

TOTAL WIAL COMPANY RESULTS

WELLINGTON INTERNATIONAL AIRPORT LIMITED Historical Financial Performance

	Jun-91	Jun-92	Jun-93	Jun-94	Jun-95	Jun-96	Jun-97	Jun-98	Mar-99 Adjusted	Mar-00	Mar-01	Mar-02
	Adjusted to 12 months								Adjusted to 12 months			
Based on actual revaluations												
NPBT - actual	2,593	5,426	4,696	7,071	7,539	7,312	6,077	6,720	5,544	4,095	1,742	3,613
Interest and financing	4,050	2,568	2,214	971	2,424	2,088	2,956	3,776	5,815	8,445	14,547	14,317
	6,644	7,994	6,910	6,042	9,963	9,400	9,033	10,496	11,359	12,540	16,289	17,930
Capitalised Interest						786	1,191	1,335	3,779	767		
Taxation-actual	884	2,164	1,750	2,913	3,129	2,744	2,219	2,335	(39)	(185)	(577)	812
- adjustment	1,337	847	731	320	800	948	1,369	1,687	3,166	3,040	4,801	4,725
	2,220	3,011	2,481	3,233	3,929	3,692	3,588	4,022	3,127	2,855	4,224	5,537
NOPAT (1991,1999 years annualised)	4,423	4,983	4,429	4,809	6,034	5,708	5,445	6,474	8,232	9,686	12,065	12,393
As & revaluations			7,961	304	25,944	2,717	100	(77)	(551)	101	176	
NOPAT	4,423	4,983	12,390	6,113	31,978	8,425	5,545	6,397	7,681	9,786	12,241	12,393
Non current assets per annual reports	85,978	82,751	95,000	105,535	130,595	144,461	160,479	188,621	225,072	242,107	240,669	236,654
Net working capital	682	6,219	6,406	(3,757)	(2,209)	(923)	(1,260)	(2,239)	(2,224)	885	(3,090)	3,120
Net operating assets	86,660	88,970	101,406	101,778	128,386	143,538	169,219	166,382	222,848	242,992	237,579	239,774
NOPAT to NOA (average) - ARP	6.12%	6.67%	13.58%	6.04%	31.32%	6.26%	3.66%	3.70%	3.76%	4.20%	5.10%	5.19%

TOTAL WIAL COMPANY RESULTS

WELLINGTON INTERNATIONAL AIRPORT LIMITED

WIAL Over/under Recoveries based on

Appendix 3a

Inflation based asset revaluations	Jun-91	Jun-92	Jun-93	Jun-94	Jun-95	Jun-96	Jun-97	Jun-98	Mar-99	Mar-00	Mar-01	Mar-02	
<i>NPBT - actual</i>	2,593	5,426	4,696	7,071	7,539	7,312	6,077	6,720	5,544	4,095	1,742	3,613	
Interest and financing	4,050	2,568	2,214	971	2,424	2,088	2,956	3,776	5,815	8,445	14,547	14,317	
	6,644	7,994	6,910	8,042	9,963	9,400	9,033	10,496	11,359	12,540	16,289	17,930	
Taxation - actual	884	2,164	1,750	2,913	3,129	2,744	2,219	2,335	(39)	(165)	(577)	812	
- adjustment	1,337	847	731	320	800	948	1,369	1,687	3,166	3,040	4,801	4,725	
	2,220	3,011	2,481	3,233	3,929	3,692	3,588	4,022	3,127	2,855	4,224	5,537	
<i>NOPAT (1991.1999 years annualised)</i>	4,423	4,983	4,429	4,809	6,034	5,708	5,445	6,474	8,232	9,685	12,065	12,393	
Asset revaluation (note 1)	8,098	4,793	5,891	6,039	9,388	2,717	100	(77)	(551)	101	176		
<i>NOPAT including revaluations</i>	12,521	9,776	10,321	10,847	15,422	8,425	5,546	6,397	7,681	9,786	12,241	12,393	
<i>Net operating assets</i>	86,660	88,970	101,406	101,778	128,386	143,538	159,219	186,382	222,848	242,992	237,579	239,774	
<i>Actual revaluations</i>		-	(7,961)	(8,265)	(34,209)	(36,926)	(37,026)	(36,949)	(36,398)	(36,499)	(36,675)	(36,675)	
<i>Less capital work in progress</i>					(1,501)	(7,778)	(21,948)	(38,172)	(74,485)	(1,330)	(1,143)	-	
<i>Assessed revaluations</i>	8,098	12,891	18,782	24,821	34,209	36,926	37,026	36,949	36,398	36,499	36,675	36,675	Average
<i>Adjusted NOA</i>	94,758	101,861	112,227	118,334	126,885	135,760	137,271	148,210	148,363	241,682	236,436	239,774	
<i>NOPAT to NOA (average) - ARP</i>	14.45%	10.19%	9.91%	9.66%	13.08%	6.48%	4.06%	4.48%	5.17%	5.02%	5.12%	5.21%	7.74%
					34,209								

Inflation	4.9%	0.9%	1.3%	1.4%	2.7%	2.9%	2.6%	0.8%	1.7%	-0.1%	30%	20%
Revaluation based on inflation	4,246	839	1,384	1,515	3,682	-						
Adjustment to increase to total revaluation	3,852	3,954	4,507	4,523	5,706							
Revaluation adjusted to total	8,098	4,793	5,891	6,039	9,388	2,717	100	- 77 -	551	101	176	
Note 1	4.44% = factor to adjust revaluations based on inflation to actual 1995											
								34,209				

TOTAL WIAL COMPANY RESULTS

Summary Recoveries (average capital)

	Jun-91	Jun-92	Jun-93	Jun-94	Jun-95	Jun-96	Jun-97	Jun-98	Mar-99	Mar-00	Mar-01	Mar-02
Target return - WIAL	13.15%	10.61%	9.87%	8.82%	10.94%	9.98%	9.74%	9.91%	8.64%	9.69%	9.74%	9.74%
WIAL Over/Under - annual	1,173	(408)	47	972	2,625	(4,590)	(7,752)	(7,747)	(5,139)	(9,118)	(11,042)	(10,803)
WIAL Over/Under - cumulative	1,175	767	814	1,786	4,411	(179)	(7,931)	(15,678)	(20,817)	(29,935)	(40,977)	(51,779)
Target return - Airlines	11.20%	8.66%	7.92%	6.80%	8.86%	7.61%	7.34%	7.47%	6.18%	7.30%	7.33%	7.33%
Airlines Over/Under - annual	2,943	1,508	2,134	3,295	5,177	(1,485)	(4,476)	(4,264)	(1,502)	(4,442)	(5,277)	(5,060)
Airlines Over/Under - cumulative	2,943	4,452	6,585	9,881	15,057	13,573	9,097	4,833	3,331	(1,111)	(6,388)	(11,448)

Deed Period (average capital)

	Jun-91	Jun-92	Jun-93	Jun-94	Jun-95	Jun-96	Jun-97	Jun-98	Mar-99	Mar-00	Mar-01	Mar-02
Target return - WIAL								9.91%	8.64%	9.69%	9.74%	9.74%
Over/Under - annual								(7,747)	(5,139)	(9,118)	(11,042)	(10,803)
- cumulative								(7,747)	(12,886)	(22,003)	(33,045)	(43,848)
Target return - Airlines								7.47%	6.18%	7.30%	7.33%	7.33%
Over/Under - annual								(4,264)	(1,502)	(4,442)	(5,277)	(5,060)
- cumulative								(4,264)	(5,766)	(10,208)	(15,485)	(20,545)

AERONAUTICAL ACTIVITIES ONLY

WELLINGTON INTERNATIONAL AIRPORT LIMITED Historical Aeronautical Financial Performance

	Jun-91	Jun-92	Jun-93	Jun-94	Jun-95	Jun-96	Jun-97	Jun-98	Mar-99	Mar-00	Mar-01	Mar-02
	Adjusted to 12 months				Adjusted to 12 months							
Based on actual revaluations												
NPBT - actual	1,271	4,567	4,034	5,565	6,013	6,543	6,009	6,078	5,179	991	(3,207)	(2,589)
Interest and financing	3,768	2,389	2,060	863	2,054	1,795	2,477	3,069	3,479	7,050	11,828	ii. 828
	5,039	6,956	6,094	6,428	8,067	8,338	8,486	9,147	8,658	8,041	8,621	9,239
Capitalised Interest						724	1,098	724	3,483	667		
Taxation-actual	433	1,021	1,504	2,291	2,496	2,455	2,193	2,112	(27)	(989)	(2,049)	(2,049)
- adjustment	1,243	788	680	265	678	831	1,180	1,252	2,297	2,547	3,903	3,903
	1,677	1,809	2,184	2,576	3,174	3,266	3,373	3,364	2,270	1,558	1,854	1,854
NOPAT (1991.1999 years annualised)	3,362	6,147	3,910	3,862	4,893	5,052	5,113	6,783	6,387	6,463	6,767	7,385
As & revaluations			9,838	375	27,509	5,880	116	(1,633)	860	(578)	(3,459)	-
NOPAT	3,362	5,147	13,748	4,227	32,402	10,932	5,231	4,150	7,247	5,905	3,308	7,385
Non current assets per annual reports	77,008	74,184	64,387	87,332	110,638	121,609	136,294	157,472	189,869	203,293	196,653	196,653
Net working capital	634	3,826	5,960	(3,339)	(1,871)	794	(1,056)	(1,820)	(1,876)	383	1,129	1,129
Net operating assets	77,642	78,010	90,347	83,993	108,767	122,403	135,238	155,652	187,993	203,676	197,782	197,782
NOPAT to NOA (average) - ARP	4.35%	6.61%	17.35%	4.86%	39.22%	9.70%	4.06%	2.64%	4.23%	3.01%	1.63%	3.73%

AERONAUTICAL ACTIVITIES ONLY

WELLINGTON INTERNATIONAL AIRPORT LIMITED

WIAL Over/under Recoveries based on

Appendix 3a

Inflation based asset revaluations

	Jun-91	Jun-92	Jun-93	Jun-94	Jun-95	Jun-96	Jun-97	Jun-98	Mar-99	Mar-00	Mar-01	Mar-02	
NPBT - actual	1,271	4,567	4,034	5,565	6,013	6,543	6,009	6,078	5,179	991	(3,207)	(2,589)	
Interest and financing	3,768	2,389	2,060	863	2,054	1,795	2,477	3,069	3,479	7,050	11,828	11,828	
	5,039	6,966	6,094	6,428	8,067	8,338	8,486	9,147	8,658	8,041	8,621	9,239	
Taxation - actual	433	1,021	1,504	2,291	2,496	2,455	2,193	2,112	(27)	(989)	(2,049)	(2,049)	
- adjustment	1,243	788	680	285	676	a31	1,180	1,252	2,297	2,547	3,903	3,903	
	1,677	1,809	2,184	2,576	3,174	3,286	3,373	3,364	2,270	1,558	1,854	1,854	
NOPAT (1991,1999 years annualised)	3,362	5,147	3,910	3,852	4,893	5,052	5,113	5,783	6,387	6,483	6,767	7,385	
Asset revaluation (note 1)	a.682	5,637	6,910	6,534	9,960	5,860	118	(1,633)	860	(578)	176	176	
NOPAT including revaluations	12,044	10,784	10,820	10,386	14,853	10,932	5,231	4,150	7,247	5,905	6,943	7,561	
Net operating assets	77,642	78,010	90,347	83,993	106,767	122,403	135,238	155,652	187,993	203,676	197,782	197,702	
Actual revaluations			(9,636)	(10,213)	(37,722)	(43,602)	(43,720)	(42,087)	(42,947)	(42,369)	(38,910)	(38,910)	
Less capital work in progress					(1,272)	(4,103)	(20,227)	(35,180)	(68,647)	(1,329)	(249)	(249)	
Assessed revaluations	a.682	14,319	21,229	27,762	37,722	43,602	43,720	42,087	42,947	42,369	42,545	42,721	Average
Adjusted NOA	86,324	92,329	101,738	101,542	107,495	118,300	115,011	120,472	119,346	202,347	201,168	201,344	
NOPAT to NOA (average) - ARP	15.51%	12.47%	11.56%	10.56%	14.92%	9.94%	4.49%	3.50%	6.07%	3.66%	3.44%	3.76%	8.74%
					37,722								

Inflation	4.9%	0.9%	1.3%	1.4%	2.7%	2.9%	2.6%	0.8%	1.7%	-0.1%	30%	30%	
Revaluation based on inflation	3,804	736	1,234	1,257	3,127	-							
Adjustment to increase to total revaluation	4,878	4,901	5,676	5,277	6,833								
Revaluation adjusted to total	8,682	5,637	6,910	6,534	9,960	5,880	118	- 1,633	860	- 578	176	176	
Note 1	6.28%	= factor to adjust revaluations based on inflation to actual 1995							37,722				

AERONAUTICAL ACTIVITIES ONLY

Summary Recoveries (average capital)

	Jun-91	Jun-92	Jun-93	Jun-94	Jun-95	Jun-96	Jun-97	Jun-98	Mar-99	Mar-00	Mar-01	Mar-02	
Target return - WIAL	13.03%	10.48%	9.75%	8.62%	10.66%	9.72%	9.45%	9.57%	8.28%	9.44%	9.44%	9.44%	9.86%
WIAL Aero Over/Under-annual	2,037	1,772	1,763	1,970	4,451	245	(5,790)	(7,147)	(2,660)	(9,284)	(12,094)	(11,428)	
WIAL Aero Over/Under - cumulative	2,037	3,809	5,572	7,642	11,993	12,238	6,447	(700)	(3,360)	(12,644)	(24,738)	(36,166)	
Target return - Airlines	11.19%	8.64%	7.91%	6.78%	8.82%	7.59%	7.31%	7.43%	6.15%	7.30%	7.30%	7.30%	7.86%
Airlines Aero Over/Under - annual	3,544	3,415	3,548	3,839	6,373	2,660	(3,295)	(4,628)	(95)	(5,843)	(7,778)	(7,123)	
Airlines Aero Over/Under-cumulative	3,544	6,969	10,507	14,346	20,719	23,379	20,064	15,456	15,360	9,617	1,739	(5,384)	

Deed Period (average capital)

	Jan-00	Jan-00	Jan-00	Jan-00	Jan-00	Jan-00	Jan-00	Jan-00	Jan-00	Jan-00	Jan-00	Jan-00	
Target return - WIAL								9.57%	8.28%	9.4436	9.44%	9.44%	9.18%
Over/Under - annual								(7,147)	(2,660)	(9,284)	(12,094)	(11,428)	
• cumulative								(7,147)	(9,808)	(19,092)	(31,185)	(42,613)	
Target return - Airlines								7.43%	6.15%	7.30%	7.30%	7.30%	7.04%
Over/Under - annual								(4,628)	(95)	(6,843)	(7,778)	(7,123)	
• cumulative								(4,628)	(4,724)	(10,567)	(18,345)	(25,468)	

AIRLINES DETERMINATION OF WIAL'S WACC

WIAL Cost of Capital		Appendix 3c														
per Airlines		Mar-89	Mar-90	Mar-91	Mar-92	Jun-93	Jun-94	Jun-95	Jun-96	Jun-97	Jun-98	Jun-99	Jun-00	Jun-01	Jul-01	
Non - Contestable																
Equity																
Rfr	7.30%	12.95%	12.08%	12.35%	8.55%	7.45%	5.77%	8.82%	7.42%	7.01%	7.19%	5.27%	6.99%	6.99%	6.99%	
Tax	33%	28%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	
Asset beta	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	
Equity beta	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	
MRP	8.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	
Return on Equity	8.9%	13.8%	72.6%	12.8%	10.2%	9.5%	8.4%	10.4%	9.0%	8.7%	8.8%	7.6%	8.7%	8.7%	8.7%	
Debt																
Debt margin	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	
Cost of debt	8.1%	13.8%	12.9%	13.2%	9.4%	8.3%	6.6%	9.6%	8.2%	7.8%	8.0%	6.1%	7.8%	7.8%	7.8%	
WACC																
Debt / (Debt+Equity)	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	
Nominal - after tax	7.51%	12.3%	11.0%	11.2%	8.6%	7.9%	6.8%	8.8%	7.6%	7.3%	7.4%	6.1%	7.3%	7.3%	7.3%	
Contestable																
Equity																
Rfr	7.30%	12.95%	12.08%	12.35%	8.55%	7.45%	5.77%	8.82%	7.42%	7.01%	7.19%	5.27%	6.70%	6.99%	6.99%	
Tax	33%	28%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	
Asset beta -NZ Property	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	
Equity beta	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	
MRP	8%	9%	9%	9%	9%	9%	9%	9%	8%	8%	8%	8%	8%	8%	8%	
Return on Equity	9.2%	14.2%	13.0%	13.7%	10.6%	9.9%	8.7%	10.8%	9.3%	9.0%	9.1%	7.9%	8.8%	9.0%	9.0%	
Debt																
Debt margin	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	
Cost of debt	8.1%	73.8%	12.9%	13.2%	9.4%	8.3%	6.6%	9.6%	8.2%	7.8%	8.0%	6.1%	7.5%	7.8%	7.8%	
WACC																
Debt / (Debt+Equity)	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	
Nominal - after tax	7.7%	12.5%	11.2%	11.4%	8.9%	8.1%	7.0%	9.0%	7.8%	7.5%	7.6%	6.3%	7.3%	7.5%	7.5%	
Company WACC																
Contestable - Total		29%	6.97%	6.97%	6.97%	6.97%	6.97%	11.13%	15.28%	14.03%	16.22%	18.73%	19.50%	16.28%	16.95%	17%
WACC		7.56%	12.27%	11.02%	11.20%	8.66%	7.92%	6.80%	8.86%	7.61%	7.34%	7.47%	6.18%	7.30%	7.33%	7.33%

AIRLINE PERSPECTIVE OF WACC DETERMINED BY WIAL

WIAL Cost of Capital		Mar-69	Mar-90	Mar-91	Mar-92	Jun-93	Jun-94	Jun-95	Jun-96	Jun-97	Jun-98	Jun-99	Jun-00	Jun-01	Jun-02
<i>per WIAL (including Airlines assumptions)</i>															
Non - Contestable															
Equity															
Rfr	7.30%	12.95%	12.08%	12.35%	8.55%	7.45%	5.77%	8.82%	7.42%	7.01%	7.19%	5.27%	6.99%	6.99%	6.99%
Tax	33%	28%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%
Asset beta	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
Equity beta	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
MRP	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%
<i>Return on Equity</i>	18.39%	22.8%	21.6%	27.8%	19.2%	18.5%	17.4%	19.4%	18.5%	18.2%	18.3%	17.0%	18.2%	18.2%	18.2%
Debt															
Debt margin	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
<i>Cost of debt</i>	8.8%	14.5%	13.6%	13.9%	10.1%	9.0%	7.3%	10.3%	8.9%	8.5%	8.7%	6.8%	8.5%	8.5%	8.5%
WACC															
Debt / (Debt+Equity)	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
<i>Nominal - after tax</i>	9.64%	14.1%	12.8%	13.0%	10.5%	9.7%	8.6%	10.7%	9.7%	9.5%	9.6%	8.3%	9.4%	9.4%	9.4%
Contestable															
Equity															
Rfr	7.30%	12.95%	12.08%	12.35%	8.55%	7.45%	5.77%	8.82%	7.42%	7.01%	7.19%	5.27%	6.67%	6.99%	6.99%
Tax	33%	28%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%	33%
Asset beta	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
Equity beta	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17	2.17
MRP	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%
<i>Return on Equity</i>	24.4%	28.8%	27.6%	27.8%	25.2%	24.5%	23.4%	25.4%	24.5%	24.2%	24.3%	23.0%	24.0%	24.2%	24.2%
Debt															
Debt margin	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
<i>Cost of debt</i>	8.8%	14.5%	13.6%	13.9%	10.1%	9.0%	7.3%	10.3%	8.9%	8.5%	8.7%	6.8%	8.2%	8.5%	8.5%
WACC															
Debt / (Debt+Equity)	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
<i>Nominal - after tax</i>	11.44%	15.9%	14.6%	14.8%	12.3%	17.5%	10.4%	12.5%	11.5%	11.3%	11.4%	10.1%	11.0%	11.2%	11.2%
Company WACC															
Contestable - Total	29%	6.97%	6.97%	6.97%	6.97%	6.97%	11.13%	15.28%	14.03%	16.22%	18.73%	19.50%	16.28%	16.95%	17%
WACC	10.17%	14.26%	12.97%	13.15%	10.61%	9.87%	8.82%	10.94%	9.98%	9.74%	9.91%	8.64%	9.69%	9.74%	9.74%