

SYDNEY AIRPORT ANNUAL GENERAL MEETING

Sydney Airport



Doltone House

20 MAY 2016



Disclaimer

General Securities Warning

This presentation has been prepared by Sydney Airport Limited (ACN 165 056 360) (“SAL”) in respect of ASX-listed Sydney Airport (“SYD”). SYD is comprised of the stapled entities SAL and Sydney Airport Trust 1 (ARSN 099 597 921) (“SAT1”). The Trust Company (Sydney Airport) Limited (ACN 115 967 087/ASFL 301162) (“TTCSAL”) is the responsible entity of SAT1.

This presentation is not an offer or invitation for subscription or purchase of or a recommendation of securities. It does not take into account the investment objectives, financial situation and particular needs of the investor. Before making an investment in SYD, the investor or prospective investor should consider whether such an investment is appropriate to their particular investment needs, objectives and financial circumstances and consult an investment adviser if necessary.

Information, including forecast financial information, in this presentation should not be considered as a recommendation in relation to holding, purchasing or selling shares, securities or other instruments in SYD or any other entity. Due care and attention has been used in the preparation of forecast information. However, actual results may vary from forecasts and any variation may be materially positive or negative. Forecasts by their very nature are subject to uncertainty and contingencies, many of which are outside the control of SAL and TTCSAL. Past performance is not a reliable indication of future performance.

Foreign Ownership

Sydney Airport advises that on 27 April 2016 foreign ownership was 30.2%.

Sydney Airport is not a “Foreign Person” under the Airports Act 1996 for so long as foreign ownership of Sydney Airport remains below 49%. As such, Sydney Airport is not currently a Foreign Person.

The SAL and SAT1 constitutions set out the process for disposal of securities to prevent Sydney Airport from becoming a Foreign Person or to cure the situation where Sydney Airport becomes a Foreign Person (Foreign Ownership Situation). Where a Foreign Ownership Situation occurs or is likely to occur, Sydney Airport can require a foreign security holder (on a last in first out basis) to dispose of SYD stapled securities. Sydney Airport has the power to commence procedures to divest foreign security holders once the foreign ownership of Sydney Airport reaches 48.5% under the Foreign Ownership Divestment Rules that it has adopted. If the foreign security holder fails to dispose of its Sydney Airport stapled securities, Sydney Airport may sell those securities at the best price reasonably obtainable at the time.

Directors



Sydney Airport Limited Board



Trevor Gerber
(Chairman)



Kerrie Mather
(Managing Director and CEO)



Grant Fenn



Michael Lee



John Roberts



Ann Sherry



Stephen Ward

Agenda

1 Chairman's address

2 Chief Executive Officer's address

3 Formal proceedings



CHAIRMAN'S ADDRESS

Sydney Airport



Trevor Gerber



Strategy for growth



Underpins our vision to create a superior airport experience and deliver investor value



Partnering for growth



Aviation and tourism partnerships driving passenger growth

Commercial excellence



Investment in commercial initiatives delivering growth and yield expansion across all businesses

Customer service leadership



Stakeholder engagement to deliver on our customers' needs

Managing risk



Downside protections
Hurdle rates of return
Strict investment criteria
Long term contracts
Proactive safety approach

Strong sustainable investor value and growth over time

Consistent business growth track record



Five year, 37% per annum total investor return

Passenger growth



EBITDA growth

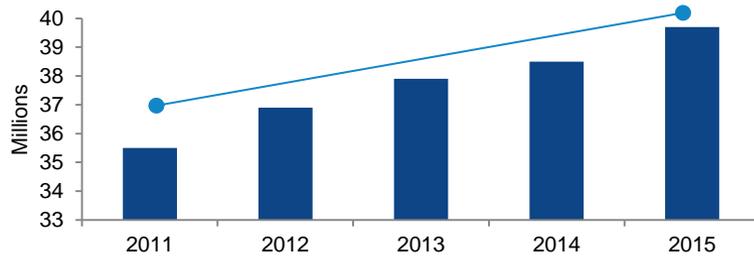


Cash flow outcomes

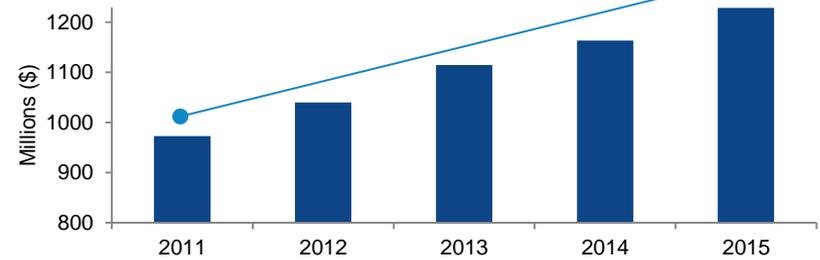


Investor returns

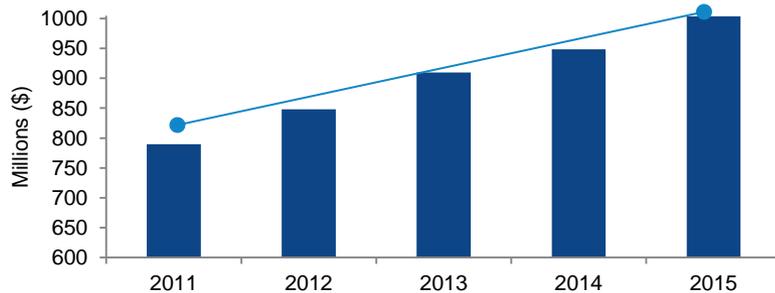
Total passengers



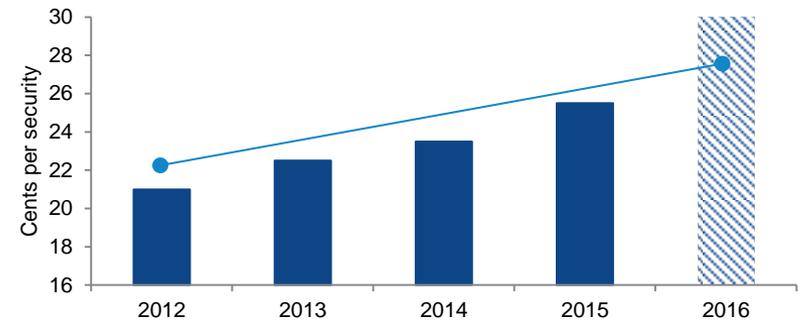
Total revenue



EBITDA



Distributions



Strong performance for 2015

Key Metrics



Consistent distribution growth



2016 full year distribution of 30 cents; representing 17.6% growth



Distribution guidance

FY15 distribution of 25.5 cents

- Final distribution of 13 cents paid 12 February 2016
- 102% covered by Net Operating Receipts

FY16 distribution guidance of 30 cents per stapled security

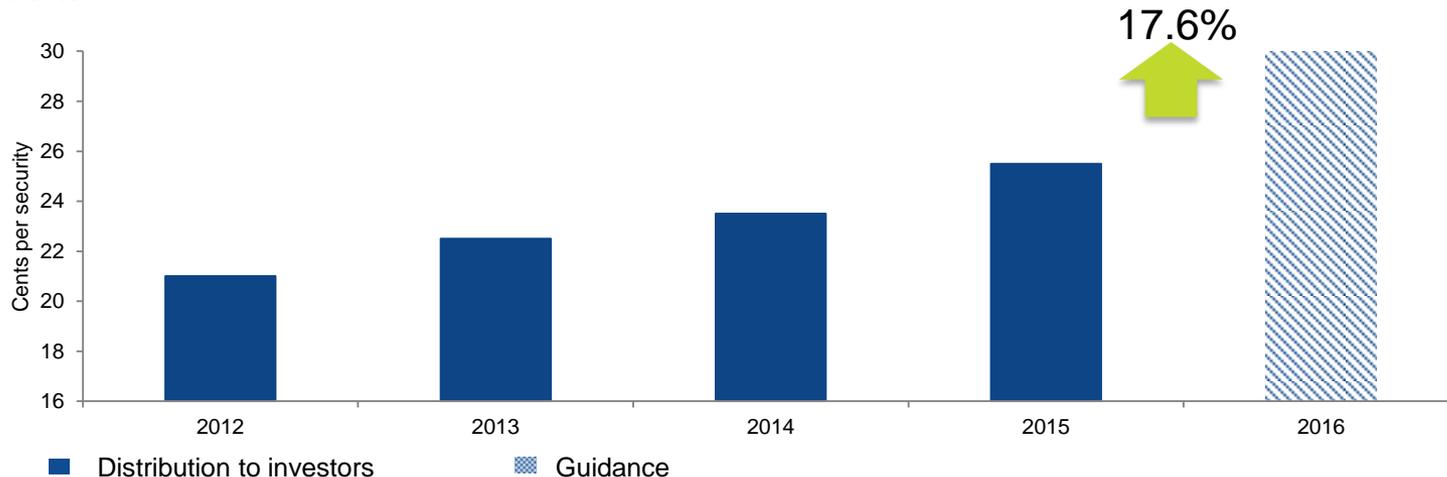
- Expected to be 100% covered by Net Operating Receipts
- Guidance subject to aviation industry shocks and material forecast changes

Distribution reinvestment plan (DRP)

DRP expected to operate with 1.5% discount for 30 June 2016

- 30 June distribution declared of 15 cents per stapled security
- Interim distribution paid on or around 12 August 2016
- Securities are expected to be issued to satisfy demand
- Funds are expected to be used for financial flexibility and to fund capex program
- DRP will be assessed each period by the board

Distributions





Significant strategic milestones completed in 2015

1

International aeronautical agreements

- ✓ New five year agreement with international airlines
- ✓ Pricing, investment and service level certainty



2

Terminal 3 transaction

- ✓ Landmark deal reached to take control of T3 for \$535 million from 1 September 2015
- ✓ Cashflow and EBITDA accretive immediately



3

WSA consultation

- ✓ Sydney Airport continues to examine Western Sydney opportunity over 90 meetings conducted with government



CEO AND MANAGING DIRECTOR'S ADDRESS

Sydney Airport



Kerrie Mather

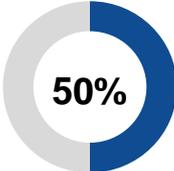
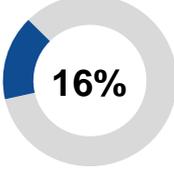
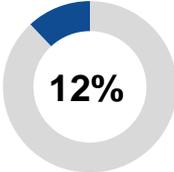


Operational growth



Continued strong revenue growth, exceeding passenger growth, in all businesses



Business	Revenue \$m	Revenue contribution	Revenue growth
 Aeronautical	606.7	 50%	 6.8%
 Retail	263.5	 22%	 3.3%
 Property/ Car Rental	201.2	 16%	 3.7%
 Car Parking/ Ground Transport	150.6	 12%	 7.6%

Diverse destinations



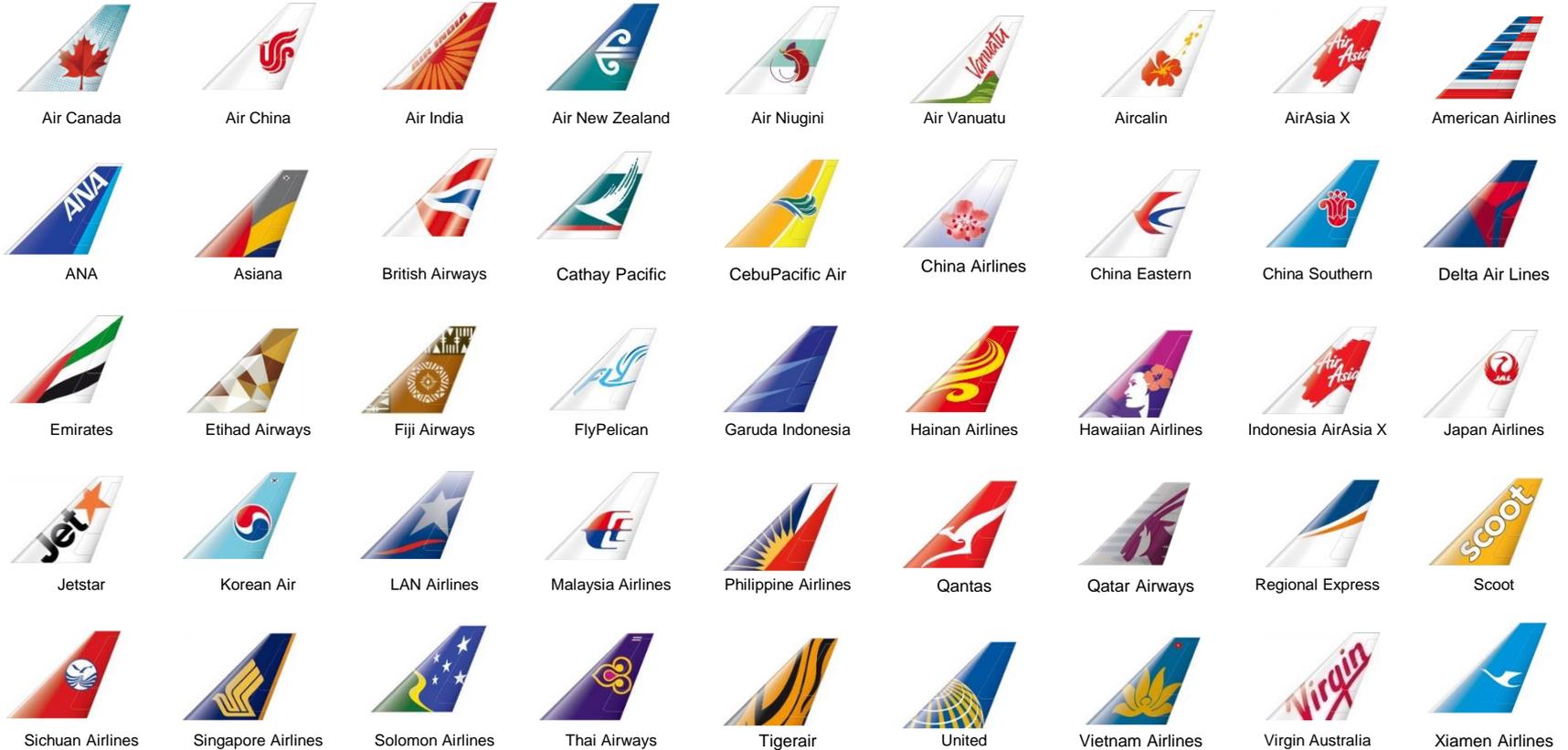
Diversity in destinations, airlines and passenger mix has been instrumental in our resilient growth



Diverse airlines



New airlines: American Airlines, ANA, Hainan Airlines, Indonesia AirAsia X, Qatar Airways, Solomon Airlines and Xiamen Airlines



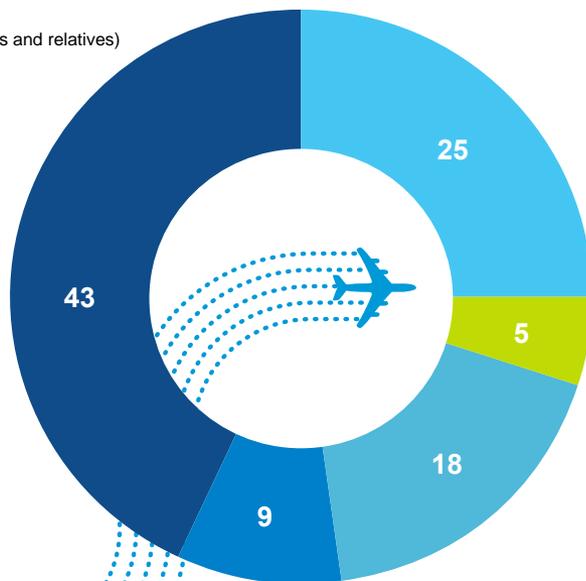
Diverse passenger mix



Sydney Airport represents an attractive proposition for airlines and passengers globally

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

- Holiday
- VFR (visiting friends and relatives)
- Other
- Business
- Education



Foreign nationality breakdown (%)

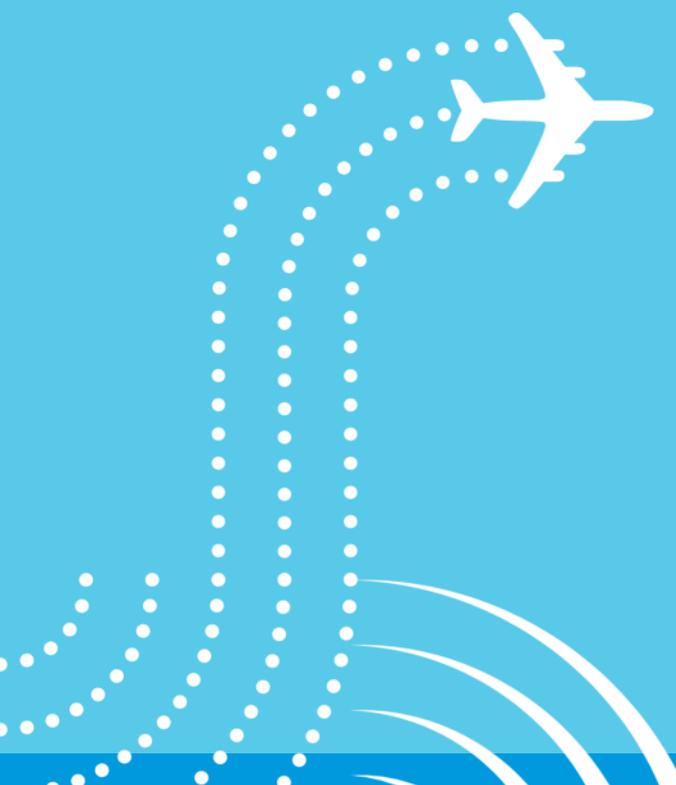
- Australia (54)
- Foreign (46)



Australian destination breakdown (%)

- Australia (54)
- Foreign (46)





Sydney Airport

Key focus areas



Improved customer facilities delivering improved ratings



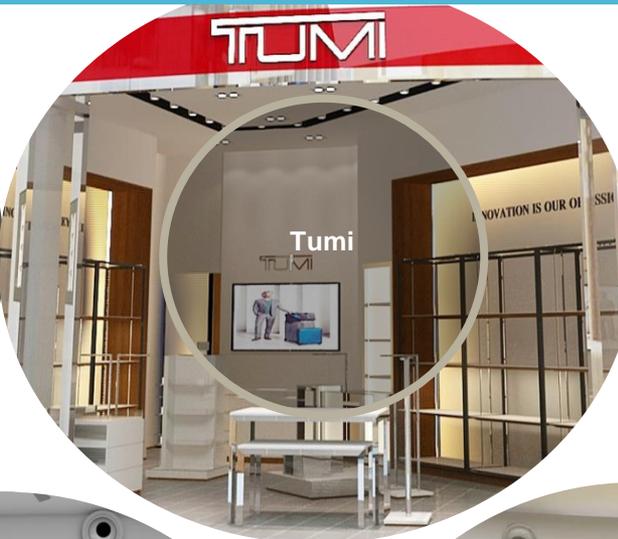
Significant terminal improvements underway



Delivering growth through improving passenger amenities



New retail offering delivering global brands



Delivering growth through an improved passenger experience



New dining precinct, improved passenger amenities



Delivering growth through investment



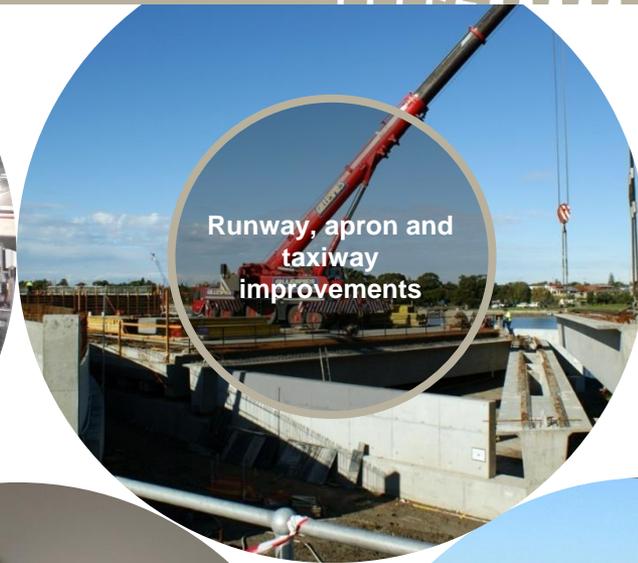
Five year capex guidance of \$1.3 billion for 2016-2020, \$400m investment expected in 2016



Ground transport and access roads



Baggage system improvements



Runway, apron and taxiway improvements



Northern lands bridge



Dynamic wayfinding and improved gate lounges



Departures e-gates and improved security processing



Ground transport improvements

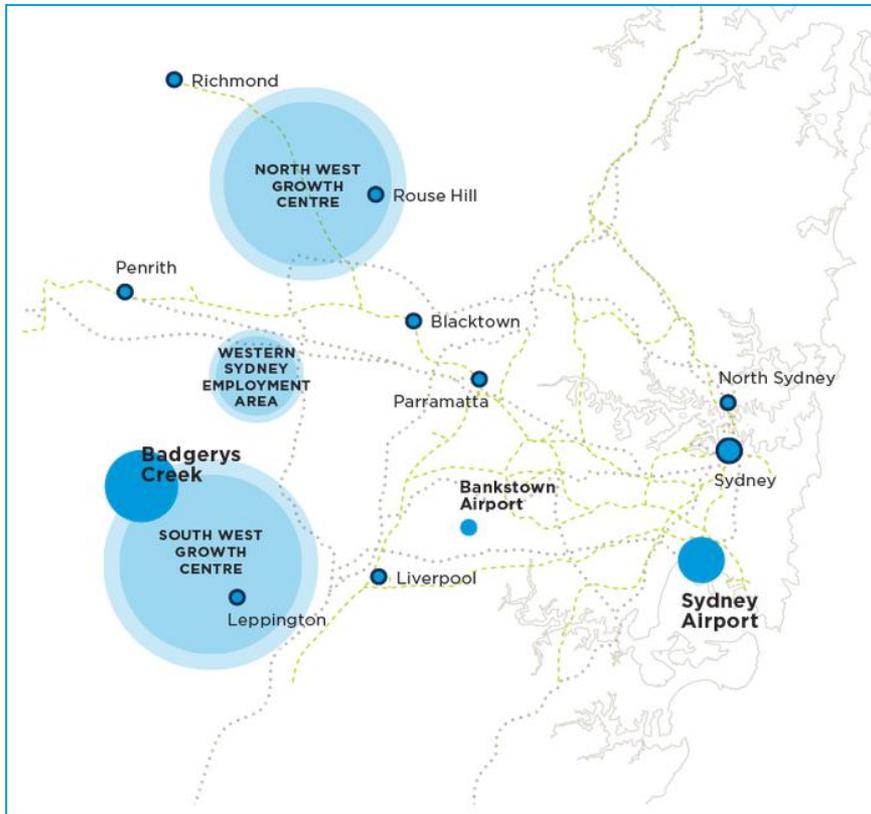


Our priority is to make it easier to travel to, from or past Sydney Airport

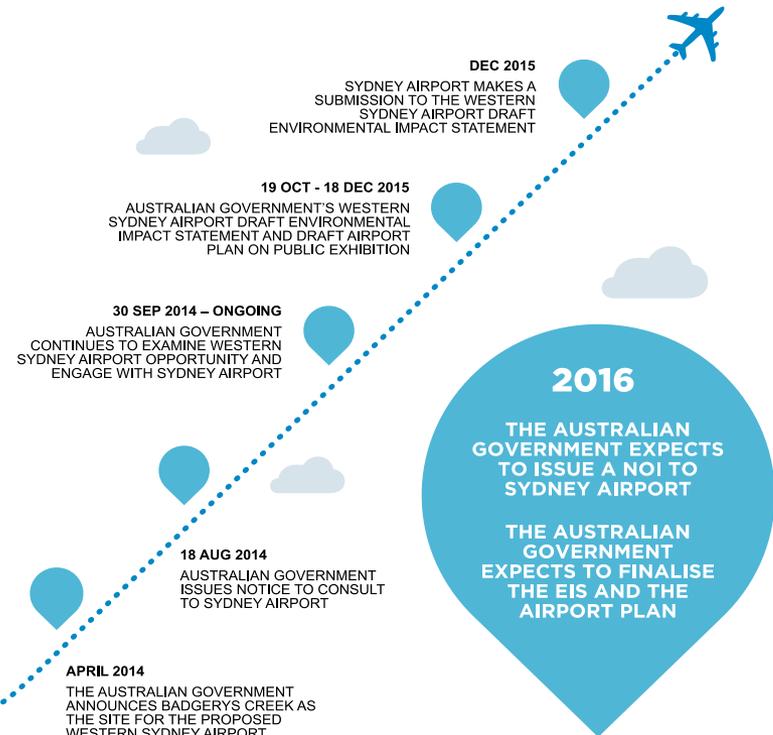




Sydney Airport continues to examine the opportunity to develop and operate Western Sydney Airport



Western Sydney Airport timeline





For Sydney Airport, sustainability is balancing social and environmental needs with corporate objectives



2.4



Down from 6.5 in 2013

Lost Time Injury Frequency Rate (LTIFR)

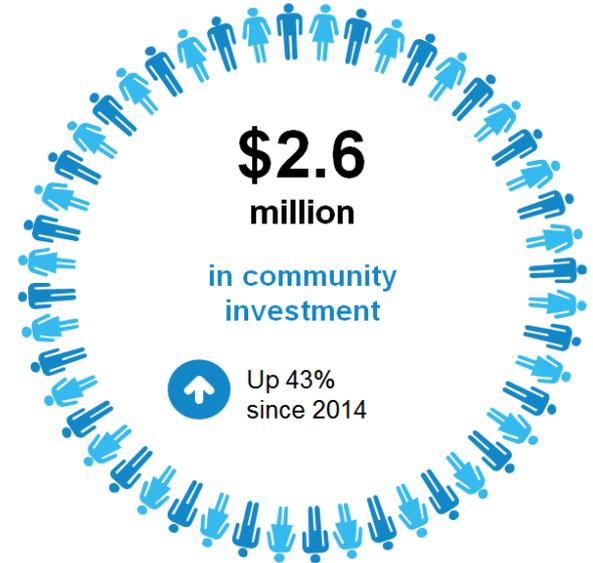


33.5%

Female representation in 2015



Up 8.4% since 2014

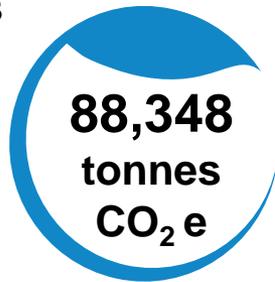


9.6



Down from 19.4 in 2013

Total Recordable Injury Frequency Rate (TRIFR)



18% reduction since 2010



Community engagement



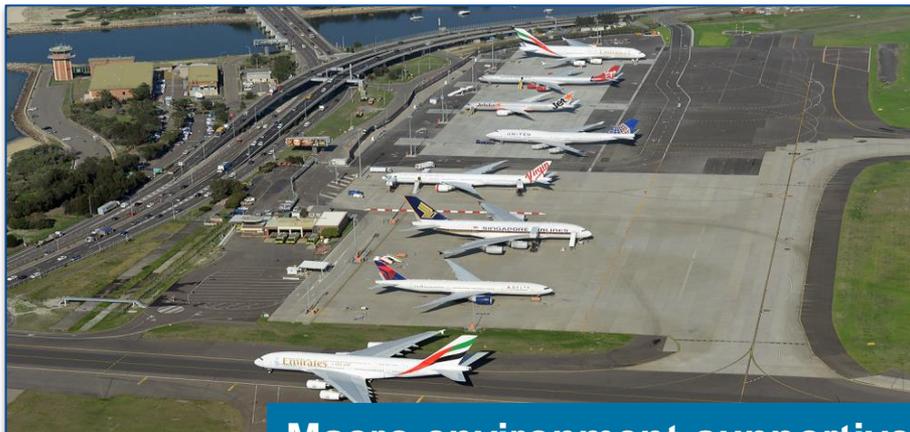
Strong history of engaging with and investing in the local community



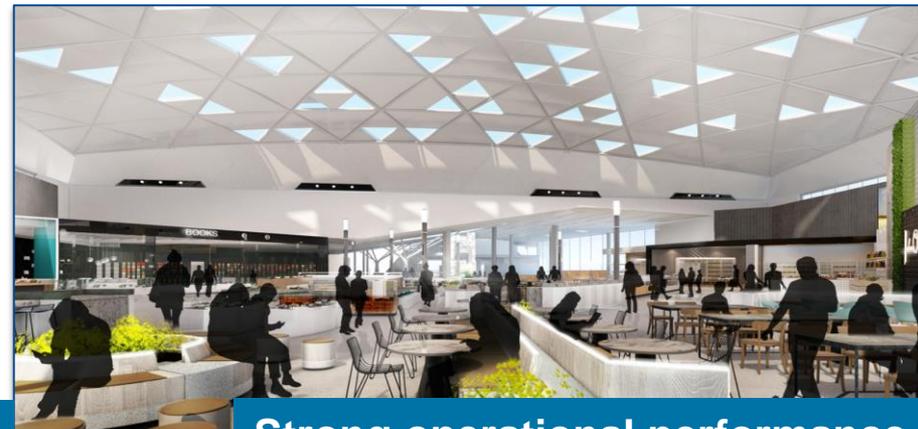
Positive outlook and 30c guidance reaffirmed



2016 full year distribution of 30 cents, represents 17.6% growth



Macro environment supportive



Strong operational performance



Well positioned balance sheet and financials



Significant long term growth prospects

**FORMAL
PROCEEDINGS**



Summary of business



General meetings



Sydney Airport Limited

Consideration of Financial Statement and Reports

Resolution 1. Adoption of Remuneration Report

Resolution 2. Re-election of Michael Lee

Resolution 3. Re-election of John Roberts

Resolution 4. Election of Grant Fenn

Resolution 5. Approval for the CEO Long Term Incentives for 2016

Sydney Airport Trust 1

Resolution 1. Re-election of Gillian Larkins

Proxies received



Total number of ASX-listed Sydney Airport stapled securities is 2,229,467,259



Sydney Airport Limited - Resolutions	Valid proxies received
SAL Resolution 1	1,515,625,106
SAL Resolution 2	1,515,637,149
SAL Resolution 3	1,515,636,549
SAL Resolution 4	1,515,637,149
SAL Resolution 5	1,515,622,818
Sydney Airport Trust 1 - Resolution	Valid proxies received
SAT1 Resolution 1	1,515,637,149



Financial Statement and Reports



To receive and consider the Financial Report of Sydney Airport Limited and its controlled entities for the financial year ended 31 December 2015, together with the statements and reports of Directors and auditors forming part of the Financial Report



Adoption of Remuneration Report



That the remuneration report, which forms part of the Directors' Report for the period ended 31 December 2015, be adopted



Re-election of Michael Lee



That Michael Lee be re-elected as a director of Sydney Airport Limited



Re-election of John Roberts



That John Roberts be re-elected as a director of Sydney Airport Limited



Election of Grant Fenn



That Grant Fenn be elected as a director of Sydney Airport Limited



Approval for the CEO Long Term Incentives for 2016



That approval be given for the acquisition by the CEO of Sydney Airport, Ms Kerrie Mather, of Rights under the Sydney Airport Long Term Incentive Plan (LTI Plan), and stapled securities of Sydney Airport on the vesting of all or some of those Rights, on the basis described in the Explanatory Notes to the Notice convening this meeting

Sydney Airport Trust 1 Resolution 1



Election of Gillian Larkins

That the election of Gillian Larkins as a director of The Trust Company (Sydney Airport) Limited by its shareholder be approved

Voting cards



Voting card colours

SECURITYHOLDER/
PROXYHOLDER
ADMISSION and
VOTING CARD

NON VOTING
ADMISSION CARD

VISITOR
ADMISSION
CARD

MEDIA CARD

Proxy results*

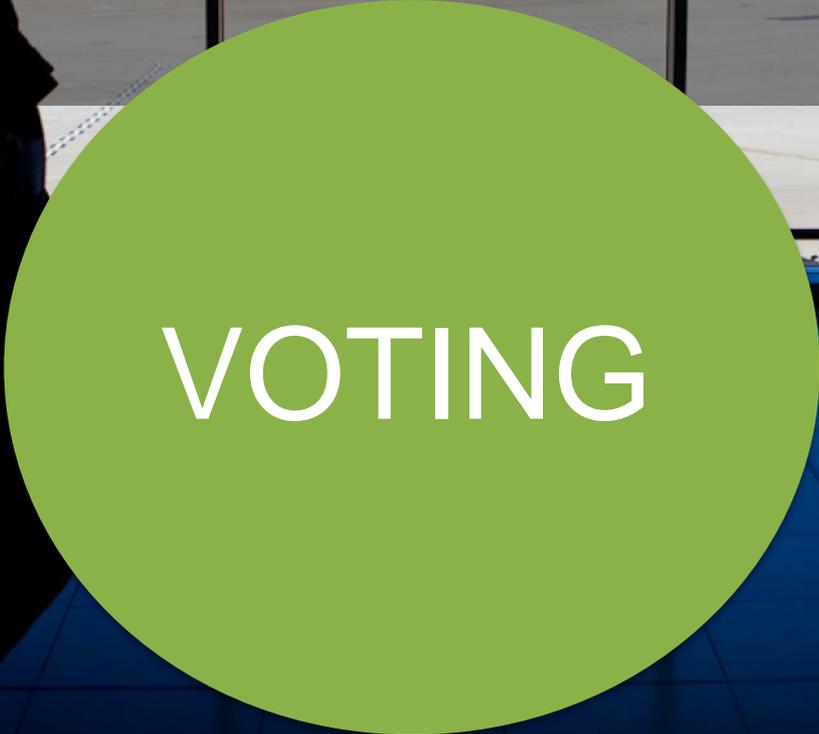


Total number of ASX-listed Sydney Airport stapled securities is 2,229,467,259



SAL Resolutions	For	Against	Undirected	Percentage of proxies received FOR the resolution
SAL Resolution 1	x,xxx,xxx	x,xxx,xxx	x,xxx,xxx	xx%
SAL Resolution 2	x,xxx,xxx	x,xxx,xxx	x,xxx,xxx	xx%
SAL Resolution 3	x,xxx,xxx	x,xxx,xxx	x,xxx,xxx	xx%
SAL Resolution 4	x,xxx,xxx	x,xxx,xxx	x,xxx,xxx	xx%
SAL Resolution 5	x,xxx,xxx	x,xxx,xxx	x,xxx,xxx	xx%
SAT1 Resolution	For	Against	Undirected	Percentage of proxies received FOR the resolution
SAT1 Resolution 1	x,xxx,xxx	x,xxx,xxx	x,xxx,xxx	xx%

*These results do not include votes cast in person at the meeting



VOTING

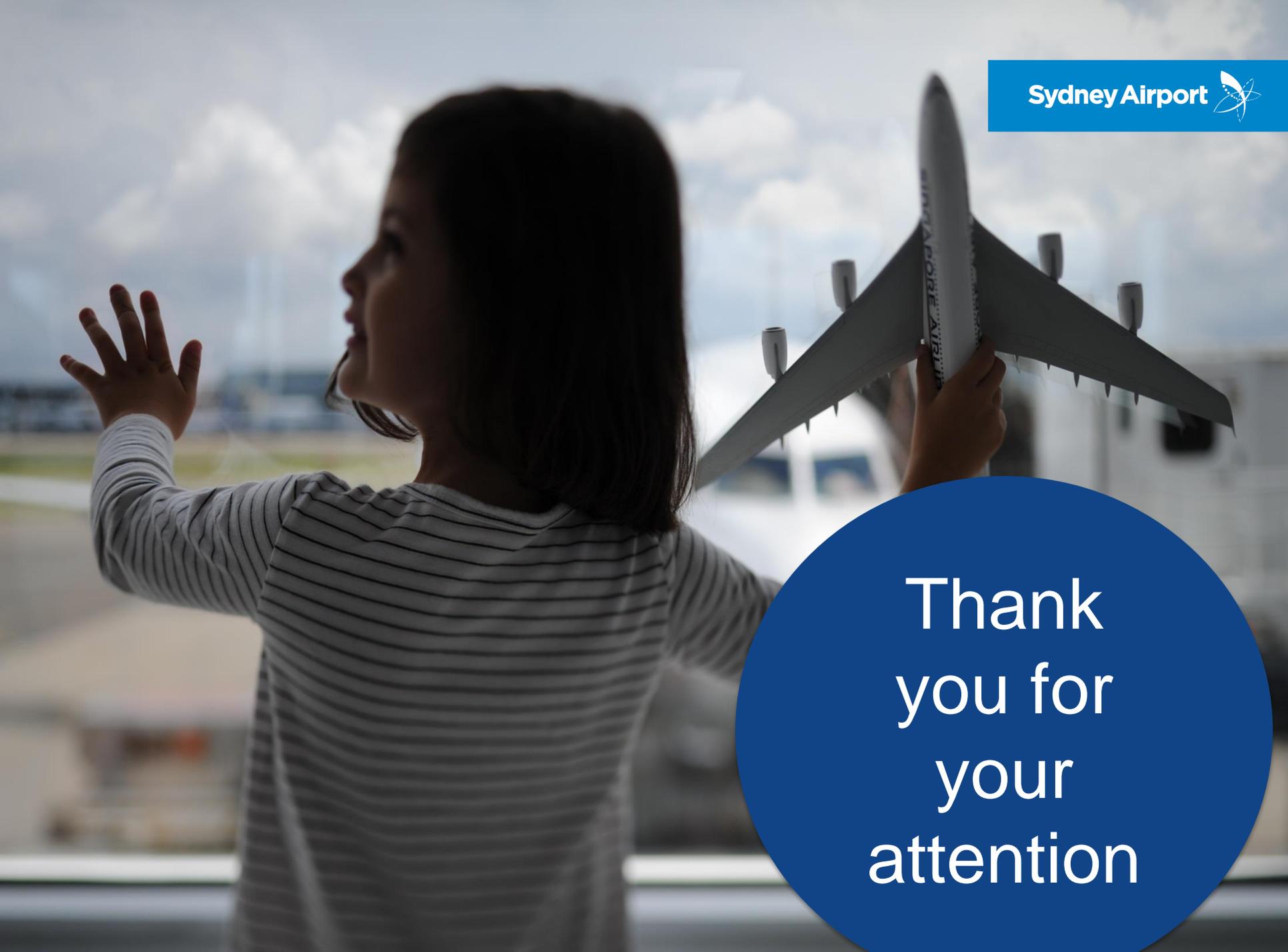
↑   All Gates, Customs
Express Path   Shops  Food

All Gates, Customs   →
Duty Free  Food, Shops  all
  Tobacco  Clearance Desk

Destruction of
proxy forms and
voting papers

Refreshments





Thank
you for
your
attention