

STANTON CASINOS
INC



Quarterly Financial Highlights

STATION CASINOS

Operating EBITDA Components

(in millions)

	<u>Q4 '05</u>	<u>Q4 '04</u>	<u>%</u>
Op. Inc. and Earnings from JV	\$ 90.0	\$ 80.7	
Depreciation and Amortization	25.8	23.7	
Development Expense	2.0	2.4	
Preopening Expenses	3.1	0.3	
Lease Terminations	3.0	-	
EBITDA Adjusted	\$ 123.9	\$ 107.1	16%

STATION CASINOS

Operating Highlights

(in millions)

Major Las Vegas Operations	Q4 '05	Q4 '04	%
Net Revenues	\$ 248.9	\$ 232.1	7%
Adjusted EBITDA	101.8	89.4	14%
EBITDA Margins	40.9%	38.5%	6%

Major Properties - With GVR	Q4 '05	Q4'04	%
Net Revenues	\$ 313.6	\$ 281.7	11%
Adjusted EBITDA	129.9	110.5	18%
EBITDA Margins	41.4%	39.2%	6%



2006 and 2007 Annual Guidance

Core Operations EBITDA and EPS

Interest Expense - Core Operations and Other

Company Totals



EBITDA Guidance – Core Operations

(in millions)

	Actual	Range		Range	
	2005	2006	2006	2007	2007
Steady State EBITDA	481	561	581	630	670
Construction Disruption		(16)	(16)		
Disrupted EBITDA	\$ 481	\$ 545	\$ 565	\$ 630	\$ 670

*Excludes Non Recurring Items and Development Costs.

**2006 Assumes 22-27% Revenue Growth and 2007 Assumes 18% Revenue Growth from Midpoint to Midpoint
And No Other Management Fees from Other Native American Operations Other Than Thunder Valley.



EPS Guidance - Core Operations

(in millions, except EPS)

	Actual	Range		Range	
	2005	2006	2006	2007	2007
EBITDA w/ Disruptio n	\$ 481	\$ 545	\$ 565	\$ 630	\$ 670
Interest Expense	68	97	97	120	120
Depreciation	101	138	138	168	168
Taxes @ 37.2%	115	115	123	127	142
Net Inc w/Disruptio n	\$ 197	\$ 195	\$ 207	\$ 215	\$ 240
EPS **w/ Disruptio n	\$ 2.91	\$ 2.79	\$ 2.96	\$ 3.07	\$ 3.43

Management Expects Construction Disruption at the Santa Fe, Fiesta Henderson, and Green Valley Ranch Expansion Sites in 2006.

***2006 and 2007 Assumes 70 Million Shares Outstanding



Guidance

2006 Interest On Core Operations and Other Assets

(in millions, except EPS)

	Core Operations	Other*	Total
Interest - Core Operations	\$ 97		\$ 97
Interest - Land Held for Development		18	18
Interest - Tribal Advances		11	11
Total Interest Expense	<u>\$ 97</u>	<u>\$ 29</u>	<u>\$ 126</u>
Impact on EPS	<u>\$ 0.87</u>	<u>\$ 0.26</u>	<u>\$ 1.13</u>

* Non-Core Assets Defined as Land Held For Development and Advances to Tribes



Guidance - Interest on Land Held for Development et al
(in millions, except EPS)

	Actual 2005	2006	2007
Land Held for Development	\$ (13)	\$ (18)	\$ (22)
Advances to Tribes	(6)	(11)	(12)
Total Interest	(19)	(29)	(34)
Taxes @ 37.2%	7	11	13
Impact on Net Income	\$ 12	\$ 18	\$ 21
EPS Impact	\$ 0.18	\$ 0.26	\$ 0.30

2006 and 2007 Assumes a 70 Million Shares Outstanding



Company Total 2006 EPS Guidance (in millions, except EPS)

	Core		
	<u>Operations</u>	<u>Other**</u>	<u>Total</u>
EBITDA*	\$ 555		\$ 555
Interest	97	\$ 29	126
Depreciation	138	-	138
Pre-tax Income	320	(29)	291
Income Taxes	119	(11)	108
Net Income	<u>\$ 201</u>	<u>\$ (18)</u>	<u>\$ 183</u>
Earnings Per Share	<u>\$ 2.87</u>	<u>\$ (0.26)</u>	<u>\$ 2.61</u>

* Midpoint of Guidance

** EPS From Core Operations Excludes Interest Expense from Land Held For Development and
Advances to Tribes



Guidance - Total EPS

(in millions, except EPS)

	Actual	Range		Range	
	2005	2006	2006	2007	2007
EBITDA w/ Disruption	\$ 481	\$ 545	\$ 565	\$ 630	\$ 670
Interest Expense	87	126	126	154	154
Depreciation	101	138	138	168	168
Taxes @ 37.2%	108	104	111	114	129
Net Inc w/Disruption	\$ 185	\$ 177	\$ 190	\$ 194	\$ 220
EPS **w/ Disruption	\$ 2.74	\$ 2.53	\$ 2.71	\$ 2.77	\$ 3.14

EBITDA Assumes \$16 Million in Construction Disruption for 2006

**See Previous Assumptions Regarding EBITDA and EPS on Previous Slides.

***2006 and 2007 Assumes 70 Million Shares Outstanding



Quarterly Guidance

Q1 2006 Core Operations

Interest Expense on Non-Core Assets

Company Totals



EBITDA Guidance Q1 2006 – Core Operations (in millions)

EBITDA, Before Development
and Non-Recurring Items*

Range Q1 2006		Actual Q1 2005
\$ 125	\$ 130	\$ 120.9

*Excludes Non-Recurring Items and Projected Development Expense
Includes Management Fees

** Guidance Assumes \$6.5 Million in Construction Disruption at Fiesta Henderson,
Green Valley Ranch and Santa Fe Station



EPS Guidance - Core Operations Q1 2006

(in millions, except EPS)

	Actual	Range	
	2005	2006	2006
EBITDA w/ Disruption	\$ 121	\$ 125	\$ 130
Interest Expense	17	18	18
Depreciation	24	26	26
Taxes @ 37.2%	29	30	32
Net Inc w/Disruption	\$ 51	\$ 51	\$ 54
EPS **w/ Disruption	\$ 0.74	\$ 0.73	\$ 0.78

Management Expects Construction Disruption at the Santa Fe, Fiesta Henderson, and Green Valley Ranch Expansion Sites.

**See Previous Assumptions Regarding EBITDA and EPS on Previous Slides.

***Assumes 69.5 Million Shares Outstanding



Guidance

Q1 2006 Interest On Core Operations and Other Assets

(in millions, except EPS)

	Core		
	Operations	Other*	Total
Interest - Core Operations	\$ 18		\$ 18
Interest - Land Held for Development		4	4
Interest - Tribal Advances		3	3
Total Interest Expense	\$ 18	\$ 7	\$ 25
Impact on EPS	\$ 0.16	\$ 0.06	\$ 0.22

* Non-Core Assets Defined as Land Held For Development and Advances to Tribes

STATION CASINOS

Q1 2006 Guidance - Total EPS

(in millions, except EPS)

	Actual	Range	
	2005	2006	2006
EBITDA w/ Disruptio n	\$ 121	\$ 125	\$ 130
Intere st Expense	21	25	25
Depreciatio n	24	26	26
Taxes @ 37.2%	28	28	29
Net Inc w/Disruptio n	\$ 48	\$ 46	\$ 50
EPS **w/ Disruptio n	\$ 0.70	\$ 0.66	\$ 0.72

**See Previous Assumptions Regarding EBITDA and EPS on Previous Slides.

***2006 Assumes 69.5 Million Shares Outstanding



Other Financial Information



Projected Development Cap EX (in millions)

	<u>2006</u>	<u>2007</u>
Red Rock Resort	\$337	\$ 20
Santa Fe Expansion - Phase III	70	20
Fiesta Henderson Exp. Phase- II	48	15
Land	95	
Total	<u>\$550</u>	<u>\$ 55</u>

Amounts are Expected Cash Expenditures

STATION CASINOS

'06 Free Cash Flow Sensitivity Analysis (in millions)

EBITDA	\$ 545	\$ 565
Less:		
Interest (including cap interest)	149	149
Cash Taxes Paid	57	64
Maintenance Capital Expenditures	45	45
Free Cash Available for Capital Needs	<u><u>\$ 294</u></u>	<u><u>\$ 307</u></u>



Projected Y/E Debt Balance (in millions)
12/31/06

Balance at 1/1/06	\$ 1,946
Midpoint Cash Flow Guidance	(555)
Development Expenses/Preopening Exp.	18
Development Cap Ex and Advances	611
Maintenance Cap Ex	45
Interest	149
Dividends	68
Other	68
EST. LT Debt Balance 12/31/06	\$2,350

* Assumes no Purchase of Land, Stock Acquisition, Acquisitions, or other
Capital Expenditures Beyond That Currently Disclosed.



Land Held for Development

(in millions, Except per Share Data)

12/31/2005

<u>Acres</u>	<u>Location</u>	<u>Cost</u>	<u>Cost Per Share</u>
553	Total Held for Development	\$ 252.4	
67	Wild Wild West (in PPE)	149.6	
<u>620</u>	<u>Total</u>	<u>\$ 402.0</u>	<u>\$ 5.74</u>

Assumes 70 Million Shares Outstanding

Excludes Two Parcels in Escrow Located in Reno, Nevada.

Wild Wild West Land Includes 19 Acres From Pending Lease Buyout

STATION CASINOS

Land – Basket of Value

(in millions, Except per Share Data)

12/31/2005

Est. FMV Range

<u>Acres</u>	<u>Location</u>	<u>Low</u>	<u>High</u>
253	Las Vegas Sites	\$ 500	\$ 655
40	Excess Land	60	81
300	Reno and Other	70	115
67	Wild Wild West	334	534
<u>660</u>	<u>Total</u>	<u>\$ 964</u>	<u>\$ 1,385</u>
	Per Share	\$ 13.77	\$ 19.79

Assumes 70 Million Shares Outstanding. FMV Determined by 3rd Parties

Excludes Two Parcels in Escrow Located in Reno, Nevada.

Wild Wild West Land Includes 19 Acres From Pending Lease Buyout



Land and Other Assets – Basket of Value

(in millions, Except per Share Data)

12/31/05

Location	Est. FMV Range	
	Low	High
Land Held for Development	\$ 964	\$ 1,385
Advances to Tribes	\$ 165	\$ 165
Total	\$ 1,129	\$ 1,550
Per Share	\$ 16.13	\$ 22.14

Assumes 70 Million Shares Outstanding. FMV Determined by 3rd Parties

Excludes Two Parcels in Escrow Located in Reno, Nevada.

Wild Wild West Land Includes 19 Acres From Pending Lease Buyout



Flexibility In Capital Structure

Long-Term Debt:

Reducing Revolver	\$	330
Senior Notes		449
Subordinated Notes		1,158
Other – MPM		9
Total LT Debt at 12/31/05	\$	1,946

- **Next Maturity** 2010
- **Weighted Average Cost- Pretax** 6.35%
- **Fixed Rate Debt** 93%
- **Incremental Borrowing Rate – 100 bps over Libor**

STATION CASINOS
INC

Las Vegas Franchise



Growth Opportunities – LV Operations

Organic Growth

- Population Growth Generally
- LV Fastest Growing Community in the Country
- Growth in Retirees – Baby Boomers
- Investment on the Strip – Est. \$25 B Thru 2010



Positioned for the Future Growth

- Land Portfolio: Durango and I-215
Flamingo and I-215
Cactus and I-15
Boulder Highway
South Reno
Reno Convention Center
- Master Planned Expansions
- Wild Wild West

STATION CASINOS

Project Timeline

Project	Completion Date
Red Rock Phase I	April 18, 2006
Red Rock Phase II	Late Q4 2006
Fiesta Henderson Exp	Q3 2006*
Santa Fe Exp	Q3 2006*
Green Valley Ranch Exp	Q4 2006*

*The Expansion Comes On Line in Phases Starting During These Quarters.

STATION CASINOS INC

Management Contracts



Native American Gaming Contracts

	<u>Location</u>	<u>Current Contract Length</u>	<u>Mgt Fee %</u>
In Operation:			
Thunder Valley	California	4.5 Years	24%

In Various Stages of Development:

Gun Lake	Michigan	7 Years	Variable
Chico	California	7 Years	24%
Graton	California	7 Years	24%
North Fork	California	7 Years	24%

“Safe Harbor Provision”

Statements within this presentation which are not historical facts are “forward looking” statements and “safe harbor statements” under the Private Securities Litigation Reform Act of 1995 that involve risks and/or uncertainties, including but not limited to financial projections, state and federal regulations, construction activities and other risks described in the Company’s public filings with the Securities Exchange Commission.

STANTON CASINOS
INC