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ASX RELEASE

18 August 2011

The Manager
Company Notices Section
ASX Limited
20 Bridge Street
SYDNEY
NSW 2000

Dear Sir/Madam

ARDENT LEISURE DELIVERS 14% EARNINGS GROWTH.

Ardent Leisure (ASX: AAD) today announces core earnings of \$39.4 million representing an increase of 14.1% on core earnings of \$34.5 million recorded in the prior year. A statutory profit of \$36.1 million was recorded for the full year, up 89% on statutory profit of \$19.1 million in the prior year.

Ardent Leisure Group Chairman, Mr Neil Balnaves advised: "The result reflects earnings growth across every division with exceptional performances from Health Clubs with EBITDA up 29.9%, Main Event in the United States where EBITDA was up 26.1% and Marinas with EBITDA up 14.6%.

The strength of the business demonstrates that the affordable leisure sector has proven to be resilient in the face of difficult market conditions. The Group's focus upon providing exceptional value for money has clearly resonated with a wide cross section of the Australian market. The substantial rebound in our US business in Texas has been encouraging as Texas continues to outperform the broader US market."

Bowling

The Bowling division achieved total revenues of \$108.7 million for the year reflecting a 6.5% increase on prior year revenues of \$102.0 million. An EBITDA of \$14.6 million was recorded representing a 4.5% increase on prior year EBITDA of \$14.0 million. Operating margins for the portfolio continue to be positively impacted by the success of new centres with margins of 33.1% being recorded against 32% achieved in the prior year.

The Group also saw a return to positive performance from constant centres where revenue increased by 1% and earnings before property costs increased by 1.2%. The period evidenced the first full year contributions from AMF Rooty Hill (NSW), AMF Clayton (VIC) and AMF Robina (QLD) together with a

Ardent Leisure Group

Comprising

Ardent Leisure Trust ARSN 093 193 438

(Manager: Ardent Leisure Management Limited ABN 36 079 630 676, AFS Licence No. 247010) and

Ardent Leisure Limited ABN 22 104 529 106

nine month contribution from AMF Watergardens (VIC). These new sites delivered combined revenues of \$11.7 million and generated earnings before property costs of \$5.9 million.

Major refurbishments of Western Australian centres at Rockingham, Morley and Cannington together with Crossroads in South Australia delivered strong contributions in the final quarter and are well positioned to deliver positive results in the current year.

Two new Sydney centres have been secured at Penrith and Liverpool and a new Kingpin is under construction in Townsville in Queensland with completion due in October 2011.

In addition, major refurbishments at AMF Norwood (SA) and AMF Chadstone (VIC) are planned to be undertaken in the current financial year.

July revenues of \$12.6 million represented a 5.1% increase on July 2010 revenues with constant centre revenues increasing by 4.2%.

Theme Parks

The Theme Park division recorded total revenues of \$101.6 million, an increase of 3.0% on prior year revenues of \$98.6 million. EBITDA from the Theme Park division of \$32.3 million increased 3.8% on the prior year.

Group Chief Executive Officer, Mr Greg Shaw said: "The Theme Park division recorded strong attendance growth of 30.8% reflecting the success of the unlimited season pass offers despite unseasonal wet weather throughout the summer trading season. The increased return visitation from pass holders resulted in a per capita spend of \$36.90, a decline of 21.3% on the prior year

A new pricing regime commenced effective from 15 August and is expected to increase per capita spend on the back of strong product releases planned for the balance of the 2012 financial year."

The September school holidays will feature the launch of the new extreme thrill ride, Buzzsaw, targeting the core market segments across the summer trading season. Negotiations are also well advanced in relation to the introduction of a major new entertainment partner and the development of a new entertainment precinct to be launched in late December 2011.

July 2011 revenues of \$9.6 million were down 9.4% on a strong July 2010 reflecting lower pass promotion activity and softer Gold Coast visitations.

Health Clubs

Goodlife Health Clubs recorded total revenues of \$90.0 million reflecting a 22.7% increase on prior year revenues of \$73.4 million. An EBITDA of \$16.4 million has been recorded representing a 29.9% increase on prior year EBITDA of \$12.7 million.

On a constant club basis, total revenues of \$74.2 million grew by 4.8% whilst earnings before property costs of \$33.6 million grew by 6.5% over the prior year. The result reflects strong sales growth despite a competitive market with membership numbers increasing by 2.7% in constant clubs.

A focus on labour and variable costs saw operating margins grow to 37.5% against 36.9% achieved in the prior year.

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Group CEO, Greg Shaw, noted that the result was boosted by the success of the Western Australian acquisition which continued to trade well and the successful development of a new club at Crossroads in South Australia where earnings and member numbers have exceeded expectations.

July 2011 revenues of \$7.1 million represented a 17.5% increase on July 2010 revenues with constant club revenue increasing by 2.1%.

Main Event

Main Event experienced a strong rebound in FY11 with total revenues of US\$50.6 million representing a 10.6% increase on prior year revenues of US\$45.7 million. An EBITDA of US\$11.0 million has been recorded representing an impressive 26.1% increase on prior year EBITDA of US\$8.7 million. On a constant centre basis, total revenues increased 10.6% and earnings before property costs increased by 12.8% reflecting the success of our “Limited Time Only” marketing strategy, new menu offerings and disciplined cost management.

The Texas economy continues to outperform the rest of the United States with 80% of jobs lost in Texas during the GFC being recovered and Texas being responsible for over one third of all nationwide jobs created since the recession. Unemployment rates in Texas are currently 1.2% better than the national average.

The rate of growth in the Main Event business has been maintained in July 2011 with revenues of US\$5.4 million up 8.4% on July 2010.

Following an extended period of negotiation, a new site has now been secured for San Antonio with construction underway and opening due in February 2012.

d’Albora Marinas

d’Albora Marinas recorded total revenue of \$23.7 million for the period representing a 4.3% increase on prior year revenues of \$22.7 million. An EBITDA of \$11.0 million has been recorded representing a 14.6% increase on prior year EBITDA of \$9.6 million.

Strong growth in portfolio occupancies saw berthing revenues increase 7.1% to \$12.2 million. Successful leasing campaigns also saw land revenues grow by 7.6% to \$5.8 million.

Improved berthing yields and strong control over operating costs saw margins grow to 56% against 52.9% achieved in the prior year. Trading conditions within the business remain positive with July 2011 revenues of \$1.7 million representing a 2.5% increase on July 2010.

Capital management

During the period the Group successfully completed the sale of the excess land adjacent to Dreamworld with \$11.6 million paid on settlement in May 2011 and a further \$4.9 million due to be paid in May 2012.

Gearing as at 30 June 2011 equated to 31.5% against a bank covenant of 40%.

As at 30 June 2011 Australian bank facilities were drawn to \$194.9 million against a facility capacity of \$238.4 million.

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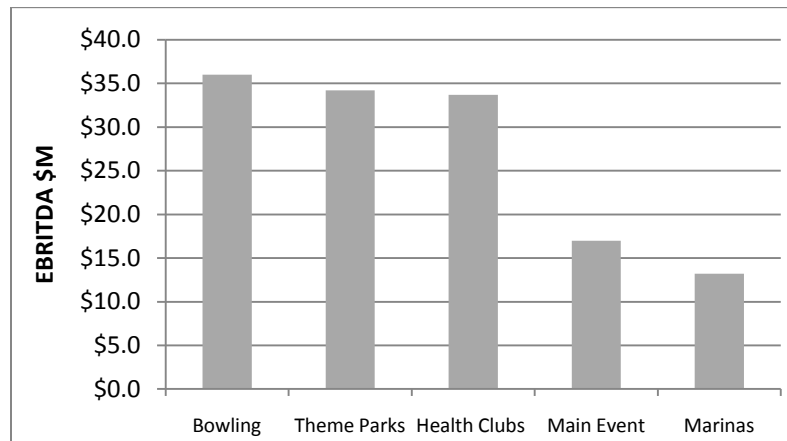
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Strategy and outlook

The Group's performance over the past 12 months has again reinforced the resilience of the affordable leisure sector and reflected the benefit of increased diversification of earnings. This diversification will continue in FY12 through the new developments secured in Bowling, Health Clubs and Main Event and any further bolt-on acquisition opportunities identified. A comparison of the Group's divisional earnings before property costs is set out below:



On the Gold Coast, Dreamworld has seen an easing in the competitive pricing environment and has completed a pricing restructure which is expected to build yield on the back of strong product releases planned for the balance of the 2012 financial year.

The Group continues to be focused on product innovation and delivery of exceptional value for money to maximize revenue opportunities in the current market.

Yours faithfully

Alan Shedden
Company Secretary

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Ardent Leisure Group is a specialist operator of leisure and entertainment assets across Australia, New Zealand and the United States. The Group operates Dreamworld, WhiteWater World, SkyPoint, d'Albora Marinas, AMF and Kingpin bowling centres and Goodlife fitness centres across Australia and New Zealand. The Group also operates the Main Event family entertainment centres in the United States. For further information on the Group's activities please visit our website at www.ardentleisure.com.au

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