

# 2009 Q1 Financial Performance

## Port of Seattle

May 19, 2009

# Portwide Income Summary

(\$ in thousands)	2008 YTD Actual	2009 YTD Actual	2009 YTD Budget	2009 Bud vs. Act Var \$	2009 Bud vs. Act Var %
Operating Revenues	121,897	113,051	109,328	3,723	3.4%
Operating Expenses	<u>53,691</u>	<u>57,976</u>	<u>73,661</u>	<u>15,686</u>	<u>21.3%</u>
Income before Depreciation	68,207	55,075	35,666	19,409	54.4%
Depreciation	<u>34,473</u>	<u>36,496</u>	<u>38,458</u>	<u>1,961</u>	<u>5.1%</u>
Income after Depreciation	<u><u>33,733</u></u>	<u><u>18,579</u></u>	<u><u>(2,791)</u></u>	<u><u>21,370</u></u>	<u><u>-765.6%</u></u>

# Portwide Year-End Forecast

(\$ in thousands)	2008	2009	2009	2009 Bud vs. Fcst	
	Actual	Forecast	Budget	Var \$	Var %
Operating Revenues	488,996	467,847	486,367	(18,520)	-3.8%
Operating Expenses	<u>280,278</u>	<u>261,362</u>	<u>277,862</u>	<u>16,500</u>	<u>5.9%</u>
Income before Depreciation	208,719	206,485	208,506	(2,020)	-1.0%
Depreciation	<u>144,208</u>	<u>157,036</u>	<u>157,036</u>	-	0.0%
Income after Depreciation	<u><u>64,510</u></u>	<u><u>49,450</u></u>	<u><u>51,470</u></u>	<u><u>(2,020)</u></u>	<u><u>-3.9%</u></u>

# Total Port 2009 Capital Spending

Division	Q1 Act.	Q2 Est.	Q3 Est.	Q4 Est.	YE Fcst	App'd Budget	Var.	Plan of Finance
(\$ in millions)								
Aviation	31.7	46.4	83.9	55.1	217.1	214.7	-2.4	348.2
Seaport	18.8	25.2	6.7	11.2	61.9	100.4	38.5	126.7
Real Estate	0.4	96.5	3.3	3.8	104.1	105.2	1.1	116.3
Corporate	1.9	4.6	5.5	3.7	15.7	15.9	0.2	12.8
<b>Total</b>	<b>52.7</b>	<b>172.7</b>	<b>99.4</b>	<b>73.8</b>	<b>398.7</b>	<b>436.1</b>	<b>37.4</b>	<b>604.0</b>

# Airport Q1 Operating Results

<i>Figures in \$ 000's</i>	2007 YTD	2008 YTD	2009 YTD	2009 YTD	Act/Budget	
	Actual	Actual	Actual	Budget	Var \$	Var %
<b>Revenues</b>						
Aeronautical	49,069	47,098	48,155	43,494	4,661	10.7%
Public Parking	13,172	15,326	12,743	13,892	(1,149)	-8.3%
Rental Cars	7,022	8,420	7,978	6,931	1,047	15.1%
Concessions	6,591	7,460	7,944	7,175	769	10.7%
Other Non-airline	4,899	5,378	5,273	5,453	(181)	-3.3%
Total Non-Aeronautical	<u>31,684</u>	<u>36,584</u>	<u>33,938</u>	<u>33,451</u>	<u>487</u>	<u>1.5%</u>
Other	<u>2,423</u>	<u>2,178</u>	<u>2,128</u>	<u>2,176</u>	<u>(48)</u>	<u>-2.2%</u>
Total Revenues	83,176	85,860	84,221	79,121	5,100	6.4%
<b>Expenses</b>						
Airport Expenses	27,253	28,844	29,861	36,093	6,232	17.3%
Corporate/CDD Expenses	5,716	6,818	7,633	8,000	367	4.6%
Police Costs	3,392	3,637	3,048	3,936	888	22.6%
Other Charges	<u>318</u>	<u>260</u>	<u>315</u>	<u>433</u>	<u>117</u>	<u>27.1%</u>
Total Operating Expenses	<u>36,679</u>	<u>39,559</u>	<u>40,858</u>	<u>48,461</u>	<u>7,604</u>	<u>15.7%</u>
Net Operating Income	<u><u>46,497</u></u>	<u><u>46,301</u></u>	<u><u>43,363</u></u>	<u><u>30,659</u></u>	<u><u>12,704</u></u>	<u><u>41.4%</u></u>

# Airport Year-End Forecast

<i>Figures in \$000's</i>	<b>2007 Actual</b>	<b>2008 Actual</b>	<b>2009 Forecast</b>	<b>2009 Budget</b>	<b>Forecast/Budget Var \$</b>	<b>Var %</b>
<b>Revenues</b>						
Aeronautical	193,872	203,275	195,848	201,864	(6,016)	-3.0%
Non-aeronautical	143,975	150,528	138,979	148,289	(9,310)	-6.3%
Other	9,640	4,526	9,853	9,853	-	0.0%
Total Revenues	347,487	358,329	344,680	360,006	(15,325)	-4.3%
Total O&M Costs	171,624	195,183	179,280	189,521	10,241	5.4%
Net Operating Income	175,864	163,146	165,400	170,485	(5,085)	-3.0%
Capital Expenditures	298,387	209,813	217,183	214,743	(2,440)	-1.1%
<b>Traffic</b>						
Enplanements	15,662	16,085	14,959	15,800	(841)	-5.3%
Landed Weight	21,014	21,516	20,437	21,281	(844)	-4.0%
<b>Key Measures</b>						
Non-Aero NOI	87,714	86,474	81,366	86,393	(5,027)	-5.8%
Passenger Airline CPE	11.73	11.89	12.18	11.90	(0.28)	-2.3%
Total Operating Cost / Enpl	10.96	12.13	11.98	11.99	0.01	0.1%

# Capital Budget Spending

	YTD Actual	2009 Forecast	2009 Budget	Fcst/Budget		2009 Plan of Finance
				Var \$	Var %	
<i>Figures in \$ 000's</i>						
R/W 16L/34R Reconstruction	499	70,499	71,000	501	0.7%	82,715
Rental Car Facility	13,060	33,260	37,519	4,259	11.4%	117,200
100% Baggage Screening	5,460	10,960	18,000	7,040	39.1%	21,727
Third Runway Projects	3,657	14,514	17,281	2,767	16.0%	47,027
Other	8,993	87,950	70,943	(17,007)	-24.0%	79,533
Total	31,669	217,183	214,743	(2,440)	-1.1%	348,202

# Seaport Q1 Operating Results

<i>In \$ Thousands</i>	2008 YTD	2009 YTD	2009 YTD	2009 Bud Var	
	Actual	Actual	Budget	\$	%
Operating Revenue	19,940	21,560	21,436	123	1%
Environmental Grants	7,809	12	0	12	NA
<u>Security Grants</u>	<u>(0)</u>	<u>152</u>	<u>1,267</u>	<u>(1,115)</u>	-88%
Total Revenue	27,750	21,724	22,704	(980)	-4%
Direct Expenses	3,412	6,360	10,625	4,265	40%
Security Expense	185	300	1,616	1,316	81%
Environmental Reserve	0	0	0	0	NA
<u>Allocations</u>	<u>3,189</u>	<u>3,295</u>	<u>4,042</u>	<u>746</u>	18%
Total Expense	6,785	9,956	16,283	6,327	39%
<b>Net Operating Income (NOI)</b>	<b>20,964</b>	<b>11,768</b>	<b>6,421</b>	<b>5,347</b>	<b>83%</b>
<b>NOI Excl Envir Grants/Reserve</b>	<b>13,155</b>	<b>11,757</b>	<b>6,421</b>	<b>5,335</b>	<b>83%</b>



# Seaport Year-End Forecast

<i>In \$ Thousands</i>	2008	2009	2009	2009 Bud Var	
	Actual	Forecast	Budget	\$	%
Operating Revenue	85,453	87,234	90,131	(2,897)	-3%
Environmental Grants	8,833	850	850	0	0%
<u>Security Grants</u>	<u>850</u>	<u>3,955</u>	<u>3,955</u>	<u>0</u>	0%
Total Revenue	95,136	92,038	94,935	(2,897)	-3%
Direct Expenses	22,265	24,797	27,234	2,438	9%
Security Expense	1,715	5,365	5,431	66	1%
Environmental Reserve	5,872	3,375	3,375	0	0%
<u>Allocations</u>	<u>15,069</u>	<u>15,302</u>	<u>15,888</u>	<u>585</u>	4%
Total Expense	44,921	48,839	51,928	3,089	6%
<b>Net Operating Income (NOI)</b>	<b>50,215</b>	<b>43,199</b>	<b>43,007</b>	<b>192</b>	<b>0%</b>
<b>NOI Excl Envir Grants/Reserve</b>	<b>47,254</b>	<b>45,724</b>	<b>45,532</b>	<b>192</b>	<b>0%</b>

# Seaport Capital 2009

Estimated Actual	Approved Budget	Variance to Budget	Est. Act. as % of App. Bud	Plan of Finance
\$61.9	\$100.4	\$38.5	62%	\$126.7

# Real Estate Q1 Operating Results

<i>In \$ Thousands</i>	2008 YTD	2009 YTD	2009 YTD	2009 Bud Var	
	Actual	Actual	Budget	\$	%
Operating Revenue	8,270	6,980	7,425	(444)	-6%
<u>Environmental Grants</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	NA
Total Revenue	8,270	6,980	7,425	(444)	-6%
Direct Expenses	6,978	6,433	7,946	1,513	19%
Environmental Reserve	0	0	0	0	NA
<u>Allocations</u>	<u>252</u>	<u>367</u>	<u>629</u>	<u>262</u>	42%
Total Expense	7,230	6,800	8,575	1,775	21%
<b>Net Operating Income (NOI)</b>	<b>1,041</b>	<b>180</b>	<b>(1,150)</b>	<b>1,330</b>	<b>116%</b>
<b>NOI Excl Envir Grants/Reserve</b>	<b>1,041</b>	<b>180</b>	<b>(1,150)</b>	<b>1,330</b>	<b>116%</b>

# Real Estate Year-End Forecast

<i>In \$ Thousands</i>	2008	2009	2009	2009 Bud Var	
	Actual	Forecast	Budget	\$	%
Operating Revenue	34,875	30,705	30,961	(256)	-1%
<u>Environmental Grants</u>	<u>1</u>	<u>150</u>	<u>150</u>	<u>0</u>	0%
Total Revenue	34,877	30,855	31,111	(256)	-1%
Direct Expenses	36,375	30,539	31,821	1,282	4%
Environmental Reserve	604	1,125	1,125	0	0%
<u>Allocations</u>	<u>1,840</u>	<u>1,732</u>	<u>2,445</u>	<u>713</u>	29%
Total Expense	38,819	33,396	35,391	1,994	6%
<b>Net Operating Income (NOI)</b>	<b>(3,943)</b>	<b>(2,541)</b>	<b>(4,279)</b>	<b>1,738</b>	<b>41%</b>
<b>NOI Excl Envir Grants/Reserve</b>	<b>(3,340)</b>	<b>(1,566)</b>	<b>(3,304)</b>	<b>1,738</b>	<b>53%</b>

# Real Estate Capital 2009

Estimated Actual	Approved Budget	Variance to Budget	Est. Act. as % of App. Bud	Plan of Finance
\$104.1	\$105.2	\$1.1	99%	\$9.3

# CDD Operating Results

In \$ Thousands	2008 YTD	2009 YTD		2009 Bud Var.		Year-End Projections		
	Actual	Actual	Budget	\$	%	Budget	Forecast	Var.
<b>Capital Development Admin</b>	-	82	140	58	41.1%	554	339	215
<b>Engineering</b>	284	229	274	45	16.5%	1,351	1,295	56
<b>Port Construction Services</b>	363	252	335	82	24.6%	1,449	1,431	18
<b>Central Procurement Office</b>	22	671	376	(295)	-78.4%	1,494	1,591	(97)
<b>Aviation PMG</b>	177	135	191	56	29.3%	761	707	54
<b>Seaport PMG</b>	316	175	344	169	49.1%	1,400	780	620
<b>Total Expenses</b>	1,161	1,544	1,659	115	6.9%	7,010	6,144	866

# Corporate Operating Results

In \$ Thousands	2008 YTD	2009 YTD		2009 Bud Var.		Year-End Projections		
	Actual	Actual	Budget	\$	%	Budget	Forecast	Var.
<b>Total Revenues</b>	18	125	341	(216)	-63.2%	1,470	1,470	-
<b>Executive</b>	445	361	436	75	17.1%	1,540	1,449	92
<b>Commission</b>	236	209	280	71	25.3%	867	844	22
<b>Legal</b>	339	330	706	376	53.3%	2,703	2,638	66
<b>Risk Services</b>	706	627	718	91	12.6%	2,861	2,838	24
<b>Health &amp; Safety Services</b>	264	219	254	35	13.7%	985	947	38
<b>Public Affairs</b>	747	850	1,118	267	23.9%	4,270	3,565	705
<b>External Affairs</b>	267	320	342	22	6.3%	1,347	1,249	98
<b>Economic &amp; Trade Development</b>	234	283	509	226	44.4%	2,099	1,638	461
<b>HR&amp;D</b>	935	864	1,065	201	18.9%	4,165	3,926	238
<b>Labor Relations</b>	141	160	181	21	11.5%	731	689	43
<b>ICT</b>	2,253	3,854	4,800	946	19.7%	19,658	18,404	1,253
<b>Finance &amp; Budget</b>	395	376	415	39	9.5%	1,719	1,645	74
<b>Accounting &amp; Reporting Services</b>	1,560	1,388	1,787	398	22.3%	6,541	6,253	288
<b>Internal Audit</b>	160	225	301	76	25.1%	1,211	1,136	75
<b>Office of Social Responsibility</b>	153	278	375	97	25.8%	1,647	1,401	246
<b>Regional Transportation</b>	84	98	126	28	22.3%	498	461	37
<b>Police</b>	4,505	3,927	5,219	1,292	24.8%	19,979	18,379	1,599
<b>Contingency</b>	258	13	188	174	93.0%	750	750	-
<b>Total Expenses</b>	13,683	14,384	18,818	4,434	23.6%	73,572	68,212	5,359