



# Barclays Gaming, Hospitality & Leisure Conference

September 2007



# Safe Harbor Disclosure/ Non-GAAP Financial Disclosure

All statements included in this presentation, other than historical information or statements of historical fact, are “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995. These forward-looking statements, including statements regarding the Company's future growth, construction projects and budgets and new development opportunities, are based on management's current expectations and are subject to risks, uncertainties and changes in circumstances that could significantly affect future results. Further, estimates of our current properties' enterprise values and their respective contribution to the Company's value are based on current performance, assumed market multiples and other assumptions and may not be accurate. Accordingly, Pinnacle Entertainment cautions that the forward-looking statements contained herein are qualified by important factors that could cause actual results to differ materially from those reflected by such statements. Such factors include, but are not limited to: (a) the Company's substantial funding needs in connection with its development projects, current expansion projects and other capital-intensive projects will require it to raise substantial amounts of money from outside sources; (b) insufficient or lower-than-expected results generated from the Company's new developments and acquired properties, including results from the opening of its new facilities, may not yield an adequate return on its substantial investments; (c) many construction-related factors, including the escalation of construction costs beyond increments anticipated in its construction budgets, could prevent the Company from completing its construction and development projects within budget and on time; (d) the Company's Atlantic City project presents many risks, and it may not realize the financial and strategic goals that are contemplated from the development; (e) significant competition in the gaming industry in all of the Company's markets could adversely affect the Company's profitability; (f) the Company may not meet the conditions for receipt or maintenance of gaming licensing approvals, including for our St. Louis City and County projects, Sugarcane Bay and our Baton Rouge projects, some of which are beyond our control; (g) because the Company has considerable leverage, future cash flows may not be sufficient to meet its financial obligations and the Company might have difficulty obtaining additional financing; (h) the terms of the Company's credit facility and the indentures governing its subordinated indebtedness impose operating and financial restrictions on the Company; (i) damage and closures caused by Hurricane Katrina in the New Orleans area make the Company's future operating results at Boomtown New Orleans less predictable and the Company expects near-term operating results and margins at its Boomtown New Orleans facility to be lower than prior-year periods; (j) the outcome of the lawsuit with certain of the Company's insurers related to damage incurred at Casino Magic Biloxi could affect the Company's right to, or delay, the receipt of insurance proceeds with respect to its hurricane-affected properties; (k) the Company's insurance policy limits for Weather Catastrophe Occurrence, Flood and Earthquake are significantly less than its coverage for the 2005 hurricane season; and (l) other risks, including those as may be detailed from time to time in the Company's filings with the Securities and Exchange Commission (“S. For more information on the potential factors that could affect the Company's financial results and business, review the Company's offering memorandum for this offering and the Company's filings with the SEC, including its Annual Report on Form 10-K, its Quarterly Reports on Form 10-Q and its Current Reports on Form 8-K.

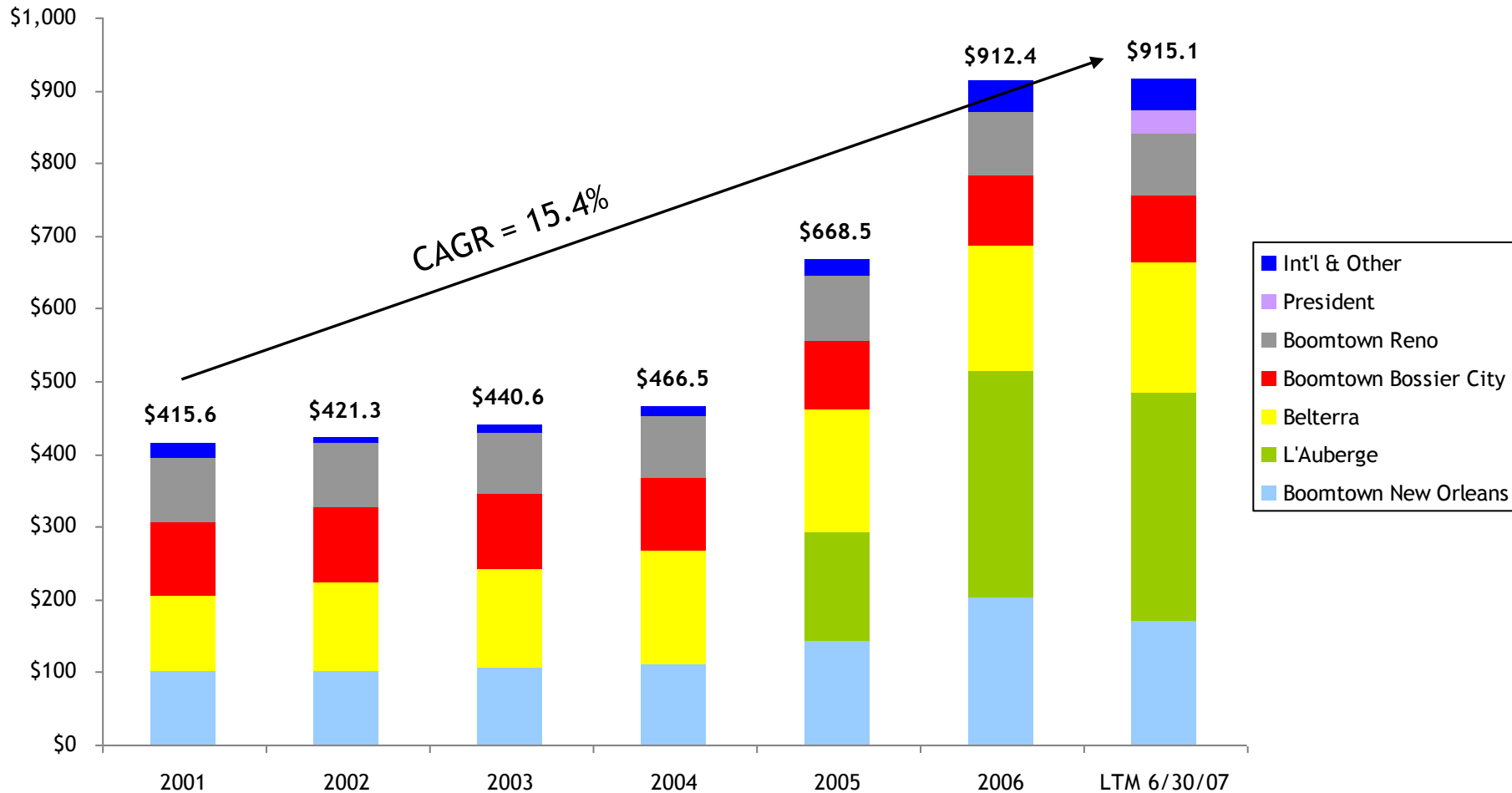
Statements in this presentation may include adjusted financial measures governed by Regulation G. For a reconciliation of these measures, please see the end of this presentation or visit the Investor Relations section of our corporate website at [www.pnkinc.com](http://www.pnkinc.com).

# Diversified High-Quality Properties



# Successful Track Record of Revenue Growth

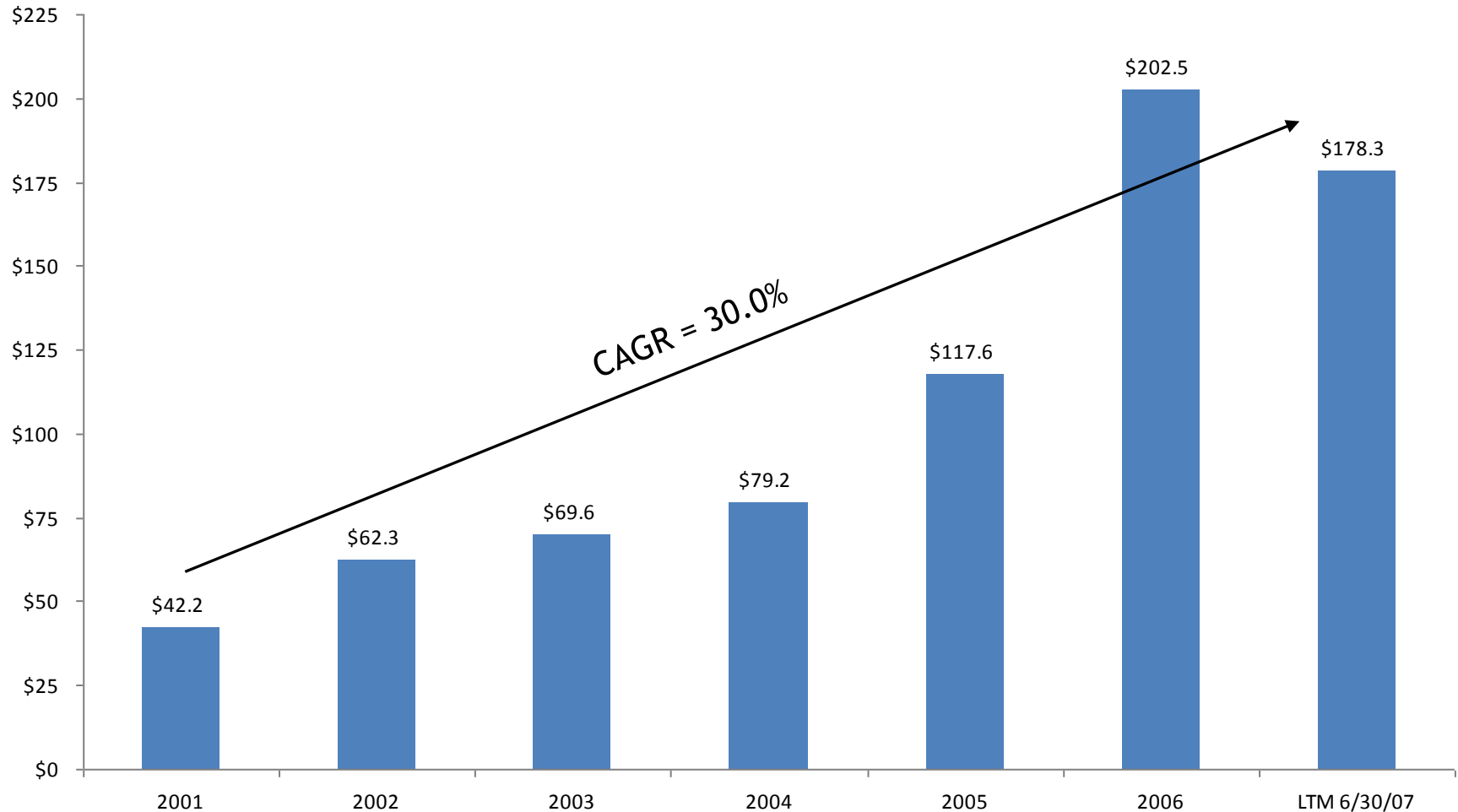
## Net Revenues (\$mm)



Note: Amounts above exclude discontinued operations.

# Strong Improvement in Operating Performance

## Consolidated Adjusted EBITDA (\$mm)



Note: Amounts above exclude discontinued operations.

# *Creating a National Gaming Network*

- Pinnacle is focused on creating a national network of diverse gaming properties
  - High-quality properties in regional markets within driving distance of major metropolitan areas
  - Casino resorts in the major markets, including Atlantic City

# *Creating a National Gaming Network*

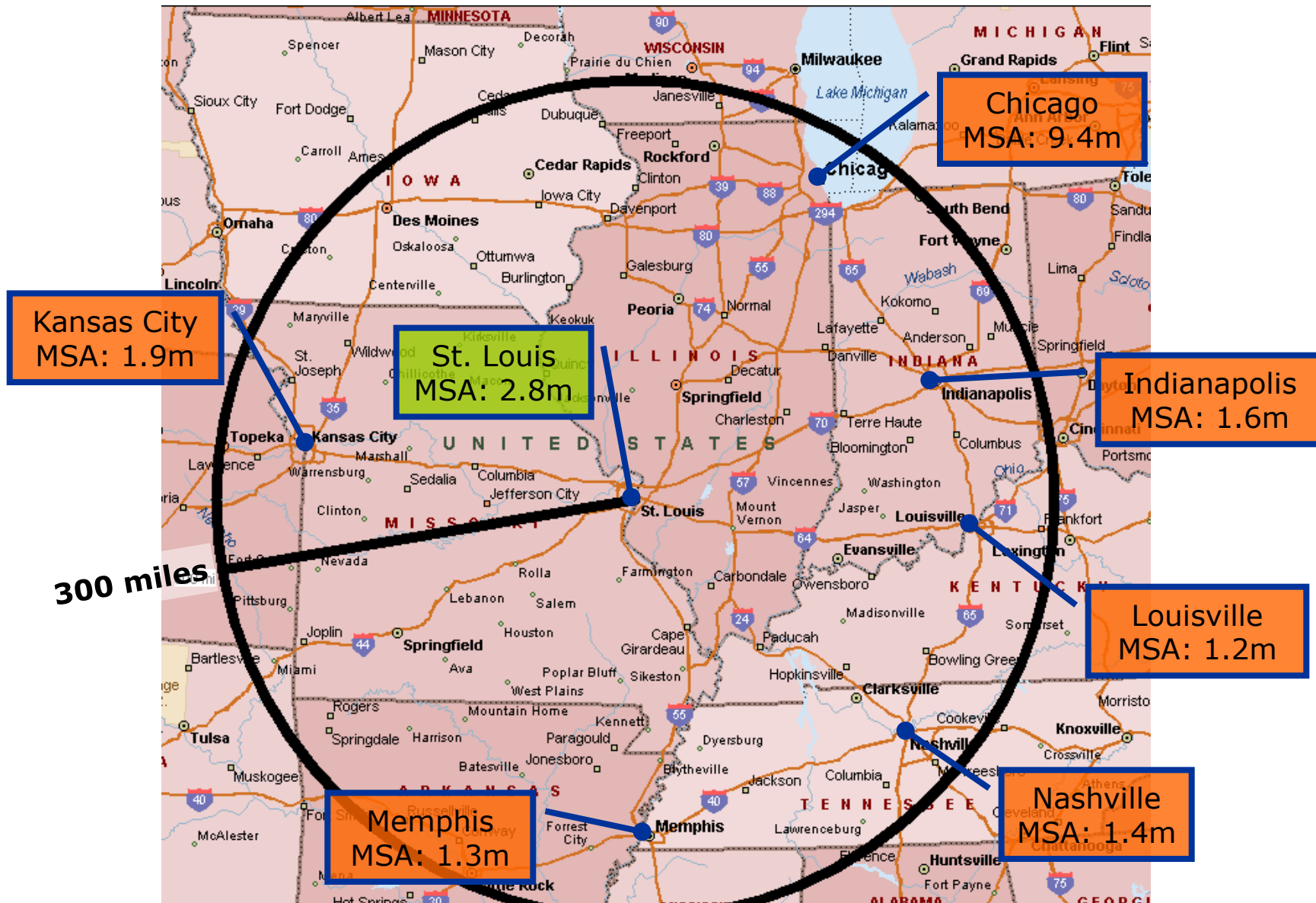
- A national gaming network should enable Pinnacle to
  - Build customer loyalty at local level
  - Improve competitive position in resort markets
  - Achieve economies of scale in marketing, purchasing and management
  - Maximize ROI opportunities
    - Regional casinos generally have provided higher returns than recent Las Vegas openings
    - Database from regional casinos can help fill rooms in resort markets and maximize ROI

# Attractive Long-Term Growth Pipeline

- Pinnacle's expansion and development projects will further increase its size and geographic diversity and will enable Pinnacle to create a national gaming network

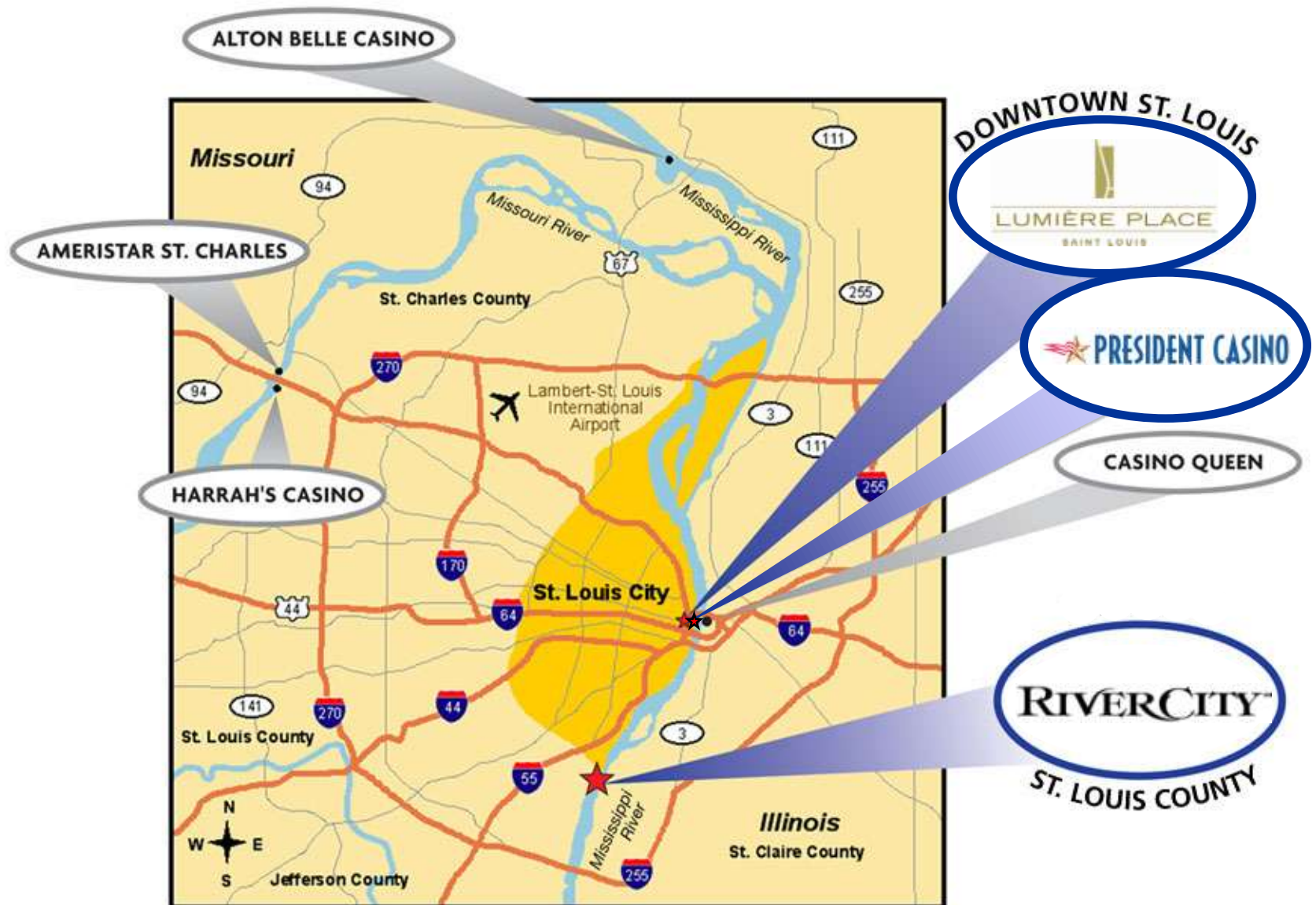
Property	Estimated Cost (\$mm)	Potential Opening Date
<b>Properties Under Construction:</b>		
Lumiere Place, MO (St. Louis City Project)	\$495	Q4 '07
River City, MO (St. Louis County Project)	≥ 375	Early 2009
<b>Properties Under Development:</b>		
Sugarcane Bay, LA	\$350	2009
Atlantic City, NJ (excluding land)	≥ 1,500	2011 - 2012
<b>Expansion Opportunities at Current Operating Properties:</b>		
L'Auberge du Lac, LA	\$45	Second half 2007
Boomtown New Orleans, LA	145	2009
Boomtown Bossier City, LA	11	2008
Boomtown Reno, NV	20	TBD
<b>Potential Future Development Sites Acquired or Under Contract:</b>		
Baton Rouge, LA	\$250	2010
Central City, CO	TBD	TBD
<b>Grand Total</b>	<b>Approximately \$3,200</b>	

# St. Louis Geography



Source: U.S. Census Bureau, 2005 Annual Estimates of the Population of Metropolitan and Micropolitan Statistical Areas.

# St. Louis Geography



# St. Louis is the 18<sup>th</sup> Largest MSA

## Largest Metropolitan Areas in the U.S. (Ranked by population)

Rank	Metropolitan Statistical Area (MSA)	2005 Estimate
16	Minneapolis-St. Paul-Bloomington, MN-WI	3,142,779
17	San Diego-Carlsbad-San Marcos, CA	2,933,462
18	St. Louis, MO-IL	2,778,518
19	Baltimore-Towson, MD	2,655,675
20	Tampa-St. Petersburg-Clearwater, FL	2,647,658
21	Pittsburgh, PA	2,386,074
22	Denver-Aurora, CO	2,359,994
23	Cleveland-Elyria-Mentor, OH	2,126,318
24	Portland-Vancouver-Beaverton, OR-WA	2,095,861
25	Cincinnati-Middletown, OH-KY-IN	2,070,441
26	Sacramento--Arden-Arcade--Roseville, CA	2,042,283
27	Kansas City, MO-KS	1,947,694
28	Orlando-Kissimmee, FL	1,933,255
29	San Antonio, TX	1,889,797
30	San Jose-Sunnyvale-Santa Clara, CA	1,754,988
31	Las Vegas-Paradise, NV	1,710,551
32	Columbus, OH	1,708,625
33	Virginia Beach-Norfolk-Newport News, VA-NC	1,647,346
34	Indianapolis-Carmel, IN	1,640,591
35	Providence-New Bedford-Fall River, RI-MA	1,622,520



*Lumiere Place*



*Lumiere Place*



*Lumiere Place: Casino Site*

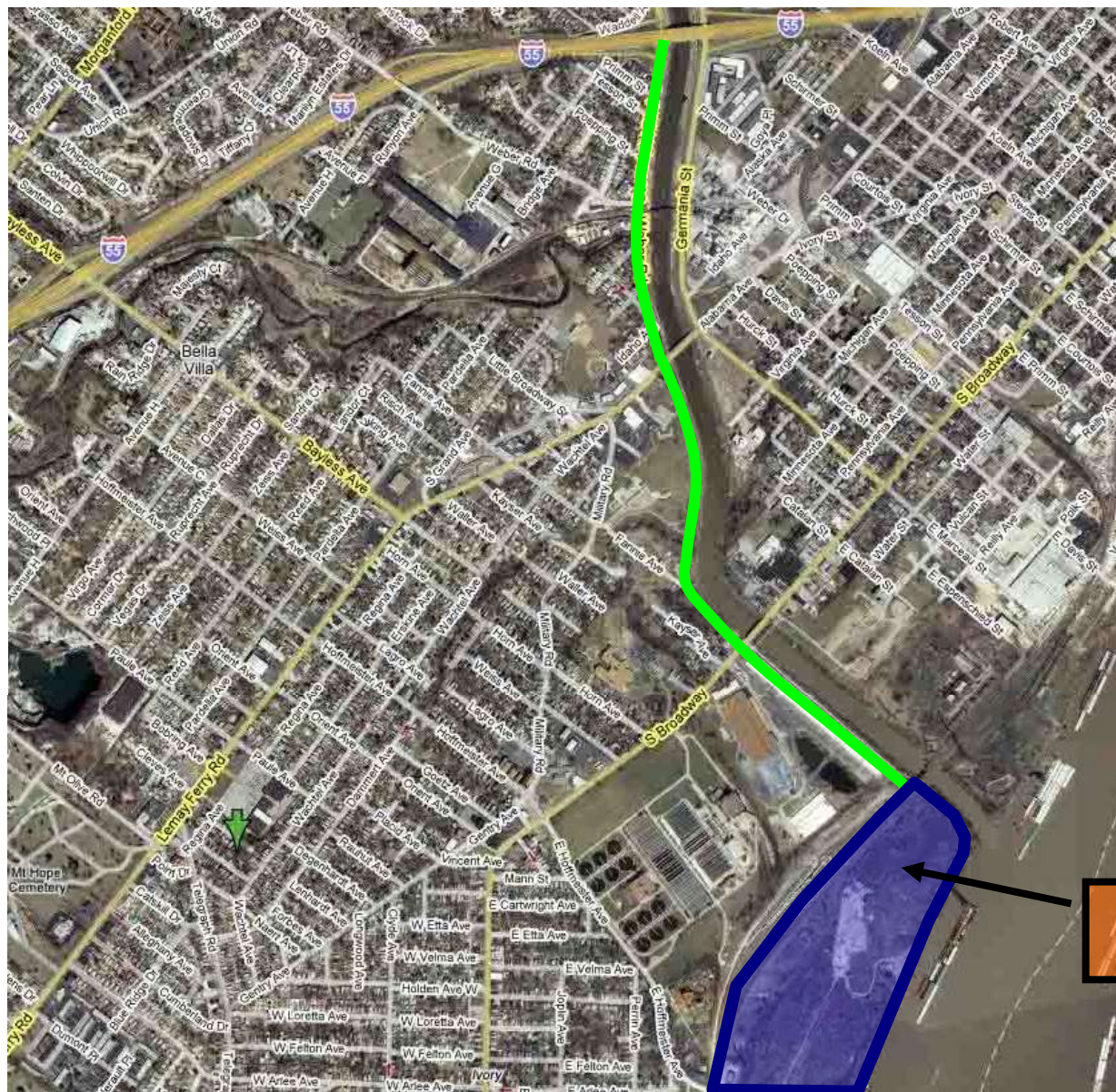


*Lumiere Place: Casino Site*



***Lumiere Place: Pedestrian Link***

# River City Geography



River City Site



*River City*



*River City*



***River City: Project Site***



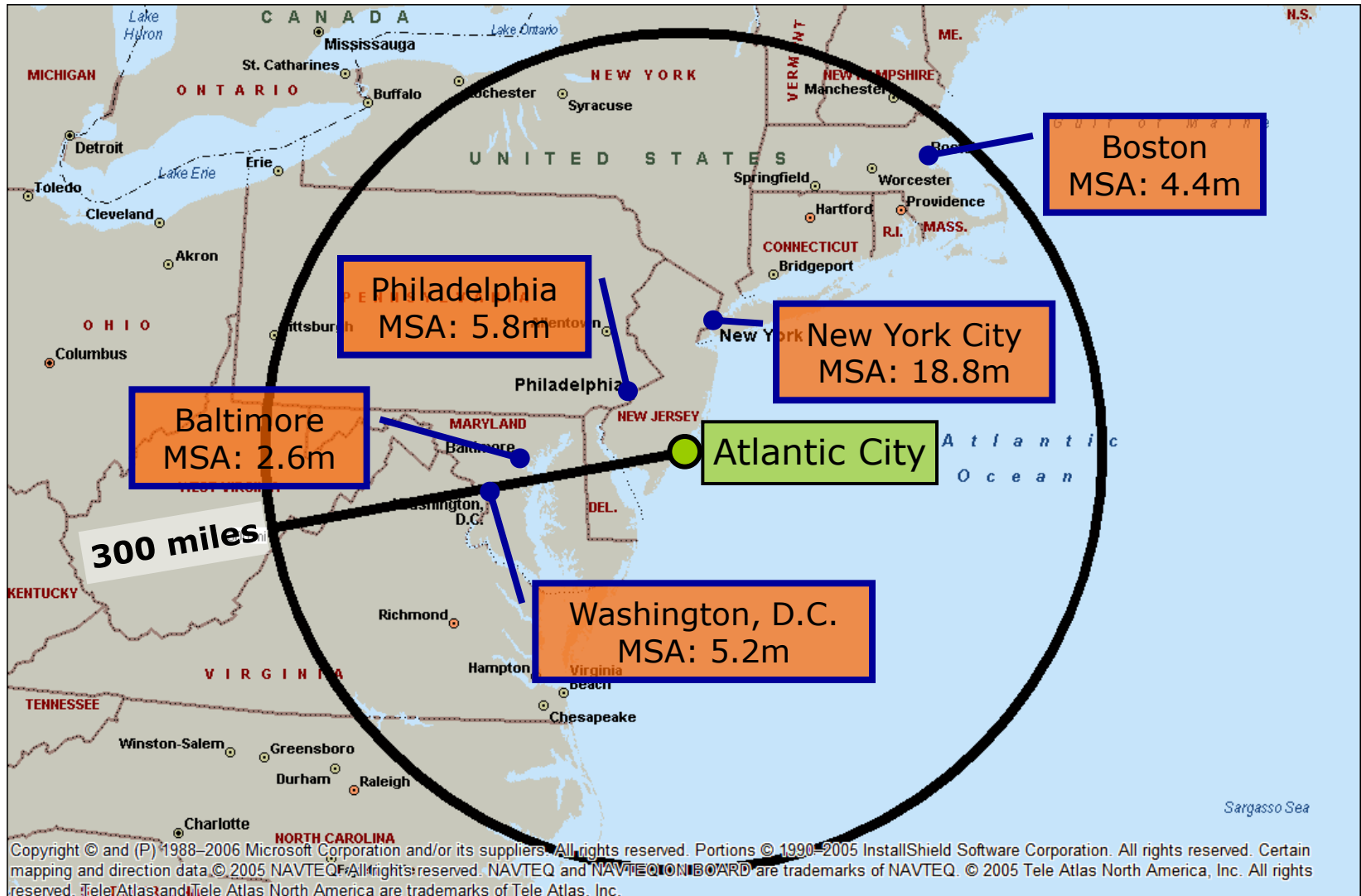
***River City: Access Road***

# Atlantic City Site Purchase

- In November 2006, Pinnacle purchased a casino site and adjoining parcel for approximately \$275 million
  - Included various tax-related benefits and CRDA credits
- Excellent project location
  - Site comprises approximately 18 contiguous, centrally-located acres, with extensive frontage on Pacific Avenue, The Boardwalk and Brighton Park
- Pinnacle intends to build a new casino hotel on the site and has begun the detailed design process
  - Possible opening in 2011 or 2012

# Atlantic City Geography

- Approximately 61 million people live within 300 miles of Atlantic City



Source: MapPoint 2006, which uses 2004 population estimates from the U.S. Census Bureau.



Harrahs AC

Borgata

Trump Marina

Wild Wild West

Resorts AC

Showboat

Tropicana

Trump Plaza

Pinnacle Site

Trump Taj Mahal

Bally's AC

AC Hilton

Caesars AC

The Pier at Caesars



Leeds Pl

Indiana Ave

Atlantic Ave

S Kentucky Ave

Beffield Ave

S Mt Vernon Ave

Pacific Ave

S Indiana Ave

S Tennessee Ave

S Ohio Ave

Pacific Ave

S Dr Martin Luther King Blvd

S New York Ave

S Indiana Ave

St James Pl

Park Pl

S Kentucky Ave

S Westminster Ave

Pop Lloyd Blvd

Pop Lloyd Blvd

Brighton Park

Boardwalk

Boardwalk

Boardwalk

# Atlantic City Overview

(\$mm)

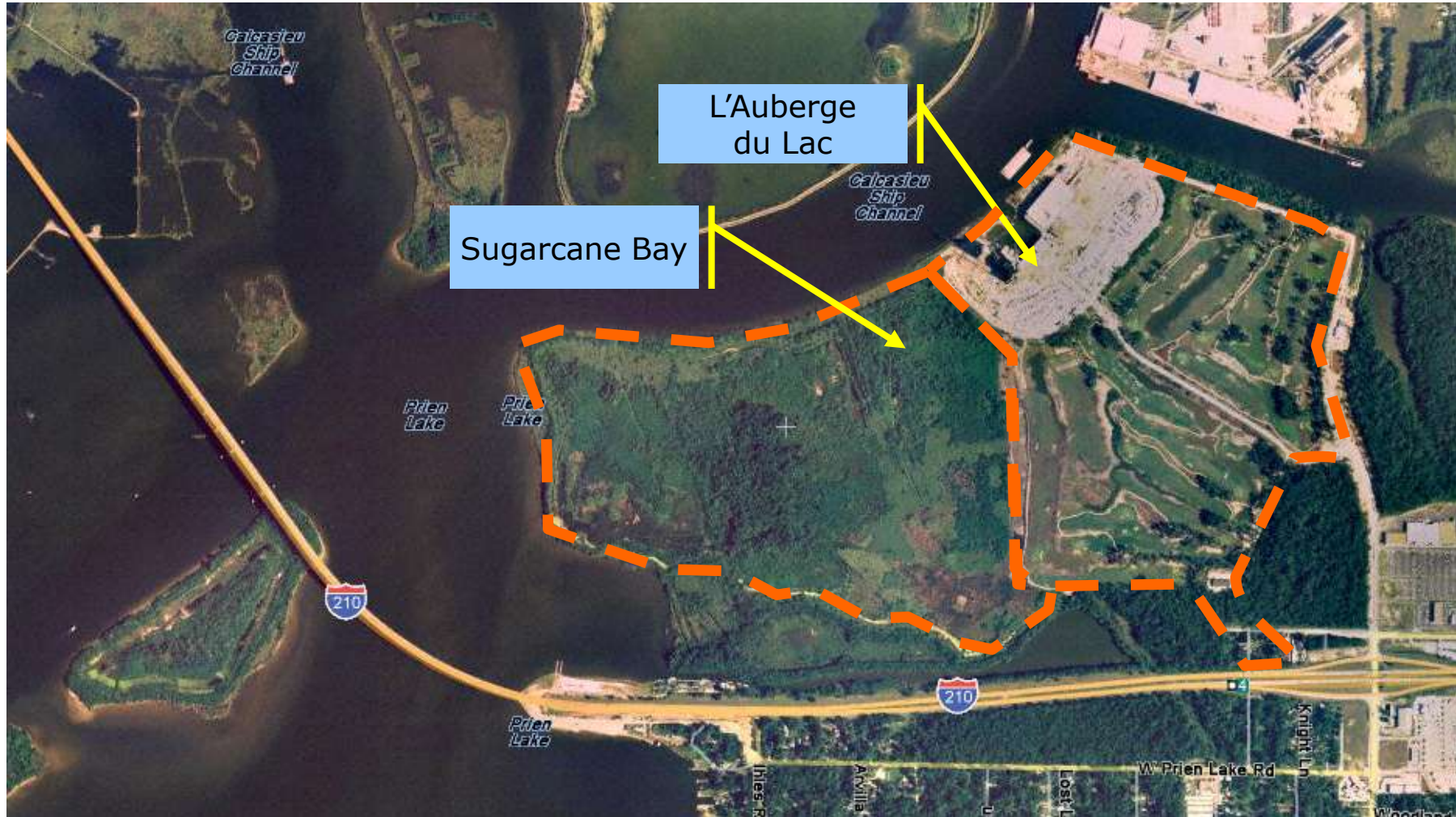
Property	Opened	Casino Age	Approx Acreage	Casino Sq Ft	Slots	Tables	Positions	Rooms	Gross Oper Profit LTM 12/31/06
Atlantic City Hilton	1980	27	5	75,374	2,256	124	3,000	806	\$51.8
Bally's Atlantic City	1979/1981	28/26	9	178,815	5,362	229	6,736	1,745	\$199.1
Borgata	2003	4	28 <sup>(1)</sup> /42	136,794	4,064	263	5,642	1,971	\$250.1
Caesars Atlantic City	1979	28	10	110,895	3,164	169	4,178	1,139	\$171.9
Harrah's Marina	1980	27	36	147,087	3,479	103	4,097	1,630	\$175.7
Resorts	1978	29	11	82,856	2,701	91	3,247	879	\$22.0
Showboat	1987	20	12	120,062	3,394	112	4,066	1,331	\$128.1
Tropicana	1981	26	14	130,651	3,824	209	5,078	2,129	\$138.4
Trump Marina	1985	22	15	64,271	2,018	72	2,450	728	\$54.9
Trump Plaza	1984	23	11	86,693	2,102	84	2,606	906	\$46.9
Trump Taj Mahal	1990	17	19	113,425	3,484	202	4,696	1,250	\$123.4
Pinnacle Site	2011-12	--	18	--	--	--	--	--	--
<b>Total</b>				<b>1,246,923</b>	<b>35,848</b>	<b>1,658</b>	<b>45,796</b>	<b>14,514</b>	<b>\$1,362.3</b>

(1) Phase 1 acreage.

Note: Position and room information as of March 2007, excluding The Sands.

Source: Acreage estimates are from company filings. Other statistics, including "Gross Operating Profit" for each of the properties, are from the New Jersey Casino Control Commission.

# Sugarcane Bay





*Sugarcane Bay*



***L'Auberge du Lac Hotel Expansion***



***L'Auberge du Lac Retail Expansion***

# New Orleans Geography





***Boomtown New Orleans Expansion  
Hotel Rendering***

# Boomtown New Orleans





## ***Belterra Retail Expansion***



***Belterra  
Retail Expansion***



## *Belterra Retail Expansion*

# Boomtown Reno





***Boomtown Reno  
Construction of Adjacent Cabela's Retail Store***



***Boomtown Reno  
Satellite Casino Rendering***



***Casino Magic Argentina***  
***Hotel Construction***



***Casino Magic Argentina  
Hotel Construction***

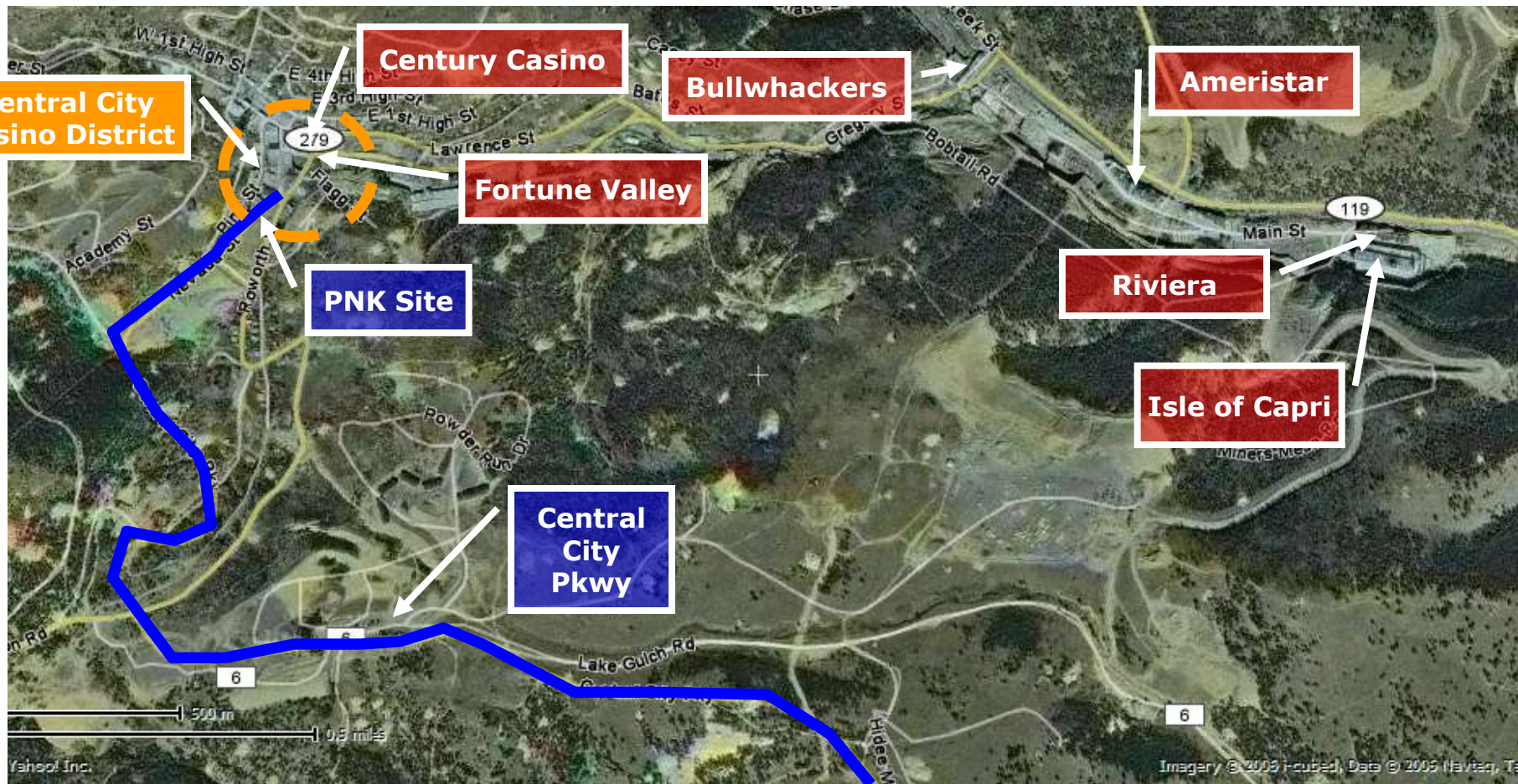
# Baton Rouge



# Baton Rouge



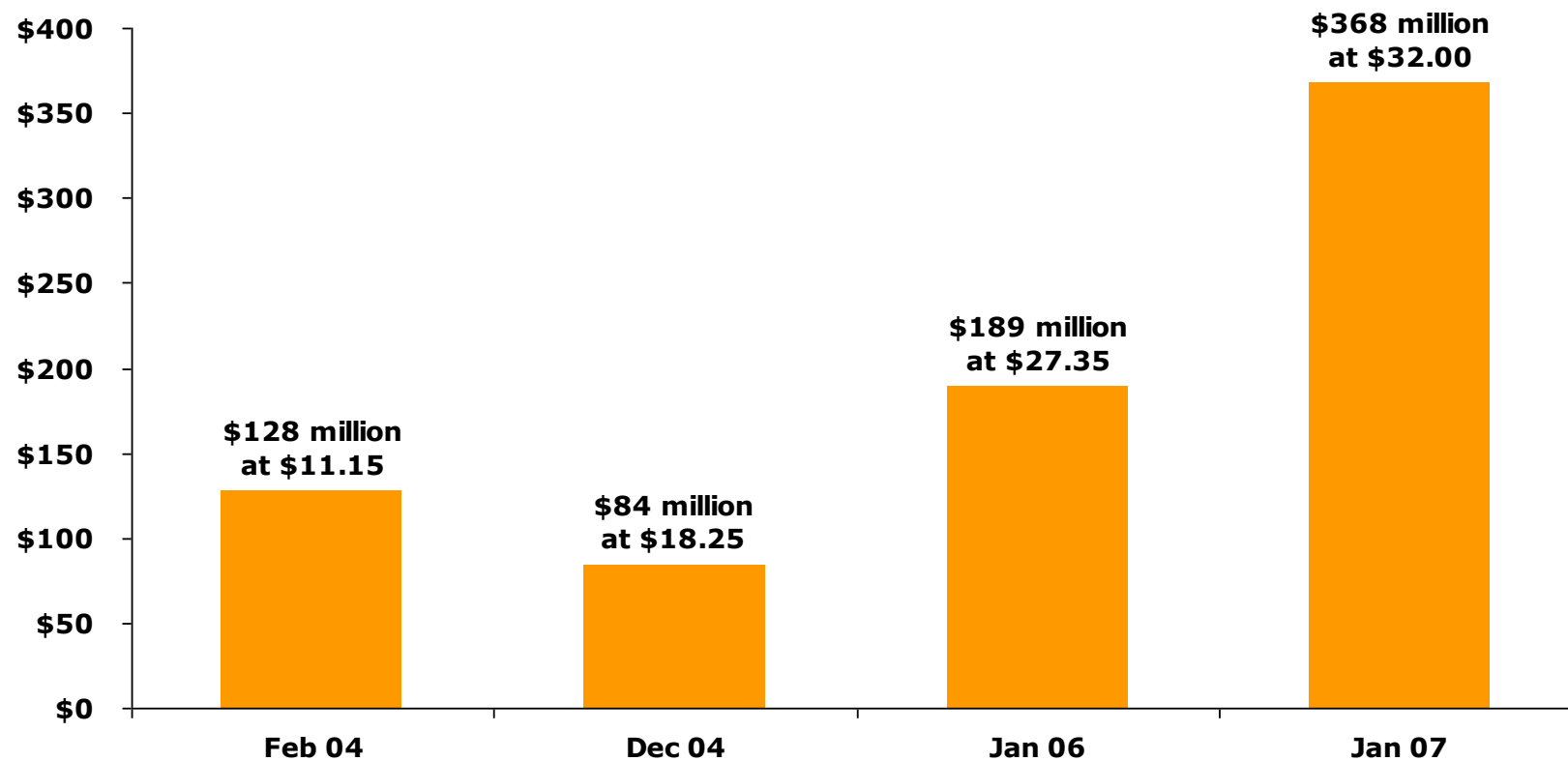
# Central City



# Commitment to Prudent Capital Structure

- Pinnacle has raised \$769 million of equity in four offerings between 2004 and 2007

## Offering Size



# Liquidity to Fund Growth

- Pinnacle has \$750 million of liquidity to fund its growth plans before factoring in free cash flow from operations

## Capital Sources at 6/30/07

(\$mm)

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Cash and Cash Equivalents	\$419
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Plus:

Revolver Capacity <sup>(1)</sup>	\$332
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Insurance Proceeds <sup>(2)</sup>	TBD
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<b>Current Capital Sources</b>	<b>\$751</b>
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(1) Net revolver availability after outstanding letters of credit.

(2) Pinnacle currently has a \$241.5 million outstanding insurance claim related to its former Biloxi casino, which was severely damaged due to Hurricanes Katrina and Rita.

# Balance Sheet Summary

As of June 30, 2007  
(\$mm)

Cash and Equivalents	\$419.4
Other Assets	\$1,702.4
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Total Assets	\$2,121.8
7.50% Notes due 2015	\$379.4
8.25% Notes due 2012	\$277.4
8.75% Notes due 2013	\$133.4
Revolver	\$0.0
Other Debt	\$1.0
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Total Debt	\$791.2
Shareholders' Equity	\$1,064.6
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Total Capitalization	\$1,855.8

# *Definition of Consolidated Adjusted EBITDA*

Consolidated Adjusted EBITDA and LTM Consolidated Adjusted EBITDA are non-GAAP measurements. We define Consolidated Adjusted EBITDA as earnings before interest income and expense, income taxes, depreciation, amortization, pre-opening and development costs, non-cash share-based compensation, asset impairment costs, merger termination proceeds, corporate-level litigation settlement costs, gain (loss) on sale of equity security investments, loss on early extinguishment of debt, minority interest and discontinued operations. Not all of the aforementioned benefits and costs occur in each reporting period, but have been included in the definition based on historic activity. We define LTM Consolidated Adjusted EBITDA as Consolidated Adjusted EBITDA for a fiscal year less a three, six or nine month period of such fiscal year plus a corresponding three, six or nine month period of the subsequent fiscal year.

We use Consolidated Adjusted EBITDA as a relevant and useful measure to compare operating results among our properties and between accounting periods. The presentation of Consolidated Adjusted EBITDA has economic substance because it is used by management as a performance measure to analyze the performance of its business segments. Consolidated Adjusted EBITDA is specifically relevant in evaluating large, long-lived casino-hotel projects because it provides a perspective on the current effects of operating decisions separated from the substantial, non-operational depreciation charges and financing costs of such projects. Management eliminates the results from discontinued operations as they are discontinued, and also eliminates merger termination proceeds due to their non-recurring nature. Management also reviews pre-opening and development costs separately, as such expenses are also included in total project costs when assessing budgets and project returns and because such costs relate to anticipated future revenues and income. Additionally, management believes some investors consider Consolidated Adjusted EBITDA to be a useful measure in determining a company's ability to service or incur indebtedness and for estimating a company's underlying cash flows from operations before capital costs, taxes and capital expenditures. Consolidated Adjusted EBITDA also approximates the measures used in the debt covenants within the Company's debt agreements. Consolidated Adjusted EBITDA does not include depreciation or interest expense and therefore does not reflect current or future capital expenditures or the cost of capital. The Company compensates for these limitations by using other comparative measures to assist in the evaluation of operating performance.

# Reconciliation From Net Income (Loss) to Consolidated Adjusted EBITDA

## Fiscal Year Results, 2001-2006 (\$mm)

	Twelve Months Ended Dec. 31,					
	2001	2002	2003	2004	2005	2006
Net Income (Loss)	(\$28.6)	(\$69.6)	(\$28.2)	\$9.2	\$6.1	\$76.9
Cumulative Effect of Accounting Change, Net of Taxes	\$0.0	\$56.7	\$0.0	\$0.0	\$0.0	\$0.0
(Income) Loss from Discontinued Operations, Net of Taxes	\$6.5	(\$7.5)	(\$6.4)	(\$6.9)	(\$6.2)	(\$15.0)
Minority Interest	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.1)
Income Tax Expense (Benefit)	(\$17.6)	(\$11.3)	(\$10.9)	\$3.8	(\$17.3)	\$41.1
Merger Termination Proceeds, Net of Expenses	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$44.7)
Other Non-Operating Income	\$0.0	(\$2.2)	(\$2.1)	(\$3.6)	(\$3.7)	(\$16.0)
Loss on Early Extinguishment of Debt	\$0.0	\$0.0	\$19.9	\$14.9	\$3.8	\$0.0
Interest Expense, Net of Capitalized Interest	\$43.7	\$48.7	\$54.0	\$51.8	\$49.5	\$53.7
Gain on Sale of Assets, Net of Other Items	\$0.0	\$0.0	\$0.0	(\$42.6)	\$0.0	\$0.0
Depreciation and Amortization	\$38.9	\$35.1	\$36.5	\$38.2	\$55.7	\$69.1
Pre-Opening and Development Costs	\$1.1	\$1.9	\$1.3	\$14.4	\$29.6	\$29.8
Non-Cash Share-Based Compensation	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.5
Other Non-Routine Items	(\$1.7)	\$10.4	\$5.6	\$0.0	\$0.0	\$2.3
Consolidated Adjusted EBITDA	\$42.2	\$62.3	\$69.6	\$79.2	\$117.6	\$202.5

# Reconciliation From Net Income (Loss) to Consolidated Adjusted EBITDA

## Six Month and LTM Results (\$mm)

	Six Months Ended 6/30		Full Year 2006 (=)	LTM 6/30/2007
	2007 (-)	2006 (+)		
Net Income (Loss)	\$12.8	\$59.5	\$76.9	\$30.2
(Income) Loss from Discontinued Operations, Net of Taxes	(\$1.3)	(\$5.4)	(\$15.0)	(\$11.0)
Minority Interest	\$0.0	\$0.0	(\$0.1)	(\$0.1)
Income Tax Expense (Benefit)	(\$4.9)	\$36.0	\$41.1	\$0.3
Merger Termination Proceeds, Net of Expenses	\$0.0	(\$44.8)	(\$44.7)	\$0.1
Interest Income & Other Non-Operating Income	(\$9.0)	(\$6.0)	(\$16.0)	(\$19.0)
Loss on Early Extinguishment of Debt	\$6.1	\$0.0	\$0.0	\$6.1
Interest Expense, Net of Capitalized Interest	\$15.7	\$27.7	\$53.7	\$41.7
Depreciation and Amortization	\$39.5	\$33.4	\$69.1	\$75.2
Pre-Opening and Development Costs	\$25.3	\$11.0	\$29.8	\$44.0
Non-Cash Share-Based Compensation	\$4.5	\$2.6	\$5.5	\$7.5
Write-Downs & Other Non-Routine Items	\$1.0	\$0.0	\$2.3	\$3.2
Consolidated Adjusted EBITDA	\$89.8	\$114.0	\$202.5	\$178.3

# Other GAAP Reconciliations

(\$mm)

	Twelve Months Ended Dec. 31,					
	2001	2002	2003	2004	2005	2006
Revenues	\$418.1	\$421.3	\$440.6	\$466.5	\$668.5	\$912.4
Net Income	(\$28.6)	(\$69.6)	(\$28.2)	\$9.2	\$6.1	\$76.9
Consolidated Adjusted EBITDA	\$42.2	\$62.3	\$69.6	\$79.2	\$117.6	\$202.5
Margin Calculation:						
Net Income / Revenues	-6.9%	-16.5%	-6.4%	2.0%	0.9%	8.4%
Consolidated Adjusted EBITDA / Revenues	10.1%	14.8%	15.8%	17.0%	17.6%	22.2%

	Six Months Ended 6/30		Full Year 2006 (=)	LTM 6/30/2007
	2007 (-)	2006 (+)		
Revenues	\$465.7	\$463.0	\$912.4	\$915.1
Net Income	\$12.8	\$59.5	\$76.9	\$30.2
Consolidated Adjusted EBITDA	\$89.8	\$114.0	\$202.5	\$178.3
Interest Expense, Net of Capitalized Interest	\$15.7	\$27.7	\$53.7	\$41.7
Plus: Capitalized Interest	\$17.1	\$1.3	\$5.8	\$21.6
Total Interest Expense	\$32.8	\$29.0	\$59.4	\$63.2
Margin Calculations:				
Net Income / Revenues	2.8%	12.8%	8.4%	3.3%
Consolidated Adjusted EBITDA / Revenues	19.3%	24.6%	22.2%	19.5%



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**September 2007**

