney Airport

Diverse purpose of travel of Sydney Airport's international visitors (%)







Announced capacity highlights for first half 2017



New seat additions contribute to positive growth outlook for second half of 2017

Route	Airline	Annual seats
Doha	Qatar Airways	260,000
Taipei	China Airlines	223,000
Auckland	Qantas	175,000
Beijing	Qantas	171,000
Ho Chi Minh	Jetstar	140,000
Abu Dhabi	Etihad	123,000
Hanoi	Vietnam Airlines	85,000
Wuhan	China Eastern	72,000
Hong Kong	Cathay	65,000
Qingdao	Beijing Capital	46,000
Seoul	Asiana	44,000
Denpasar Bali	Qantas	35,000
Jakarta	Garuda	21,000
Manila	Cebu Pacific	17,000
Seoul	Korean Air	11,000
Osaka	Qantas	10,500
Xiamen	Xiamen Air	9,500

Thank you

