Wynn Resorts, Limited Reports Second Quarter Results

August 1, 2005

LAS VEGAS, Aug 01, 2005 (BUSINESS WIRE) -- Wynn Resorts, Limited (Nasdaq: WYNN) today reported financial results for the second quarter ended June 30, 2005. Second quarter results include Wynn Las Vegas' first 64 days of operations.

Adjusted earnings (excluding $43.4 million in pre-opening expenses for Wynn Las Vegas, Wynn Macau, and Encore) were $8.2 million, or $0.08 per diluted share (Adjusted EPS) (1). On a US GAAP (Generally Accepted Accounting Principles) basis, net loss was $35.2 million, or a net loss of $0.36 per diluted share.

Wynn Las Vegas

On June 2, 2005, Wynn Resorts reported operating results for Wynn Las Vegas' first 34 days of operations. The property continued to perform strongly throughout June. For the first 64 days of operations, Wynn Las Vegas generated Net Revenues of $201.1 million.

Net gaming revenues for the period were $98.7 million. The slot segment produced net revenues of $34.2 million, with win per unit per day of $273. The table games segment generated net revenues of $62.0 million, representing win per table per day of $7,117 for the period. Table games win percentage was 21.1% (before discounts), which is within the property's expected range of 18 to 22%.

Since opening on April 28, 2005, Wynn Las Vegas' average daily rate (ADR) per room was $284 and occupancy of available guestrooms was 90.1%, generating revenue per available room (REVPAR) of $255 for the period. Gross non-gaming revenues for the period were $127.3 million and net non-gaming revenues were $102.4 million. The food and beverage, retail and entertainment operations generated gross revenues of $48.1 million, $16.9 million and $9.6 respectively.

Wynn Las Vegas generated adjusted EBITDA (2) of $58.7 million during the quarter, representing a 29.2% margin on net revenues. The adjusted EBITDA margin reflects high staffing levels and other costs related to the opening of Wynn Las Vegas. Wynn Las Vegas' pre-opening costs during the quarter were $36.9 million, including expenses associated with hiring and training employees, marketing expenses, and various other costs incurred prior to the property's opening on April 28, 2005. The pre-opening costs associated with the opening of Wynn Las Vegas are included in the $2.7-$2.75 billion project budget.

Steve Wynn, Chairman and Chief Executive Officer of Wynn Resorts commented, "The initial response from customers and employees has been very gratifying. In our first two months of operations, we achieved outstanding revenue numbers in various departments including slots, tables and retail. We deliberately and substantially overstaffed in order to offset our expected initial disadvantages in productivity: we had more than 9,000 employees working with approximately 58 newly integrated operating systems. In the upcoming months, our main focus will be on raising margins through increased operational efficiencies."

Wynn Macau

The Company broke ground for Wynn Macau in June 2004 and expects to open to the public in September 2006. Construction of Wynn Macau is progressing on schedule and within budget. Detailed interior design work continues, with the majority of architectural and structural design work now complete. Superstructure works are well underway with the hotel tower reaching the 23rd floor level. As of June 30, 2005, the Company had funded approximately $205.7 million of project costs and estimates that approximately $498.3 million will be spent to complete Wynn Macau.

Plans are also underway for a $345.0 million expansion. The Company expects construction of the expansion to commence in the third quarter of 2005, with completion slated for the first half of 2007. An increase in Wynn Macau's credit facilities to fund the development and construction of the expansion is expected to close in the third quarter of 2005.

Other Factors Affecting Earnings

Interest expense net of $10.5 million in capitalized interest was $26.3 million for the second quarter of 2005. Depreciation and amortization expenses were $26.1 million and pre-opening expenses totaled $43.4 million during the quarter, of which $4.1 million were related to Wynn Macau. Corporate expense in the quarter was $5.0 million.

Balance Sheet and Capital Expenditures

Unrestricted cash balances at June 30, 2005 were $485.8 million, while restricted cash balances were $592.0 million. Total debt outstanding at the end of the quarter was $2.0 billion, of which $250 million is our Convertible Debentures. Capital expenditures during the second quarter of 2005 totaled $268.2 million.

Forward-looking Statements

This release contains forward-looking statements regarding operating trends and future results of operations. Such forward-looking information involves important risks and uncertainties that could significantly affect anticipated results in the future and, accordingly, such results may differ from those expressed in any forward-looking statements made by us. The risks and uncertainties include, but are not limited to, competition in the casino/hotel and resorts industry, the Company's brief operating history, the Company's dependence on existing management, levels of travel, leisure and casino spending, general domestic or international economic conditions, and changes in gaming laws or regulations. Additional information concerning potential factors that could affect the Company's financial results are included in the Company's Annual Report on Form 10-K for the year ended December 31, 2004 and the Company's other periodic reports filed with the Securities and Exchange Commission. The Company is under no obligation to (and expressly disclaims any such obligation to) update its forward-looking statements as a result of new information, future events or otherwise.

Non-GAAP financial measures

(1) Adjusted earnings (and Adjusted EPS) is presented exclusively as a supplemental disclosure because management believes that it is widely used

to measure performance of, and a principal basis for valuation of gaming companies. This measure is considered by many to be a better indicator on which to base expectations of future results than income computed in accordance with generally accepted accounting principles ("GAAP"). Reconciliations of net loss and net loss per share to adjusted earnings and adjusted EPS per share are included in the financial schedules accompanying this release.

(2) Adjusted EBITDA is earnings before interest, taxes, depreciation, amortization, pre-opening and corporate expenses, losses on sales of assets, losses from incidental operations, and other non operating income and expenses. Management uses adjusted EBITDA as the primary measure of the operating performance of Wynn Las Vegas and Wynn Macau, and to compare the operating performance of its properties with those of its competitors.

This information should not be considered as an alternative to any measure of performance as promulgated under accounting principles generally accepted in the United States, such as operating income, net income, or net cash provided by operating activities.

Wynn Resorts, Limited's calculation of adjusted earnings, adjusted EPS and adjusted EBITDA may be different from the calculation methods used by other companies and, therefore, comparability may be limited. The company has included schedules in the tables that accompany this release that: (1) reconcile EBITDA to operating income and net income; and (2) reconcile net income to adjusted net income.

WYNN RESORTS, LIMITED AND SUBSIDIARIES
CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS
(In thousands, except share and per share data)
(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2005	2004	2005	2004
Operating revenues:				
Casino	$ 98,715	$ -	$ 98,715	$ -
Rooms	44,632	-	44,632	-
Food and beverage	48,056	-	48,056	-
Entertainment, retail and other	34,651	59	34,659	194
Gross revenues	226,054	59	226,062	194
Less promotional allowances	(24,934)	-	(24,934)	-
Net revenues	201,120	59	201,128	194
Operating costs and expenses:				
Casino	42,280	-	42,280	-
Rooms	11,780	-	11,780	-
Food and beverage	33,706	-	33,706	-
Entertainment, retail and other	20,262	143	20,266	368
General and administrative	31,010	-	31,014	-
Provision for doubtful accounts	8,599	-	8,599	-
Pre-opening costs	43,365	16,466	81,469	31,016
Depreciation and amortization	26,125	1,042	29,619	1,824
Loss on sale of assets	16	520	5	512
Loss from incidental operations	32	-	105	-
Total operating costs and expenses	217,175	18,171	258,843	33,720
Equity in income from unconsolidated affiliates	251	-	251	-
Operating loss	(15,804)	(18,112)	(57,464)	(33,526)
Other income/(expense):				
Interest income	6,983	1,511	13,165	3,130
Interest expense, net	(26,341)	(94)	(28,490)	(197)
Loss on early extinguishment of debt	-	(25,628)	-	(25,628)

Other income (expense), net	(19,358)	(24,211)	(15,325)	(22,695)
Minority interest	-	404	-	1,054
Net loss	(35,162)	(41,919)	(72,789)	(55,167)
Change in fair value of interest rate swaps	(5,814)	18,190	1,887	6,286
Comprehensive loss	$(40,976)	$(23,729)	$(70,902)	$(48,881)
Basic and diluted earnings per common share:				
Net loss:				
Basic	$(0.36)	$(0.49)	$(0.74)	$(0.67)
Diluted	$(0.36)	$(0.49)	$(0.74)	$(0.67)
Weighted average common shares outstanding:				
Basic	98,203	84,687	98,132	82,764
Diluted	98,203	84,687	98,132	82,764

WYNN RESORTS, LIMITED AND SUBSIDIARIES
RECONCILIATION OF NET LOSS AND NET LOSS PER SHARE TO ADJUSTED EARNINGS AND ADJUSTED EARNINGS PER SHARE
(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2005	2004	2005	2004
Net loss	$(35,162)	$(41,919)	$(72,789)	$(55,167)
Pre-opening costs	43,365	16,466	81,469	31,016
Adjusted net income	8,203	(25,453)	8,680	(24,151)
Per diluted share of common stock:				
Net loss	$ (0.36)	$ (0.49)	$ (0.74)	$ (0.67)
Pre-opening expenses	0.44	0.19	0.83	0.37
Adjusted net income	0.08	(0.30)	0.09	(0.29)
Weighted average common shares outstanding:				
Net loss				
Basic	98,203	84,687	98,132	82,764
Diluted	98,203	84,687	98,132	82,764
Adjusted net income				
Basic	98,203	84,687	98,132	82,764
Diluted	101,705	84,687	101,634	82,764

WYNN RESORTS, LIMITED AND SUBSIDIARIES
RECONCILIATION OF NET LOSS TO ADJUSTED EBITDA
(In thousands, except per share data)
(Unaudited)

	Three Months Ended June 30,		Six Months Ended June 30,	
	2005	2004	2005	2004

Net loss	$(35,162)	$(41,919)	$(72,789)	$(55,167)
Add/(Deduct):				
Minority interest	-	(404)	-	(1,054)
Interest income	(6,983)	(1,511)	(13,165)	(3,130)
Interest expense, net	26,341	94	28,490	197
Loss on early extinguishment of debt	-	25,628	-	25,628
Total	19,358	24,211	15,325	22,695
Operating loss	(15,804)	(18,112)	(57,464)	(33,526)
Add/(Deduct):				
Preopening expenses:				
Wynn Las Vegas	36,900	8,756	65,137	15,877
Wynn Macau	4,124	2,254	6,598	4,532
Corporate and other	2,341	5,456	9,734	10,608
Depreciation and amortization:				
Wynn Las Vegas	23,376	285	24,260	443
Wynn Macau	1,469	140	2,934	140
Corporate and other	1,280	617	2,425	1,241
Corporate expenses and other	5,049	602	5,111	683
Total	74,539	18,110	116,199	33,524
Wynn Las Vegas adjusted EBITDA (1)	$58,735	$(2)	$58,735	$(2)

WYNN RESORTS, LIMITED AND SUBSIDIARIES
SUPPLEMENTAL DATA SCHEDULE

	Three Months Ended June 30, 2005 (1)
Room Statistics for Wynn Las Vegas:	
Occupancy %	90.1%
Average Daily Room Rate (ADR)(2)	$284
Average Paying Rate (APR)(3)	$267
Revenue per available room (REVPAR)(4)	$255
Other information:	
Table games win per unit per day (5)	$7,117
Table Hold %	21.1%
Slot Machine win per unit per day (6)	$273
Average number of table games	136
Average number of slot machines	1,960

(1) Reflects the period from April 28, 2005 to June 30, 2005.
(2) ADR is Average Daily Rate and is calculated by dividing total room revenue by total rooms occupied.
(3) APR is Average Paying Rate and is calculated by dividing cash room revenue by cash rooms occupied.
(4) REVPAR is Revenue per Available Room and is calculated by dividing total room revenue by total rooms available.
(5) Table games win per unit per day net of customer discounts.

(6) Slot machine win per unit per day shown net of participation fees, free play and progressive accruals.

SOURCE: Wynn Resorts, Limited

Wynn Resorts, Limited, Las Vegas
Samanta Stewart, 702-770-7555
investorrelations@wynnresorts.com
www.wynnresorts.com
www.wynnlasvegas.com